
PITTSFIELD TOWNSHIP PLANNING COMMISSION AGENDA

- 1.0 Call Meeting to Order at 6:30 p.m. / Determination of a Quorum**
- 2.0 Pledge of Allegiance**
- 3.0 Approval of Agenda** 1-2
- 4.0 Approval of Prior Minutes** 3-12
- 5.0 Public Comment I**
- If there is a member of the public that wishes to address the Planning Commission, please step forward.
- 6.0 Public Hearings**
- 6.1 CUP 20-02 Zippy Car Wash** 13-43
Submitted for Preliminary Site Plan and Conditional Use Approval
3952 Bestech Drive, (L-12-23-110-002), Section 23
- 6.2 CUP 20-04 Revocation of Superior Lawn Care CUP** 44-57
Submitted for Revocation of CUP 14-06
4147 Carpenter Road (L-12-13-200-037), Section 13
- 6.3 CUP 20-03 Revocation of Natures Garden CUP (now known as KBK Landscaping)** 58-86
Submitted for Revocation of CUP 00-07
6400 Michigan Avenue (L-12-27-200-019 and L-12-27-200-020), Section 27
- 7.0 Old Business**
- 7.1 CUP 20-01 and CSPA 20-02 Shamrock Self Storage** 87-141
Submitted Resolution of Approval
4251 Carpenter Road (L-12-13-200-034), Section 13
- 8.0 New Business**
- 8.1 CUP 20-02 and CSPA 20-05 Zippy Car Wash**
Submitted for Preliminary Site Plan and Conditional Use Approval
3952 Bestech Drive, (L-12-23-110-002), Section 23
- 9.0 Planner's Report**
- 9.1 Sutherland Square Concept Review** 142-189
- 10.0 Chairperson's Report**
- 11.0 Commissioner's Report**
- 12.0 Public Comment II**
- 13.0 Adjournment**

Please Note: This meeting is being recorded

In compliance with Governor of Michigan's Executive Order, the Pittsfield Township Planning Commission will conduct its May 21, 2020 meeting electronically. Public participation at the May 21, 2020 Planning Commission meeting will be via teleconference and videoconference in order to reduce the risk of exposure to persons with the COVID-19 virus and to comply with the Governor's Executive Order restrictions on in-person governmental functions.

To participate as a member of the public:

- For videoconferencing go to:
- <https://zoom.us/j/96331984785?pwd=ZzFna2tlZjZydW9ybnlvaTdHc1RWZz09>
- Password: Pittsfield
- Or iPhone one-tap :
- US: +13017158592,,96331984785#,,1#,776712# or +13126266799,,96331984785#,,1#,776712#
- Or Telephone:
- Dial (for higher quality, dial a number based on your current location):
US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782
or +1 346 248 7799 or +1 669 900 6833 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)
- Webinar ID: 963 3198 4785
- International numbers available: <https://zoom.us/j/96331984785?pwd=ZzFna2tlZjZydW9ybnlvaTdHc1RWZz09>
- If you are a member of the public and cannot connect, please call (734) 216-9347.

Further instructions on participating in public comment will be provided once the meeting has been called to order in order to ensure two-way communication between the Planning Commission and the members of the public.

Written comments will be received at zoning@pittsfield-mi.gov until 3:00 p.m. the day of the hearing.

Any person who wishes to contact members of the Planning Commission to provide input or ask questions on any business coming before the Planning Commission on May 21, 2020 may do so by calling 734-216-9347 or emailing zoning@pittsfield-mi.gov prior to the meeting. Reasonable auxiliary aids and services can be provided at the meeting to individuals with disabilities by contacting the Clerk's Office at (734) 822-3120 or via email at clerk@pittsfield-mi.gov at least three business days in advance.

This notice is posted in compliance with PA 267 of 1976 (as amended) Open Meetings Act, MCL 125.3103 and 125.3502 and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Pittsfield Charter Township Clerk's Office 3 business days prior to the meeting. The Clerk's Office can be reached at 734-822-3120 or via email clerk@pittsfield-mi.gov.

PITTSFIELD TOWNSHIP PLANNING COMMISSION MINUTES

Members Present: Stanley Young, Deborah Williams, Roland Kibler, George Ralph, Ann Harris, Mike Petraszko, Matthew Payne

Members Absent: None

Others Present: Belinda Kingsley, Corey & Michelle Weaver, Andrea Zammitt, Adam Manix, Dave Brewer, Greg O’Herren, Gregory Heim, Greg Brabec, Matt Milliken, Quinn Kiriluk, Moe Kasham, Heath Hartt, Greg O’Herren, Matt Bush, David Stollman, Christina Lirones, Timothy Andres, Lou Hartman, David Wilhoit, Adam Manix, Karen Manardo, Benjamin Carlisle, Township Planning Consultant, Deb Brown, Typographer, and Zoe Crowley, Recording Clerk.

1.0 Call Meeting to Order at 6:30 p.m. / Determination of a Quorum

Chairperson Payne called the meeting to order at 6:30 p.m. A quorum was present.

2.0 Pledge of Allegiance

Chairperson Payne led the Pledge of Allegiance.

3.0 Approval of Agenda

Motion to approve the agenda as recommended.

Motion by Commissioner Williams, supported by Commissioner Harris, to move 8.2 ahead of 6.1, and 8.1 ahead of 6.2, and approve the agenda as recommended.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Minutes of March 5, 2020

Motion by Commissioner Williams, supported by Commissioner Young, to approve the amended Regular Meeting Minutes of March 5, 2020.

MOTION CARRIED

4.0 Public Comment I

Christina Lirones, 151 E. Textile Rd, inquired about the Open Meetings Act and the evening’s agenda.

Item 8.2 of New Business moved to follow Item 4.0 Public Comment I.

8.0 New Business

8.2 CSPA 19-22 Heritage Preserve

Submitted for a Preliminary Site Plan Approval.

North side of Bemis Road, west of Platt, Ypsilanti MI, 48197

(L-12-34-100-002; L12-34-300-001; L-12-34-400-027; L12-34-300-033; L-12-34-300-034)

Mr. Carlisle summarized his review. He explained that an application has been submitted for a ninety-two (92) unit single-family detached site condominium development called Heritage Preserve. The 271-acre gross, and 240-acre net site is located north of Bemis Road and west of Platt. The property is zoned AG, Agriculture and includes the Makielski Berry Farm – residential structure and outbuildings. The remaining site is vacant; areas of the site that are not wooded or wetlands have been most recently farmed. The Master Plan future Land use designation is Agriculture. The applicant is requesting approval for the Heritage Preserve residential development under the provisions of the *Open Space Preservation Development Option (OSPDO)*. The proposed site plan meets the open space preservation requirement of at least fifty percent (50%) dedicated open space demonstrating 146 acres of the 271-acre parcel (53.8%) to remain as open space. In previous discussions with the township, the applicant has noted that they would like to donate the southern portion of the site that is currently farmed to the township or a dedicated agricultural conservation group. The purpose is to maintain farming of this property.

The development of this site as an OSPDO will allow for the preservation of 146 acres of open space in perpetuity, preservation of woodland and heritage trees, protection of wetlands and conservation of significant acreage of farmland. These benefits would not be achievable through a traditional site layout without the implementation of an OSPDO plan.

We note the applicant will create two (2) outlot parcels containing the existing home and outbuildings (7130 Platt Road) will be created containing 2.88 acres. In addition, 7200 Platt Road (parcel south of 7130 Platt Road) will be reconfigured as the second outlot parcel containing 2.5 acres. Additional information provided by the applicant demonstrates future right-of-way along Platt Road. The future right-of-way configuration will reduce the existing homes front setbacks to 14 feet and 42 feet, respectively creating non-conforming situations. This is a planned expansion of Platt Road that will be undertaken in the future. The proposed development does not change the existing location of the structures which would create a non-conforming front setback with the expansion of Platt Road.

Discussion was held on:

- 1) Accessibility
- 2) Utilities
- 3) Active farmland
- 4) Fire hydrant proposal and water access

- 5) Proximity to prison
- 6) Platt crossing

Matt Bush, applicant, addressed the Commission. He wanted to emphasize the importance of preservation. He stated that the 7 acres on the north side will not be developed. He also discussed sidewalks. The applicant would like to maintain the rural feel of the development, and sidewalks will detract from it.

David Stollman, applicant, answered questions regarding sidewalks and the berry farm.

Motion by Commissioner Williams, supported by Commissioner Kibler, to approve the preliminary site plan for CSPA 19-22 Heritage Preserve with the following conditions:

- 1) Natural resource review from ECT
- 2) Encourage internal trail system for connectivity Natural Features review by ECT.
- 3) Direction to work with Road Commission and planning staff to provide pedestrian crossing on Platt.
- 4) Applicant pay into township fund for sidewalks on West side of Platt
- 5) Not requiring internal sidewalks.

ROLL CALL

YES: HARRIS, PETRASZKO, WILLIAMS, YOUNG, KIBLER, RALPH, PAYNE

NO: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

Item 6.1 of the Public Hearing moved to follow Item 8.2 of New Business.

6.0 Public Hearings

6.1 CUP 20-01 Shamrock Self Storage

Submitted for Preliminary Site Plan and Conditional Use Approval
4251 Carpenter Road (-12-13-200-034), Section 13

Mr. Carlisle summarized his review. The applicant is seeking approval to develop the site at 4251 Carpenter Road into a self-storage facility. The proposed facility includes seven (7) buildings totaling approximately 125,000 square feet. Six (6) of the buildings are one-story, non-climate controlled, and accessed directly at-grade. One (1) building, the one adjacent to Carpenter Road, is climate controlled and accessed with an interior corridor. The building is a functional one story, with a faux second floor to screen the site from Carpenter Road.

The development is accessed from one point on Carpenter Road. The site is encumbered with two (2) regulated wetlands and numerous regulated trees. The subject site is zoned C-2, Regional Commercial, and self-storage is a Conditional Use. Fundamentally we support the development of the property for the intended use of a self-storage facility. A self-storage facility is an appropriate use for a parcel, with difficult access options, that is bordered by a contractor's yard to the north and an expressway to the south. The applicant submitted a concept site plan in March. The Planning Commission focused their review on issues of land use, screening from Carpenter Road, and natural resource protection. Conceptually, the Planning Commission supported the project.

Chairperson Payne opened the Public Hearing.

Christina Lirones, 151 E. Textile Rd, agreed with Mr. Carlisle about the good use of the site. She discussed how she would like less trees to be lost throughout Township development. She would like the façade to look less industrial. She also requested the applicant install sidewalks along Carpenter Road.

Motion by Commissioner Williams, supported by Commissioner Ralph, to close the public hearing for CUP 20-01 Shamrock Storage.

Item 8.1 of New Business moved to follow Item 6.1 of the Public Hearing.

8.1 CSPA 20-02 and CUP 20-01 Shamrock Self Storage

Submitted for Preliminary Site Plan and Conditional Use Approval
4251 Carpenter Road (L-12-13-200-034), Section 13

Motion by Commissioner Williams, supported by Commissioner Young, to direct staff to draft the necessary resolutions of approval for CUP 20-01 and CSPA 20-02 Shamrock Self Storage with the following conditions to be required as part of the final site plan submittal:

- 1) Provide a restoration/mitigation plan for any proposed impacts to the 25-foot wetland buffer.**
- 2) Provide final tree mitigation plan including amount of payment into Township Tree Fund.**
- 3) DTE approves layout based on location of existing poles.**
- 4) Remove/reduce landscaping between building front and Carpenter Road.**
- 5) Pay the equivalent required 310-inches of mitigate trees into the Township Tree Fund.**
- 6) Indicate location and screening of dumpster.**
- 7) Provide location of any at-grade or roof-top equipment and screening.**
- 8) Provide lighting plan in compliance with 13.05 of the Zoning Ordinance.**

ROLL CALL

YES: KIBLER, WILLIAMS, HARRIS, PETRASZKO, YOUNG, RALPH, PAYNE

NO: None
ABSENT: None
ABSTAIN: None

MOTION CARRIED

Item 6.2 of the Public Hearing moved to follow Item 8.2 of New Business.

6.2 Zoning Ordinance Amendments

Mr. Carlisle summarized the Zoning Amendments. The first amendment is to Table 4.21, Non-Residential Use Table (page 4:25): Remove “vehicle impound lot” from table. Currently, vehicle impound lot is a use category listed in the table but is not a permitted or conditional use allowed in any zoning district. The second amendment is to Section 12.05.B.2. (page 12:6): Eliminate Township Attorney review of shared parking arrangements. This is not current practice. Shared parking arrangements are reviewed and demonstrated through site plan review and shared easement documents. The amended language would read, “12.05.B.2: Off-street parking for uses in all districts shall be on the same lot as the use or building served by the parking, unless joint parking with abutting properties and uses is provided in a form acceptable to the Township Attorney and executed and recorded by the parties sharing the parking.”

3. Section 13.03.A. (page 13:17): Add provision to require recycling containers for all non-residential and multiple-family developments, will require non-residential and multifamily developments to provide recycling.

4. Section 15.07.B.1.b. (page 15:16): Change the allowance of ground signs in the form-based district from one (1) per public street frontage to one (1) per lot, will regulate ground signage in Form Base districts.

Chairperson Payne opened the Public Hearing

Motion by Commissioner Williams, supported by Commissioner Harris, to close the public hearing for Zoning Ordinance Amendments.

Motion to recommend to the Township Board the zoning ordinance amendments as drafted.

AYES: 7
NO: None

MOTION CARRIED

Item 8.3 of New Business moved to follow Item 6.2 of the Public Hearing.

8.3 CSPA 20-07 Kirko on behalf of Wacker

Submitted for Preliminary Site Plan Approval
4950 S. State Street (L-12-16-300-018), Section 16

Mr. Carlisle summarized his review. The applicant is proposing to construct a state-of-the-art innovation center and regional headquarters at 4950 S. State Street with a wide range of specialty products. The 14.0-acre site is currently vacant containing a woodland, wetland and floodplain area. The subject site is zoned BD, Business District which allows office and research and development laboratories as permitted uses. The proposed building is proposed to be two-stories totaling 136,384 square feet and includes research and development, office, and collaboration space. There will be no production at this facility. Parking for 300 cars will serve staff and visitors from the Avis Drive entrance. Open space areas include an event lawn and wetland/floodplain areas. This project is a permitted use and does not require Township Board approval. The applicant focuses on silicones and polymers chemistry and offers solutions and innovations for a range of industries, such as: automotive and transport; construction; energy; electric and electronics; coatings and paints; adhesives and sealants; elastomers; plastics; paper; films and nip; renewable energies; textile; leather and non-wovens; photovoltaics and semi-conductors; pharm and food; health and personal care; chemical industry; and industrial biotechnology. The applicant has been working closely with the Michigan Economic Development Corporation (MEDC) and Ann Arbor SPARK. Late last year the Planning Commission and Township Board held a joint meeting to discuss Wacker. At that meeting, the consensus of the group was support for Wacker as a company and the potential investment in the township. The group directed us to work with the applicant to identify potential alternative sites in the township. At that meeting, this location on State Street was discussed and conceptually was supported by the group. On April 8, 2020, the Township Board passed a resolution of support for the project at this location. The letter of support was predicated on the applicant receiving site plan approval. We support this project at this location for the following reasons:

- 1) The site is Master Planned for Business District. The Business District designation is represented by the area that encompasses the established research and development corridor along State Street. Desired uses include light industrial, office, and research and development. From a land use perspective, the proposed use of the property is consistent with the Master Plan.

Furthermore, the multi-million-dollar investment in this site for a regional headquarters supports the economic development goals outlined in the Master Plan. The Plan encourages the Township to seek funding to improve and maintain infrastructure, especially the business and commercial corridors such as State St, Washtenaw Ave, Carpenter Road, and Michigan Avenue. Development along the corridor permits the Township to partner for improvements to infrastructure. The Plan also encourages the Township to focus on redevelopment and infill in areas of the Township with existing infrastructure and services. This is an infill site that is well served with existing infrastructure and services.

- 2) The site is zoned BD, Business District. The use is a permitted use at this site and does not require any special approvals (Conditional Use or Variance) or a rezoning from the Township Board.
- 3) Many of the issues raised for the previous site including proximity to a prominent Township park and open space, onsite environmental issues, need for lot consolidation, major amendment to a PUD, and compatibility are not issues at this site.
- 4) Historically, and into the future as identified in the Master Plan, State Street is the primary business and employment district in the township. The corridor includes a mix of light industrial, light manufacturing, research and development, and laboratory uses. Within a mile buffer, there are over 15 similar uses including:
 - Biotech;
 - Research and development;
 - Laboratories; and
 - Pharmaceutical companies.

Discussion was held on a transit stop near the site.

Motion by Commissioner Williams, supported by Commissioner Harris, to approve the preliminary site plan for CSPA 20-07 Kirco on behalf of Wacker with the following conditions to be submitted as part of the final site plan:

- 1) Site feature along State Road
- 2) Full landscape plan
- 3) Lighting plan
- 4) Floor plans
- 5) Building material sheet
- 6) Address wetland review comments from ECT
- 7) The Commission will accept parking deviation and the 40 land banked spaces.

ROLL CALL

YES: PAYNE, WILLIAMS, HARRIS, KIBLER, YOUNG, RALPH, PETRASZKO
NO: None
ABSENT: None
ABSTAIN: None

MOTION CARRIED

8.4 CSPA 20-05 Zippy Car Wash

Submitted for a Concept Review
3952 Bestech Drive, (L-12-23-110-002)
Section 23

Mr. Carlisle summarized his review. The applicant is seeking preliminary site plan and conditional use approval to construct a 4,843 square foot automatic car wash with a 150-foot fully automatic wash bay, mechanical dryers, heated exit and entrance slab, and vacuum stations. The 1.75-acre site is currently vacant. The site includes two (2) automatic pay stations located at the rear of the site provide additional stacking spaces for traffic queuing on site. The concrete entrance and exit ramps will be heated to prevent freezing. Areas beyond these slabs shall be salted regularly in freezing temperatures to prevent ice on paved surfaces. There will be three (3) vacuum islands located adjacent to the building with two (2) vacuums each. Employee and customer parking are located adjacent to the building. The applicant has provided the following information regarding business operations: The property is proposed for use as a fully automated auto wash facility. During business hours the facility is regularly occupied by 2 to 3 employees. Hours of operation will be Monday through Saturday 7:00AM to 8:00PM and Sunday 8:00AM to 8:00PM. Vehicle wash is listed as a conditional use in the General Industrial zoning district. The site plan requires three (3) greenbelt setback variances from the ZBA: 1. Encroaching 10-feet into the required 10-foot greenbelt on Carpenter Road; 2. Encroaching 4.7 feet into the required 10-foot greenbelt on Bestech Drive; and 3). Encroaching 5-feet into the required 10-foot greenbelt on western property line. The Planning Commission is asked to review and consider the concept plan prior to the applicant going to the ZBA for the required variances. Questions for the Planning Commission to consider:

- 1) Is a carwash an appropriate and good use for the site?
- 2) What are design expectations for the building?
- 3) If screening sufficient to overcome greenbelt encroachments?
- 4) Should screening on Carpenter Road be via landscaping, knee wall, or combination?
- 5) Would the Planning Commission support payment into the tree fund if the applicant is not able to plant all the required mitigation trees on the site?

Corey and Michelle Weaver, applicants, addressed the Commission. Mr. Weaver explained the rotation of the building, as well as the encroachment on wetlands. Mrs. Weaver discussed how the extra space will allow for busier times of business.

Dave Brewer, of Vaston O'Brian, discussed the road right of way.

Discussion was held on:

- 1) Encroachment
- 2) Location

- 3) Screening
- 4) Payment into the tree fund
- 5) Amount of zoning variance requests

7.0 Old Business

None.

9.0 Planner's Report

Mr. Carlisle asked the Commission if the Zoom meetings were working well. He also asked if the Powerpoint presentations were helpful. He informed the Commission that there will be lengthy meetings in the future.

10.0 Chairperson's Report

None.

11.0 Commissioner's Report

None.

12.0 Public Comment II

Christina Lirones, 151 E. Textile Road, expressed her support for Zippy and Wacker. She noted she has slight concern regarding the sidewalks in Heritage Preserve.

Moe Kasham, Superior Lawn Care, addressed the Planning Commission. He stated he would be at the May 21st Planning Commission meeting.

Chairperson Payne asked Mr. Carlisle to explain the unpaved sidewalks in Heritage Preserve.

13.0 Adjournment

Motion by Commissioner Harris, seconded by Commissioner Ralph, to adjourn the meeting.

Chairperson Payne adjourned the meeting at 8:18pm.

This notice is posted in compliance with PA 267 of 1976 (as amended) Open Meetings Act, MCL 125.3103 and 125.3502 and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Pittsfield Charter Township Clerk's Office 3 business days prior to the meeting. The Clerk's Office can be reached at 734-822-3120 or via email clerk@pittsfield-mi.gov.

DRAFT

Zippy Auto Wash



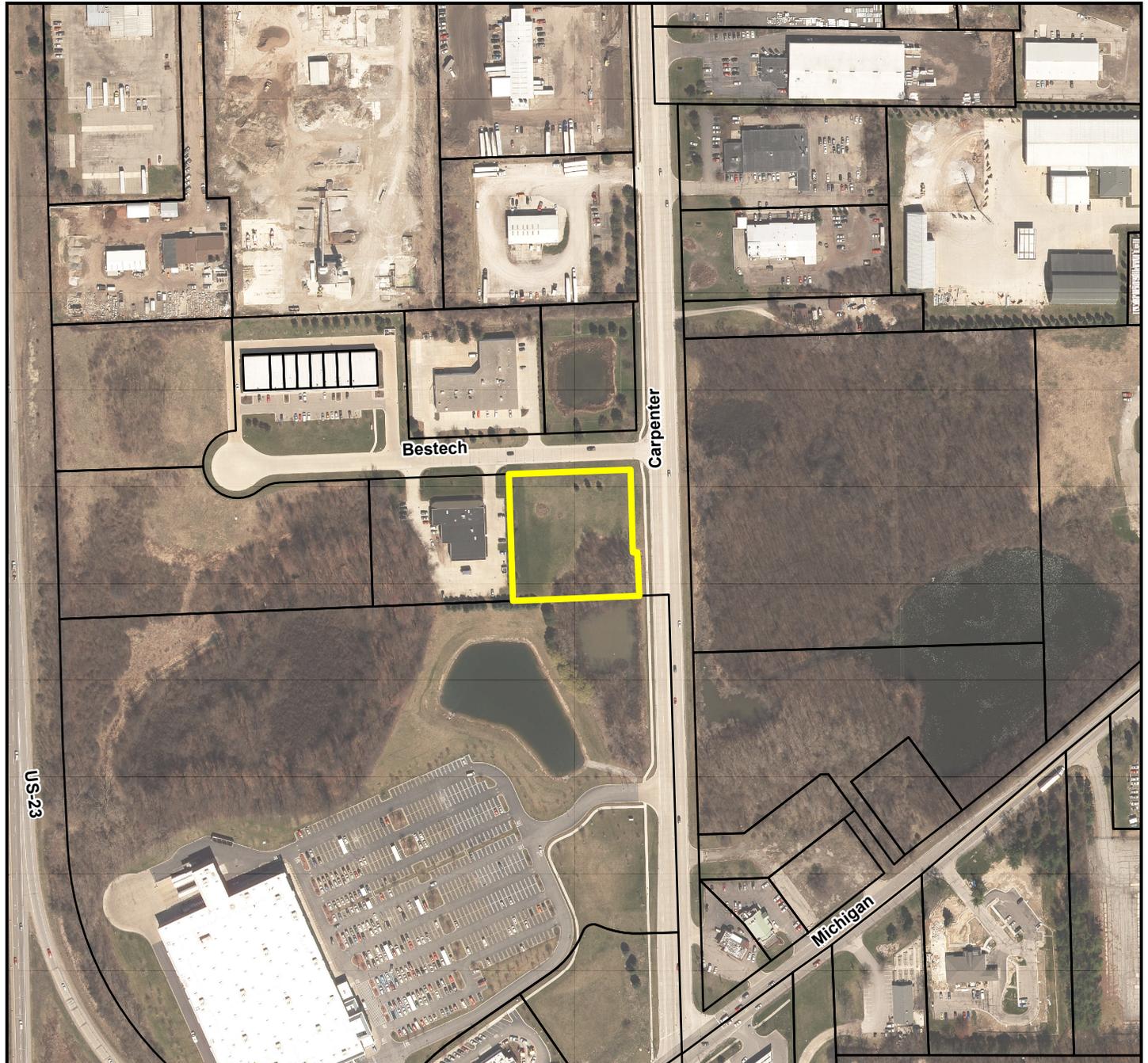
Meeting Date:
May 21, 2020

Project:
CSPA 20-05, CUP 20-02, ZBA
20-06

Applicant:
Zippy Auto Wash LLC

Action:
Commercial Site Plan
Approval, Conditional use
Permit, Zoning Board of
Appeals

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



0 400 800 Feet





Pittsfield Charter Township
Department of Utilities & Municipal Services
 6201 West Michigan Avenue, Ann Arbor, MI 48108
 Phone: (734) 822-3130 Fax: (734) 944-1103
 Website: www.pittsfield-mi.gov Email: planning@pittsfield-mi.gov

Commercial Site Plan Approval Application

Applicant Requirement Checklist
<input checked="" type="checkbox"/> Project Fees (must be paid by cash or check when application is submitted) <i>Administrative Fee is non-refundable</i>
<input checked="" type="checkbox"/> Completed Application Form
<input checked="" type="checkbox"/> Ten (10) sets of the proposed site plan. Three (3) full size plan sets, and seven (7) reduced (11x17) plan sets (N/A with Engineering Plan Submittal)
<input checked="" type="checkbox"/> A CD or USB Drive containing the entire plan set

:: OFFICE USE ::
CSPA # <u>20 - 05</u>
ZP App Fee \$ <u>540</u>
Escrow Fee \$ <u>3,500</u>
Total \$ <u>4040.00</u>

Submittal Information	
This application and site plan is being submitted for the following consideration: <input checked="" type="checkbox"/> Preliminary Site Plan <input type="checkbox"/> Combined Preliminary/Final Site Plan <input type="checkbox"/> Administrative Review <input type="checkbox"/> Final Site Plan <input type="checkbox"/> Amendment of Approved Plan <input type="checkbox"/> Engineering Plan	Date of Plan: <u>3/2/20</u> Number of Sheets: <u>6</u>
Name of Proposed Development: <u>Zippy Auto Wash</u>	
Total Number of: <input type="checkbox"/> Lots: _____ <input type="checkbox"/> Units: _____ <input type="checkbox"/> Units/Buildings: _____	
Total Floor Area Proposed (Sq. Ft.): <u>4843</u> Estimated Cost of Site Work: <u>\$229,000</u>	
Estimated Cost of Vertical Building: <u>\$350,000</u> Proposed Date of Construction: <u>7/2020</u>	

Property Information	
General Location of Site _____ Parcel I.D. # <u>12 - 23</u> - <u>110</u> - <u>002</u>	Or <u>3952</u> <u>Bestech Drive</u> Street Number Street Name Gross Acreage of Site: <u>1.75</u> Net Acreage: <u>1.75</u>

Applicant Information	
(Please Print) <u>Zippy Auto Wash LLC</u> Company Name (If Applicable) <u>223 W. Ellsworth Road</u> <u>Ann Arbor</u> Address City <u>(734) 994-6368</u> _____ Contact Number Fax Number	<u>Corey Weaver</u> Applicant's Name <u>MI</u> <u>48108</u> State Zip <u>mrweaver@comcast.net</u> Email Address

Applicant's Compliance Agreement	
The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the above listed owner, and herewith file <u>thirteen (13)</u> copies of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Township staff and/or officials to enter the property to determine the accuracy of the submitted information including existing conditions. If the applicant is not the owner, the owner must fill out the owner affidavit.	
<u>[Signature]</u> Applicant's Signature <u>3/9/20</u> Date	<u>Corey Weaver</u> Applicant's Name (Please Print)

:: Office Use ::	Time Stamp
Received By: <u>SS</u> (Initials)	<u>3-11-2020</u>

Escrow Information (To be filled out if different than the applicant information)

(Please Print)

Zippy Auto Wash LLC

Company Name

223 W. Ellsworth Road

Address

Ann Arbor

City

(734) 994-6368

Contact Number

()

Fax Number

Corey Weaver

Contact Name

MI

State

48108

Zip

mrweaver@comcast.net

Email Address

Property Owner Information

(Please Print)

VO Investments LLC

Property Owner's Name

8150 Jackson Rd, Ste. A

Address

Ann Arbor

City

david.hughes@vanston.com

Email Address

(734) 424-0661

Contact Number

MI

State

48103

Zip

(734) 424-0677

Fax Number

3/9/20

Date

Property Owner's Signature

**Site Planner/Engineer**

(Please Print)

Vanston O'Brien Inc

Company Name

8150 Jackson Rd, Ste. A

Address

Ann Arbor

City

(734) 424-0661

Contact Number

(734) 424-0677

Fax Number

Gregory Heim

Contact Name

MI

State

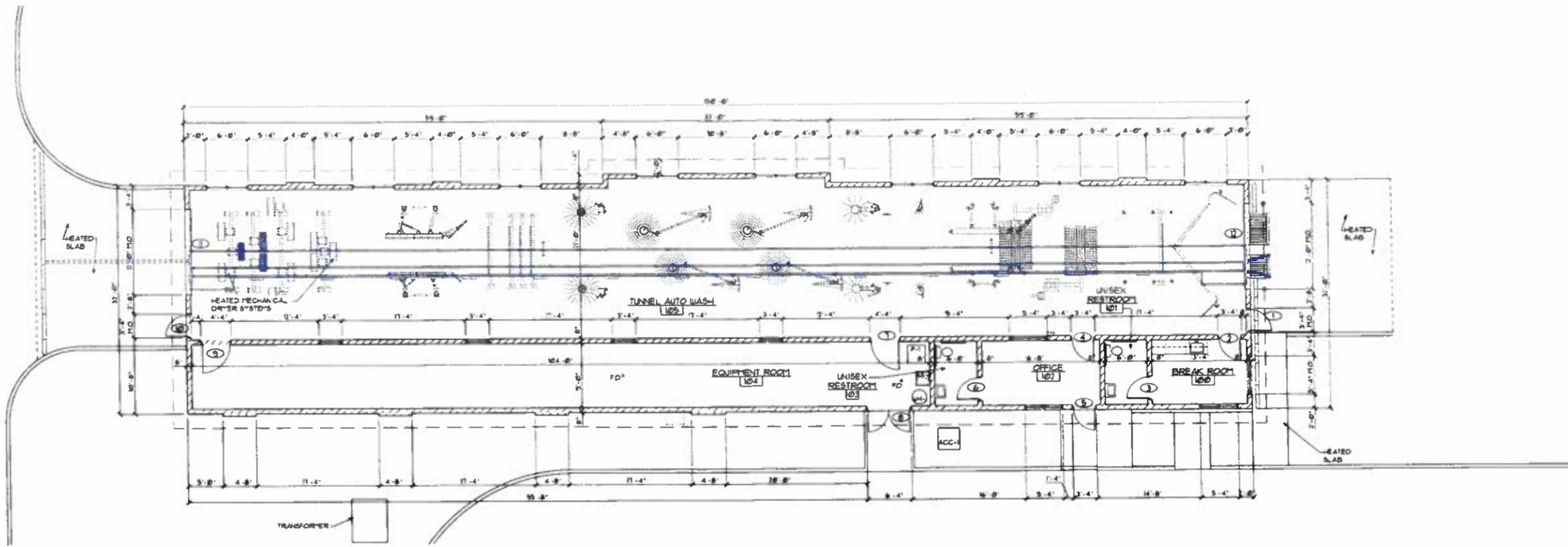
48103

Zip

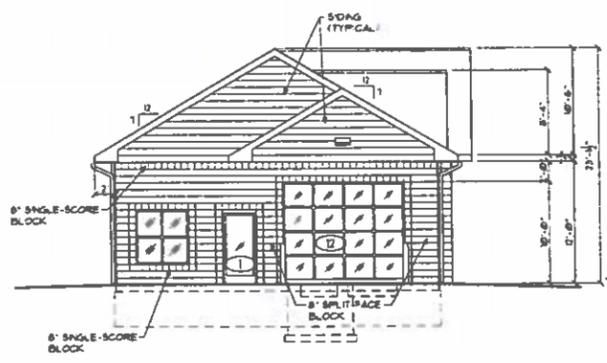
greg.heim@vanston.com

Email Address

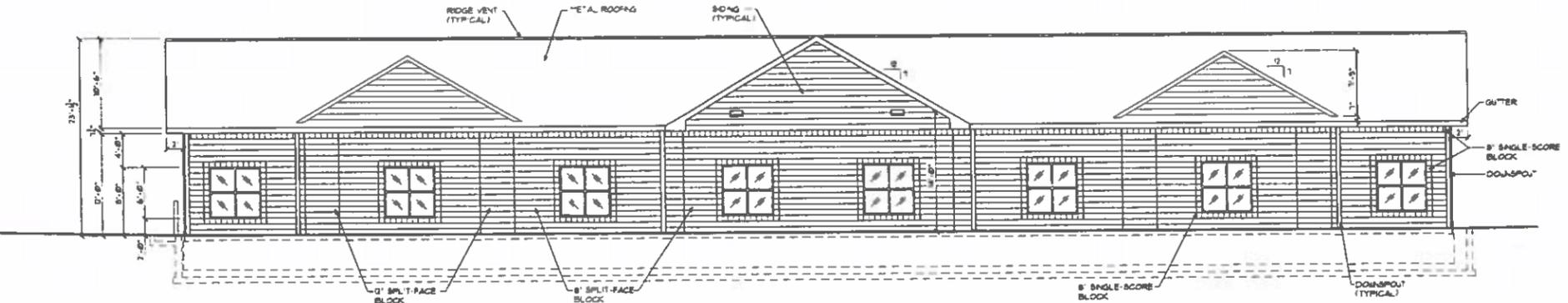
Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.



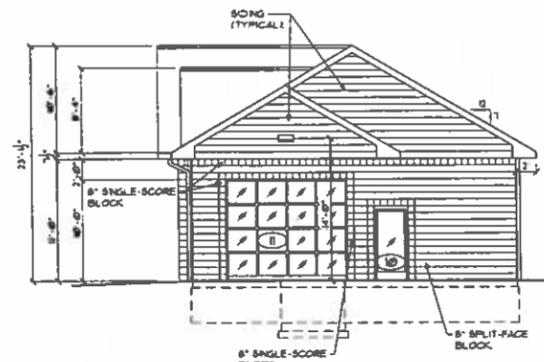
FLOOR PLAN
SCALE: 1/8" = 1'-0"



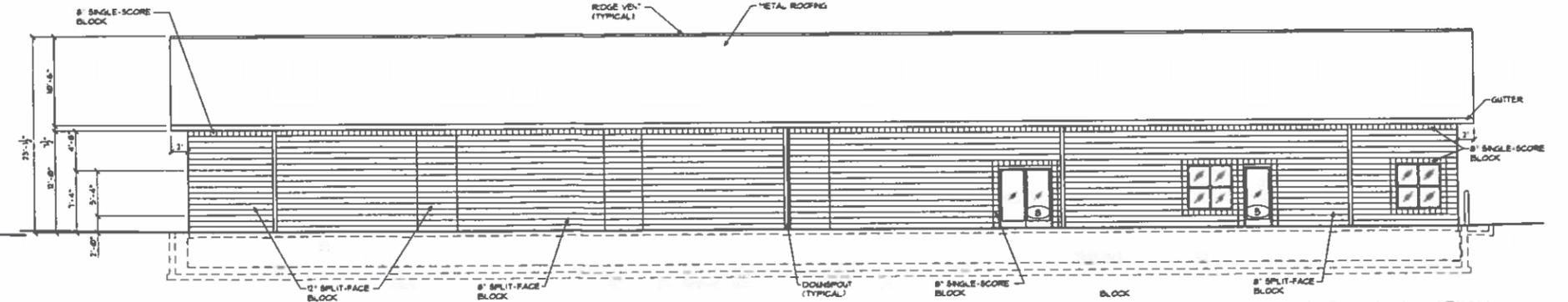
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

ZIPPY AUTO WASH

Vanston/O'Brien, Inc.
 DESIGNERS
 BUILDERS
 8150 Jackson Road, Sec. A
 Ann Arbor, MI 48103
 Tel: (734) 474-0661
 Fax: (734) 474-0677
 e-mail: design@vanston.com • www.vanston.com

Zippy Auto Wash
 3952 Bestech Drive
 Pittsfield Township, Michigan

THIS MATERIAL, INCLUDING ORAL
 EXPLANATIONS AND REVISIONS, IS
 THE EXCLUSIVE PROPERTY OF
 VANSTON/O'BRIEN, INC. AND SHALL BE
 REPRODUCED OR COPIED IN ANY
 MANNER WITHOUT THE PRIOR
 WRITTEN CONSENT OF VANSTON/O'BRIEN, INC.

ISSUED FOR: DATE:
 PRELIMINARY SITE PLAN 3-2-20

DRAWN BY: CLX/SA
 JOB NO.: XXX

**BUILDING
 FLOOR PLAN
 & ELEVATIONS**
 SHEET NO.

ALL RIGHTS RESERVED. PROJECT: PITSFIELD TOWNSHIP ZIPPY AUTO WASH. DATE: 3/2/20



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: March 30, 2020
Revised: April 29, 2020,
May 13, 2020

**Preliminary Site Plan and Conditional Use Review
For
Pittsfield Township, Michigan**

GENERAL INFORMATION

File No.:	CSPA 20-05 and CUP 20-02
Applicant:	Zippy Auto Wash / Corey Weaver
Plan Date:	April 8, 2020
Location:	3952 Bestech (Lot 2) – Southwest corner Carpenter and Bestech
Zoning:	I, General Industrial
Action Requested:	Preliminary Site Plan and Conditional Use Approval

SUMMARY

The applicant is seeking preliminary site plan and conditional use approval to construct a 4,843 square foot automatic car wash with a 150-foot fully automatic wash bay, mechanical dryers, heated exit and entrance slab, and vacuum stations. The 1.75-acre site is currently vacant.

The site includes two (2) automatic pay stations located at the rear of the site provide additional stacking spaces for traffic queuing on site. The concrete entrance and exit ramps will be heated to prevent freezing. Areas beyond these slabs shall be salted regularly in freezing temperatures to prevent ice on paved surfaces. There will be three (3) vacuum islands located adjacent to the building with two (2) vacuums each. Employee and customer parking are located adjacent to the building.

The applicant has provided the following information regarding business operations:

The property is proposed for use as a fully automated auto wash facility. During business hours the facility is regularly occupied by 2 to 3 employees. Hours of operation will be Monday through Saturday 7:00AM to 8:00PM and Sunday 8:00AM to 8:00PM.

Vehicle wash is listed as a conditional use in the General Industrial zoning district.

The Planning Commission discussed this application in concept at the May 7, 2020 meeting and discussed the following:

- Appropriateness of location
- Need for variances
- Screening from Carpenter
- Building Design
- Tree mitigation

Since the last review the applicant has made the following amendments to their site plan:

- Shifted the building and drive-aisles five (5) feet to the south. This provides a 10-foot greenbelt on Bestech and eliminates the need for a variance.
- Tightened the turning radius for the drive into the carwash building that is parallel to Carpenter Road. Tightening this up, provides a 5-foot greenbelt along Carpenter Road. Rather than seek a 10-foot encroachment into the 10-foot greenbelt on Carpenter, the applicant is seeking a 5-foot encroachment.
- Added landscaping outside of the Carpenter Road ROW

The applicant needs one (1) variance to encroach 5-feet into the required 10-foot greenbelt along Carpenter Road. The Zoning Board of Appeals is considering the variance request on May 18, 2020. I will inform the Planning Commission of the variance decision at the May 21st meeting.



ADJACENT ZONING AND LAND USE

	ZONING	LAND USE
North	I, General Industrial	Industrial -Various Uses
South	PUD, Planned Unit Development	Sam’s Club
East	I, General Industrial	Industrial – Various Uses
West	I, General Industrial	Industrial – Various uses

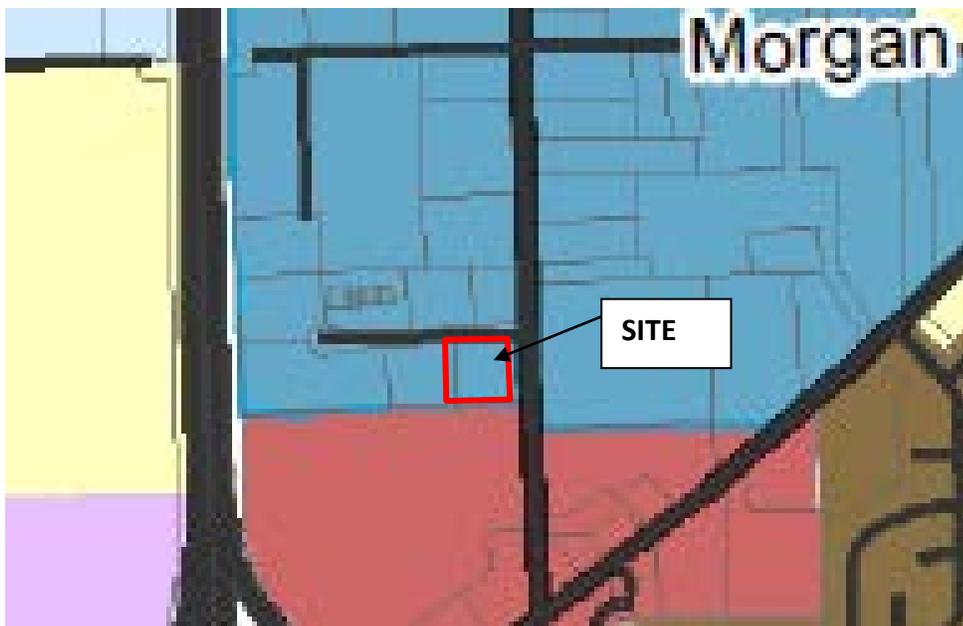
Items to be Addressed: None.

MASTER PLAN

The Future Land Use Plan designates the parcels and the surrounding area to the north, east, and west as Industrial. Property to the south is planned and developed as Regional Commercial.

Industrial areas are located along the southern portion of Carpenter Road where single use industrial land uses currently exist.

The site is currently vacant and the conditional use request for a vehicle wash facility meets the intent of the Master Plan as the site is not adjacent to any residential uses.



Future Land Use Plan



Pittsfield Charter Township
Washtenaw County, Michigan

-  Agricultural Preservation
-  Rural Residential
-  Suburban Residential
-  Multi-Unit I
-  Multi-Unit II
-  Manufactured Housing
-  Neighborhood Commercial
-  Regional Commercial
-  Business District
-  Industrial
-  Mixed-Use I
-  Mixed-Use II
-  Park & Open Space
-  Public
-  Airport

Items to be Addressed: None

NATURAL RESOURCES

A Natural Features Impact Statement and Natural Features Protection Plan are required based on Section 14.04.C. and D. when it is found that one (1) natural feature is determined to exist on the site. The applicant has identified a wetland and woodlands on site, and provided the following information related to natural features impacts and protection:

There is an on-site wetland in the southeast corner of the site which shall have a 25-foot setback to all construction related activities. This area shall be protected with a silt fence and tree fence barriers. The woodland area adjacent to the wetland consists of black cherry and cottonwood trees. The area of brush and volunteer trees located on the northern fringe is poor to fair quality. This area appears to have been fill placed during the subdivision development. Tree replacement of 50 trees is proposed to mitigate tree removal.

Woodlands:

We note from the tree mitigation calculations provided on the landscape plan (Sheet C-5), indicate a total of 187.5 inches of protected trees will be removed. One hundred percent (100%) mitigation requires seventy-five (75) 2.5-caliper replacement trees. Fifty (50) replacement trees are proposed with an unknown caliper. Tree mitigation must be provided at 100% mitigation of the protected trees that are removed on-site. Larger caliper trees can be planted to meet the 187.5-inches required.

Wetlands:

ECT has conducted a review of the wetlands. The project does not currently propose impacts to on-site wetland or 25-foot wetland setback. As such, the project does not require wetland mitigation. ECT are recommending preliminary site plan approval with the following conditions:

1. The Plan does not currently appear to indicate the area (square feet or acres) of the existing on-site wetland or 25-foot wetland setback. This information shall be added to the Plan.
2. The Plan does not appear to indicate who conducted an on-site wetland boundary delineation on the site and when this was completed. This information shall be provided on the Plan. In addition to the wetland information included on the Plan, a wetland boundary determination report shall be provided to the Township if available.

Items to be Addressed: 1). Provide tree mitigation on site or request relief from Planning Commission to pay into tree fund; and 2). Address wetland review comments by ECT.

SITE ARRANGEMENT

The site is hindered by two front yards, and a woodland and wetland in the southeast corner of the site. In earlier meetings with the applicant we asked if they were able to orient the building to run parallel with Carpenter Road. They noted that they were not due to the required length of the building, turning radius, and presence of wetland. Mostly so not to impact the onsite wetland, they reoriented the building so that it is perpendicular to Carpenter Road.

Reorienting the building places the vehicle queuing at the side of the building and drive-aisle between the building and Carpenter Road. In previous reviews we asked if they reduce or eliminate encroachment into the greenbelts by reducing aisle widths, and “tightening” turning radiuses, and removing extra stacking spaces. The applicant indicated that due to the popularity of the business and nature of the use, they need wider aisle and additional stacking area. They feel that additional site amendments are not feasible.

Of particular concern is screening of the queuing and area and internal carwash operations from Carpenter Road. As noted, the applicant tightened the turning radius for the drive into the carwash building that is parallel to Carpenter Road. Tightening this up, provides a five (5) foot greenbelt along Carpenter Road. Rather than seek a 10-foot encroachment into the 10-foot greenbelt on Carpenter, the applicant is seeking a 5-foot encroachment. Within the existing 5-foot greenbelt the applicant has added landscaping. From the preliminary landscape plan, we cannot determine the species provided. The applicant shall confirm species for us to determine the adequacy of screening.

A knee wall or decorative fence in addition to the landscaping may also be considered.

Items to be Addressed: *Confirm species for us to determine the adequacy of screening.*

AREA, HEIGHT, SETBACKS

Dimensional requirements of the I, General Industrial district are as follows:

	Required	Provided	Compliance
Lot Area	1 acre	1.75 acres	Compliant
Lot Width	150 feet	269 feet	Compliant
Building Setbacks			
Front (Carpenter Road)	50 feet	63.5 feet	Compliant
Front (Bestech Drive)	50 feet	70.8 feet	Complaint
Side (west)	20 feet	55.3 feet	Compliant
Rear (south)	35 feet	175.1 feet	Compliant
Maximum Lot Coverage	30%	6.3%	Compliant
Maximum Impervious	60%	48.4%	Compliant
Maximum Floor Area	60%	6.3%	Compliant

Building Height	2 stories / 45 feet	1 story / 25 feet	Complaint
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All dimensional requirements of the General Industrial zoning district have been met.

Items to be Addressed: None

PARKING

Section 12.05 of the Zoning Ordinance requires:

	Required	Provided	Compliance
Vehicle Wash 2 spaces plus 1 space for each employee at peak shift	9 spaces	9 spaces	Complies
Drive Through Stacking 12 stacking spaces per bay	12 spaces	17 spaces	Complies
Barrier Free Accessible	1 space	1 space	Complies
Bicycle Parking	Not required	N/A	Complies
Loading	0 space	0 spaces	See below

A note on the cover sheet indicates deliveries are made by cube vans. No semi-trucks will service the property.

Items to be Addressed: None.

SITE ACCESS, CIRCULATION, and TRAFFIC

Site access will be provided via a single, two-way drive from Bestech Drive.

Turning radii for emergency vehicles, delivery and garbage trucks are provided on Sheet C-6.

Items to be Addressed: None.

LANDSCAPING, SCREENING, and BUFFERING

The applicant has submitted a general landscape plan. A detailed landscape plan is not required for a preliminary site plan. We note AR and CABF plantings are listed in the plant Legend, but ARB and CA plantings are labeled on the landscape plan. We have reviewed the preliminary plan and found the following deficiencies:

Greenbelts: The greenbelts do not contain a berm three (3) feet in height as required in Section 13.02.E.2.b. Alternative landscape plantings or a solid wall that does not exceed three (3) feet in height may be approved where it is found that space limitations or visibility for vehicular circulation prevents construction of a landscape berm. Further, 549 linear feet of street frontage (both Carpenter and Bestech) require 19 greenbelt trees; 21 trees are provided.

Perimeter Parking Lot Screening: The applicant has demonstrated 92 linear feet of perimeter parking lot requiring 2 trees which have been provided.

Interior Parking Lot Landscaping: Two (2) canopy trees are proposed interior to the parking area as required.

General Site Landscaping: The landscape requirement chart notes 20% site landscaping is provided. We note the southern portion of the site containing the wetland and wooded area will remain generally undisturbed.

Trash Enclosure Screening: A dumpster location is shown at the southwest corner of the site and is setback 10 feet from the property line as required. Detail of the enclosure was not provided in the plan set.

Equipment Screening: We note the location of what appears be a transformer location at the southwest corner of the building. Landscape screening is provided in this location. The application should confirm by labeling the proposed fixture.

A detailed landscape plan will be reviewed as part of the final site plan application.

Items to be Addressed: 1). Planning Commission to consider screening along Carpenter Road; 2). Submit detailed landscape plan; and 3). Provide dumpster enclosure detail.

FLOOR PLANS AND ELEVATIONS

Floor plans and elevations are provided on Sheet A-1. Exterior materials will include split-face block and metal roofing. Applicant has provided color renderings.

Items to be Addressed: None.

PHOTOMETRICS

The applicant has not submitted a photometric plan. A photometric plan is required for final site plan submittal.

Items to be Addressed: Submit photometric plan that is compliant with Section 13.05.

CONDITIONAL USE STANDARDS

Section 10.04 of the Zoning Ordinance requires the Planning Commission to review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and shall find and record adequate data, information and evidence showing that such a use on the proposed site:

1. Compatibility with Adjacent Uses.

Properties adjacent to the subject site are zoned I, General Industrial to the north, east and west. Properties immediately to the south of the site are zoned PUD, Planned Unit Development and are developed regional commercial. The surrounding uses are similar in nature and negative impacts on the neighboring properties would be limited.

2. Compatibility with the Master Plan.

The applicant is proposing a commercial/industrial use in an area of the Township planned for industrial uses. If developed in accordance with the Zoning Ordinance, the vehicle wash is compatible with the Master Plan.

3. Traffic Impact.

All vehicle traffic to the site will be from Bestech Drive. Stacking spaces are accommodated around the proposed structure and will not impact traffic off-site.

4. Impact on Public Services.

The proposed vehicle wash should not have any negative impact on public services.

5. Compliance with Zoning Ordinance Standards.

As noted in the previous sections, the site plan will need to be revised to meet all zoning ordinance standards, and /or variances obtained for greenbelt setback reduction on Carpenter Road.

6. Impact on the Overall Environment.

Outdoor storage areas will be developed on areas of the site that have already been graded for development the eastern portion of the property will remain in its natural state.

7. Conditional Use Approval Specific Requirements.

Vehicle wash facilities must meet the specific use requirements outlined in Section 11.36. We note all washing activities will take place within the building, a drying facilities are provided at the end of the wash cycle, and heated slabs will be provided at the entrance and exit areas.

Items to be Addressed: None.

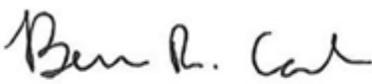
RECOMMENDATION

Provided the applicant obtain the necessary variance approval from the Zoning Board of Appeals, we recommend that the Planning Commission consider if proposed screening along Carpenter Road is sufficient. A knee wall or decorative fence in addition to the landscaping may also be considered.

Based on additional direction from the Planning Commission, we recommend that staff be directed to draft the necessary resolutions of approval, with the following conditions to be required as part of the final site plan submittal:

1. Provide tree mitigation on site or request relief from Planning Commission to pay into tree fund.
2. Address wetland review comments by ECT.
3. Provide detailed landscape plan
4. Provide dumpster enclosure detail.
5. Submit photometric plan that is compliant with Section 13.05.

Hopefully we can meet again in person in the very near future.

	
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CARLISLE/WORTMAN ASSOC., INC.	CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP	Laura K. Kreps, AICP
Principal	Senior Associate



Pittsfield Charter Township
Department of Utilities & Municipal Services

6201 West Michigan Avenue, Ann Arbor, MI 48108
Phone: (734) 822-3101 • Fax: (734) 944-1103
Website: www.pittsfield-mi.gov

Mandy Grewal, Supervisor

MEMORANDUM

TO: Pittsfield Township Planning Commission

FROM: Eric Humesky, P.E.
Township Engineer *ESH*

DATE: April 15, 2020

SUBJECT: Zippy Auto Wash
C.S.P.A. #20-05
Preliminary Engineering Review

We have reviewed the March 2, 2020, 6-sheet submittal of the above preliminary site plan that was received at the Township on March 11, 2020 and comment as follows:

1. Sheet C-1; Title Sheet
 - a. The name of the project, “Zippy Auto Wash,” and the Township identifying number, “C.S.P.A 20-05,” shall be placed at the bottom right corner.
 - b. The sheets shall be numbered consecutively. Additionally, Sheet A-1 shall be added to the Drawing Index.
 - c. The address of the site and the parcel identification number shall be added at the top of the sheet under the project name.
 - d. A permit approval table with the date approval is granted shall be included on the sheet.
 - e. A fire protection sheet shall be included with all items noted in Paragraph 2.02(D) of the Township Engineering Standards.
 - f. An area-wide drainage map shall be provided showing all the existing and proposed drainage to the regional detention basin.
2. Sheet C-2; Existing Conditions Plan
 - a. Land use of all adjacent property shall be shown.
 - b. The dashed line through the southeast corner of the site shall be identified.

- c. The existing 18-inch storm sewer at the north property line ends abruptly. The Applicant shall add a note stating that the extent of the 18-inch storm sewer shall be field verified prior to construction.
- d. The limits of the soil types and groundwater information, with supporting evidence, shall be shown on the sheet.
- e. The site geotechnical report should be provided in the next submittal.
- f. Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site shall be shown.
- g. The Site Benchmark shall be identified on the sheet.
- h. The rim and invert elevations of the existing sanitary sewer at the manholes shall be provided. This shall be included on all relevant sheets.
- i. The existing fire hydrant along Bestech Drive shall be noted for removal.
- j. Bestech Drive shall be labeled on this sheet and all relevant sheets.

3. Sheet C-3; Site Plan

- a. The existing fire hydrant along Bestech Drive shall be deleted from the plan view.
- b. The shutoff valve for the water service shall be installed outside of pavement.
- c. The applicant shall consider extending the sidewalk construction along Bestech Drive west to the Boy Scouts of America driveway so that a sidewalk gap is not created.
- d. It is not clear why the 18-inch storm sewer stub on the north side of the site is not used as the storm water outlet. This should be explained.
- e. The water main shall be proposed looping through the site connecting the water main on the north side of the property to the water main at the southwest corner of the property.

4. Sheet C-4; Grading Plan

- a. The existing fire hydrant along Bestech Drive shall be deleted from the plan view.
- b. The proposed contours shall be shown throughout the site.
- c. ADA requires a maximum of 2% cross slope, 5% running slope, and 8.33% ramp slope for sidewalks. The Applicant shall consider revising sidewalk grades to 1.5% cross slope

and less than 5% running slope to provide for variance during construction. Any proposed curb ramps should be proposed at a slope around 7.5%.

- d. The T/C elevation in the northwest corner of the drive shall be changed to 836.55 rather than 936.55.
 - e. There is a low point in the southeast corner of the proposed dumpster enclosure. The Applicant shall note a curb drain, or revise the grades, to convey all stormwater to catch basins.
 - f. It appears there is a trench drain at the car wash exit. The Applicant shall annotate accordingly and provide details to how water will be captured and routed to the stormwater system.
 - g. The infiltration testing report shall be provided to confirm that the proposed infiltration rate is feasible.
 - h. Proposed grades shall generally not exceed a slope of 1 on 4. The steep slopes southeast and east of the drive shall be improved.
5. Sheet C-5; Landscape Plan
- a. The plan view is blurry due to a scaling issue. The sheet shall be revised to clearly show the proposed development, and the scale shall be standard engineering scale. Additionally, the detention basin with any proposed landscaping and all contours shall be shown on this sheet.
 - b. All proposed trees shall be a minimum of 10 feet from all utilities and leads, including water, sanitary, and storm. Trees not meeting this requirement shall be relocated.
6. Prior to a pre-construction meeting, the Applicant shall provide a performance guarantee to the Township in accordance with Section 3.09 of the Zoning Ordinance.
7. With each re-submittal, the preparer shall provide a written summary of revisions made to the plans.

TO: Ben Carlisle, AICP
Pittsfield Charter Township Planning Consultant

FROM: Pete Hill, P.E. *P.H.*
Senior Associate Engineer

DATE: April 24, 2020

RE: Zippy Auto Wash (CSPA20-05)
Bestech Lot 2 (3952 Bestech Drive)
Property ID L-12-23-110-002
Preliminary Site Plan Review

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for Zippy Auto Wash (CSPA20-05) project prepared by Vanston/O'Brien, Inc. dated April 8, 2020 (Plan). ECT is preparing this review letter for compliance with the Pittsfield Township Wetlands Protection Ordinance (*Chapter 8 - Environment, Article III - Wetlands*).

ECT recommends approval of the Preliminary Site Plan for Wetlands. ECT recommends that the applicant address the items noted in the *Wetland Comments* section of this letter prior to the approval of the Final Site Plan.

The proposed development is located at the southwest corner of Carpenter Road and Bestech Drive (north of Michigan Avenue/US-12), in Section 12 (i.e., Bestech Lot 2 – 3952 Bestech Drive). The proposed site consists of 1.75 acres (gross) and the project would consist of the construction of an automatic car wash in a 4,843 square foot building with a 150-foot automatic car wash bay, as well as employee and customer parking, utilities and 3,550 square foot stormwater infiltration bed.

Based on aerial images (including historic aerial images) the majority of the subject has been previously disturbed and currently consists of mowed turfgrass. However, based on the Plan as well as aerial photo imagery, an existing wetland is located in the southeast portion of the site. The proposed Plan avoids impacts to this existing on-site wetland area and its 25-foot wetland setback (see Figure 1).

A summary of our findings from review of the applicant's submittal regarding existing wetlands and proposed wetland impacts follows.

Wetland/Existing Conditions

One (1) on-site wetland is located in the southeast section of the site, adjacent to Carpenter Road (see Figure 2). Wetland flag numbers a3 through a18 are indicated on the Existing Conditions Plan (Sheet C-2). Both the wetland boundary and the 25-foot wetland setback locations are clearly indicated on the Plan (see Figure 1). The Plan does not currently appear to indicate the area (square feet or acres) of the existing on-site wetland or 25-foot wetland setback. This information shall be added to the Plan.

ECT gathered and reviewed existing available site information such as the National Wetland Inventory (NWI) mapping from the U.S. Fish and Wildlife Service (USFWS; included as Figure 3), the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetland Mapper, the Washtenaw County Soil Survey data from the US Department of Agriculture's Natural Resources Conservation Service (USDA NRCS) Web Soil

Survey, United States Geological Survey (USGS) Topographic mapping, and current and historical aerial photography. The NWI information indicates one (1) area of palustrine forested wetland in the southeast portion of the site.

At this time, ECT has not completed an on-site wetland verification. ECT recommends that we conduct a wetland boundary verification during the growing season (May 1 through October 15) in order to verify any existing on-site wetland boundaries. The wetland boundaries currently indicated on the Plan appear to accurately reflect the on-site wetland areas and can be used for initial planning purposes.

The Plan does not appear to indicate who conducted an on-site wetland boundary delineation on the site and when this was completed. This information shall be provided on the Plan. In addition to the wetland information included on the Plan, a wetland boundary determination report shall be provided to the Township if available.

“Wetland 1” is a forested wetland. The ‘Natural Features’ notes on Sheet C-2 indicate that the area adjacent to the forested wetland contains black walnut (*Juglans nigra*), black cherry (*Prunus serotina*), and cottonwood (*Populus deltoides*).

Wetland Impact Review

As noted, the *Grading Plan* (Sheet C-4) indicates the proposed limits of disturbance for the project. The on-site wetland and its 25-foot wetland setback are proposed to be preserved.

Wetland Regulation by the State of Michigan

Wetlands are protected under Part 303 Wetland Protection, of P.A. 451 of 1994, the Natural Resources and Environmental Protection Act (NREPA, as amended). The Michigan Department of Environment, Great Lakes, and Energy (EGLE, formerly MDEQ) assumes authority over wetlands that are 5 acres or greater in area; contiguous (directly adjacent to) to an inland lake, pond, or stream; within 500 feet of an inland lake, pond, or stream; or within 1,000 feet of a Great Lake, Lake Saint Clair, Saint Mary’s River, Saint Clair River, or Detroit River.

EGLE may also exert regulatory control over isolated wetlands less than five acres in size: “...if the department determines that protection of the area is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction and the department has so notified the owner.”

The following activities are prohibited within regulated wetlands without an EGLE permit:

- 1 The placement of fill material;
- 2 Dredging;
- 3 Construction within; and/or
- 4 The draining of surface water from a wetland.

It is ECT’s opinion that the area of on-site forested wetland is likely hydraulically connected to off-site wetlands with a total area exceeding five (5) acres. This wetland is therefore likely regulated by EGLE.

Wetland Regulation by Pittsfield Charter Township

Based on the findings set forth in Section 8-12 of the Township’s Wetland Ordinance, the Township Board of Trustees declares a goal of no net loss of wetlands within the Township and a long-term goal of a net gain in wetlands within the Township. These goals are to be accomplished through the use of all means available to the Township as authorized by applicable local, state and federal laws and regulations, including, but not limited

to, the implementation of the regulatory purposes and intent of this article; the identification and review of degraded or destroyed wetlands in the Township; and the use of incentives, voluntary agreements, and other forms of cooperation between the Township and landowners to protect and restore wetlands to the greatest extent possible authorized under the law.

Under the authority of Wetland Ordinance, Pittsfield Charter Township regulates all watercourses and wetlands that are:

1. Contiguous to a lake or pond, or a river or stream, regardless of size;
2. Not contiguous to a lake or pond, or a river or stream; and 2 acres or more in size;
3. Not contiguous to a lake or pond, or a river or stream; and less than 2 acres in size, if the Township determines that protection of the area is essential to the preservation of the natural resources of the Township from pollution, impairment, or destruction as provided by this Ordinance.

In making a determination that a wetland is essential to the preservation of the natural resources of the Township must find that one or more of the following exist at the particular site:

- a) The site supports state or federal endangered or threatened plants, fish, or wildlife appearing on a list specified in Section 36505 of the Michigan Wetlands Protection Act.
- b) The site represents what is identified as a locally rare or unique ecosystem.
- c) The site supports plants or animals of an identified local importance.
- d) The site provides groundwater recharge documented by a public agency.
- e) The site provides flood and storm control by the hydrologic absorption and storage capacity of the wetland.
- f) The site provides wildlife habitat by providing breeding, nesting, or feeding grounds or cover for forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened, or endangered wildlife species.
- g) The site provides protection of subsurface water resources and provision of valuable watersheds and recharging groundwater supplies.
- h) The site provides pollution treatment by serving as a biological and chemical oxidation basin.
- i) The site provides erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.
- j) The site provides sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.

The on-site wetland is regulated by the Township as it meets one or more of the essentiality criteria listed above (e.g., flood and storm control as well as wildlife habitat). According to the Pittsfield Charter Township Wetland Protection Ordinance, Section 8-17, the following activities require a permit from the Township:

- *Deposit or permit the placing of fill material in a wetland.*
- *Dredge, remove, or permit the removal of soil or minerals from a wetland.*
- *Construct, operate, or maintain any use or development in a wetland.*
- *Drain surface water from a wetland.*
- *Mowing, cutting, removing, or causing to be removed or damaged, native vegetation or trees from the wetland, except for the mowing of a walkable path not to exceed ten (10) feet wide, unless as an ecological restoration project approved by the Ordinance Enforcement Officer.*

April 24, 2020

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In addition to the desire to preserve wetlands, the Township's goal is to preserve wetland buffers/setbacks. The Township's *Land Development Standards* (Chapter 19 – Protection and Mitigation of Natural Features) states that:

A permanent buffer strip, vegetated with natural plant species, will be maintained or restored within a setback of 25 feet from a designated edge or boundary of a wetland area.

As proposed the project will not impact the on-site wetland or its 25-foot wetland setback. Wetland permits from the Township or from EGLE would not be required for the project as currently proposed.

Proposed Mitigation

The project does not currently propose impacts to on-site wetland or 25-foot wetland setback. As such, the project does not require wetland mitigation.

Wetland Comments

Please consider the following comments when preparing subsequent site plan submittals:

1. The Plan does not currently appear to indicate the area (square feet or acres) of the existing on-site wetland or 25-foot wetland setback. This information shall be added to the Plan.
2. The Plan does not appear to indicate who conducted an on-site wetland boundary delineation on the site and when this was completed. This information shall be provided on the Plan. In addition to the wetland information included on the Plan, a wetland boundary determination report shall be provided to the Township if available.

Conclusions

The proposed development appears to avoid impacts to regulated on-site wetlands and the 25-foot wetland setback. As such neither wetland mitigation or wetland use permits from the Township or from EGLE appear to be required.

Recommendation

ECT recommends approval of the Preliminary Site Plan for Wetlands. ECT recommends that the applicant address the items noted in the *Wetland Comments* section of this letter prior to the approval of the Final Site Plan.

cc: Zoe Crowley, UMS Specialist (CrowleyZ@pittsfield-mi.gov)
Allen Hare, UMS (HareA@pittsfield-mi.gov)
Eric Humesky, PE, Township Engineer (engineering@pittsfield-mi.gov)
Belinda Kingsley, Zoning & Code Enforcement Administrator, Pittsfield Charter Township
(KingsleyB@pittsfield-mi.gov)
Sheryl Saliba, Utilities & Municipal Services Administrative Assistant (SalibaS@pittsfield-mi.gov)

Attachments: Figure 1. Wetland Locations (*Grading Plan*), Source: Vanston/O'Brien
Figure 2. Street view Image (Source: Google Earth)
Figure 3. National Wetlands Inventory Map (Source: U.S. Fish & Wildlife Service;
<https://www.fws.gov/wetlands/data/google-earth.html>)



Figure 2. Street view Image (Source: Google Earth). The forested wetland is located on the left side of the photo (i.e. southeast side of the project property).



Figure 3. National Wetland Inventor Map (Source: U.S. Fish & Wildlife Service). The approximate project limits of disturbance are shown in red and the area of (palustrine) forested wetland (i.e., “PFO”) is shown in green.

**PITTSFIELD CHARTER TOWNSHIP
PUBLIC HEARING NOTICE
CUP #20-02
ZIPPY AUTO WASH, LLC**

NOTICE IS HEREBY GIVEN THAT an electronic meeting of the Pittsfield Township Planning Commission will be held on Thursday, May 21, 2020 at 6:30 p.m.

At this meeting, the Planning Commission will hold a Public Hearing, CUP #20-02 Zippy Auto Wash to consider a request to construct an automatic car wash facility at 3952 Bestech Drive, Ypsilanti, MI 48197, tax parcel L-12-23-110-002 in Section 23, Pittsfield Charter Township, Washtenaw County, Michigan.

In compliance with the Governor of Michigan's Executive Orders, the Pittsfield Township Planning Commission will conduct its May 21, 2020 meeting electronically. Public participation at the May 21, 2020 Planning Commission meeting will be via teleconference/videoconference in order to reduce the risk of exposure to persons with the COVID-19 virus and to comply with the Executive Order's restrictions on in-person governmental functions.

To participate as a member of the public:

- <https://zoom.us/j/96331984785?pwd=ZzFnZ2t1ZjZydW9ycnlvaTdHc1RWZz09>
Zoom Password: Pittsfield
- iPhone one-tap:
US: +13017158592,,96331984785#,,1#,776712# or +13126266799,,96331984785#,,1#,776712#
- Telephone:
US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)
- Webinar ID: 963 3198 4785
Password: 776712
- International numbers available: <https://zoom.us/u/acZPTn45QK>

If you are a member of the public and cannot connect, please call (734) 216-9347.

Further instructions on participating in public comment will be provided once the meeting has been called to order in order to ensure two-way communication between the Planning Commission and the members of the public.

Written comments will be received at zoning@pittsfield-mi.gov until 3:00 p.m. the day of the hearing.

Any person who wishes to contact members of the Planning Commission to provide input or ask questions on any business coming before the Planning Commission on May 21, 2020 may do so by calling (734) 216-9347 or emailing zoning@pittsfield-mi.gov prior to the meeting. Reasonable auxiliary aids and services can be provided at the meeting to individuals with disabilities by contacting the Clerk's Office at (734) 822-3120 or via email at clerk@pittsfield-mi.gov at least three business days in advance.



Michelle L. Anzaldi, Clerk
Pittsfield Charter Township
6201 W. Michigan Avenue
Ann Arbor, MI 48108

Published: May 3, 2020

Superior Lawn Care



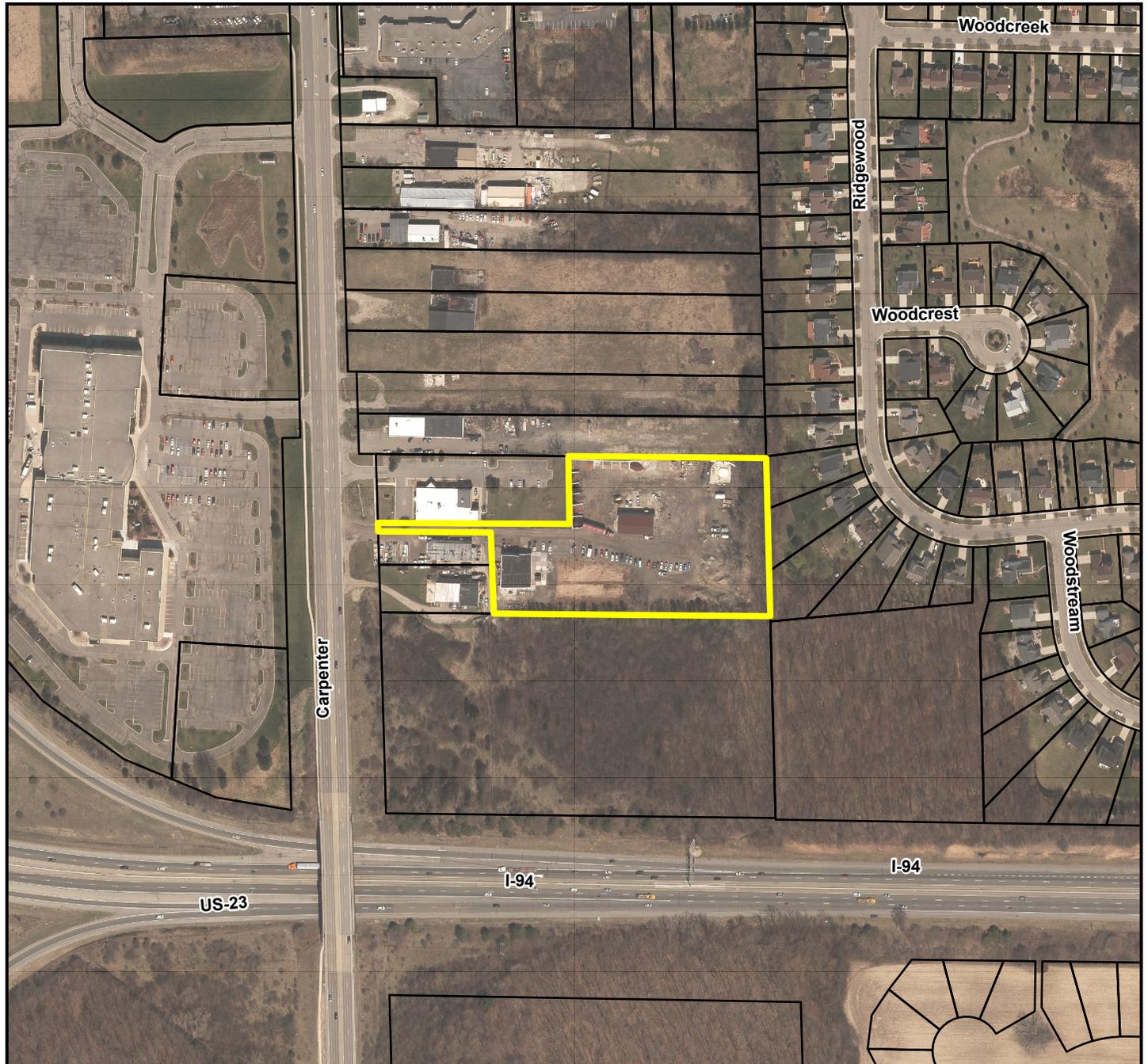
Meeting Date:
May 21, 2020

Project:
CUP 20-04

Applicant:
Superior Lawn Care

Action:
Revocation

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	★ 13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



0 400 800 Feet



Pittsfield Charter Township
Department of Utilities & Municipal Services
 6201 West Michigan Avenue, Ann Arbor, MI 48108
 Phone: (734) 822-3130 Fax: (734) 944-1103
 Website: www.pittsfield-mi.gov Email: planning@pittsfield-mi.gov

**Conditional Use
 Permit Application**

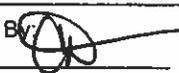
Applicant Requirement Checklist	
<input checked="" type="checkbox"/>	Project Fees (must be paid by cash or check when application is submitted) <i>Administrative Fee is non-refundable. Application will not be processed until payment is received.</i>
<input checked="" type="checkbox"/>	Completed Application Form
<input checked="" type="checkbox"/>	Four (4) sets of the proposed site plan
<input checked="" type="checkbox"/>	Legal description and mortgage survey of the property

:: OFFICE USE ::	
CUP #	18 - 04
ZP App Fee \$	1200.00
Escrow Fee \$	1000.00
Total \$	2200.00

Submittal Information	
Describe in detail the proposed use and nature of the operation. An attachment may be added to this application with this description. The application cannot be processed if sufficient information is not provided.	
Superior Lawn Care & Snow Removal as well as Superior Wholesale Landscape Supply & Nursery. Superior Lawn Care & Snow Removal is a lawn maintenance and snow removal contractor. While Superior Wholesale Landscape Supply is a retail/ installation of landscape services and products such as bulk materials- mulches, soils, and stone as well as Plants, trees, and landscape products	
Name of Proposed Development: <u>Superior Lawn Care & Snow Removal/ Superior Wholesale Landscape Supply</u>	
Section of the Zoning Ordinance under which you are applying: _____	
Estimated Date of Construction/Operation: <u>Fall 2018</u>	Have you applied for site plan review? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of Site Plan submitted: <u>9/10/2018</u>	Number of Sheets: <u>1</u>

Property Information			
<u>4189 & 4197 Carpenter Road</u>		Or	_____
General Location of Site		Street Number	Street Name
Parcel I.D. # <u>12 - 13 - 200 - 037 & 025</u>		Zoning District:	_____
Gross Acreage of site: <u>5.25</u>		Net of R.O.W.:	_____
Total Number of Dwelling Units: _____		Total Floor Area Proposed (Sq. Feet):	_____
Estimated Cost of Improvements: <u>\$22,000</u>		Estimated Date of Initial Construction:	_____

Please Complete Reverse Side →

:: Office Use ::	Time Stamp
Received By: 	9/11/18
(Initials)	

Applicant Information

(Please Print)

Superior Lawn Care Superior Wholesale Landscape Supply & Nursery

Company Name (If Applicable)

4197 Carpenter Road

Ypsilanti

Address

City

(734) 368-4929

(734) 913-5290

Contact Number

Fax Number

Moe Kasham

Applicant's Name

MI

48197

State

Zip

moe@a2superiorlawn.com

Email Address

Applicant's Permit Compliance Agreement

The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the listed property owner, and herewith file four (4) copies of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions. If the applicant is not the property owner, the owner must fill out the Property Owner Affidavit.

Applicant's Signature

Moe Kasham

Applicant's Name (Please Print)

09/07/2018

Date

Property Owner Information (To be filled out if the applicant is not the property owner)

(Please Print)

Larry Davidson

Property Owner's Name

4189 Carpenter Road

Ypsilanti

Address

City

(734) 330-7093

Contact Number

MI

48197

State

Zip

Email Address

()
Fax Number**Property Owner's Permit Compliance Agreement**

I, Larry Davidson hereby state that I am the owner of the property described on this application
(Print Owner's name)

and that I have authorized Superior Wholesale Landscape Supply & Superior Lawn to act as my agent for the purpose of obtaining the requested permit and I hereby acknowledge that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions.

Owner's Signature

09/07/2018

Date

Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.

Standards for Conditional Use Permit

Please address how the proposed development complies with the following Standards for Conditional Use Approval. Additional information on these standards can be found in Section 10.04 of the Zoning Ordinance.

1. Compatibility with Adjacent Uses: Please see attachment

2. Compatibility with the Master Plan: Please see attachment

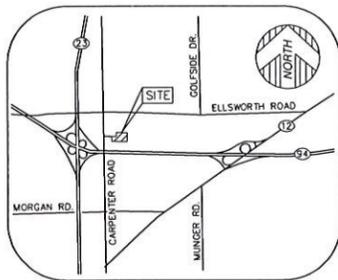
3. Traffic Impact: Please see attachment

4. Impact on Public Services: Please see attachment

5. Compliance with Zoning Ordinance Standards: Please see attachment

6. Impact on the Overall Environment: Please see attachment

7. Conditional Use Approval Specific Requirements: Please see attachment



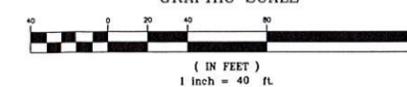
VICINITY MAP
(NOT TO SCALE)

SITE PLAN & EXISTING CONDITIONS

4197 CARPENTER ROAD



GRAPHIC SCALE



PROPOSED SITE IMPROVEMENTS

1. INSTALL NEW MATERIAL STORAGE/HOLDING AREAS.
2. INSTALL ARBOR VITAE FOR SCREENING.
3. PAVE DRIVEWAY
4. AREA FOR TRUCK PARKING
5. AREA FOR EMPLOYEE PARKING
6. AREA FOR LANDSCAPING MATERIAL STORAGE.

PARCEL AREA

196,860± SQUARE FEET = 4.52± ACRES

BASIS OF BEARING

NORTH 02°06'00" EAST, ALONG THE EASTERLY RIGHT OF WAY OF CARPENTER ROAD

BENCHMARK

SET MAG NAIL IN EAST FACE OF UTILITY POLE. ELEVATION = 837.97' (NAVD 88 DATUM).

FLOOD NOTE

SUBJECT PARCEL LIES WITHIN ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26161C0406E, COMMUNITY - PANEL NUMBER 260542 0406 E, DATED APRIL 3, 2012, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE ABSOLUTE TITLE, INC. (AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY) FILE NO. 75089N, DATED AUGUST 5, 2013, AND LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

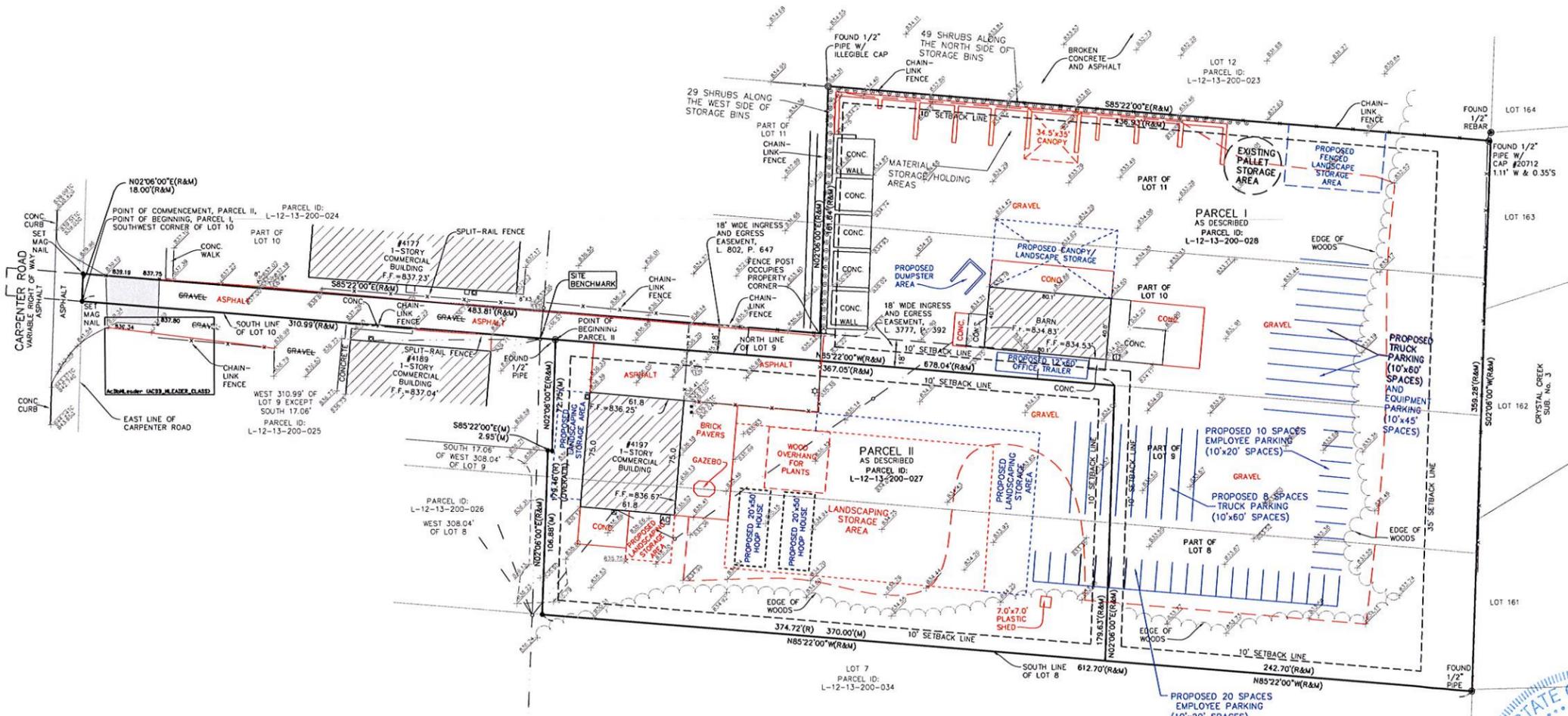
8. EASEMENT FOR INGRESS AND EGRESS AND DRIVEWAY, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 802, PAGE 847, AND IN LIBER 3777, PAGE 392, WASHTENAW COUNTY RECORDS. (AS SHOWN)

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 47976
⊙	FOUND MONUMENT (AS NOTED)
⊕	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊙	GROUND POINT
⊕	ELECTRIC METER
⊙	UTILITY POLE
⊕	GAS METER
⊙	MELL
⊕	AIR CONDITIONING UNIT
⊙	BOLLARD
⊕	LIGHTPOST/LAMP POST
⊙	TREE
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	ADJOINER PARCEL LINE
---	SECTION LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING SETBACK
---	CONCRETE CURB
---	PROPOSED
---	AS-BUILT
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF GRAVEL
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE



PROPERTY DESCRIPTION

PARCEL I
A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 13, T35, R6E, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, BEING A PART OF LOTS 8, 9, 10, AND 11 OF SOMMER'S SUBDIVISION, AS RECORDED IN LIBER 9 OF PLATS, PAGE 51, WASHTENAW COUNTY RECORDS, AS DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID SOMMER'S SUBDIVISION; THENCE NORTH 02°06'00" EAST 18.00 FEET ALONG THE EAST LINE OF CARPENTER ROAD; THENCE SOUTH 85°22'00" EAST 483.81 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 10; THENCE NORTH 02°06'00" EAST 161.64 FEET ALONG THE WEST LINE OF THE EAST 436.50 FEET OF LOTS 10 AND 11; THENCE SOUTH 85°22'00" EAST 436.93 FEET ALONG THE NORTH LINE OF SAID LOT 11; THENCE SOUTH 02°06'00" WEST 359.28 FEET ALONG THE EAST LINE OF SOMMER'S SUBDIVISION; THENCE NORTH 85°22'00" WEST 242.70 FEET ALONG THE SOUTH LINE OF SAID LOT 8; THENCE NORTH 02°06'00" EAST 179.63 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 85°22'00" WEST 678.04 FEET ALONG THE SOUTH LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

PARCEL II
A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 13, T35, R6E, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, BEING PART OF LOTS 8 AND 9 OF SOMMER'S SUBDIVISION AS RECORDED IN LIBER 9 OF PLATS, PAGE 51, WASHTENAW COUNTY RECORDS AND DESCRIBED AS COMMENCING AT THE EAST LINE OF CARPENTER ROAD AND THE NORTH LINE OF SAID LOT 9, AND CONTINUING SOUTH 85°22'00" EAST, ALONG THE NORTH LINE OF THE SAID LOT 9, 310.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID NORTH LINE OF LOT 9, 367.05 FEET; THENCE SOUTH 02°06'00" WEST 179.63 FEET; THENCE NORTH 85°22'00" WEST ALONG THE SOUTH LINE OF LOT 8, 374.72 FEET; THENCE NORTH 02°06'00" EAST 179.46 FEET TO THE POINT OF BEGINNING.

CUP 18-04 Superior Lawncare

rec: 2019-06-10



REV. DATE: MAY 31, 2019
REV. DATE: JANUARY 10, 2019
REV. DATE: DECEMBER 10, 2018
REV. DATE: JUNE 30, 2014

KEM-TEC & ASSOCIATES
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
22556 GRATIOT AVE • EASTPOINTE, MICHIGAN 48021
(586)772-2222 • (800)295-7222 • FAX (586)772-4048

CERTIFIED TO: SUPERIOR LAWN & LANDSCAPE CO.	
DATE: MAY 20, 2014	JOB #: 14-01485
SCALE: 1" = 40'	SHEET: 1 OF 1
DRAWN BY: RCE	REV.: DECEMBER 10, 2018



Pittsfield Charter Township
Department of Utilities & Municipal Services

6201 West Michigan Avenue, Ann Arbor, MI 48108
Phone: (734) 822-3101 • Fax: (734) 944-1103
Website: www.pittsfield-mi.gov

Mandy Grewal, Supervisor

MEMORANDUM

TO: Planning Commission
Mandy Grewal, Township Supervisor

FROM: Benjamin R. Carlisle, Township Planning Consultant

DATE: May 13, 2020

SUBJECT: Superior Landscaping Conditional Use Revocation (CUP 14-06)

As you are aware, the Township has been working with Superior Landscaping to come into compliance with the Township's Ordinance requirements since they opened in 2014. Since that time, the property owner has not complied with Township Ordinances, conditions of conditional use approval or consent judgements/court orders. There have also been several complaints regarding Superior Landscaping's business operations from residential neighbors relating to various subjects such as noise, removal of vegetation, etc.

Due to the continued violations, complaints and non-compliance with Township and court mandated requirements by the property owner, the Township respectfully requests the Planning Commission consider revocation of CUP 14-06 which allows the operation of the Superior Landscaping business located at 4197 Carpenter Road (L-12-13-200-037).

The business opened in April 2014 without proper permits. At that time, Township Staff worked with the applicant to file the necessary paperwork and prepare plans to seek approval from the Planning Commission. The Planning Commission approved the CUP on September 18, 2014 with the following conditions:

1. The applicant provide proper fencing between Zap Zone and the driveway of Superior Lawn Care.
2. The applicant shall maintain a 50-foot setback on the south and east sides of the property supplemented with additional evergreen trees and maintain a buffer of arborvitae along the north and west sides of the property.
3. The applicant shall limit the hours of operation to 7:00am to 5:30pm.
4. The driveway of the site shall be paved for a distance of 50 feet and asphalt millings shall be placed on the remainder of the driveway. The conditions of the driveway shall be evaluated by Township staff one year from the date of approval to monitor concerns over dust and safety. If concerns persist, the applicant shall pave the driveway of the site to the end of the adjacent Zap Zone building.
5. Storage on the site will be limited to specified materials and no bulk sale shall be stored outside.

A timeline of interaction with the applicant is provided as a supplement to this memo. The timeline can be summarized as the following:

- April 2014 – Superior opens without proper permitting.
- September 2014 – Conditional land use approval granted by the Planning Commission.
- Since the Conditional land use was approved:
 - 14+ Notice of violations/citations have been issued
 - 15+ site visits/meetings with the property owner have been conducted
 - 5 residential complaints have been documented on various topics
 - 5 court appearances have been undertaken by staff/property owner

In addition to violations of the CUP 14-06, significant onsite violations include noise complaints, inoperable vehicles on site, unauthorized tree and vegetation removal, unauthorized structures, unauthorized retail sales, unauthorized outdoor storage, and gas tanks installed without secondary containment or protection.

In 2018, site inspections uncovered additional site improvements had been constructed and implemented prior to requesting approval. It was not until additional citations, court appearances and consent orders were undertaken that an amended site plan and conditional use application were submitted to the Township for consideration of expansion of the use and modifications to the site plan.

In 2019, the applicant applied for an amendment to their CUP and site plan in order to provide for retail sales and additional business operations not originally included in CUP 14-06. On November 7, 2019, the Planning Commission denied the request to expand the landscape contractor operations on the site based on the following findings:

1. The increased intensity of the operation of the site is not compatible with the surrounding land uses. The site abuts residentially zoned property (Arbor Ridge) to the east and has during the use of the site, considerably reduced the existing mature vegetation along the eastern property line that had provided a natural buffer between the site and neighboring residential uses.
2. The proposed intensification of the use is not consistent with the intent of the Master Plan based upon the negative impacts the increased operations of the landscape contractor yard will have on adjacent residential uses.
3. Increasing operation of the landscape contractor yard would likely generate additional traffic to the site. The existing driveway to the facility is narrow and there is not sufficient area to expand in order to construct a two-way driveway at an appropriate width.
4. Based on the limited information provided by the applicant with regard to all proposed additions to the existing business operations, we are unable to conclude the site will not impact public services.
5. The proposed intensification of the landscape contractor use is not in compliance with zoning standards.
6. The proposed intensification of the landscape contractor use will negatively impact the overall environment in comparison to the impacts associated with typical permitted uses.
7. As proposed, the application does not meet the conditional use standards.

After the application to revise their CUP was denied, the applicant was to remove any non-approved items from their site and bring the site into compliance. The applicant continuously fails to bring the site into compliance.

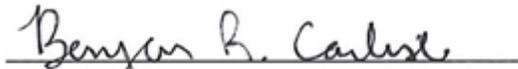
Section 10.5.C states *a violation of a requirement, condition, or safeguard will be considered a violation of this ordinance, and grounds for the Planning Commission to terminate and cancel such conditional use permit.*

There are no revocation procedures outlined in the Township Ordinances or in the State Zoning Enabling Act. Typically, revocations are undertaken in the same manner the use was approved. In this case, the following procedure shall be conducted in considering the revocation of CUP 14-06:

1. Applicant informed in writing that Township is scheduling a public hearing to revoke the CUP (letter sent to applicant on April 30, 2020).
2. Township schedules public hearing (public notice attached – published in paper and directly noticed to properties within 500 feet of the subject site).
3. Planning Commission holds public hearing.
 - a. Applicant presents case
 - b. Public allowed to speak
4. Planning Commission renders a decision.

Revocation of a permit is a last resort that is generally not pursued by the Township. Unfortunately, after many years of trying to work with the property owner to come into compliance, the Township does not feel this can be accomplished. In addition to revocation of the CUP, the Township is also pursuing legal action.

I look forward to discussing this at the upcoming Planning Commission meeting.



CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, AICP, LEED AP

Principal

MEMORANDUM

TO: Ben Carlisle, Planning Consultant
FROM: Belinda Kingsley, Zoning & Code Enforcement Administrator
DATE: May 13, 2020
SUBJECT: Superior Lawn Care – 4197 Carpenter – Code Enforcement Violation History

This is a partial list of violations documented since 4/14/14, through the fall of 2019. I have not documented all site visits, telephone calls and meetings in BS&A. Due to ongoing litigation, I have not visited the site in 2020.

4/14/14 First contact with business after seeing a banner on Carpenter offering landscape materials to the public. – advised that they would need a ZC app to determine the use of the property. Moved in two weeks prior. A banner on Carpenter offered landscape materials to the public.

4/15/14 ZC filed. Advised they needed a CSPA, CUP and possibly a C of O for the two buildings (remodeled without permits)

4/15/14 Telephone call – Craig returned Kasham's call, with Allan Hare and I in the office, and Kasham on speaker phone.

Craig told him that we are not sure if the zoning is ok, it will need to be reviewed and they just submitted it today. He informed Kasham that he cannot operate the business without meeting the required steps of submitting a CSPA and CUP.

Kasham said that his attorney, AJK Law, had researched the zoning a year ago and told him that Carpenter Road would be a good location for them. He also said that his attorney had talked to someone at the township that confirmed that another property on Carpenter would be appropriate zoning. He's not sure who his attorney spoke to.

Craig told Kasham that he would probably need a C of O for the buildings in addition to the CSPA and CUP.

Craig asked what they will be doing on the property. Kasham said the "primary use would be a lawn service." Also "not really a nursery" even though he said they would be selling landscape materials including mulch, trees, shrubs and plants to the public. The sign that they had by the road last weekend indicates that they are offering hardwood mulch, topsoil, compost, dyed mulches, 21AA limestone, boulders, rock and more to the public. Picture of sign in the file. Craig asked him if they would be doing snow removal and storing salt, and he said yes.

4/16/14 Advised Kasham that he cannot operate a business on the property until the issue is resolved. NOV letter mailed.
Twp decided to wait for more info from Kasham to evaluate the use.

4/23/14 Letter to Kasham from Ben (attached).

4/25/14 Site visit by Kurt (Bldg) and Bill (FM) – one week deadline to have an architect contact them with a plan. Entire building and garage remodeled without permits.

5/5/14 Meeting with Candice, Moe, Aysha and I – Discussed CSPA, addendum to ZC Permit, more materials delivered after agreeing not add to site. Craig agreed to allow outside parking of 12 passenger vehicle trucks. Switched engineers from MCI to Kem-Tech. Kasham sent an email later with a list of the items they cannot fit inside the barn.

5/6/14 Request for more time to remove items from the site. Email to Kasham, deadline to comply is today.

- 5/12/14 Candice and I inspected and talked to Kasham. Numerous violations – outside storage, blight, unlicensed/inop vehicles.
Citation #2032 issued, and NOV for blight and unlic/inop vehicles.
- 6/3/14 Site visit – Violations of outside storage of enclosed trailer, open trailer, truck with enclosed trailer. Burned truck moved inside as requested.
- 7/21/14 Site Visit – Continuing to bring in job debris to dump on the site – branches with green leaves, edging material mixed in. Basketball hoop on pile of debris too. Talked to Moe – will have cleaned up tomorrow.
- 10/22/14 Site visit – Talked to Moe – Cars parked in bins, instead of area approved for parking. Large pile of concrete scrap w/ landscape waste in it. Outside storage of snow equipment (pole barn looks empty).
- 1/28/15 Call from Mo – Wants to have Steve's Custom Signs place a ground sign in their driveway. He has contacted WCRC and they told him that he can't have it in the ROW. I explained that he doesn't own any property beyond the 18' that was shown on the site plan as their driveway. There is no place to install a sign near Carpenter Road. Their options are to work with Allied Fence to share Allied's existing sign, since they share a driveway, or have a building sign on one of their buildings. No to his requests for signs above the roof line, flags near Carpenter, etc.
- 4/9/15 NOV mailed – Violations – Encroachment into the 50-foot setback on two sides, failure to install landscaping required on site plan, outdoor storage of equipment, a liquid bladder, portable tanks, etc.
- 4/17/15 Resident complaint – neighbor located behind the Superior site came into the township to complain about Superior's site. He was speaking on behalf of the residents that back up to Superior's site. His complaint was that they have cleared the vegetation that previously blocked their view of Superior. Now they hear equipment running from 7:00 a.m. to 7:00 p.m. every day but Sunday. Also every time they receive a delivery of stones or mulch a plume of debris carries over and drops on their neighborhood, along with the noise caused by the delivery truck back up beeper and clanging gate.
- 4/27/15 Ben and I re-inspected Superior's site to follow up on the issues identified in the NOV sent 4/9/15. Mo Kasham was on-site and we had a brief conversation with him.
The site was considerably cleaner than our previous visit, but several violations have continued and new violations were identified.
1. Fence installed (4x4 wood posts with chicken wire mesh) - South edge of property - No Permit
 2. Fence installed around a new display area next to the office building - No Permit
 3. Items stored outside: Skid loader, Bobcat, trailers (3), liquid storage container, backhoe and loader
 4. Wood bin/structure next to pole barn
 5. Trees planted to screen bins - only 3' should be 6-8' - required to have 49 on North side and 29 on West side
 6. Berm and vegetation on East side have been reduced enough to make the homes in Crystal Creek visible
 7. Height of materials stored in bins exceeds the height of the bins
 8. Materials stored outside of bins - loads of rocks dumped on the ground and piles of bricks and pavers.
- 4/30/15 Building still has not received revised plans for the work performed to the office/garage. No permits have been issued.
- 5/1/15 Citation #937 – Outdoor storage and violation of CUP
- 5/4/15 Citation #938 – Outdoor storage and violation of CUP
- 5/5/15 Citation #940 – Outdoor storage and violation of CUP

- 5/6/15 Citation #941 – Outdoor storage and violation of CUP
- 5/7/15 Citation #942 – Outdoor storage and violation of CUP
- 5/8/15 Citation #943 – Outdoor storage and violation of CUP
- 5/11/15 Citation #944 – Outdoor storage and violation of CUP
- 5/12/15 Citation #945 – Outdoor storage and violation of CUP
- 5/13/15 Citation #946 – Outdoor storage and violation of CUP
- 5/23/15 Inspection - Matt, Craig and I - Aysia, Moe and Little Moe – Numerous violations
 Bins not complete - materials stored outside bins (mulch, paver sand, rocks, etc.) and mulch height is above bins
 Arborvitae planted on West side - 3' instead of 6'
 No screening shrubs planted on North side
 Two disabled vehicles parked outside and one trailer
 Wood box next to pole barn
 Piles of asphalt grinds and dirt
 Too many employee cars, and not parked in the correct location
- 6/2/15 Fink provided Ayesha with a Consent Judgment and Order. Nine Citations have been issued. Kasham requested dismissal of all but one, offer was to accept responsibility for \$1,300 in Citations.
- 6/3/15 Court hearing – accepted responsibility for \$850 in Citations. Consent Judgment and Order entered with the Court. Superior needs to comply with the CUP by 7/1/15.
- 5/18 /16 Craig and I met with Kasham – flyers have been distributed inviting the public to shop at Superior, which is a violation of their CUP.
- 6/13/16 Site inspection – Numerous violations –
 Inoperable vehicles – 11
 Pallets of materials – pavers
 Outdoor storage of equipment
 Wood pile
 30 employee vehicles- parking issues
 Dead pines in buffer on the east side – removing the barrier between residential area
 Calcium chloride bladder, not on site plan, no secondary containment – NOT PERMITTED
 Dumping old landscape materials on site
 Dead trees in screening area
- 8/29/16 Noise complaint from a residential neighbor. Site visit – using a chipper. Contacted Kasham – not a permitted activity. Received another call in the afternoon from a residential neighbor that the chipping had resumed. Advised resident to contact DPS.
- 9/8/16 Noise complaint from residential neighbor about chipping again. Citation #2089 issued.
- 9/21/16 Laura K and inspected the site to determine compliance with 6/3/15 Consent Judgment and Order – Numerous violations – only in compliance with one item out of seven.
- 9/22/16 Meeting with Fink, Superior, Craig and I regarding violations of the of Consent Judgment and complaints received. Deadline of 30 days to bring the site into compliance.

- 10/6/16 Laura K and I inspected the site. While there we received a complaint from Allied Fence regarding Superior vehicles speeding in the shared driveway.
- 1/10/17 Complaint from a residential neighbor regarding noise at 5:00 a.m. on several days consecutively. Also, trees separating her property from Superior are dying and she lost one large tree recently. Advised her to contact DPS when noise is occurring.
- 7/31/17 Complaint from residential neighbor – dumping of materials on site creates a plume that travels to their houses and settles on their deck, house, vehicles, etc.
- 7/31/17 Site inspection – numerous violations found:
1. Selling propane cylinders (prohibited retail activity)
 2. Gas tanks installed without secondary containment or protection
 3. Signs installed that cannot be permitted and need to be removed
 4. Parking on the side by Allied Fence (five trucks and a utility vehicle) – no parking permitted
 5. Outside storage on the north side of the building (previously cleaned up)
 6. Equipment and trailers stored outside – not permitted
 7. Dumping of yard waste in the SE corner
 8. Dumping along fence on the north side
 9. Pile of something (not millings as stated by Moe) dumped in the back that caused the dust
 10. Cutting down trees that have been killed on the back of the site – reducing the barrier between Superior and the residential area.
 11. Huge pile of logs that Moe stated are going to be sold as firewood (prohibited retail activity)
- I talked to FM Jay about the gas tanks and he said that the IFC covers the requirements for secondary containment and protection around the tanks.
- 7/31/18 Emails from Fink to Aysha regarding violations that will result in citations being issued.
- 10/23/18 Meeting with Superior regarding site plan changes
- 2/22/19 Site inspection with Laura K. – Numerous violations of the CUP and site plan.
1. New fence enclosure with truck, equipment and material storage along the west building elevation.
 2. New fence enclosure with gate at the rear of the structure.
 3. New pergola structure.
 4. Two (2) hoop houses, shed structure, and equipment storage along south property line.
 5. Truck and vehicle parking extending outside of areas supplied on the site plan.
 6. Office trailer, truck trailer and equipment storage along south side of the barn structure.
 7. Six (6) bins have been removed from the north property line. A large pile of dirt/debris and a hoop house have been deposited in this area.
 8. Outdoor storage of materials along the north side of the barn.
 9. Unscreened dumpster enclosure located in northwest corner of barn.
- 2/25/19 - NOV letter sent regarding site plan violations.
- 2/25/19 Citation #3010 issued – Site plan violations
- 3/4/19 Citation #3011 issued – Site plan violations
- 3/11/19 Citation #3015 issued – Site plan violations
- 3/20/19 Court appearance

- 4/4/19 A Fink and I met with Superior and their attorney to discuss violations and upcoming Court date.
- 5/8/19 Consent Order entered with 14-A-1 District Court
- 6/12/19 Court appearance
- 7/24/19 Court appearance
- 8/28/19 Court – only Superior’s attorney was present. Judge Conlin ordered \$500 sanctions on each of the cases, and enforcement can resume in 21 days if an acceptable site plan is not submitted or the violations are resolved.
Memo provided to both attorneys:

The site plan was submitted 8/22/19, and has not been formally reviewed, but a quick look determined the following:

1. The most recent deficiency letter requested seven items be addressed. Only one has been addressed, the plan is signed and sealed.
2. Additionally, the CUP needs to be modified. An application was submitted, but no narrative was provided describing the operations added and site plan changes since the last approved CUP and site plan.
3. An existing conditions plan sheet and a proposed plan sheet need to be submitted. Current plan combines existing and proposed.
4. No paving waiver submitted. Paving is shown on the plan for the driveway, but it’s not clear where it ends. Without a waiver the site will require paving on driveways and parking areas.
5. Not accounting for extra parking we are aware of in front of the office and on the east side of the lot. They will be in violation if they park additional employee vehicles and trucks/trailers.
6. Pergola size not indicated.

To resolve the current violation the following needs to be addressed:

1. Remove cover over bin
2. Remove fence installed
3. Remove pergola
4. Remove extra employee parking (20 approved) and truck/trailer parking (10 approved)
5. Remove office trailer
6. Remove semi-trucks and trailers
7. Restore 50’ landscape buffer on the east and south sides and arborvitaes along the back and side of bins
8. Remove shed
9. Remove bulk storage from areas not permitted (along barn and pergola areas)
10. Remove equipment stored outdoors

**PITTSFIELD CHARTER TOWNSHIP
PUBLIC HEARING NOTICE
CUP #20-04
REVOCATION OF SUPERIOR LAWN CARE CUP**

NOTICE IS HEREBY GIVEN THAT an electronic meeting of the Pittsfield Township Planning Commission will be held on Thursday, May 21, 2020 at 6:30 p.m.

At this meeting, the Planning Commission will hold a Public Hearing, CUP #20-04 Revocation of Superior Lawn Care CUP to consider to a revocation of the issued CUP #14-06. Revocation of CUP #14-06 is being considered for continued violations of issued Conditional Use Permit. CUP #14-06 was issued for 4147 Carpenter Road, Ypsilanti, MI 48197, tax parcel L -12-13-200-037 Section 13, Pittsfield Charter Township, Washtenaw County, Michigan.

In compliance with the Governor of Michigan's Executive Orders, the Pittsfield Township Planning Commission will conduct its May 21, 2020 meeting electronically. Public participation at the May 21, 2020 Planning Commission meeting will be via teleconference/videoconference in order to reduce the risk of exposure to persons with the COVID-19 virus and to comply with the Executive Order's restrictions on in-person governmental functions.

To participate as a member of the public:

- <https://zoom.us/j/96331984785?pwd=ZzFna2tlZjZydW9ycnlvaTdhc1RWZz09>
Zoom Password: Pittsfield
- iPhone one-tap:
US: +13017158592,,96331984785#,,1#,776712# or +13126266799,,96331984785#,,1#,776712#
- Telephone:
US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)
- Webinar ID: 963 3198 4785
Password: 776712
- International numbers available: <https://zoom.us/u/acZPTn45QK>

If you are a member of the public and cannot connect, please call (734) 216-9347.

Further instructions on participating in public comment will be provided once the meeting has been called to order in order to ensure two-way communication between the Planning Commission and the members of the public.

Written comments will be received at zoning@pittsfield-mi.gov until 3:00 p.m. the day of the hearing.

Any person who wishes to contact members of the Planning Commission to provide input or ask questions on any business coming before the Planning Commission on May 21, 2020 may do so by calling (734) 216-9347 or emailing zoning@pittsfield-mi.gov prior to the meeting. Reasonable auxiliary aids and services can be provided at the meeting to individuals with disabilities by contacting the Clerk's Office at (734) 822-3120 or via email at clerk@pittsfield-mi.gov at least three business days in advance.



Michelle L. Anzaldi, Clerk
Pittsfield Charter Township
6201 W. Michigan Avenue
Ann Arbor, MI 48108

Published: May 3, 2020

Nature's Garden Center

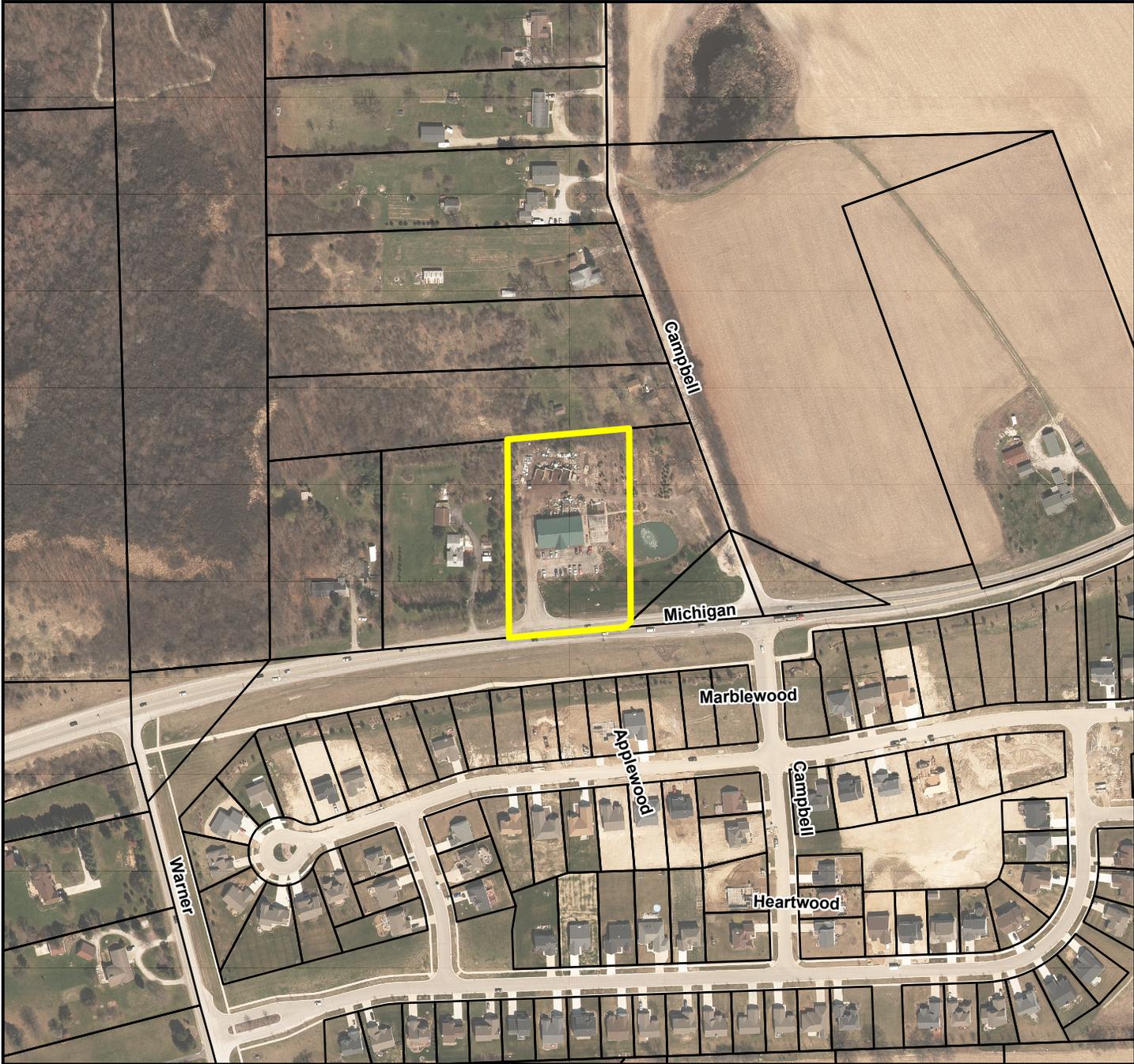


Meeting Date:
May 21, 2020

Project:
CUP 20-03

Applicant:
Nature's Garden Center LLC

Action:
Revocation



6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	★27	26	25
31	32	33	34	35	36





CONDITIONAL USE PERMIT APPLICATION PITTSFIELD CHARTER TOWNSHIP

CUP 10-06
App Fee 500.00
Escrow 1000.00

Total 1500.00

NOTICE TO APPLICANT:
Please complete both sides of this form.

DESCRIBE IN DETAIL THE PROPOSED USE AND NATURE OF THE OPERATION:

Garden Center, wish to add inside Christmas decorations to retail mix

Section of the Zoning Ordinance Under Which You Are Applying: _____

Estimated Date of Construction/Operation: N/A

ATTACH AN ACCURATE SITE PLAN OF THE PROPERTY: SHOW EXISTING AND PROPOSED LOCATION OF ALL BUILDINGS, USES AND/OR ACTIVITIES THEREON. (13 SETS)

Date of Plan: _____ Number of Sheets: _____

Have You Applied For Site Plan Review: **YES** **NO**

Name of Proposed Development: NATURE'S GARDEN CENTER

General Location of Site: 6400 E. Michigan Ave Saline, MI 48176

Legal Description of Site: _____ Tax Parcel # 12-27-200-019
(Attach Additional Sheet if Needed)

Applicant Name: Natures Garden Center LLC
Street Address: 6400 E. Michigan Ave
City/State/Zip: Saline, MI 48176
Telephone: 734-944-8644 Fax: 734-429-9491

STEVEN A. SCLATER
Property Owner: DREAMSCAPES Landholding LLC Date: 10-5-10
Street Address: 6400 E. Michigan Ave
City/State/Zip: SALINE, MI 48176
Telephone: 734-944-8644 Fax: 734-429-9491

[Signature] 5436 777 051 298
Owner's Signature **Driver's License Number**

PAID
OCT - 8 2010
PITTSFIELD CHARTER TOWNSHIP

JOHN A. SHEA

ATTORNEY AT LAW

120 N. FOURTH AVENUE
ANN ARBOR, MICHIGAN 48104
TELEPHONE (734) 995-4646
FACSIMILE (734) 995-2910

November 4, 2010

Pittsfield Charter Township
Planning Department
6201 W. Michigan Avenue
Ann Arbor, Michigan 48108

BY ELECTRONIC MAIL,
FACSIMILE MACHINE,
AND REGULAR MAIL

Attn: Paul Montagno, Senior Planner

re: Nature's Garden Center

Dear Mr. Montagno

This letter is in connection with recent discussions I've had with you, and in partial response to Jim Fink's letter of September 9. In particular, it is intended to address the status of the Campbell Road driveway referenced in Mr. Fink's letter.

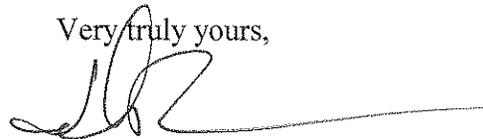
While my client appreciates the Township's desire to see as quickly as possible its amended site plan application with respect to that driveway, and while Mr. Sclater fully intends to submit that site plan, he cannot do so within the time parameters set forth in Mr. Fink's letter. The technical requirements, the necessity for our engineer's interface with the Road Commission, and cost of preparation of the required drawings make it impossible to get the application submitted by November 9. Given that my client's proposal involved just another driveway, we had hoped that the Township might consider permitting drawings that varied in detail from the requirements of fully-engineered plans and specifications. However, it is clear from my discussions with you that the Township wishes to see that level of detail and we will endeavor to provide it. It will just take more time.

The season for large-truck stocking of the bulk storage bins is past, and Nature's Garden Center is heading into its traditionally slow season. This will afford NGC time for a more thorough and deliberate submission, which we expect to provide in the early part of next year. I trust that this will be acceptable.

November 4, 2010
Page 2

Thank you for your continued interest in this matter. If you have any questions about what I've discussed above, please call.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Shea', with a long horizontal line extending to the right.

John A. Shea

cc: James A. Fink, Township Attorney
Steven A. Sclater

October 29, 2010

To The Members of the Planning Commission:

We, Nature's Garden Center, are requesting an amendment of the existing conditional use permit to include holiday decorations as part of the indoor sales product mix during the holiday season. This request would not result in an expansion of Nature's Garden Center's present lawful nonconforming use. The amendment would instead, allow for the inclusion of holiday decor as part of the changing seasonal decor available in the store. We would like this to be considered for the following reasons.

COMMUNITY CONTRIBUTION

Purchasing a holiday tree is a family event. Parents and children select a tree and while the tree is being prepped, the families return to the store to warm up with a cup a hot cup of cocoa and a treat. The kids visit with Santa while the parents shop around for a gift, an extra strand of lights, or a new tree stand, etc. Kids and parents enjoy looking at the decorated trees, sometimes selecting one or two items that please them. Others have a bow made for a wreath or obtain tree watering advise. In addition, customers find it convenient that they don't have to drive to, or deal with the long lines, of the big box store for a string of lights. Because of the store's friendly, old fashioned atmosphere, many customers prolong there stay to visit with each other, or the staff, or just enjoy the holiday spirit. As far as we know, we are the only store in the Township offering this unique, family oriented experience.

FINANCIAL CONSIDERATIONS

Selling trees and flowers from May to September simply does not keep the doors open. In this difficult economic environment, it is even more of a struggle to keep them open. Businesses diversify to stay in business (i.e. the local hardware store selling food; grocery store selling flowers and plant). Non-approval of the amendent would, unfortunately, add to the financial loss in that the season merchandise must be purchased almost a year in advanced (common business practice). This decision will not just affect the owners of Nature's Garden Center, but will keep four (4) employees on the payroll in November and December.

PRECEDENCE IN TOWNSHIP

Saline Flowerland, zoned agricultural, does not sell live holiday trees, but they do sell artificial trees and floral arrangements, ornaments, and miscellaneous holiday related items- a common practice among garden centers.

SAFETY

There has not been, nor will there be an additional traffic increase. Store traffic in December 2009 was 82.2% lower than May 2010 (our highest customer month).

THOUGHT FOR CONSIDERATION

Where does our community want to buy its holiday products? Where will our customers dollars make the most local impact?

"For every \$100 spent in locally owned, independent stores, \$68 returns to the community through taxes, payroll, and other expenditures. If you spend it in a national chain, only \$43 stays here. Spend it online and nothing comes home."*

If you can sell a trellis in the summer to support a vine, why not a stand in the winter to support a tree or a trinket to decorate it?

If you can sell low voltage lighting for landscaping, why not a strand of holiday lights for the landscaping?

If you can sell a bird bath, pot, gazing ball, frog, or angel to decorate the landscape in the summer, why not an angel that lights up to decorate the landscaping in the winter?

If you can sell a live poinsettia or wreath, why not an artificial one? They look alike and the latter can be used year after year.

Regardless of the season, garden art is art- decor for the interior and exterior- the only difference is the season.

CONCLUSION

As in the past, we recently have made great efforts towards being a good neighbor. We cooperatively resolved several issues with the Township over the summer involving setbacks, buffer areas, and our mulch and topsoil bins. We have also started discussions with

Township officials about creating a second driveway to alleviate traffic concerns previously expressed, and we anticipate having a formal proposal on that in the Spring. However, all this is for naught if we are unable to do sufficient business to survive. We are asking for permission to sell holiday decor because that is an important part of our year-end business and it is a use consistent with what garden centers commonly engage in.

We sincerely thank you for this consideration,

Nature's Garden Center LLC

*The 3/50 Project- <http://www.the350project.net>



Pittsfield Charter Township
Department of Utilities & Municipal Services

6201 West Michigan Avenue, Ann Arbor, MI 48108
Phone: (734) 822-3101 • Fax: (734) 944-1103
Website: www.pittsfield-mi.gov

Mandy Grewal, Supervisor

MEMORANDUM

TO: Planning Commission
Mandy Grewal, Township Supervisor

FROM: Benjamin R. Carlisle, Township Planning Consultant

DATE: May 13, 2020

SUBJECT: KBK Conditional Use Revocation (CUP 00-7 as revised / CUP 10-06)

As you may be aware, the Township has been working with KBK Landscaping (formerly Nature's Garden Center) to come into compliance with the Township's Ordinance requirements. Under new ownership in 2018, the new owner has not complied with the original CUP 007 and CUP 10-06 provisions and has expanded their operations in violation of the conditional use and site plan without appropriate Township approvals. The use of the site is limited to the approved site plan (as revised) CSPA 00-27, conditional use permits CUP 00-7 (as revised), CUP 10-06, and a consent judgement (2004). The Township has been working to bring this site into compliance for over 15 years.

Due to the continued violations, complaints and non-compliance with Township and court mandated requirements by the property owner, the Township respectfully requests the Planning Commission consider revocation of CUP 00-7 as revised and CUP 10-06 which allows the operation of the KBK Landscaping business located at 6400 E. Michigan Avenue (L-12-27-200-019 and L-12-27-200-020).

Three (3) CUP approvals, a consent judgement and an approved site plan outline the perimeters for landscape business operations on this site. While KBK is the most recent owner and was not part of the approval of the use on the site, all of these conditions and approvals run with the land and are required to be adhered to by all respective successors or assigns.

The original CUP was approved on January 4, 2001 with the following conditions:

1. Conditional use is granted based on preliminary site plan date stamped December 29, 2000.
2. A thirty (30)-foot wide landscape buffer of sufficient height and density along the north and west property lines to screen the business from the neighboring residential uses during all seasons.
3. Limit outdoor storage to live or fresh cut (including Christmas trees) plant material, bulk, and bagged landscape materials with the exception that tools, machinery, or planting containers may be stored outdoors under the roof overhang of the building.
4. Prohibit outside storage in any setback area.
5. Limit sales to live, fresh cut or dried plants, seeds, tubers, bulbs, fertilizers landscape pavers, mulch, humus, fungicides, herbicides, garden stone, garden tools and machinery if less than

ten percent (10%) of the total retail floor area, edging, hoses, and other similar accessory home garden products.

6. Retail building shall be limited to 6,000 square feet in area.
7. Signage shall be limited to two signs with a maximum square footage of eighteen (18) square feet each.
8. Water and sewer shall be extended to the north property lines to the satisfaction of the Township Engineer, pursuant to his report of November 1, 2000.

On February 5, 2004, CUP 00-7 was revised as approved by the Planning Commission, and the following conditions resulted:

1. Conditional use is granted based on a final site plan received on and date stamped September 19, 2001.
2. The area depicted for planting stock must be maintained for planting stock. The area of bulk material storage can not exceed that depicted on the site plan. All bulk and bagged materials stored outdoors must be stored north of the building in the "gravel yard for stock receipt and handling".
3. Provide a thirty (30)-foot wide landscape buffer of sufficient height and density along the north and west property lines to screen the business from the neighboring residential uses during all seasons. The buffers must be maintained at all times and vehicle access paths across the buffers is prohibited.
4. Limit outdoor storage to live or fresh cut (including Christmas trees) plant material, bulk and bagged landscape materials with the exception that tools, machinery or planting containers may be stored outdoors under the roof overhang of the building only if they are completely under the building overhang. Equipment used for the operation of the business, except licensed vehicles, garden furniture, garden or lawn ornaments, and similar items must be stored indoors.
5. Prohibit outside storage in any setback or landscape buffer area including the twenty-five (25)-foot buffer surrounding the detention pond.
6. Limit sales to live fresh cut or dried plants, seeds, tubers, bulbs, fertilizers, landscape pavers, mulch, humus, fungicides, herbicides, garden stone, garden tools and machinery, edging, hoses, and other similar accessory home garden products. Garden tools and machinery must utilize no more than ten percent (10%) of the total retail floor area. The sales of holiday decorations, salt, and items other than those listed above are prohibited.
7. Only one building shall be permitted and it shall be limited to 6,000 square feet in area.
8. Signage shall be limited to two signs with a maximum square footage of eighteen (18) square feet each and no additional banners, inflated figures or temporary signs are permitted.
9. Water and sewer shall be extended to the north property lines to the satisfaction of the Township Engineer, pursuant to his report of November 1, 2000.
10. Comply with all other terms and conditions of the Zoning Ordinance including the prohibition of outdoor special events located in the parking lot or landscape areas as depicted on the approved site plan, and any other business venture such as but not limited to landscape installation or maintenance business without the approval of the Planning Commission.
11. Limit the hours of business, deliveries, and the operation of any outdoor equipment to 7:00am to 10:00pm.

In August of 2004, a consent judgement resulted from violations of the site plan and conditions attached to the revised CUP 00-7 which lists the following additional conditions:

1. Planting stock shall be permanently removed from the front setback along Campbell Road, the twenty-five (25)-foot buffer area around the detention pond, and the rear setback area.

The area within the Campbell Road setback shall be maintained as a lawn and with permanently planted trees. The area within the retention pond buffer as established in the approved site plan shall be maintained as lawn and/or other natural vegetation. Limestone walking areas within the retention pond buffer zone must be removed to facilitate the purpose of the buffer zone to filter pollutants from entering the pond.

2. Bulk storage shall be limited to two (2) bins for mulch and top soil, remove bulk storage bins from the rear yard setback and planting stock areas, and reduce the gravel yard to conform in size to the area depicted on the September 19, 2001 site plan. (This provision of the consent judgement did allow for Planning Commission consideration of an amended site plan and/or revised condition use permit. No amendment was proposed until 2010, see below.)
3. The front of the garden center building shall be limited to landscape plantings as depicted on the approved site plan. There shall be not items stored and/or displayed for sale in front of the building, nor in any area designated for lawn area on the approved site plan.
4. Equipment, tools and machinery must be stored indoors when not in use except as specifically permitted in the approved conditional use permit where such storage is maintained completely under the roof overhang and/or except as specifically allowed by any approved amendment to the conditional use permit. Lawn ornaments and all other items for sale shall not be displayed except within the garden center building, except that garden tools, machinery and planting containers may be displayed for sale so long as such displays are maintained completely under the roof overhang as otherwise permitted in the conditional use permit. Except as noted in this provision, only planting stock displays are permitted outdoors and only in designated areas as shown on the approved site plan.

On November 18, 2010, the Planning Commission approved a third conditional use permit to allow indoor sale of Christmas decorations. Conditions of approval noted in the resolution include:

1. No items being offered for sale shall be permitted outside except for fresh cut Christmas trees as well as fresh cut wreaths and cuttings.
2. All activities, including visits with Santa, the dispensing of refreshments, or any other activity, except for the display and packaging of fresh cut Christmas trees shall be prohibited outside.
3. No additional displays or signage shall be permitted in association with the sale of accessory Christmas decorations.
4. Only one semi-truck for the delivery of fresh cut Christmas trees and one truck for delivery of artificial trees will be permitted.

As noted previously, the current owner, KBK Properties, LLC purchased the site in 2018. Since that time, a number of violations have been cited, as well as continuing neighbor complaints, and expansion of the business operations without proper Township approvals as noted below:

- October 2018 – Property owner cited for earthmoving without a soil erosion permit, sign refaced without a permit, and fence constructed without a permit. After Township staff met with property owner, all applicable permits were obtained.
- October 2019 – A conditional use application and site plan were submitted to the Township for consideration.
- December 2019 – Prior to Township review of the CUP/CSPA applications submitted for the subject site, KBK was cited for the following violations:
 - Vegetation removed from the site without site plan approval.
 - Three (3) storage bins constructed without site plan approval.
 - Grading performed and millings installed without site plan approval.
 - Required stormwater managements, including proper conveyance and detention of stormwater, has not been proposed or constructed.

- An unapproved driveway has been constructed.
- Outdoor storage of equipment, supplies (racks and water tank) and materials (mulch) in violation of the site plan.
- Materials, supplies, and equipment placed in the 50-foot setback along Campbell Road in violation of the site plan/conditional use.
- March 2020 – Compliant received about work being performed in violation of approved site plan. This compliant was based upon Executive Order restrictions issued by the Governor regarding the Coronavirus pandemic. The owner explained to Township staff that limited employees were working to accept inventory stock that had been ordered. The site was inspected by the Police Department to document work being performed.
- April 2020 – On April 6, 2020, a Township citation was issued for making changes to the property in violation of the approved site plan. On April 15, 2020, A Civil Infraction Citation was issued and filed with the 14A District Court for violation of a site plan. The case is still pending. Also, on that date, a Stop Work Order was issued to KBK requiring all activity At 6400 E. Michigan Avenue and 6300 Campbell immediately stopped while potential improvements being made contrary to the approved site plan can be investigated. The Stop Work Order remains in effect.

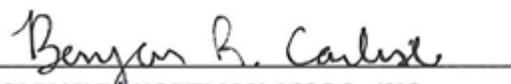
Section 10.5.C states *a violation of a requirement, condition, or safeguard will be considered a violation of this ordinance, and grounds for the Planning Commission to terminate and cancel such condition use permit.*

There are no revocation procedures outlined in the Township Ordinances or in the State Zoning Enabling Act. Typically, revocations are undertaken in the same manner the use was approved. In this case, the following procedure shall be conducted in considering the revocation of CUP 14-06:

1. Applicant informed in writing that Township is scheduling a public hearing to revoke the CUP (letter sent to applicant on April 30, 2020).
2. Township schedules public hearing (public notice attached – published in paper and directly noticed to properties within 500 feet of the subject site).
3. Planning Commission holds public hearing.
 - a. Applicant presents case
 - b. Public allowed to speak
4. Planning Commission renders a decision.

Revocation of a permit is a last resort that is generally not pursued by the Township. Unfortunately, after many years of trying to work with the current and former property owners to come into compliance, the Township does not feel this can be accomplished.

I look forward to discussing this at the upcoming Planning Commission meeting.


 CARLISLE/WORTMAN ASSOC., INC.
 Benjamin R. Carlisle, AICP, LEED AP
 Principal



Pittsfield Charter Township
Department of Utilities & Municipal Services

6201 West Michigan Avenue, Ann Arbor, MI 48108
Phone: (734) 822-3101 • Fax: (734) 944-1103
Website: www.pittsfield-mi.gov

Mandy Grewal, Supervisor

MEMORANDUM

To: Belinda Kingsley, Zoning & Code Enforcement Administrator
From: Dan Egeler, Code Enforcement Officer
Re: KBK Garden Center, 6400 Michigan Avenue, Saline, MI
Date: May 7, 2020

You have requested that I identify the enforcement activities concerning the KBK Garden Center, 6400 E. Michigan Avenue, for the time period it has been owned by its current owner: KBK Properties, LLC.

OWNERSHIP INFORMATION:

KBK Properties, LLC purchased 4 parcels on September 21, 2018. They are all zoned agriculture:

1. ID no. 12-27-200-019, 6400 E. Michigan, 2.7 acres, improved with a 6000 sq. ft. building. This is the primary address for the business.
2. ID no. 12-27-200-020, vacant property at Michigan/Campbell (just east of 6400 Michigan), 1.46 acres.
3. ID no. 12-27-200-015, 6300 Campbell Road, 3.2 acres, improved with a 2 story house and detached garage.
4. ID no. 12-27-200-014, vacant property on Campbell Road (just north of 6300 Campbell), 3.01 acres.

APPROVED PERMITS

The following permits have been issued to KBK:

1. Zoning Compliance (ZC19-0144) for construction of 6' cement block fence at 6300 Campbell.
2. Sign Permit (PS18-0057) to reface a ground sign at 6400 Michigan.
3. Zoning Compliance (PZ18-0139) for construction of 8' fence on west and north sides of the property at 6400 Michigan.
4. Soil Erosion Control Permit (SEC 18-22) for earthmoving at 6400 Michigan.

ENFORCEMENT ACTIVITY

The following enforcement actions have been commenced against KBK, as recorded in BS&A:

1. EN180210 – Oct., 2018. Earthmoving without soil erosion permit, sign re-faced without a permit, and fence constructed without a permit. On October 5, Belinda Kingsley and Eric Humesky met with the owner to discuss the violations of applicable Township Ordinances. Soil Erosion, Signs and Zoning Compliance (fence) permit applications were subsequently submitted by KBK.
2. EN190307 – Dec. 6, 2019. Numerous violations under Zoning Code Section 3.08 and Section 10-71(f), as well as use under section 4.20 District Use Table, for the following issues: Vegetation has been removed without site plan approval; Storage bins (3) have been constructed without site plan approval; Grading has been performed and millings have been placed without site plan approval; The required stormwater management, including proper conveyance and detention of stormwater, has not been proposed or constructed; An unapproved driveway has been constructed; Outdoor storage of equipment, supplies (racks and water tank) and materials (mulch); Disposal of offsite materials by burning.
3. EN190308 – Dec. 6, 2019. Site Plan violations. Notice of Violation under Zoning Code Section 3.08 sent with respect to the following items: A concrete block wall has been constructed without site plan approval; Vegetation has been removed without site plan approval; Grading has been performed and millings have been placed without site plan approval; The required stormwater management, including proper conveyance and detention of stormwater, has not been proposed or constructed; Parking lot modifications have been made without site plan approval; Materials, supplies and equipment has been placed in the 50' setback on Campbell Road.
4. EN200110 – March 26, 2020. Complaint about work being performed at site that is in violation of existing site plan. This complaint was based upon Executive Order restrictions issued by the Governor regarding the Coronavirus pandemic. On March 26, Belinda Kingsley called the owner, who explained he has limited employees working to accept inventory stock that had been ordered and needs to do that limited work. The site was inspected with PTPD to document the work being performed.
5. EN200111 – April 6, 2020. Township Citation no. 3078 issued under Zoning Code Section 3.08 for making changes to the property in violation of the approved site plan. This citation was paid (\$100 fine). On April 15, 2020, a Civil Infraction Citation was issued and filed with the 14A District Court pursuant to Zoning Code Section 3.08 for violation of site plan. That case is still pending. Also on April 15, 2020, a Stop Work Order was issued to KBK requiring all activity at 6400 Michigan and 6300 Campbell to immediately stop while potential improvements being made contrary to the approved site plan can be investigated. The Stop Work Order remains in effect.

MEMORANDUM

To: Pittsfield Township Planning Commission

From: Peter Hammer, 6426 E. Michigan Avenue

Date: May 13, 2020

RE: Revocation of KBK Garden Center CUP

I received notice of the public hearing for the revocation of the KBK Garden Center's (KBK) CUP on May, 21, 2020. I reside at 6426 E. Michigan Avenue. This June will mark the twenty-fifth anniversary of my living at this residence. KBK Garden Center borders my property to the east. The second property in question, 6300 Campbell Road, also owned by KBK Properties, borders my property to the north.



I write to explain why revocation of KBK Garden Center's CUP is necessary and appropriate. KBK violations constitute new and egregious misconduct. Almost all violations justifying revocation are the result of KBK actions in the past two years, since taking ownership. Many of the violations have taken place only in recent months

I. Legal Frame for Analysis

A. Clear Legal Rules Prohibit the Expansion of Non-Conforming Uses

KBK Garden Center is a non-conforming use. Garden centers are not permitted in Agricultural Districts. "Garden Centers/Nurseries" are only permitted in C-2 Commercial Districts. Nurseries that truck in and sell plant materials are commercial, not agricultural, uses. Similarly, bins for the storage and sale of bulk materials in "Outdoor Storage and Contractors/Landscapers Yards" are potential conditional uses in C-2 Commercial Districts and Industrial Districts, but not in Agricultural Districts. The standard rule is that non-conforming uses cannot be expanded.

B. Planning Commission Has Already Rejected Expanded Bulk Sales at KBK

Nature's Garden Center (NGC), previous owner of the site, submitted a proposal to amend their CUP to permit expanded sales of bulk materials. NGC's expanded bulk sales proposal was modest compared to the unlawful expansion KBK has unilaterally undertaken. The Pittsfield Township Planning Commission rejected the proposal on December 9, 2004. The Planning Commission determined:

NOW THEREFORE BE IT RESOLVED that the Pittsfield Township Planning Commission hereby denies the CUP 04-19 Nature's Garden Center based on the following findings:

A. Will not be harmonious with, and in accordance with, the general objectives, intent and purposes of the ordinance because the proposed expansion of the gravel yard and bulk storage area would not be consistent with the intent of the Zoning Ordinance.

B. Will not be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity because a garden nursery is typically a small-scale operation with buildings and equipment similar to that found on a small farm. A large percentage of the site for a garden nursery is usually dedicated to the storage and growing of plants. The changes to the site plan allow for a greater portion of the day-to-day operation of this business to be concentrated on the receipt and distribution of bulk and bagged materials such as gravel, sand and stone, rock and other landscaping materials, instead of nursery stock.

C. Will not be served adequately by essential public facilities and services, such as highways, streets, police, and fire protection, drainage structures, refuse disposal or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services because the proposed expansion encourages large truck traffic. The site is not appropriately designed for the temporary parking or maneuvering of multiple large trucks creating situations where fire lanes are blocked and tractor trailers may have to back onto adjacent roadway.

D. Will be hazardous or disturbing to existing or future neighboring uses because the proposed expansion facilitates a use that is more industrial in nature which produces noise and traffic that is considered disturbing to existing and future residential uses.

KBK's unlawful expansion of bulk storage and sales bins greatly exceed those proposed by NGC in 2004. Given the Planning Commission's established findings as precedence, there is no option but to revoke KBK's CUP.

II. Without Township Permission, KBK has Built 17 New Bulk Storage Bins

KBK has constructed 17 new, unpermitted bulk storage bins, stretching more than 420-feet in combined length. This is the most visually blatant KBK violation of the Zoning Ordinance, CUP and Final Site Plan. Seven unpermitted bins, running 150-feet, have been built along the western boundary of the 6400 Michigan Avenue site.



These bins are stocked with 1) shredded cedar, 2) dyed red hardwood mulch, 3) dyed black hardwood mulch, 4) dyed brown hardwood mulch, 5) shredded natural hardwood mulch, 6) garden topsoil, and 7) screened topsoil. (Photos and product descriptions are taken from the KBK Garden Center website).

Ten additional unpermitted bins run more than 270-feet along the southern boundary of the 6300 Campbell Road site. This site is zoned Agricultural. No storage or sale of bulk materials are permitted. “Outdoor Storage and Contractors/Landscapers Yards” are potential conditional uses only in C-2 Commercial and Industrial Districts.



These bins are stocked with 1) 23A limestone, 2) 6A limestone, 3) 2NS sand, 4) beach sand, 5) slag, 6) pea stone, 7) float stone, 8) 1-3’ river rock, 9) 3-5’ cobbles and 10) 12-24’ boulders. None of the bulk materials are permitted to be sold by a garden nursery. None of the bulk materials are permitted to be sold in an Agricultural District. (Photos and product descriptions are taken from the KBK Garden Center website).

Just as troubling as the *scope* of KBK’s violations is the *timing* of the violations. Construction of the bins began shortly after the governor issued the Emergency Stay at Home Order on March 23, 2020. Garden nurseries were not considered essential services.

Nevertheless, KBK used this period to construct all of these bulk storage bins. Construction was completed before garden nurseries were legally permitted to resume operations.

In addition to blatantly violating the Zoning Ordinance, CUP and Final Site Plan, KBK put lives at risk. KBK put the lives of its employees at risk. KBK put the lives of its employees' families at risk. KBK put the lives of the community at risk. One infected person can infect 40 people, who can infect thousands.

At the same time, KBK just lied to the Township about what it was doing. On March 26, Officer Kingsley called KBK owner Mr. Krause. She entered the following in her log: "Called Kris Krause about the complaint. He said that he and another employee are [just] accepting deliveries as they are arriving." On April 2, Sargent Gray visited the site. He reported: "Krause advised that he had a minimum number of employees on site to receive and make scheduled deliveries." These were lies. KBK used the period of the emergency shutdown to construct 420-foot of new concrete bins in defiance of the CUP, Final Site Plan and Zoning Ordinance.

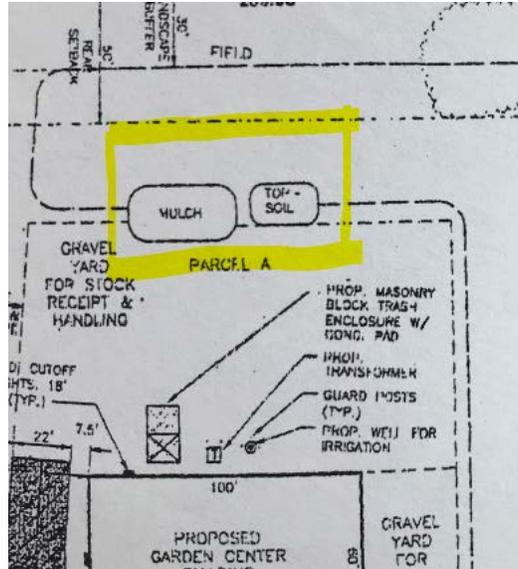
III. KBK is Running an Illegal Wholesale Landscape Supply Distribution Center

KBK Garden Center is located at 6400 Michigan Avenue and holds a CUP permitting its operations as a "garden nursery." It is a combined area of roughly five acres. KBK Properties also own the adjacent land at 6300 Campbell Road, land zoned Agricultural and not covered by the KBK Garden Center CUP. This property is also roughly 5 acres.

KBK is violating the Zoning ordinance, CUP and Final Site Plan. It has combined the two separate sites as a unitary unit, unlawfully expanding its non-conforming use. KBK has further expanded its operations beyond the scope of a "garden nursery." KBK is now operating as an unlawful wholesale landscape supply distribution center, an "Outdoor Storage and Contractors/Landscapers Yard." This not only expands the non-conforming use of the "garden nursery," it is establishing an entire new unlawful use, a landscape distribution center that has NEVER been permitted in an Agricultural District.

KBK is shameless. It is openly flouting its unitary operation of the two sites. The KBK Garden Center website proudly proclaims that it has "ten acres of beauty," for a site with a CUP covering only 5 acres of an already non-conforming use. Kris Krause, owner of KBK Garden Center, made this intent clear in an email to Belinda Kingsley and James Fink: "We will continue to make improvements to the site as we see fit within reason. We will also be looking to combine the 2 sites as one to allow us to continue to expand the business . . ."

The facts on the ground prove the validity of Krause's statement. KBK is running a wholesale landscape supply distribution center. The bulk bins greatly exceed the bulk sales permitted in the CUP and Final Site Plan. The Final Site Plan identifies a 40-foot by 20-foot (800 square feet) area for storage of bulk mulch and a 25-foot by 15-foot (375 square feet) area for the storage of bulk topsoil, for a combined area of 1,175 feet.



There are no bulk bins in the KBK Final Site Plan. The 7 new KBK bins on the 6400 Michigan Avenue site, running 150-feet by 30-feet, covers a 4,500 square feet area for bulk storage and sales. At the 6300 Campbell Road site, KBK has constructed 10 bins covering 270-feet by 30-feet, covering some 8,100 square feet. Combined, during the global pandemic, KBK has built 12,600 new square feet of space for the storage and sale of bulk materials. This is more than ten times that permitted in the KBK CUP and Final Site Plan. Beyond the size, these bins are now filled with a wide variety of limestone, sand, stones, river rocks and boulders that were NEVER permitted to be stored and sold in an Agricultural District.

There is substantial other evidence of KBK’s unlawful unified use of the two sites. Both sites use the same equipment. Garden center customers traverse both sites to examine and buy product offerings. Sales and purchases are jointly processed through KBK Garden Center (there is no business entity independently conducting business for the 6300 Campbell Road site). Now, parking for KBK Garden Center employees has been placed on the 6300 Campbell Road site, so as to free up parking spaces at KBK Garden Center (and further expand the non-conforming use).

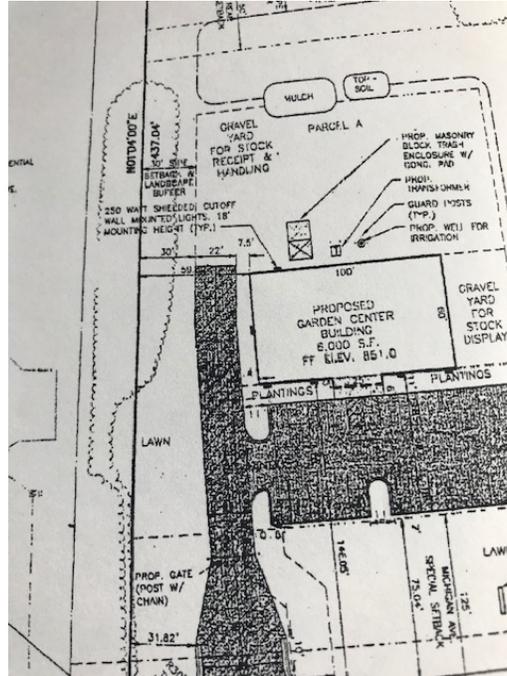
This type of activity, the operation of a wholesale landscape distribution center, is appropriately zoned in an Industrial District, not an Agricultural District.

IV. KBK has No Respect for the Boundaries Defined in the Final Site Plan

In the past two years, KBK has encroached on or entirely eliminated the setbacks and landscape buffers on the west, east and northern side of the 6400 E. Michigan Avenue site. The conduct demonstrates a complete disregard for legal rules and the dictates of the Final Site Plan. These are more than a series of technical violations. These violations create issues of character and veracity. The violations illustrate a callous disregard for the social and legal norms governing businesses in Pittsfield Township.

A. Violations on the Western Boundary of KBK Garden Center

The Final Site Plan creates a 30-foot setback and landscape buffer along the entire western boundary. It permits a 22-foot driveway. It does not permit any bins for the storage and sale of bulk materials.



The rear corner of the building is only 59-feet from the property line. There is a 7.5-foot area for landscaping next to the building, a 22-foot wide driveway and then the beginning of the 30-foot landscape buffer and setback. What KBK has done in the last two years deviates substantially from these metrics.



The landscape area next to the building is now 8-foot wide. There is a 30-foot new gate at the corner of the building. The driveway, somewhat sloppily paved, is now some 30-foot wide. This

means that the new 50-foot wooden fence, as well as the paved driveway, encroaches 9-feet into the landscape buffer and setback area. Worse yet, Mr. Krause, who ironically also owns a Landscaping company, built the wooden fence at an angle, meaning that every foot of the fence further north encroaches deeper and deeper into the landscape buffer and setback area.

This mistake only gets compounded by the new line of concrete-block bins. The first corner of the first southern most bin encroaches some 10-12-feet into the landscape buffer and setback. By the time the bins reach the end of the property, the encroachment is some 16-18-feet deep. A photo cropped from Zillo of the initial concrete-block wall that forms the back of the concrete-block bins documents the escalating encroachment.



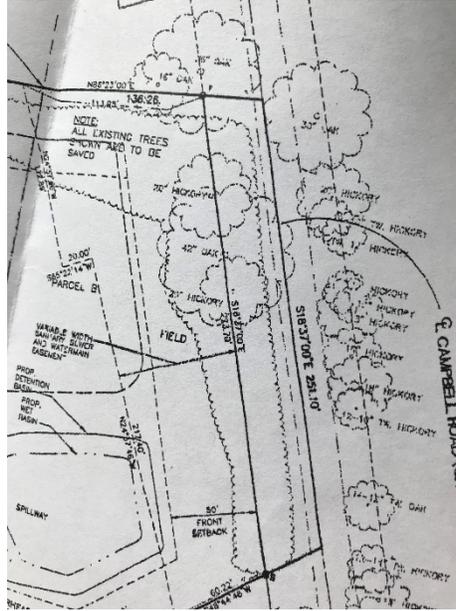
If this were not bad enough, it gets worse. KBK has removed and destroyed ALL of the previous landscaping in the landscape buffer along the rear western 150-feet of the property. In the rear 120-feet, behind the newly constructed bulk storage bins, KBK has dumped mountains of debris. Most of the piles are some 8-feet high, 18-feet wide and 16-feet deep, and run over 100-feet in combined length.



This is what remains of the landscape buffer required by the Final Site Plan in the narrow 15-foot that is left of the setback.

B. Violations on the Eastern Boundary of KBK Garden Center

The eastern property line along Campbell Road is marked by large oak and hickory trees and the presence of the KBK driveway gate. From this property line, the Final Site Plan identifies a fifty-foot setback area where no storage of materials or vehicle paths are permitted. According to a Consent Judgment governing the property, this 50-foot setback is supposed to be planted and maintained as a lawn.



In the past two years, KBK has removed all previous landscaping along the eastern boundary. In a sleight of hand, they have added new landscaping, but the new landscaping starts at the property line defined by the large oak and hickory trees and extends into the right of way on Campbell Road, rather than onto the KBK premises.



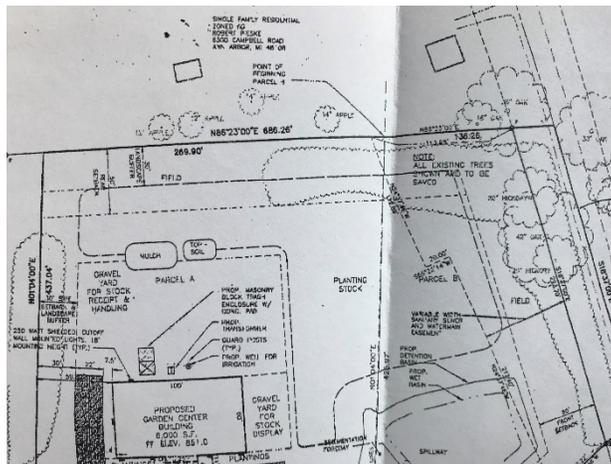
The 50-foot setback had now been paved over to be used as a vehicle track and for the storage of nursery stock.



No meaningful setback exists along the eastern KBK boundary.

C. Violations on the Northern Boundary of KBK Garden Center

On the Final Site Plan, there is a 50-foot setback along the northern boundary, 30-feet of which is supposed to be maintained as a landscape buffer.



All of the vegetation in the northern landscape buffer has been removed. The entire area has been paved over and is now used for vehicle tracks and storage of equipment and materials. There is no trace left of anything corresponding to a landscape buffer or setback. The removal of the landscape buffer permits this land to be used as a vehicle and foot path to unlawfully integrate the 6400 Michigan Avenue, subject to the CUP, and the 6300 Campbell Road site that is not covered by the CUP.

Additionally, the seven new bulk material bins along the western border fail to respect boundaries between the sites. The last mulch bin is not on the 6400 Michigan Avenue site, but rather is entirely located on the 6300 Campbell Road site. The adjacent second and third bins are located in the landscape buffer and setback. What is now happening at KBK has no relationship to the initial CUP and Final Site Plan.



This photo shows the unlawfully placed three bins for bulk mulch. It also documents an unpermitted commercial driveway at 6300 Campbell Road. This driveway is routinely used by KBK employees, trucks, dump-trucks and semitrucks. There is no permit for this driveway. The Washtenaw Country Road Commission had ordered KBK to blockade and stop using the driveway. KBK simply defies the order.

D. KBK Exterior Lighting violates the Final Site Plan and Zoning Ordinance

The Final Site Plan permits a single “250 watt shielded cutoff wall mounted light, 18 feet mounting” on the north-western side of the building. KBK has added seven new lights, without shielding and with substantially higher wattage. Three of these lights are on the north side of the building, one on the west and three on the south. The light trespass extends three-hundred feet across my property and can now be seen a half-mile away driving down Michigan Avenue.

V. Impact on Neighboring Property

I have lived at 6426 E. Michigan Avenue for almost twenty-five years, years before there was a garden center next door. Recall the photos of the two sets of KBK concrete-block bulk storage bin, one on the eastern border of my property and one on the northern border. Now imagine what those bins look like from the other side.

An eight-foot tall, concrete-block wall runs nearly the entire course of my norther boundary (270-feet). An eight-foot tall, concrete-block wall runs along the norther part of the eastern boundary (120-feet). It is like living in Germany with the construction of the Berlin Wall. It is like living in the shadow of a prison complex. The prison complex feeling is accentuated by the bright set of unpermitted lights shining over the bins.

If this was not bad enough, it gets worse. Behind every bin, KBK has dumped mountains of debris, often eight-feet tall, 18-feet wide and some 16-feet deep. Photos above document the mountains of debris behind the bins on the eastern border. The following photos show the mountains of debris behind the bins to the north.



Some of the piles spill across the border and trespass on my land.



Surface water in the area flows east to west from the 6400 East Michigan site, onto my land. The gradient from the 6300 Campbell Road site is steep, running towards my property. The 6300 Campbell Road site also borders Pittsfield Township parks and recreational land to the west, land containing numerous wetlands. No analysis had been done examining water flow and management. I am on a well, using groundwater from the site. No analysis has been done about the dangers of potential seepage of materials from the various bulk bins.

In addition to the water is the air. A strong and persistent sour asphalt-type smell emanates from the wall of bins from both the north and the east side, coming either from the waste materials in the debris piles or the bulk materials themselves. In addition, the stench from the bulk mulch is strong and persistent. This is seriously damaging basic quality of life.

Finally, there is the noise associated with the bulk bins. There is the sound of the loud mulch delivery trucks and the booming sound of the clashing swinging gates from the large trucks delivering top soil. There is the near-constant sound of large earthmoving equipment loading dump-trucks and the persistent shaking of the metal bucket. This happens repeatedly across the full range of the 17 newly constructed bulk bins.

These noise levels are recent, commencing only in the last few months. I have had dogs my entire life. Dogs have lived in my house ever since I have lived here. They have never had negative reactions to noises from neighboring properties. That is no longer true. The new closer location of the KBK bins, the longer duration and intensity of the use of heavy equipment, the continuous loading and delivery of bulk materials is taking its toll. For the first time in twenty-five years, both dogs are showing disturbing signs of anxiety and stress triggered by the KBK noise.

In rejecting the Nature's Garden Center's application for expanded bulk sales in 2004, the Planning Commission determined that the expansion "will be hazardous or disturbing to existing or future neighboring uses because the proposed expansion facilitates a use that is more industrial in nature which produces noise and traffic that is considered disturbing to existing and future residential uses." I am sadly living this reality.

VI. Conclusion

In 2004, Nature's Garden Center applied for an amendment of their CUP to permit expanded construction of bins for the storage and sale of bulk materials. The Planning Commission properly denied that application.

In 2020, KBK Garden Center, without seeking approval from the Planning Commission, has constructed a range of bulk bins that look like the rejected NGC proposal on steroids. KBK has implemented wholesale changes at the site that systematically violate the Final Site plan on every border. KBK engaged in its unlawful expansion during a global pandemic and in violation of the Governor's Emergency Order. KBK then lied to the Township about what it was doing.

I respectfully submit that revocation of KBK's CUP is necessary and appropriate.

From: [Kris](#)
To: [Zoe Crowley](#)
Cc: [Benjamin Carlisle](#); [Laura Kreps](#); [Belinda Kingsley](#)
Subject: Re: CUP 20-03 Revocation of Nature's Garden Center (KBK) Inclusion Letter
Date: Wednesday, May 13, 2020 3:18:02 PM

Thank you for the notice I will be joining that meeting however we no longer need your conditional use permit

Sent from my iPhone

On May 13, 2020, at 2:49 PM, Zoe Crowley <CrowleyZ@pittsfield-mi.gov> wrote:

Attached is the CUP 20-03 Revocation of Nature's Garden Center (KBK) Inclusion Letter.

<image003.jpg>

Please note all Township Administrative Buildings are closed to the Public until further notice as part of our COVID-19 Emergency Limited Exposure Operations Plan. Township employees will be accessible by phone or email, and will continue to work either in the field, remotely or in staggered shifts at their office to minimize exposure risks. Thank you for your patience and understanding as we do our part to limit the aggressive spread of the COVID-19 epidemic in our community.

<CUP 20-03 Revocation Inclusion Letter 2020-05-13.pdf>

**PITTSFIELD CHARTER TOWNSHIP
PUBLIC HEARING NOTICE
CUP #20-03
REVOCATION OF NATURES GARDEN CENTER CUP
NOW KNOWN AS KBK LANDSCAPING**

NOTICE IS HEREBY GIVEN THAT an electronic meeting of the Pittsfield Township Planning Commission will be held on Thursday, May 21, 2020 at 6:30 p.m.

At this meeting, the Planning Commission will hold a Public Hearing, CUP #20-03 Revocation of Natures Garden Center (now known as KBK Landscaping) to consider revocation of the issued CUP # 00-07. Revocation of CUP #00-07 is being considered for continued violations of issued Conditional Use Permit. CUP #00-07 was issued on January 4, 2000 for 6400 Michigan Avenue, Saline, MI 48176, tax parcels L-12-27-200-019 and L -12-27-200-020 in Section 27, Pittsfield Charter Township, Washtenaw County, Michigan.

In compliance with the Governor of Michigan's Executive Orders, the Pittsfield Township Planning Commission will conduct its May 21, 2020 meeting electronically. Public participation at the May 21, 2020 Planning Commission meeting will be via teleconference/videoconference in order to reduce the risk of exposure to persons with the COVID-19 virus and to comply with the Executive Order's restrictions on in-person governmental functions.

To participate as a member of the public:

- <https://zoom.us/j/96331984785?pwd=ZzFna2tlZjZydW9ycnlvaTdHc1RWZz09>
Zoom Password: Pittsfield
- iPhone one-tap:
US: +13017158592,,96331984785#,,1#,776712# or +13126266799,,96331984785#,,1#,776712#
- Telephone:
US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)
- Webinar ID: 963 3198 4785
Password: 776712
- International numbers available: <https://zoom.us/u/acZPTn45QK>

If you are a member of the public and cannot connect, please call (734) 216-9347.

Further instructions on participating in public comment will be provided once the meeting has been called to order in order to ensure two-way communication between the Planning Commission and the members of the public.

Written comments will be received at zoning@pittsfield-mi.gov until 3:00 p.m. the day of the hearing.

Any person who wishes to contact members of the Planning Commission to provide input or ask questions on any business coming before the Planning Commission on May 21, 2020 may do so by calling (734) 216-9347 or emailing zoning@pittsfield-mi.gov prior to the meeting. Reasonable auxiliary aids and services can be provided at the meeting to individuals with disabilities by contacting the Clerk's Office at (734) 822-3120 or via email at clerk@pittsfield-mi.gov at least three business days in advance.



Michelle L. Anzaldi, Clerk
Pittsfield Charter Township
6201 W. Michigan Avenue
Ann Arbor, MI 48108

Published: May 3, 2020

Shamrock Self Storage



Meeting Date:
May 7th, 2020

Project:
CSPA 20-02, CUP 20-01

Applicant:
Shamrock Builders

Action:
Commercial Site Plan
Approval, Conditional Use
Permit



6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	★ 13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36





Pittsfield Charter Township
Department of Utilities & Municipal Services
 6201 West Michigan Avenue, Ann Arbor, MI 48108
 Phone: (734) 822-3130 Fax: (734) 944-1103
 Website: www.pittsfield-mi.gov Email: planning@pittsfield-mi.gov

Conditional Use Permit Application

Applicant Requirement Checklist

- Project Fees (must be paid by cash or check when application is submitted) *Administrative Fee is non-refundable. Application will not be processed until payment is received.*
- Completed Application Form
- Four (4) sets of the proposed site plan
- Legal description and mortgage survey of the property

:: OFFICE USE ::	
CUP #	<u>20 - 01</u>
ZP App Fee \$	<u>1,380.00</u>
Escrow Fee \$	<u>1,000.00</u>
Total \$	<u>2,380.</u>

Submittal Information

Describe in detail the proposed use and nature of the operation. An attachment may be added to this application with this description. The application cannot be processed if sufficient information is not provided.

The proposed use consists of 10 self storage buildings, including the first drive thru, climate controlled self storage facility located in Washtenaw County. The development will be accessed via a private access drive from Carpenter Road. The site will be serviced by municipal water and a private septic field. The proposed detention basin is sized to detain the 100 year storm event and the system will outlet to an existing county drain.

Name of Proposed Development: Shamrock Self Storage

Section of the Zoning Ordinance under which you are applying: Self Storage Facilities Conditional Use

Estimated Date of Construction/Operation: Spring 2020 Have you applied for site plan review? Yes No

Date of Site Plan submitted: 1/6/20 Number of Sheets: _____

Property Information

General Location of Site _____ Or 4251 Carpenter Road
 Street Number Street Name

Parcel I.D. # 12 - 13 200 034 Zoning District: C-2 Regional Commercial

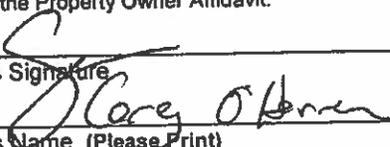
Gross Acreage of site: 8.65 Net of R.O.W.: _____

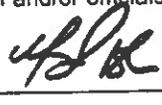
Total Number of Dwelling Units: 0 Total Floor Area Proposed (Sq. Feet): _____

Estimated Cost of Improvements: _____ Estimated Date of Initial Construction: _____

Please Complete Reverse Side →

:: Office Use ::	Time Stamp
Received By: <u>SS</u>	<u>1/9/2020</u>
(Initials)	

Applicant Information			
(Please Print)			
Shamrock Builders		Greg O'Herron	
Company Name (If Applicable)		Applicant's Name	
9800 Westpointe Dr, STE 200	Indianapolis	IN	46256
Address		State	Zip
(317) 558-87-54	(317) 558-8760	Greg@ShamrockBuilders.com	
Contact Number	Fax Number	Email Address	
Applicant's Permit Compliance Agreement			
<p>The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the listed property owner, and herewith file <u>four (4) copies</u> of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions. If the applicant is not the property owner, the owner must fill out the Property Owner Affidavit.</p>			
Applicant's Signature		Date	
		11/6/2020	
Applicant's Name (Please Print)			

Property Owner Information (To be filled out if the applicant is not the property owner)			
(Please Print)			
Dynasty Enterprises LLC		(734) 368-4929	
Property Owner's Name		Contact Number	
4197 Carpenter Rd	Ypsilanti	MI	48197
Address		State	Zip
Moe@A2SuperiorLawn.com		()	
Email Address		Fax Number	
Property Owner's Permit Compliance Agreement			
<p>I, <u>Khuayad Hasham</u> hereby state that I am the owner of the property described on this application</p> <p>(Print Owner's name)</p> <p>and that I have authorized _____ to act as my agent for the purpose of obtaining the requested permit and I hereby acknowledge that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions.</p>			
Owner's Signature		Date	
		1-7-2020	

Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.

Standards for Conditional Use Permit

Please address how the proposed development complies with the following Standards for Conditional Use Approval. Additional information on these standards can be found in Section 10.04 of the Zoning Ordinance.

1. **Compatibility with Adjacent Uses:** Commercial use to the North and West of the Site. I-94 frontage is to the south of the site. Residential resides to the east with county drain and heavy vegetated buffer between.

2. **Compatibility with the Master Plan:** The future land use map designates this parcel to be regional commercial.

3. **Traffic Impact:** It is anticipated that traffic impacts will be minimal due to the low traffic flows to the site.

4. **Impact on Public Services:** Water service will be only to serve a single bathroom with private septic field.

5. **Compliance with Zoning Ordinance Standards:** The proposed site complies with existing ordinance requirements.

6. **Impact on the Overall Environment:** It is proposed to have disturbance to an existing woodland to allow space for the self storage units. A small isolated wetland is proposed to be disturbed which resides under an existing power lines at the center of the site. The wetlands is unregulated by the State.

7. **Conditional Use Approval Specific Requirements:** The use of the site is for self-storage facilities, which is an approved conditional use for the C-2 zoning.



Pittsfield Charter Township
 Department of Utilities & Municipal Services
 6201 West Michigan Avenue, Ann Arbor, MI 48108
 Phone: (734) 822-3130 Fax: (734) 944-1103
 Website: www.pittsfield-mi.gov Email: planning@pittsfield-mi.gov

Commercial Site Plan Approval Application

Applicant Requirement Checklist

- Project Fees (must be paid by cash or check when application is submitted)
Administrative Fee is non-refundable
- Completed Application Form
- Ten (10) sets of the proposed site plan. Three (3) full size plan sets, and seven (7) reduced (11x17) plan sets (N/A with Engineering Plan Submittal)
- A CD or USB Drive containing the entire plan set

:: OFFICE USE ::

CSPA # 20-02

ZP App Fee \$ 680

Escrow Fee \$ 5000

Total \$ 5,680.

Submittal Information

This application and site plan is being submitted for the following consideration:

Preliminary Site Plan Combined Preliminary/Final Site Plan Administrative Review

Final Site Plan Amendment of Approved Plan Engineering Plan

Date of Plan: _____

Number of Sheets: _____

Name of Proposed Development: Shamrock Self Storage

Total Number of: Lots: 1 Units: _____ Units/Buildings: 10

Total Floor Area Proposed (Sq. Ft.): 58,004 sf primary Estimated Cost of Site Work: _____
32,450 sf secondary

Estimated Cost of Vertical Building: _____ Proposed Date of Construction: 4/2020

Property Information

General Location of Site _____ Or 4251 Carpenter Rd
 Street Number Street Name

Parcel I.D. # 12-13 - 200 - 034 Gross Acreage of Site: 8.65 Net Acreage: 8.52

Applicant Information

(Please Print)

Shamrock Builders Greg O'Herron

Company Name (If Applicable) Applicant's Name

9800 Westpointe Dr, STE 200 Indianapolis IN 46256

Address City State Zip

(317) 558-8754 (317) 558-8760 greg@shamrockbuilders.com

Contact Number Fax Number Email Address

Applicant's Compliance Agreement

The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the above listed owner, and herewith file thirteen (13) copies of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Township staff and/or officials to enter the property to determine the accuracy of the submitted information including existing conditions. If the applicant is not the owner, the owner must fill out the owner affidavit.

Applicant's Signature: [Signature] Greg O'Herron

Date: 1/6/20 Applicant's Name (Please Print)

:: Office Use ::	Time Stamp
Received By: <u>SS</u>	<u>1/9/2020</u>
(Initials)	

Escrow Information (To be filled out if different than the applicant information)

(Please Print)

Company Name

Contact Name

Address

City

State

Zip

()

()

Contact Number

Fax Number

Email Address

Property Owner Information

(Please Print)

Dynasty Enterprises

(734) 368-4929

Property Owner's Name

Contact Number

4197 Carpenter Rd

Ypsilanti

MI

48197

Address

City

State

Zip

Moe@A2SuperiorLawn.com

()

Email Address

Fax Number

Property Owner's Signature

Date

Site Planner/Engineer

(Please Print)

Midwestern Consulting

Heath Hartt

Company Name

Contact Name

3815 Plaza Dr

Ann Arbor

MI

48108

Address

City

State

Zip

(734) 995-0200

()

HTH@MidwesternConsulting.com

Contact Number

Fax Number

Email Address

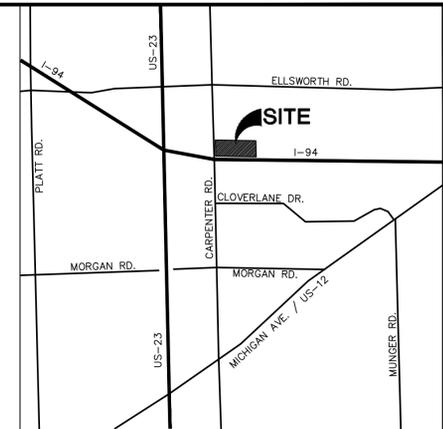
Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.

SHAMROCK SELF STORAGE

SECTION 13, T3S, R6E

PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

PRELIMINARY SITE PLAN



VICINITY MAP
SCALE: NTS

SHEET LIST TABLE

Sheet Number	Sheet Title
1	COVER SHEET
2	BOUNDARY SURVEY
3	TREE LIST
4	EXISTING CONDITIONS
5	REMOVAL PLAN
6	DIMENSIONAL SITE PLAN
7	UTILITY PLAN
8	GRADING PLAN
9	STORMWATER MANAGEMENT PLAN
10	STORMWATER CALCULATIONS A
11	STORMWATER CALCULATIONS B
12	LANDSCAPE PLAN
13	FIRE PROTECTION PLAN
14	DRIVEWAY AND R.O.W. PLAN
15	SITE DETAILS
16	TEST PITS
A-1	PRELIMINARY BUILDING EXTERIOR
A-2	PRELIMINARY BUILDING EXTERIOR
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	ELEVATIONS
A-7	FLOOR PLAN
A-8	FLOORPLANS
A-9	FLOORPLANS



SITE MAP
SCALE: NTS

PROJECT NARRATIVE

THE PROPOSED DEVELOPMENT, LOCATED AT 4251 CARPENTER ROAD, CONSISTS OF 7 SELF STORAGE BUILDINGS, INCLUDING THE FIRST DRIVE-THRU CLIMATE CONTROLLED SELF STORAGE FACILITY IN WASHTENAW COUNTY. THE DEVELOPMENT WILL BE ACCESSED VIA A PRIVATE ACCESS DRIVE FROM CARPENTER ROAD. THE SITE WILL BE SERVICED BY MUNICIPAL WATER AND A PRIVATE SEPTIC FIELD. ON-SITE STORMWATER MANAGEMENT INCLUDES SURFACE AND UNDERGROUND DETENTION SYSTEMS SIZED TO DETAIN THE 100-YEAR STORM EVENT AND THE SYSTEM WILL OUTLET TO AN EXISTING COUNTY DRAIN. NO DUMPSTER ENCLOSURE IS PROPOSED FOR THE PROJECT AND ALL REFUSE WILL BE CONTAINED WITHIN BLDG A.

PERMIT APPROVALS

PERMITTING AGENCY	DATE APPROVED
WCRC	
SESC, SOM	
SESC, PITTSFIELD TWP	
MDEQ, WATER/SEWER	
GRADING PERMIT, PITTSFIELD TWP	
WASHTENAW COUNTY HEALTH DEPT.	

OWNER

DYNASTY ENTERPRISES
4197 CARPENTER ROAD
YPSILANTI, MICHIGAN 48197
CONTACT: MOE KASHAM
(734) 368-4929

APPLICANT

SHAMROCK BUILDERS
9800 WESTPOINT DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46256
CONTACT: GREG O'HERREN
(317) 590-4713

CONTRACTOR

TBD

ENGINEER/SURVEYOR/LANDSCAPE ARCH.

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: HEATH HARTT, PE
(734) 995-0200

ARCHITECT

GROUNDWORK, LTD
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089
CONTACT: DAVID WYTMAR, AIA, LEED AP
(847) 541-4151

SITE DATA

	EXISTING REQUIRED/ PERMITTED	PROPOSED
ZONING	C2	C2
AREA (ac)	1 ac Min.	
GROSS PROVIDED (ac)	8.65	8.65
NET LOT AREA (ac)	8.52	8.52
USE	VACANT	SELF STORAGE FACILITIES
MIN LOT AREA	20,000 SF	8.65 ac
MIN LOT WIDTH	100' MIN	439'
MAXIMUM LOT COVERAGE (GROSS)	25%	15.6% ¹
BUILDING AREA		
BUILDING A		58,004 sf
BUILDING B		9,550 sf
BUILDING C		15,950 sf
BUILDING D		9,570 sf
BUILDING E		15,950 sf
BUILDING F		9,570 sf
BUILDING G		6,380 sf
IMPERVIOUS SURFACE RATIO	N/A	
SETBACKS FRONT (WEST)	35'	36'
SIDE (NORTH & SOUTH)	10' MIN./35' TOTAL	42.8' AND 43.5'
REAR (EAST)	35'	280.8'
BUILDINGS HEIGHT	45'	35'
STORIES	3	2
FLOOR AREA RATIO	80% MAX	49.3% ²
VEHICULAR PARKING		7 TOTAL (6 STANDARD, 1 BFV)
GUEST SPACES		

¹ Lot coverage is based only on Building A.
² Floor area includes all buildings A - G.

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SHAMROCK SELF STORAGE

JOB No. 18354	DATE: 1/6/20	1
REVISIONS:	SHEET 1 OF 18	
PER MUNICIPAL REVIEW	CADD:	
PER MUNICIPAL REVIEW	ENG: HTH	
ARCHITECTURAL UPDATES	PM: HTH	
	TECH:	
	/18354C1	

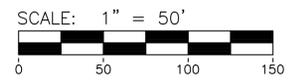
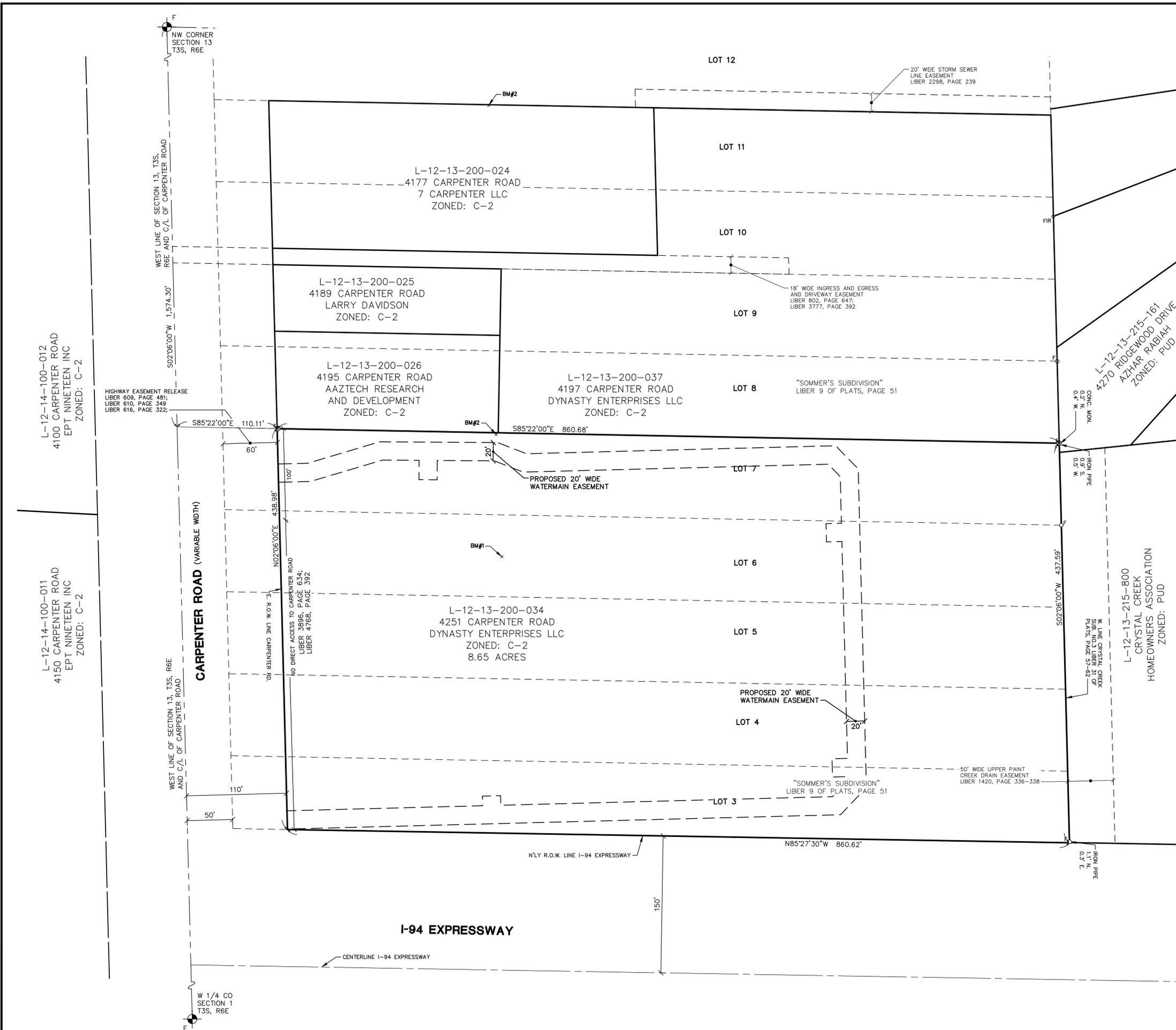
MIDWESTERN CONSULTING

3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com

Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

RELEASED FOR:	DATE

HEATH HARTT, P.E.
P.E. #56247



LEGEND

- SECTION CORNER
- FOUND IRON PIPE
- FOUND MONUMENT
- FOUND IRON ROD

BENCHMARKS

- BM#1 - SPIKE IN UTILITY POLE ±350' EAST OF CENTERLINE CARPENTER ROAD AND ±300' NORTH OF NORTH R.O.W. LINE I-94. ELEVATION=837.19 (NAVD 88)
- BM#2 - SPIKE IN SOUTH FACE OF UTILITY POLE ±350' EAST OF CENTERLINE CARPENTER ROAD AND ALONG NORTH PROPERTY LINE. ELEVATION=836.44 (NAVD 88)

BASIS OF BEARING

"SOMMER'S SUBDIVISION", a part of the NW 1/4 of Section 13, T3S, R6E, recorded in Liber 9 of Plats, Page 51, Washtenaw County, Michigan.

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 8.65 ACRE PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 13, T3S, R6E, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

All that part of Lots 3, 4, 5, 6, and 7 of Sommer's Subdivision a part of the Northwest 1/4 of Section 13, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan, as recorded in Liber 9 of Plats, Page 51, Washtenaw County Records, which lies North of a line 150 feet North of (measured at right angles) and parallel to the centerline of Highway I-94, described as: Beginning at a point on the West line of said Section 13, which is N 01°00'45" W 533.17 feet from the West 1/4 corner of said Section 13; thence S 88°34'15" E 1500 feet to a point of ending, excepting therefrom the West 60 feet of said lots.

There shall be no right of direct ingress or egress from Highway I-94 and Carpenter Road to, from and between the lands herein described, except over and across the North 100 feet along said Carpenter Road.

Being more particularly described as:
 Commencing at the NW corner of Section 13, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, thence S 02°06'00" W 1574.30 feet along the West line of said Section 13, the centerline of Carpenter Road (variable width), and the West line of "Sommer's Subdivision", a part of the NW 1/4 of said Section 13, as recorded in Liber 9 of Plats, Page 51, Washtenaw County Records, thence S 85°22'00" E 110.11 feet along the North line of Lot 7, and its extension thereof, of said "Sommer's Subdivision", to the POINT OF BEGINNING.

- thence continuing S 85°22'00" E 860.68 feet along said North line of Lot 7 to the East line of said "Sommer's Subdivision";
- thence S 02°06'00" W 437.59 feet along the East line of said "Sommer's Subdivision" and the West line of Crystal Creek Subdivision No. 3, as recorded in Liber 31 of Plats, Pages 57-62;
- thence N 85°27'30" W 860.62 feet along the Northerly line of I-94 Expressway (150 feet 1/2 width);
- thence N 02°06'00" E 438.98 feet along the Easterly right-of-way line of said Carpenter Road to the POINT OF BEGINNING. Being a part of Lots 3, 4, 5, 6, and 7 of said "Sommer's Subdivision" and containing 8.65 acres of land, being subject to easements and restrictions of record, if any.

Also being subject to the following EXCEPTIONS:

- Rights of the public or any governmental unit in any part of subject property taken, deeded, or used for street, road, highway purposes.
- Easement for ingress and egress and driveway, as disclosed by instrument recorded in Liber 802, Page 647, and in Liber 3777, Page 392, Washtenaw County Records.
- Easement Agreement, as recorded in Liber 2298, Page 239, Washtenaw County Records.
- There shall be no right of direct ingress or egress from Highway I-94 and Carpenter Road to, from and between the lands herein described, except over and across the North 100 feet along said Carpenter Road, as recorded in Liber 4768, Page 392, Washtenaw County Records.

SHAMROCK SELF STORAGE
 PRELIMINARY SITE PLAN
 BOUNDARY SURVEY

2

JOB No.	1835A
DATE	1/6/20
REV. DATE	3/16/20
PER MUNICIPAL REVIEW	4/6/20
PER MUNICIPAL REVIEW	7/16/20

MIDWESTERN CONSULTING
 385 Plaza Drive Ann Arbor, Michigan 48108
 (734) 995-0200 • www.midwesternconsulting.com
 Land Development • Land Survey • Institutional • Municipal
 Wireless Communications • Transportation • Landfill Services

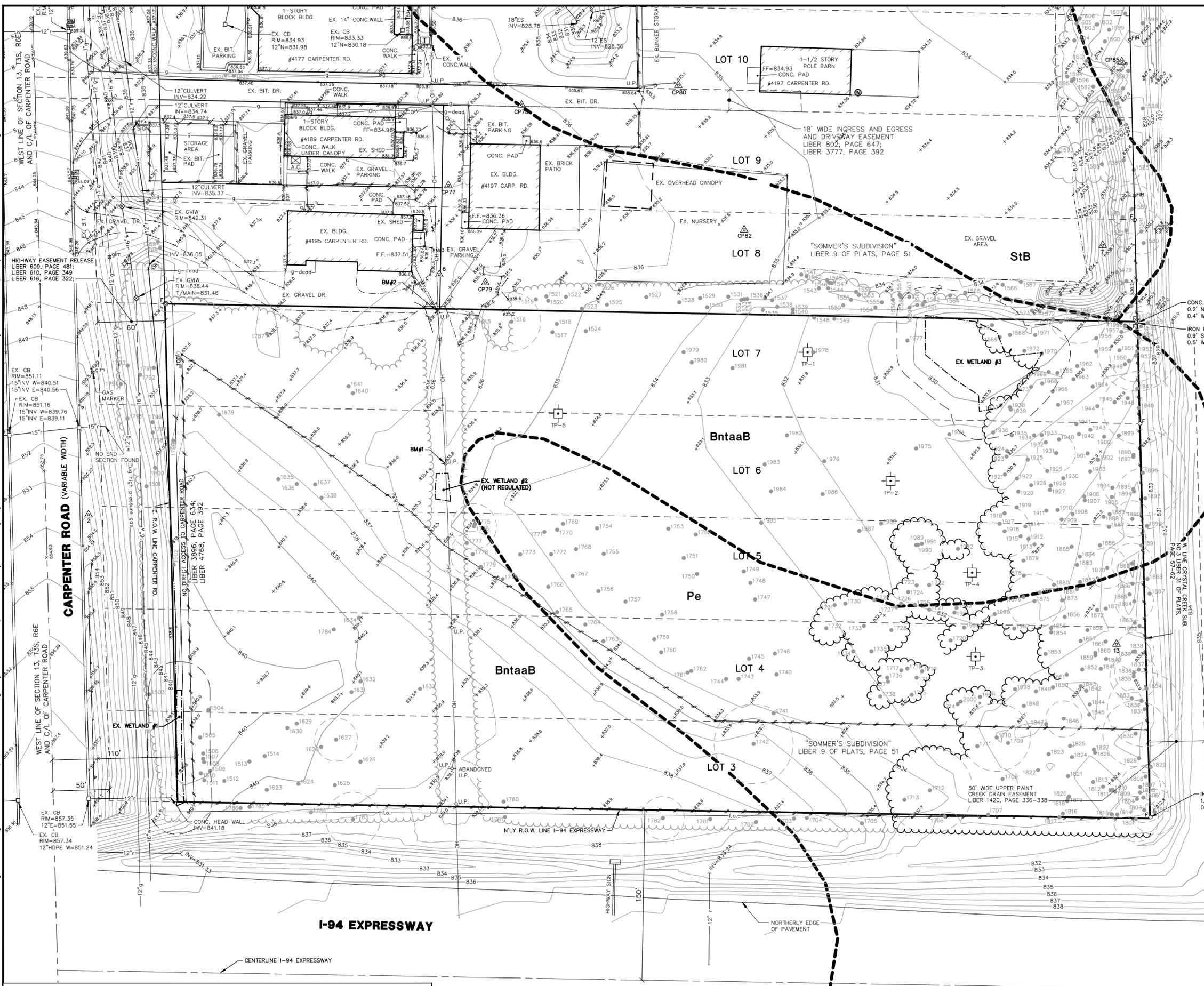
CLIENT: SHAMROCK BUILDERS
 9800 WESTPOINT DRIVE, SUITE 200
 INDIANAPOLIS, INDIANA 46256
 GREG O'HERREN
 (317) 590-4713

TREE INVENTORY

TAG#	DBH	CUMUL	COMMON NAME	GENUS/SPECIES	STEM	SCORE	INV*	HERITAGE	WOOD	REMOVAL
1501	14"	14"	Siberian Elm	Ulmus pumila			X			
1502	19"	19"	Cottonwood	Populus deltoides						
1503	11"	11"	American Elm	Ulmus americana						
1504	9"	9"	Crab Apple	Malus coronaria						X
1505	10"	10"	Black Pine	Pinus nigra						X
1506	10"	10"	Black Pine	Pinus nigra						X
1507	7"	7"	Black Pine	Pinus nigra						X
1508	7"	7"	Black Pine	Pinus nigra						X
1509	8"	8"	Black Pine	Pinus nigra						X
1510	6"	6"	Black Pine	Pinus nigra						X
1511	13"	13"	Honey Locust	Gleditsia triacanthos						X
1512	16"	16"	Black Pine	Pinus nigra						X
1513	10"	10"	Cottonwood	Populus deltoides						X
1514	22"	22"	Cottonwood	Populus deltoides						X
1515	13"	13"	Box Elder	Acer negundo						X
1516	26"	26"	Silver Maple	Acer saccharinum				X		
1517	8"	8"	Red Oak	Quercus rubra						X
1518	8"	11"	Silver Maple	Acer saccharinum	twin					X
1519	9"	9"	White Pine	Pinus strobus						X
1520	12"	12"	Silver Maple	Acer saccharinum						X
1521	7"	7"	Silver Maple	Acer saccharinum						X
1522	7"	7"	White Pine	Pinus strobus						X
1523	11"	11"	White Pine	Pinus strobus						X
1524	6"	8"	Silver Maple	Acer saccharinum	twin					X
1525	6"	6"	White Pine	Pinus strobus						X
1526	12"	12"	Cottonwood	Populus deltoides						X
1527	12"	12"	Box Elder	Acer negundo						X
1528	14"	14"	White Pine	Pinus strobus						X
1529	7"	7"	White Pine	Pinus strobus						X
1530	9"	9"	White Pine	Pinus strobus						X
1531	7"	7"	White Pine	Pinus strobus						X
1532	7"	10"	Box Elder	Acer negundo	twin					X
1533	9"	9"	White Pine	Pinus strobus						X
1534	8"	8"	Box Elder	Acer negundo						X
1535	10"	10"	White Pine	Pinus strobus						X
1536	13"	13"	Box Elder	Acer negundo						X
1537	10"	10"	White Pine	Pinus strobus						X
1538	8"	8"	White Pine	Pinus strobus						X
1539	8"	8"	White Pine	Pinus strobus						X
1540	9"	9"	American Elm	Ulmus americana						X
1541	9"	9"	Cottonwood	Populus deltoides						X
1542	8"	8"	Siberian Elm	Ulmus pumila			X			
1543	16"	16"	Cottonwood	Populus deltoides						X
1544	11"	11"	Cottonwood	Populus deltoides						X
1545	14"	14"	Cottonwood	Populus deltoides						X
1546	14"	14"	Cottonwood	Populus deltoides						X
1547	12"	12"	Cottonwood	Populus deltoides						X
1548	9"	9"	White Pine	Pinus strobus						X
1549	8"	8"	White Pine	Pinus strobus						X
1550	9"	9"	White Pine	Pinus strobus						X
1551	12"	12"	Box Elder	Acer negundo						X
1552	15"	15"	Box Elder	Acer negundo						X
1553	9"	9"	White Pine	Pinus strobus						X
1554	9"	9"	White Pine	Pinus strobus						X
1555	12"	12"	Box Elder	Acer negundo						X
1556	9"	16"	Box Elder	Acer negundo	triple					X
1557	8"	8"	Honey Locust	Gleditsia triacanthos						X
1558	11"	11"	White Pine	Pinus strobus						X
1559	10"	10"	White Pine	Pinus strobus						X
1560	11"	11"	Box Elder	Acer negundo						X
1561	8"	8"	White Pine	Pinus strobus						X
1562	16"	16"	Box Elder	Acer negundo						X
1563	8"	8"	Tamarack	Larix laricina						X
1564	10"	10"	Tamarack	Larix laricina						X
1565	11"	11"	Tamarack	Larix laricina						X
1566	8"	8"	Siberian Elm	Ulmus pumila			X			
1567	9"	9"	Siberian Elm	Ulmus pumila			X			
1568	10"	10"	Cottonwood	Populus deltoides				X		
1569	12"	12"	Cottonwood	Populus deltoides				X		
1570	12"	12"	Silver Maple	Acer saccharinum				X		
1571	9"	9"	White Pine	Pinus strobus				X		
1572	13"	13"	Box Elder	Acer negundo				X		
1573	8"	8"	Box Elder	Acer negundo				X		
1574	11"	16"	Box Elder	Acer negundo	twin			X		
1575	7"	7"	Hickory	Carya ovata				X		
1576	8"	8"	Hickory	Carya ovata				X		
1577	21"	21"	White Oak	Quercus alba			X			
1578	13"	13"	Red Oak	Quercus rubra				X		
1579	7"	7"	Red Oak	Quercus rubra				X		
1580	9"	9"	Red Oak	Quercus rubra				X		
1581	20"	20"	Hickory	Carya ovata			X			
1582	9"	9"	Red Oak	Quercus rubra				X		
1583	22"	22"	Red Oak	Quercus rubra			X			
1584	20"	20"	Red Oak	Quercus rubra			X			
1585	13"	13"	Hickory	Carya ovata				X		
1586	13"	13"	Box Elder	Acer negundo				X		
1587	19"	19"	Red Oak	Quercus rubra			X			
1588	11"	11"	Red Oak	Quercus rubra				X		
1589	14"	14"	Red Oak	Quercus rubra				X		
1590	9"	9"	Box Elder	Acer negundo				X		
1591	7"	7"	Siberian Elm	Ulmus pumila			X			
1592	7"	7"	Siberian Elm	Ulmus pumila			X			
1593	27"	27"	Cottonwood	Populus deltoides				X		
1594	13"	13"	Siberian Elm	Ulmus pumila			X			
1595	12"	12"	Siberian Elm	Ulmus pumila			X			
1596	15"	15"	Siberian Elm	Ulmus pumila			X			
1597	14"	14"	Red Oak	Quercus rubra				X		
1598	21"	21"	Red Oak	Quercus rubra			X			
1599	10"	10"	Siberian Elm	Ulmus pumila			X			
1600	8"	8"	Box Elder	Acer negundo				X		
1601	21"	21"	Siberian Elm	Ulmus pumila			X			
1602	16"	16"	Siberian Elm	Ulmus pumila			X			
1603	15"	15"	Siberian Elm	Ulmus pumila			X			
1604	11"	11"	Blue Spruce	Picea pungens				X		
1605	8"	8"	Blue Spruce	Picea pungens				X		
1606	7"	7"	Blue Spruce	Picea pungens				X		
1607	12"	12"	Red Oak	Quercus rubra				X		
1608	22"	22"	Siberian Elm	Ulmus pumila			X			
1609	8"	8"	Blue Spruce	Picea pungens				X		
1610	12"	12"	Blue Spruce	Picea pungens				X		

TAG#	DBH	CUMUL	COMMON NAME	GENUS/SPECIES	STEM	SCORE	INV*	HERITAGE	WOOD	REMOVAL
1611	11"	11"	Blue Spruce	Picea pungens					X	
1612	10"	10"	Norway Maple	Acer platanoides						X
1613	10"	10"	Norway Maple	Acer platanoides						X
1614	13"	13"	Black Pine	Pinus nigra						X
1615	13"	13"	Black Pine	Pinus nigra						X
1616	8"	11"	Black Pine	Pinus nigra	twin					X
1617	8"	8"	Black Pine	Pinus nigra						X
1618	10"	10"	Black Pine	Pinus nigra						X
1619	7"	7"	Black Pine	Pinus nigra						X
1620	16"	16"	Black Pine	Pinus nigra						X
1621	10"	10"	Black Pine	Pinus nigra						X
1622	8"	8"	Black Pine	Pinus nigra						X
1623	16"	16"	Black Pine	Pinus nigra						X
1624	14"	14"	Honey Locust	Gleditsia triacanthos						X
1625	17"	17"	Black Pine	Pinus nigra						X
1626	23"	23"	Cottonwood	Populus deltoides						X
1627	19"	19"	Black Pine	Pinus nigra				X		
1628	14"	14"	Honey Locust	Gleditsia triacanthos						X
1629	18"	18"	Cottonwood	Populus deltoides						X
1630	17"	17"	Black Pine	Pinus nigra						X
1631	13"	13"	Cottonwood	Populus deltoides						X
1632	8"	8"	Black Pine	Pinus nigra						X
1633	8"	8"	Black Pine	Pinus nigra						X
1634	10"	10"	Hickory	Carya ovata						X
1635	11"	11"	Cottonwood	Populus deltoides						X
1636	19"	19"	Siberian Elm	Ulmus pumila			X			
1637	16"	16"	Silver Maple	Acer saccharinum						X
1638	13"	13"	Silver Maple	Acer saccharinum						X
1639	14"	14"	Siberian Elm	Ulmus pumila			X			
1640	11"	11"	Box Elder	Acer negundo						X
1641	17"	17"	Box Elder	Acer negundo						X
1701	13"	13"	Black Pine	Pinus nigra						X
1702	15"	15"	Black Pine	Pinus nigra						X
1703	14"	14"	Box Elder	Acer negundo						X
1704	15"	15"	Black Pine	Pinus nigra						X
1705	13"	13"	Black Pine	Pinus nigra						X
1706	17"	17"	Cottonwood	Populus deltoides					X	
1707	6"	6"	Red Oak	Quercus rubra					X	
1708	9"	9"	Red Oak	Quercus rubra					X	
1709	7"	7"	White Oak	Quercus alba					X	
1710	30"	30"	Cottonwood	Populus deltoides			X			
1711	8"	8"	Red Oak	Quercus rubra					X	
1712	38"	38"	Cottonwood	Populus deltoides			X			
1713	7"	7"	Red Oak	Quercus rubra					X	
1714	7"	7"	American Elm	Ulmus americana					X	
1715	6"	10"	Common Apple	Malus pumila	triple				X	
1716	7"	7"	Silver Maple	Acer saccharinum					X	
1717	11"	11"	American Elm	Ulmus americana					X	
1718	7"	7"	Black Cherry	Prunus serotina					X	
1719	6"	6"	Common Apple	Malus pumila					X	
1720	9"	9"	Silver Maple	Acer saccharinum					X	
1721	7"	7"	Silver Maple	Acer saccharinum					X	
1722	6"	6"	Silver Maple	Acer saccharinum					X	
1723	8"	8"	Red Oak	Quercus rubra					X	
1724	9"	9"	Silver Maple	Acer saccharinum					X	
1725	9"	9"	Black Pine	Pinus nigra					X	
1726	7"	7"	Black Pine	Pinus nigra					X	
1727	7"	7"	Red Oak	Quercus rubra					X	
1728	14"	14"	Red Oak	Quercus rubra					X	
1729	9"	9"	Black Cherry	Prunus serotina					X	
1730	6"	6"	Silver Maple	Acer saccharinum					X	
1731	6"	6"	Silver Maple	Acer saccharinum					X	
1732	13"	13"	American Elm	Ulmus americana					X	
1733	17"	17"	Black Pine	Pinus nigra					X	
1734	7"	10"	Silver Maple	Acer saccharinum	twin				X	
1735										

M:\Civ\132_Pro\1\1325A\Site Plan\1325A.dwg, 4/6/2020 4:08 PM, Heath Hertl, 4 EXISTING CONDITIONS, MCLC PDF, #3 Copyright © 2020 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



NOTE

1. THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN JANUARY 2019. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
2. WETLAND DELINEATION WAS PERFORMED BY MARX WETLANDS, LLC ON NOVEMBER 27, 2019. TWO EAGLE/PITTSFIELD TOWNSHIP REGULATED WETLANDS AND ONE TOWNSHIP REGULATED WETLAND WERE IDENTIFIED ON THE SITE.

BENCHMARKS

BM#1 - SPIKE IN UTILITY POLE ±350' EAST OF CENTERLINE CARPENTER ROAD AND ±300' NORTH OF NORTH R.O.W. LINE 1-94.
ELEVATION=837.19 (NAVD 88)

BM#2 - SPIKE IN SOUTH FACE OF UTILITY POLE ±350' EAST OF CENTERLINE CARPENTER ROAD AND ALONG NORTH PROPERTY LINE.
ELEVATION=836.44 (NAVD 88)

SOILS LEGEND
BASED ON SOIL SURVEY OF WASHTENAW COUNTY, MICHIGAN

BntaaB - BLOUNT LOAM, 2 TO 6 PERCENT SLOPES
Pe - PEWAMO CLAY LOAM, 0 TO 2 PERCENT SLOPES
StB - ST. CLAIR CLAY LOAM, 2 TO 6 PERCENT SLOPES

LEGEND

838	EXIST. CONTOUR
x836.2	EXIST. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
GUY WIRE	GUY WIRE
ELEC. TRANSFORMER	ELEC. TRANSFORMER
EXIST. GENERATOR	EXIST. GENERATOR
EXIST. OVERHEAD UTILITY LINE	EXIST. OVERHEAD UTILITY LINE
EXIST. LIGHT POLE	EXIST. LIGHT POLE
EXIST. TELEPHONE LINE	EXIST. TELEPHONE LINE
EXIST. ELECTRIC LINE	EXIST. ELECTRIC LINE
EXIST. GAS LINE	EXIST. GAS LINE
EXIST. FIBER OPTIC LINE	EXIST. FIBER OPTIC LINE
EXIST. WATER MAIN	EXIST. WATER MAIN
EXIST. HYDRANT	EXIST. HYDRANT
EXIST. GATE VALVE IN BOX	EXIST. GATE VALVE IN BOX
EXIST. GATE VALVE IN WELL	EXIST. GATE VALVE IN WELL
EXIST. CURB STOP & BOX	EXIST. CURB STOP & BOX
EXIST. STORM SEWER	EXIST. STORM SEWER
EXIST. CATCH BASIN OR INLET	EXIST. CATCH BASIN OR INLET
END SECTION	END SECTION
HEAD WALL	HEAD WALL
CULVERT	CULVERT
C/L OF DITCH	C/L OF DITCH
SIGN	SIGN
MAILBOX	MAILBOX
TELEPHONE RISER	TELEPHONE RISER
ELECTRIC METER	ELECTRIC METER
WATER METER	WATER METER
GAS METER	GAS METER
GAS LINE MARKER	GAS LINE MARKER
FIBER OPTIC MARKER	FIBER OPTIC MARKER
POST	POST
WELL	WELL
FENCE	FENCE
GUARDRAIL	GUARDRAIL
SINGLE TREE	SINGLE TREE
TREE OR BRUSH LIMIT	TREE OR BRUSH LIMIT
TOWNSHIP REGULATED WOODLAND	TOWNSHIP REGULATED WOODLAND
SECTION CORNER	SECTION CORNER
TEST PIT LOCATION	TEST PIT LOCATION
FOUND IRON PIPE	FOUND IRON PIPE
FOUND MONUMENT	FOUND MONUMENT
FOUND IRON ROD	FOUND IRON ROD
CONTROL PT.	CONTROL PT.
LIMITS OF DISTURBANCE	LIMITS OF DISTURBANCE
WETLAND	WETLAND
WETLAND BUFFER	WETLAND BUFFER
SOIL BOUNDARY	SOIL BOUNDARY
SOIL TYPE	SOIL TYPE

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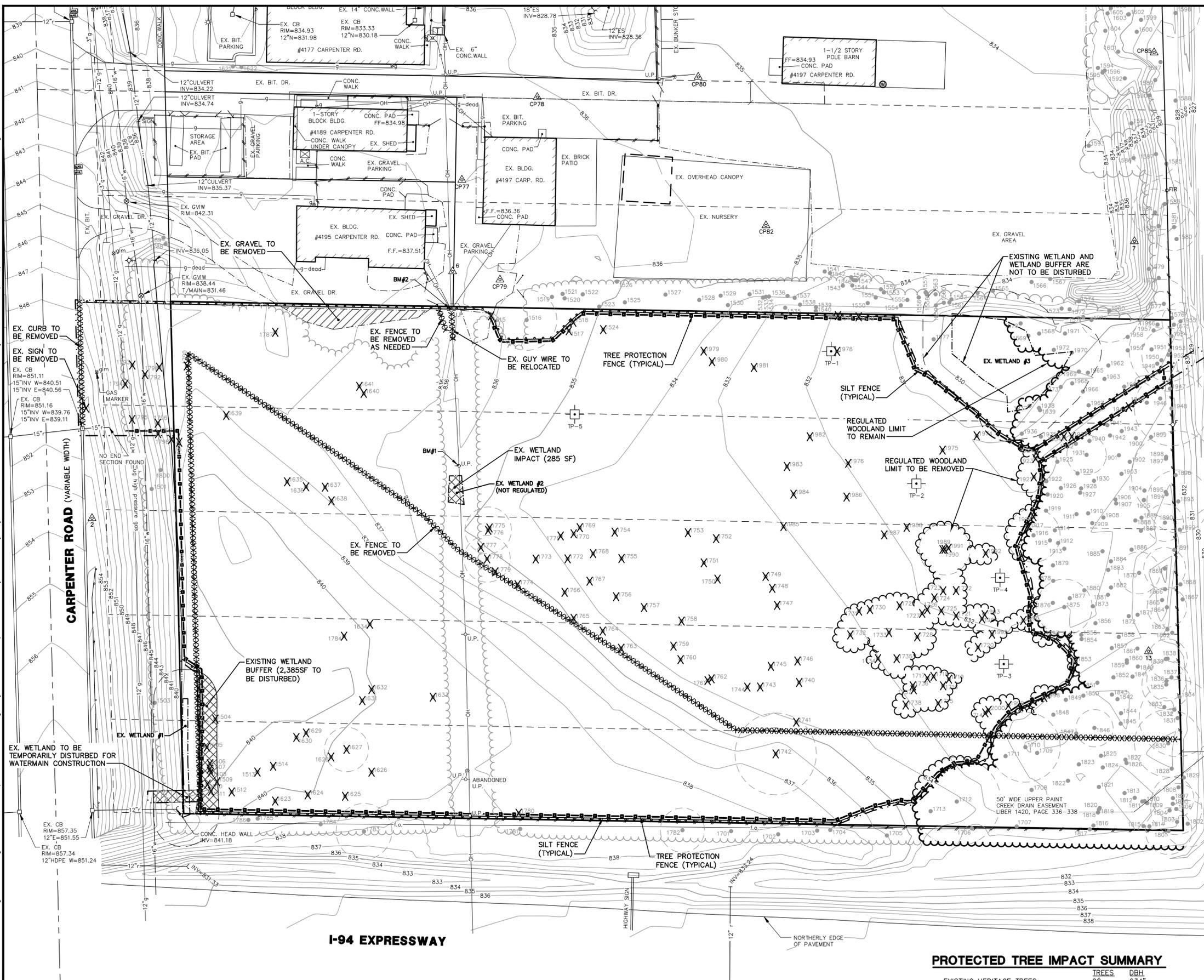
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SHAMROCK SELF STORAGE
PRELIMINARY SITE PLAN
EXISTING CONDITIONS

4

JOB No.	18354
DATE	1/6/20
SHEET	4 OF 18
REV. DATE	3/16/20
PER MUNICIPAL REVIEW	4/6/20
ENG. RTH	
PM. HTH	
TECH. HTH	
DATE	7/8/2021

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

SCALE: 1" = 40'

LEGEND

- 838 EXIST. CONTOUR
- U.P. EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- EXIST. AC UNIT
- EXIST. GENERATOR
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. GAS VALVE
- EXIST. FIBER OPTIC LINE
- EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- END SECTION
- HEAD WALL
- CULVERT
- EXIST. DOWNSPOUT
- EXIST. SANITARY SEWER
- EXIST. CLEANOUT
- C/L OF DITCH
- SIGN
- MAILBOX
- TELEPHONE RISER
- ELECTRIC METER
- WATER METER
- GAS METER
- GAS LINE MARKER
- FIBER OPTIC MARKER
- POST
- FENCE
- GUARDRAIL
- SINGLE TREE
- TREE OR BRUSH LIMIT
- TOWNSHIP REGULATED WOODLAND TO BE REMOVED
- TOWNSHIP REGULATED WOODLAND TO BE REMAIN
- TREE PROTECTION FENCE
- SILT FENCE
- LIMITS OF DISTURBANCE
- WETLAND
- WETLAND BUFFER
- GRAVEL TO BE REMOVED
- ITEM TO BE REMOVED
- CURB TO BE REMOVED
- TREE TO BE REMOVED
- WETLAND/WETLAND BUFFER IMPACT AREA

NATURAL FEATURES IMPACT STATEMENT

WETLANDS
THREE WETLANDS HAVE BEEN IDENTIFIED ON THE PROPERTY. WETLAND 3 IN THE NORTHEAST CORNER OF THE SITE IS TO BE PRESERVED. WETLAND 1 IN THE SOUTHWEST CORNER OF THE SITE WILL BE TEMPORARILY DISTURBED FOR CONSTRUCTION OF THE PROPOSED WATERMAIN. THE WETLAND IS TO BE FULLY RESTORED. 2,385 SF OF WETLAND 1 BUFFER WILL BE DISTURBED. WETLAND 2 IN THE CENTRAL PORTION OF THE SITE WILL BE REMOVED WITH THE DEVELOPMENT. THE 285 SF WETLAND IS OF LOW QUALITY AND IS NOT REGULATED. SEE THE WETLAND DELINEATION REPORT FOR ADDITIONAL INFORMATION.

WATERCOURSES
THERE ARE NO WATERCOURSES LOCATED WITHIN THE SUBJECT PARCEL.

FLOODWAY AND FLOODPLAIN
THERE IS NO FLOODWAY OR 100-YR FLOODPLAIN LOCATED WITHIN THE SUBJECT PARCEL.

WOODLAND AND HERITAGE TREES
THE WOODLAND AND HERITAGE TREES HAVE BEEN IDENTIFIED ON SITE. THE WOODLAND LIMITS HAVE BEEN IDENTIFIED BASED ON THE WOODLAND DEFINITION IN SECTION 14.08.C IN THE PITTSFIELD TOWNSHIP ZONING ORDINANCE. THE REMAINDER OF THE TREES ON SITE DO NOT HAVE THE SUFFICIENT CANOPY COVER AND DENSITY TO CREATE A CONTIGUOUS WOODLAND. A PORTION OF THE WOODLAND IN THE NORTHEAST AND SOUTHEAST CORNERS OF THE SITE ARE TO BE PRESERVED. HERITAGE AND WOODLAND TREE IMPACTS ARE PROPOSED WITHIN THE DEVELOPMENT, SPECIFICS OF WHICH CAN BE FOUND IN THE TREE IMPACT SUMMARY TABLE AND ON THE TREE LIST ON SHEET 3.

STEEP SLOPES
THERE ARE NO STEEP SLOPES LOCATED WITHIN THE SUBJECT PARCEL.

ENDANGERED SPECIES
ENDANGERED THREATENED OR SPECIAL CONCERN SPECIES ARE NOT KNOWN TO EXIST ON THE SITE.

PROTECTED TREE IMPACT SUMMARY

	TREES	DBH
EXISTING HERITAGE TREES	28	634"
HERITAGE TREES TO BE REMOVED	6	139"
HERITAGE TREES TO REMAIN	22	495"
EXISTING WOODLAND TREES ≥ 6"	193	1716"
WOODLAND TREES TO BE REMOVED	45	396"
WOODLAND TREES TO REMAIN	148	1,320"

*NOTE: ONLY INCLUDES TREES ON THE PROPERTY

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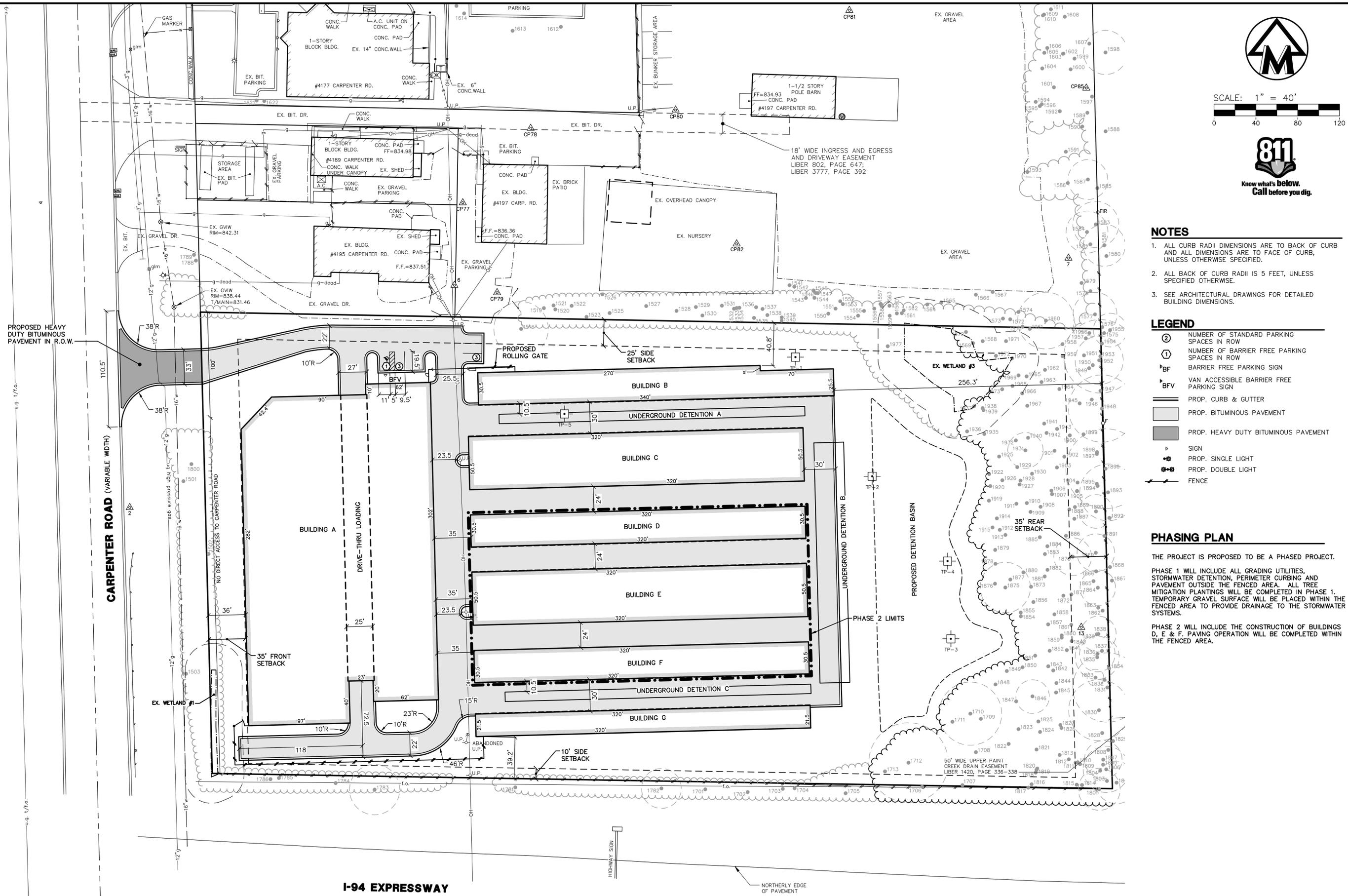
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SHAMROCK SELF STORAGE
PRELIMINARY SITE PLAN
REMOVAL

18354

DATE: 7/6/20
SHEET: 5 OF 18
REV. DATE: 3/16/20
REV. DATE: 4/6/20
PER MUNICIPAL REVIEW

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SCALE: 1" = 40'
 0 40 80 120



NOTES

1. ALL CURB RADII DIMENSIONS ARE TO BACK OF CURB AND ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
2. ALL BACK OF CURB RADII IS 5 FEET, UNLESS SPECIFIED OTHERWISE.
3. SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING DIMENSIONS.

LEGEND

- ② NUMBER OF STANDARD PARKING SPACES IN ROW
- ① NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- BF BARRIER FREE PARKING SIGN
- BFV VAN ACCESSIBLE BARRIER FREE PARKING SIGN
- PROP. CURB & GUTTER
- PROP. BITUMINOUS PAVEMENT
- PROP. HEAVY DUTY BITUMINOUS PAVEMENT
- △ SIGN
- PROP. SINGLE LIGHT
- PROP. DOUBLE LIGHT
- FENCE

PHASING PLAN

THE PROJECT IS PROPOSED TO BE A PHASED PROJECT.

PHASE 1 WILL INCLUDE ALL GRADING UTILITIES, STORMWATER DETENTION, PERIMETER CURBING AND PAVEMENT OUTSIDE THE FENCED AREA. ALL TREE MITIGATION PLANTINGS WILL BE COMPLETED IN PHASE 1. TEMPORARY GRAVEL SURFACE WILL BE PLACED WITHIN THE FENCED AREA TO PROVIDE DRAINAGE TO THE STORMWATER SYSTEMS.

PHASE 2 WILL INCLUDE THE CONSTRUCTION OF BUILDINGS D, E & F. PAVING OPERATION WILL BE COMPLETED WITHIN THE FENCED AREA.

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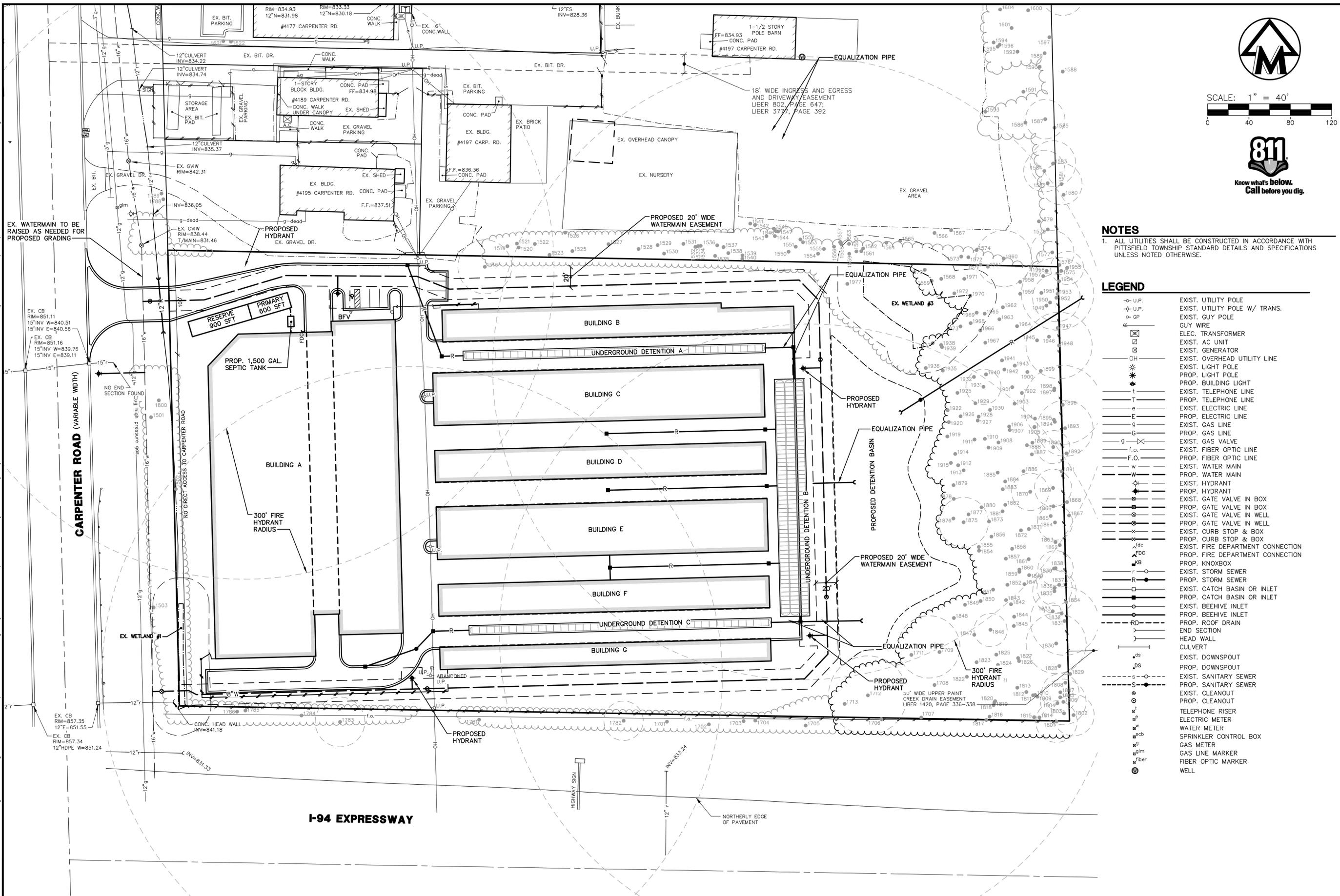
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SHAMROCK SELF STORAGE
 PRELIMINARY SITE PLAN
 DIMENSIONAL SITE PLAN
 AND PHASING PLAN

6

JOB No.	18354
DATE	1/6/20
REV. DATE	3/16/20
PER MUNICIPAL REVIEW	4/6/20
DATE	1/6/20
REV. DATE	3/16/20
PER MUNICIPAL REVIEW	4/6/20

M:\Civ\132_Proj\1325A\Site Plan\1325A.dwg, 4/6/2020 4:07 PM, Heath Hertl, 7 UTILITY PLAN, MCLLC PDF, ps3
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SCALE: 1" = 40'
0 40 80 120



NOTES

1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PITTSFIELD TOWNSHIP STANDARD DETAILS AND SPECIFICATIONS UNLESS NOTED OTHERWISE.

LEGEND

- U.P. EXIST. UTILITY POLE
- U.P. EXIST. UTILITY POLE W/ TRANS.
- GP EXIST. GUY POLE
- GUY WIRE
- TRANSFORMER EXIST. TRANSFORMER
- AC UNIT EXIST. AC UNIT
- GENERATOR EXIST. GENERATOR
- UTILITY LINE EXIST. OVERHEAD UTILITY LINE
- LIGHT POLE EXIST. LIGHT POLE
- PROP. LIGHT POLE
- BUILDING LIGHT PROP. BUILDING LIGHT
- TELEPHONE LINE EXIST. TELEPHONE LINE
- PROP. TELEPHONE LINE
- ELECTRIC LINE EXIST. ELECTRIC LINE
- PROP. ELECTRIC LINE
- GAS LINE EXIST. GAS LINE
- PROP. GAS LINE
- GAS VALVE EXIST. GAS VALVE
- FIBER OPTIC LINE EXIST. FIBER OPTIC LINE
- PROP. FIBER OPTIC LINE
- WATER MAIN EXIST. WATER MAIN
- PROP. WATER MAIN
- HYDRANT EXIST. HYDRANT
- PROP. HYDRANT
- GATE VALVE IN BOX EXIST. GATE VALVE IN BOX
- PROP. GATE VALVE IN BOX
- GATE VALVE IN WELL EXIST. GATE VALVE IN WELL
- PROP. GATE VALVE IN WELL
- CURB STOP & BOX EXIST. CURB STOP & BOX
- PROP. CURB STOP & BOX
- FIRE DEPARTMENT CONNECTION EXIST. FIRE DEPARTMENT CONNECTION
- PROP. FIRE DEPARTMENT CONNECTION
- KNOXBOX EXIST. KNOXBOX
- PROP. KNOXBOX
- STORM SEWER EXIST. STORM SEWER
- PROP. STORM SEWER
- CATCH BASIN OR INLET EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- BEEHIVE INLET EXIST. BEEHIVE INLET
- PROP. BEEHIVE INLET
- ROOF DRAIN EXIST. ROOF DRAIN
- PROP. ROOF DRAIN
- END SECTION
- HEAD WALL
- CULVERT
- DOWNSPOUT EXIST. DOWNSPOUT
- PROP. DOWNSPOUT
- SANITARY SEWER EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- CLEANOUT EXIST. CLEANOUT
- PROP. CLEANOUT
- TELEPHONE RISER
- ELECTRIC RISER
- WATER METER
- SPRINKLER CONTROL BOX
- GAS METER
- GAS LINE MARKER
- FIBER OPTIC MARKER
- WELL

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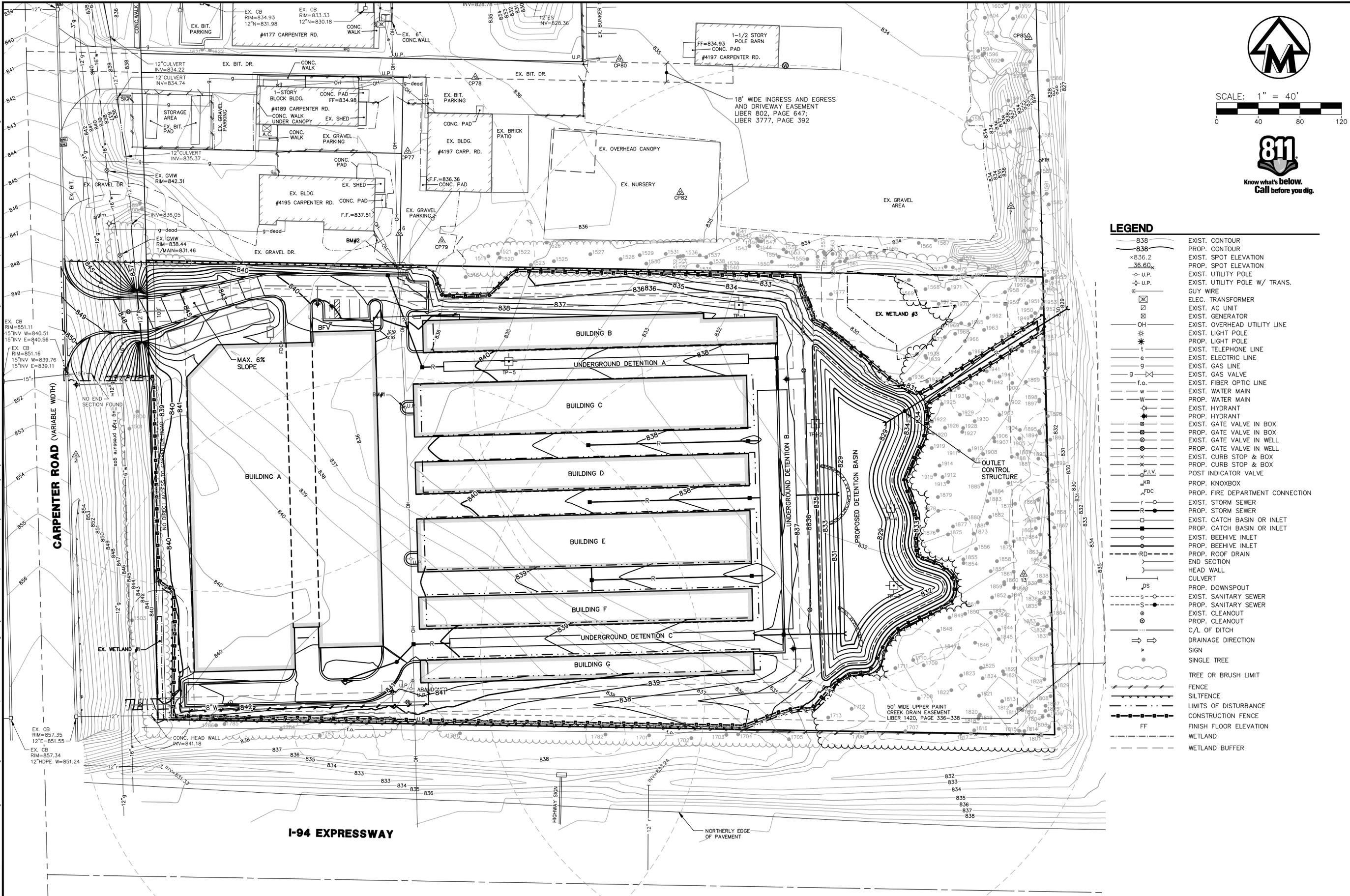
SHAMROCK SELF STORAGE
PRELIMINARY SITE PLAN
UTILITY PLAN

7

JOB No.	18354
DATE	1/6/20
SHEET	7 OF 18
REV. DATE	3/16/20
PER MUNICIPAL REVIEW	4/6/20
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PM. HTH	
TECH. HTH	
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The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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SCALE: 1" = 40'
0 40 80 120



LEGEND

- 838 EXIST. CONTOUR
- 838 PROP. CONTOUR
- x336.2 EXIST. SPOT ELEVATION
- 36.60x PROP. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- U.P. EXIST. UTILITY POLE W/ TRANS.
- GUY WIRE
- ELEC. TRANSFORMER
- EXIST. AC UNIT
- EXIST. GENERATOR
- OH EXIST. OVERHEAD UTILITY LINE
- * EXIST. LIGHT POLE
- t EXIST. TELEPHONE LINE
- e EXIST. ELECTRIC LINE
- g EXIST. GAS LINE
- g EXIST. GAS VALVE
- f.o. EXIST. FIBER OPTIC LINE
- w EXIST. WATER MAIN
- w PROP. WATER MAIN
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. GATE VALVE IN BOX
- PROP. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- PROP. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- PROP. CURB STOP & BOX
- P.I.V. POST INDICATOR VALVE
- KB PROP. KNOXBOX
- FDC PROP. FIRE DEPARTMENT CONNECTION
- EXIST. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- EXIST. BEEHIVE INLET
- PROP. BEEHIVE INLET
- PROP. ROOF DRAIN
- END SECTION
- HEAD WALL
- CULVERT
- PROP. DOWNSPOUT
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- EXIST. CLEANOUT
- PROP. CLEANOUT
- C/L OF DITCH
- DRAINAGE DIRECTION
- SIGN
- SINGLE TREE
- TREE OR BRUSH LIMIT
- FENCE
- SILT FENCE
- LIMITS OF DISTURBANCE
- CONSTRUCTION FENCE
- FF FINISH FLOOR ELEVATION
- WETLAND
- WETLAND BUFFER

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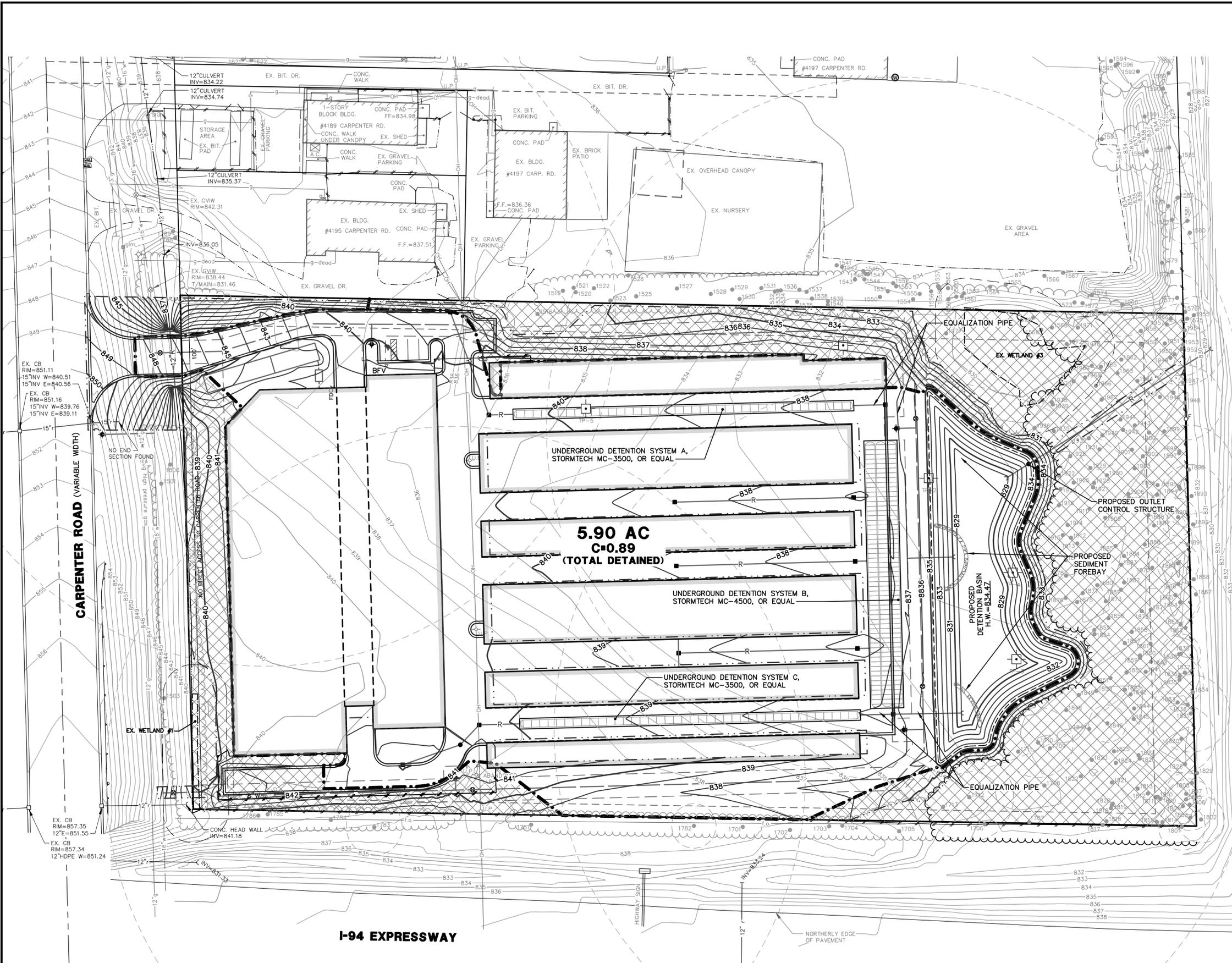
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SHAMROCK SELF STORAGE
PRELIMINARY SITE PLAN
GRADING PLAN



JOB No.	18354
DATE:	1/6/20
SHEET	8 OF 18
REV. DATE	3/16/20
PER MUNICIPAL REVIEW	4/6/20
ENG. HTH	
PM. HTH	
TECH. HTH	
7/18/20/20/21	

M:\CIVIL\132_Proj\1325A\Site Plan\1325A01.dwg, 4/6/2020 4:07 PM, Heath Hartt, 9 STORMWATER MANAGEMENT PLAN, MCLLC PDF ps3
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SCALE: 1" = 40'
0 40 80 120



LEGEND

- EXIST. CONTOUR
- PROP. CONTOUR
- EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- EXIST. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- PROP. ROOF DRAIN
- PROP. ROOF DRAIN
- END SECTION
- PROP. DOWNSPOUT
- POST
- FENCE
- SINGLE TREE
- TREE OR BRUSH LIMIT
- LIMITS OF DISTURBANCE
- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA IN ACRES
- DRAINAGE AREA RUNOFF COEFFICIENT
- ON-SITE DRAINAGE NOT DETAINED

STORM WATER NARRATIVE

Existing Drainage Patterns
The existing site drainage patterns generally follow with gentle slopes to the northeast corner of the site towards an existing wetland. A portion of the property to the southeast and east drains into a county drain east of the property.

Proposed Drainage Patterns
The proposed detention system is designed to meet the Washtenaw County Water Resources Commission (Revised October 17, 2016) requirements for first flush, bank full and 100-year storm events. Detention volume will be provided with two underground detention basins and an above ground detention basin. The storm water runoff from the contributing/developed areas of the property are directed to the detention systems through the use of grass swales and underground storm sewer systems.

The detention system will have discharge controlled to the allowable flows using a control structure with holes at various levels to provide the required detention volumes during rainfall events with varying intensities. The outlet structure has an outlet pipe directed to an existing county drain east of the property.

A portion of the proposed site discharges directly into the existing wetland as the existing site drainage patterns did historically. Additionally, the southeast corner of the site drains to the county drain.

ENGINEER'S CERTIFICATE OF OUTLET

Date: 3/13/2020

Development Name: Shamrock Self Storage
Pittsfield Charter Township, Section 13, T3S, R6E
Washtenaw County, Michigan

I hereby certify that the existing drain is the only reasonable available stormwater outlet for the proposed stormwater management system and that the existing drain has sufficient capacity to serve as an adequate outlet for the proposed system, without detriment to, or diminution of, the drainage service that the existing outlet presently provides.

Signed: *Heath Hartt*
Registered Professional Engineer



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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SHAMROCK SELF STORAGE
PRELIMINARY SITE PLAN
STORMWATER MANAGEMENT PLAN

9

DATE:	1/6/20
SHEET:	9 OF 18
REV. DATE:	3/13/20
REV. DATE:	4/6/20
PER MUNICIPAL REVIEW:	
PER MUNICIPAL REVIEW:	

JOB No. **18354**

STORAGE VOLUME - UNDERGROUND DETENTION A

Project: Shamrock Self Storage

Chamber Model - MC-3500
 Units - Imperial
 Number of Chambers - 40
 Number of End Caps - 2
 Voids in the stone (porosity) - 40 %
 Base of Stone Elevation - 829.84 ft
 Amount of Stone Above Chambers - 12 in
 Amount of Stone Below Chambers - 9 in
 Amount of Stone Between Chambers - 9 in

MC-3500
Imperial
40
2
40 %
829.84 ft
12 in
9 in
9 in



Include Perimeter Stone in Calculations

Tech MC-3500 Cumulative Storage Volumes

Height of System (inches)	Incremental Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch. EC and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)
66	0.00	0.00	0.00	0.00	69.60	7250.38	835.34	
65	0.00	0.00	0.00	0.00	69.60	7180.78	835.26	
64	0.00	0.00	0.00	0.00	69.60	7111.17	835.17	
63	0.00	0.00	0.00	0.00	69.60	7041.57	835.09	
62	0.00	0.00	0.00	0.00	69.60	6971.97	835.01	
61	0.00	0.00	0.00	0.00	69.60	6902.37	834.92	
60	0.00	0.00	0.00	0.00	69.60	6832.77	834.84	
59	0.00	0.00	0.00	0.00	69.60	6763.17	834.76	
58	0.00	0.00	0.00	0.00	69.60	6693.56	834.67	
57	0.00	0.00	0.00	0.00	69.60	6623.96	834.59	
56	0.00	0.00	0.00	0.00	69.60	6554.36	834.51	
55	0.00	0.00	0.00	0.00	69.60	6484.76	834.42	
54	0.06	0.00	2.32	0.00	68.67	6415.16	834.34	
53	0.19	0.02	7.76	0.05	66.48	6344.16	834.26	
52	0.29	0.04	11.76	0.08	64.87	6269.87	834.17	
51	0.40	0.05	16.15	0.10	63.10	6193.17	834.09	
50	0.69	0.07	27.49	0.14	58.55	6113.82	834.01	
49	1.03	0.09	41.13	0.18	53.08	6027.65	833.92	
48	1.25	0.11	49.98	0.21	49.52	5933.26	833.84	
47	1.42	0.13	56.89	0.25	46.74	5833.54	833.76	
46	1.57	0.14	62.93	0.29	44.32	5729.66	833.67	
45	1.71	0.16	68.29	0.33	42.16	5622.13	833.59	
44	1.83	0.18	73.14	0.36	40.20	5511.36	833.51	
43	1.94	0.20	77.51	0.40	38.44	5397.65	833.42	
42	2.04	0.22	81.63	0.44	36.77	5281.31	833.34	
41	2.13	0.23	85.39	0.47	35.26	5162.46	833.26	
40	2.22	0.25	88.97	0.50	33.81	5041.35	833.17	
39	2.31	0.27	92.27	0.53	32.48	4918.06	833.09	
38	2.38	0.28	95.39	0.56	31.22	4792.78	833.01	
37	2.46	0.29	98.36	0.59	30.02	4665.61	832.92	
36	2.53	0.31	101.13	0.62	28.90	4536.64	832.84	
35	2.59	0.32	103.75	0.64	27.84	4405.99	832.76	
34	2.66	0.33	106.24	0.67	26.84	4273.75	832.67	
33	2.72	0.35	108.60	0.69	25.88	4140.00	832.59	
32	2.77	0.36	110.85	0.72	24.97	4004.82	832.51	
31	2.82	0.37	112.99	0.74	24.11	3868.28	832.42	
30	2.88	0.38	115.02	0.77	23.29	3730.44	832.34	
29	2.92	0.40	116.97	0.79	22.50	3591.36	832.26	
28	2.97	0.41	118.80	0.82	21.76	3451.11	832.17	
27	3.01	0.42	120.50	0.84	21.07	3309.74	832.09	
26	3.05	0.43	122.13	0.86	20.41	3167.34	832.01	
25	3.09	0.44	123.77	0.88	19.74	3023.94	831.92	
24	3.13	0.45	125.22	0.90	19.15	2879.55	831.84	
23	3.17	0.46	126.63	0.92	18.58	2734.27	831.76	
22	3.20	0.47	127.98	0.94	18.03	2588.14	831.67	
21	3.23	0.48	129.24	0.96	17.52	2441.19	831.59	
20	3.26	0.49	130.46	0.98	17.03	2293.47	831.51	
19	3.29	0.50	131.61	1.00	16.56	2145.00	831.42	
18	3.32	0.51	132.72	1.01	16.11	1995.84	831.34	
17	3.34	0.51	133.76	1.03	15.68	1846.00	831.26	
16	3.37	0.52	134.74	1.04	15.29	1695.52	831.17	
15	3.39	0.53	135.70	1.06	14.90	1544.45	831.09	
14	3.41	0.54	136.58	1.07	14.54	1392.79	831.01	
13	3.44	0.54	137.48	1.09	14.17	1240.59	830.92	
12	3.46	0.55	138.31	1.10	13.84	1087.85	830.84	
11	3.48	0.56	139.15	1.11	13.50	934.61	830.76	
10	3.51	0.59	140.20	1.19	13.04	780.85	830.67	
9	0.00	0.00	0.00	0.00	69.60	626.41	830.59	
8	0.00	0.00	0.00	0.00	69.60	556.81	830.51	
7	0.00	0.00	0.00	0.00	69.60	487.21	830.42	
6	0.00	0.00	0.00	0.00	69.60	417.61	830.34	
5	0.00	0.00	0.00	0.00	69.60	348.01	830.26	
4	0.00	0.00	0.00	0.00	69.60	278.41	830.17	
3	0.00	0.00	0.00	0.00	69.60	208.80	830.09	
2	0.00	0.00	0.00	0.00	69.60	139.20	830.01	
1	0.00	0.00	0.00	0.00	69.60	69.60	829.92	

STORAGE VOLUME - UNDERGROUND DETENTION B

Project: Shamrock Self Storage

Chamber Model - MC-4500
 Units - Imperial
 Number of Chambers - 165
 Number of End Caps - 6
 Voids in the stone (porosity) - 40 %
 Base of Stone Elevation - 829.00 ft
 Amount of Stone Above Chambers - 12 in
 Amount of Stone Below Chambers - 9 in

MC-4500
Imperial
165
6
40 %
829.00 ft
12 in
9 in



Include Perimeter Stone in Calculations

Tech MC-4500 Cumulative Storage Volumes

Height of System (inches)	Incremental Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch. EC and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)
81	0.00	0.00	0.00	0.00	207.86	27522.87	835.75	
80	0.00	0.00	0.00	0.00	207.86	27315.01	835.67	
79	0.00	0.00	0.00	0.00	207.86	27107.15	835.58	
78	0.00	0.00	0.00	0.00	207.86	26899.30	835.50	
77	0.00	0.00	0.00	0.00	207.86	26691.44	835.42	
76	0.00	0.00	0.00	0.00	207.86	26483.58	835.33	
75	0.00	0.00	0.00	0.00	207.86	26275.73	835.25	
74	0.00	0.00	0.00	0.00	207.86	26067.87	835.17	
73	0.00	0.00	0.00	0.00	207.86	25860.02	835.08	
72	0.00	0.00	0.00	0.00	207.86	25652.16	835.00	
71	0.00	0.00	0.00	0.00	207.86	25444.30	834.92	
70	0.00	0.00	0.00	0.00	207.86	25236.45	834.83	
69	0.04	0.01	6.76	0.08	205.12	25028.59	834.75	
68	0.12	0.03	19.16	0.20	200.11	24816.63	834.67	
67	0.16	0.05	27.18	0.31	196.86	24604.67	834.58	
66	0.21	0.07	34.44	0.40	193.92	24392.71	834.50	
65	0.27	0.08	44.28	0.50	189.95	24180.75	834.42	
64	0.45	0.11	74.71	0.63	177.72	23968.79	834.33	
63	0.67	0.13	109.77	0.79	163.63	23756.83	834.25	
62	0.80	0.16	131.84	0.97	154.73	23544.87	834.17	
61	0.91	0.19	149.84	1.13	147.47	23332.91	834.08	
60	1.00	0.22	165.48	1.31	141.14	23120.95	834.00	
59	1.09	0.25	179.41	1.48	135.50	22908.99	833.92	
58	1.16	0.28	191.97	1.65	130.41	22701.03	833.83	
57	1.23	0.30	203.61	1.81	125.69	22497.07	833.75	
56	1.30	0.33	214.45	1.97	121.29	22297.11	833.67	
55	1.36	0.35	224.57	2.13	117.18	22101.15	833.58	
54	1.42	0.38	234.09	2.30	113.30	21909.19	833.50	
53	1.47	0.41	243.10	2.46	109.63	21721.23	833.42	
52	1.53	0.44	251.65	2.65	106.14	21537.27	833.33	
51	1.57	0.47	259.79	2.81	102.81	21357.31	833.25	
50	1.62	0.50	267.53	2.97	99.66	21181.35	833.17	
49	1.67	0.52	274.93	3.12	96.64	21009.39	833.08	
48	1.71	0.54	282.00	3.27	93.75	20841.43	833.00	
47	1.75	0.57	288.76	3.40	90.99	20677.47	832.92	
46	1.79	0.59	295.23	3.53	88.35	20517.51	832.83	
45	1.83	0.61	301.49	3.66	85.80	20361.55	832.75	
44	1.86	0.63	307.47	3.79	83.35	20209.60	832.67	
43	1.90	0.64	313.22	3.86	81.02	20061.64	832.58	
42	1.93	0.68	318.75	4.06	78.73	19917.68	832.50	
41	1.96	0.70	324.07	4.20	76.55	19777.72	832.42	
40	2.00	0.72	329.19	4.33	74.44	19641.76	832.33	
39	2.03	0.74	334.13	4.46	72.42	19509.80	832.25	
38	2.06	0.76	338.87	4.59	70.47	19381.84	832.17	
37	2.09	0.79	343.45	4.71	68.59	19257.88	832.08	
36	2.11	0.80	347.83	4.82	66.80	19137.92	832.00	
35	2.13	0.82	352.08	4.92	65.05	19021.96	831.92	
34	2.16	0.84	356.18	5.03	63.37	18909.99	831.83	
33	2.18	0.85	360.12	5.11	61.77	18801.03	831.75	
32	2.21	0.86	363.91	5.16	60.23	18696.07	831.67	
31	2.23	0.89	367.56	5.34	58.70	18595.11	831.58	
30	2.25	0.90	371.06	5.43	57.26	18498.15	831.50	
29	2.27	0.92	374.44	5.50	55.88	18405.19	831.42	
28	2.29	0.92	377.68	5.52	54.58	18316.23	831.33	
27	2.31	0.94	380.80	5.66	53.27	18231.27	831.25	
26	2.33	0.96	383.78	5.74	52.05	18150.31	831.17	
25	2.34	0.97	386.64	5.81	50.87	18073.35	831.08	
24	2.36	0.98	389.38	5.89	49.75	18000.39	831.00	
23	2.38	0.97	392.01	5.83	48.72	17931.43	830.92	
22	2.39	1.00	394.51	6.02	47.64	17866.47	830.83	
21	2.41	1.01	396.90					

DETENTION BASIN CALCULATIONS

W1 - Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coeff. (C)	(C) x (Area)
Building/Pavement		200,123	4.59	0.95	4.36
Grass	D	31,594	0.73	0.45	0.33
Water Surface		25,241	0.58	1.00	0.58
Total		256,958	5.90		5.27

Weighted C = (Sum(C)x(Area))/(Area Total) = 0.89

NRCS Variables (Pervious)

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN) x (Area)
Grass	D	31,594	0.73	84	0.61
Total		31,594	0.73		0.61

Weighted CN = (Sum(CN)x(Area))/(Area Total) = 84

NRCS Variables (Impervious)

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN) x (Area)
Building/Pavement		200,123	4.59	98	4.50
Water Surface		25,241	0.58	98	0.57
Total		225,364	5.17		5.07

Weighted CN = (Sum(CN)x(Area))/(Area Total) = 98

W2 - W2 - First Flush Runoff Calculations (Vff)

A. $V_{ff} = 1" \times 1/12" \times 43560 \text{ sf/ac} \times A \times C$ where A = 5.90 and where C = 0.89

$V_{ff} = 1" \times 1/12" \times 43560 \text{ sf/ac} \times 5.90 \times 0.89 = 19,058 \text{ cf}$

W3 - W3 - Pre-Development Bankfull Runoff Calculations (Vbf-pre)

- A. 2 year / 24 hour storm event: P = 2.35 in
- B. Pre-Development CN: CN = 84
- (Good Cover Woods, Type D Soils)
- C. S = (1000 / CN) - 10: S = 1,905 in
- D. Q = [(P-0.2S)^2] / [P+0.8S]: Q = 1,001 in
- E. Total Site Area excluding "Self-Crediting" BMPs: 256,958 sf
- F. Vbf-pre = Q x (1/12) x Area: Vbf-pre = 21,432 cft

W4 - Pervious Cover Post-Development Bankfull Runoff Calculations (Vbf-per-post)

- A. 2 year / 24 hour storm event: P = 2.35 in
- B. Pervious Cover CN From Worksheet 1: CN = 84
- C. S = (1000 / CN) - 10: S = 1,905 in
- D. Q = [(P-0.2S)^2] / [P+0.8S]: Q = 1,001 in
- E. Pervious Cover Area from Worksheet 1: 31,594 sf
- F. Vbf-per-post = Q x (1/12) x Area: Vbf-per-post = 2,635 cft

W5 - W5 - Impervious Cover Post-Development Bankfull Runoff Calculations (Vbf-imp-post)

- A. 2 year / 24 hour storm event: P = 2.35 in
- B. Impervious Cover CN From Worksheet 1: CN = 98
- C. S = (1000 / CN) - 10: S = 0,204 in
- D. Q = [(P-0.2S)^2] / [P+0.8S]: Q = 2,122 in
- E. Impervious Cover Area from Worksheet 1: 225,364 sf
- F. Vbf-imp-post = Q x (1/12) x Area: Vbf-imp-post = 39,846 cft

W6 - W6 - Pervious Cover Post-Development 100-Year Runoff Calculations (V100-per-post)

- A. 100 year / 24 hour storm event: P = 5.11 in
- B. Pervious Cover CN From Worksheet 1: CN = 84
- C. S = (1000 / CN) - 10: S = 1,905 in
- D. Q = [(P-0.2S)^2] / [P+0.8S]: Q = 3,371 in
- E. Pervious Cover Area from Worksheet 1: 31,594 sf
- F. V100-per-post = Q x (1/12) x Area: V100-per-post = 8,876 cft

W7 - W7 - Impervious Cover Post-Development 100-Year Runoff Calculations (V100-imp-post)

- A. 2 year / 24 hour storm event: P = 5.11 in
- B. Impervious Cover CN From Worksheet 1: CN = 98
- C. S = (1000 / CN) - 10: S = 0,204 in
- D. Q = [(P-0.2S)^2] / [P+0.8S]: Q = 4,873 in
- E. Impervious Cover Area from Worksheet 1: 225,364 sf
- F. V100-imp-post = Q x (1/12) x Area: V100-imp-post = 91,517 cft

W8 - Time of Concentration (Tc-hrs)

A. Assume 45-minute minimum time of concentration: Tc = 0.75 hr

W9 - Runoff Summary & On-Site Infiltration Requirement

- A. Summary from Previous Worksheets
- First Flush Volume (Vff): 19,058 cft
- Pre-Development Bankfull Runoff Volume (Vbf-pre): 21,432 cft
- Pervious Cover Post-Development Bankfull Volume (Vbf-per-post): 2,635 cft
- Impervious Cover Post-Development Bankfull Volume (Vbf-imp-post): 39,846 cft
- Total BF Volume (Vbf-post): 42,481 cft
- Pervious Cover Post-Development 100-Year Volume (V100-per-post): 8,876 cft
- Impervious Cover Post-Development 100-Year Volume (V100-imp-post): 91,517 cft
- Total 100-Year Volume (V100): 100,392 cft
- B. Determine Onsite Infiltration Requirement
- Subtract the Pre-Development Bankfull from the Post-Development Bankfull Volume
- Total Post-Development Bankfull Volume (Vbf-post): 42,481 cft
- Pre-Development Bankfull Runoff Volume (Vbf-pre): 21,432 cft
- Bankfull Volume Difference: 21,049 cft
- Infiltration Requirement (Vinf): 21,049 cft

W10 - Detention/Retention Requirement

- A. $Q_p = 238.6 T_c^{0.82}$: 302.08 cfs/(in x sq. mi)
- B. Total Site Area excluding "Self-Crediting" BMPs: 5.90 ac
- C. $Q_{100} = Q_{100-per} + Q_{100-imp}$ (from W6 and W7, respectively): 8,244 in
- D. Peak Flow (PF) = $Q_p \times Q_{100} \times \text{Area} / 640$: 22.95 cfs
- E. Delta = PF - 0.15 x Area (ac): 22.07 cfs
- [0.15 x Area (ac)]: 0.88 cfs
- F. $V_{det} = \text{Delta} / \text{PF} \times V_{100}$: 96,522 cft
- Required Detention not including infiltration credit or penalty: 5,020 cft
- Sediment Forebay Volume Required (5% of V100): 5,020 cft

Retention

A. $V_{ret} = 2 \times V_{100}$: 200,785 cft

W11 - Determine Applicable BMPs and Associated Volume Credits

Infiltration test pits were excavated and review of the subsurface conditions disclosed clay material. Based on the soils encountered, it was recommended that no infiltration capacity exists and therefore no infiltration testing was performed. This was agreed upon through the WCWRC personnel.

W12 - Natural Features Inventory

There are natural features present on site. Refer to Sheet 05 for location and size of natural features.

W13 - Site Summary of Infiltration & Detention

A. Stormwater Management Summary

Min Infiltration Requirement (Vinf)	21,049 cft
Designed/Provided Infiltration Volume	0 cft
% Minimum Required Infiltration Provided	0 %
Total Calculated Detention Volume, Vdet	96,522 cft
Net Required Detention Volume	96,522 cft
(Vdet - Designed/Provided Infiltration Volume)	

B. Detention Volume Increase for sites where the required infiltration volume cannot be achieved.

% Required Infiltration NOT Provided	100.0 %
(100% - % Minimum Required Infiltration Provided)	
Net % Penalty (20% x % Required Infiltration NOT Provided)	20.0 %
Total Required Detention Volume, including penalty	115,827 cft
[(100% + Net % Penalty) x Net Required Detention Volume]	

Detention Outlet Calculations

A. Required Detention Volumes (Reduced by 6-hour infiltration)

Storm Event	Req'd Volume	less	Infl. Credit	=	Final Volume
First Flush	19,058 cft	-	0 cft	=	19,058 cft
Bankfull	42,481 cft	-	0 cft	=	42,481 cft
100-year	96,522 cft	-	0 cft	=	96,522 cft
100-year + Req'd Penalty	115,827 cft	-	0 cft	=	115,827 cft
Forebay Volume Required (5% of 100-yr)				=	4,826 cft

B. Detention Volume Provided

Elevation	Volume (cft)	Cum. Volume (cft)
829.0	0	0
830.0	12,471	12,471
831.0	19,258	31,729
832.0	22,117	53,846
833.0	24,089	77,934
834.0	25,576	103,510
834.5	13,086	116,596
Total Volume =		116,596

Storage Elevation Calculation

First Flush Elevation (Xff) = $\frac{831.0 - 830.0}{31,729 - 12,471} = \frac{X_{ff} - 830.0}{19,058 - 12,471}$ Xff = 830.34 ft

Bankfull Elevation (Xbf) = $\frac{832.0 - 831.0}{53,846 - 31,729} = \frac{X_{bf} - 831.0}{42,481 - 31,729}$ Xbf = 831.49 ft

100-Year Elevation (X100) = $\frac{834.5 - 834.0}{116,596 - 103,510} = \frac{X_{100} - 834.0}{115,827 - 103,510}$ X100 = 834.47 ft

STORAGE VOLUME PROVIDED

UNDERGROUND BASIN A:

Elevation	Depth (ft)	Volume (cft)	Cum. Volume (cft)
829.0	0	0	0
830.0	1.0	139	139
831.0	1	1,254	1,393
832.0	1	1,775	3,167
833.0	1	1,625	4,793
834.0	1	1,321	6,114
834.5	0.5	441	6,554
Total Volume =		6,554	

UNDERGROUND BASIN B:

Elevation	Depth (ft)	Volume (cft)	Cum. Volume (cft)
829.0	0	0	0
830.0	1.0	3,253	3,253
831.0	1	5,431	8,685
832.0	1	5,186	13,871
833.0	1	4,789	18,659
834.0	1	4,137	22,796
834.5	0.5	1,577	24,373
Total Volume =		24,373	

UNDERGROUND BASIN C:

Elevation	Depth (ft)	Volume (cft)	Cum. Volume (cft)
829.0	0	0	0
830.0	1.0	487	487
831.0	1	1,658	2,145
832.0	1	1,723	3,868
833.0	1	1,530	5,398
834.0	1	1,087	6,485
834.5	0.5	417	6,902
Total Volume =		6,902	

SURFACE DETENTION BASIN:

Elevation	Area (sf)	Depth (ft)	Volume (cft)	Cum. Volume (cft)
829.0	7,502	0	0	0
830.0	9,729	1.0	8,591	8,591
831.0	12,146	1	10,915	19,507
832.0	14,763	1	13,433	32,940
833.0	17,566	1	16,144	49,084
834.0	20,536	1	19,032	68,116
834.5	22,079	0.5	10,651	78,767
Total Volume =			78,767	

The Detention Basin will have a 3-stage outlet. This will consist of a perforated manhole with a series of holes in three (3) tiers. The lower tier of holes will detain the first-flush volume in a timeframe to exceed 24 hours. The middle tier along with the lower tier will detain and drain the bankfull flood volume in a timeframe not-to-exceed 48 hours. The upper tier along with the middle and lower tiers will detain the runoff from the site. The perforated manhole will be surrounded by a stone filter.

First Flush Discharge (24-36 hours for the detention of first flush storm event)

Average Head (Have) = $2/3 (X_{ff} - X_{bot}) = 2/3 (830.34 - 829) =$	0.89 ft
First Flush Max. Flowrate (Qff-max) = $V_{ff} / 24 \text{ hrs} =$	19058cfs / (24 hrs * 3600) =
Req Area (Afr) = $Q_{ff-max} / 0.62 / \text{sqrt}(2 * g * H_{ave}) =$	0.221 cfs
Orifice Diameter, Proposed	0.047 ft
Orifice Area	2,000 in
Number Required for 24 hr drainage = $A_{ff} / \text{Orifice Area} =$	0.0218 sf
Area of (2) - 2 inch Orifice = Afr	2.16 holes
Number of Holes to Use	2 holes
Area of (2) - 2 inch Orifice = Afr	0.044 sf
Actual Flow (Qff) = $0.62 * A_{ff} * \text{sqrt}(2 * g * H_{ave}) =$	0.205 cfs
Actual Time (Tff) = $V_{ff} / Q_{ff} =$	25.87 hr
Therefore Use (2) 2.000 " hole(s) at Elev. =	829.00

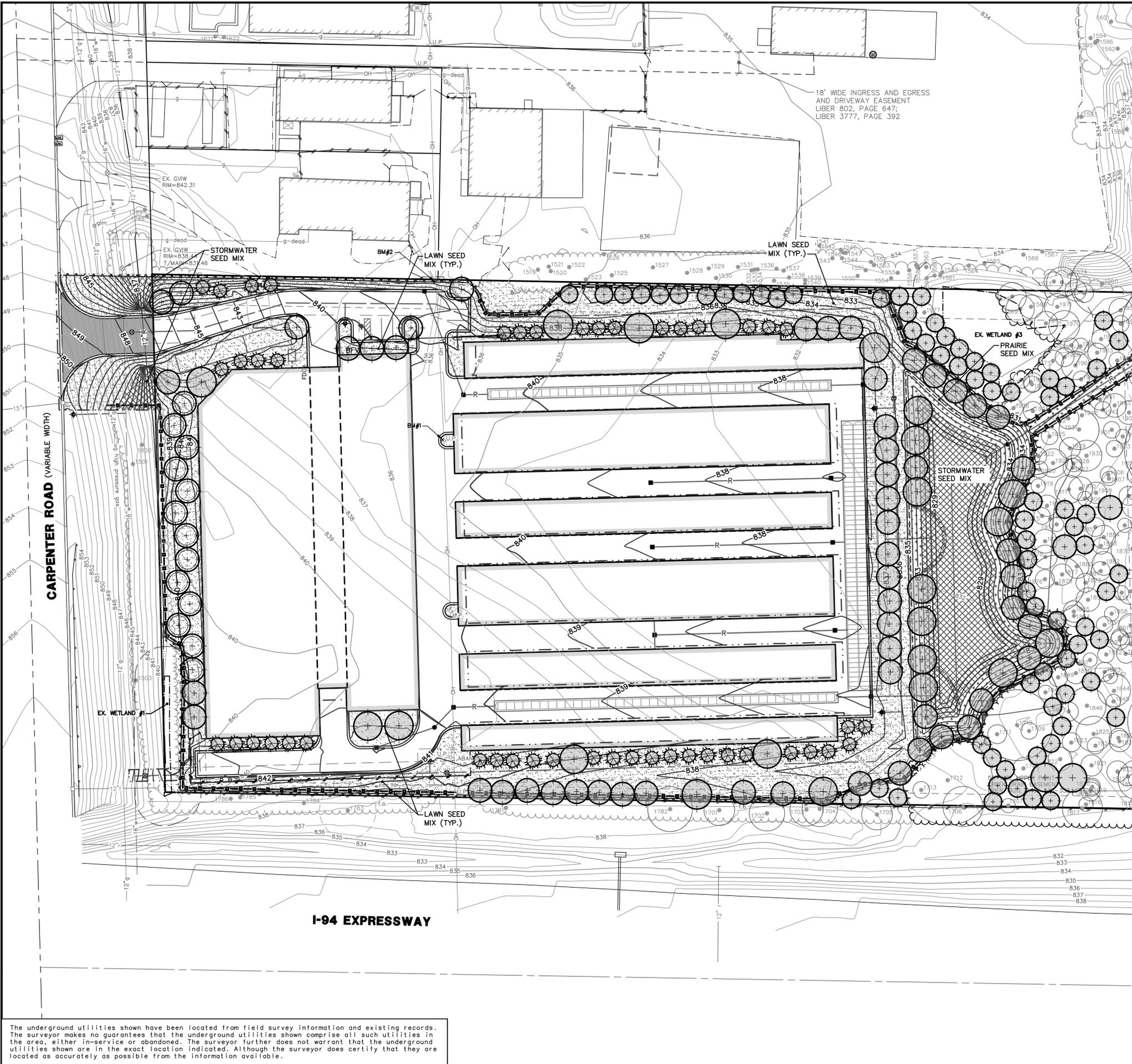
Bankfull Discharge (36-48 hours)

Average Head (Have) = $2/3 (X_{bf} - X_{bot}) = 2/3 (831.49 - 829) =$	1.66 ft
Actual Flow (Qbf) = $0.62 * A_{bf} * \text{sqrt}(2 * g * H_{ave}) =$	0.28 cfs
Actual Time (Tbf) = $V_{bf} / Q_{bf} =$	42.22 hr
Therefore Use (2) 2.75 " hole(s) at Elev. =	830.00
Drawdown Time for Bankfull Volume is between 36 and 48 hours	
Assumed Target time for bankfull detention drawdown	44 hrs
Bankfull storage volume above first flush (Vrem) = $V_{bf} - V_{ff} =$	23423 cf - 19058 cf =
Time to Drain Remaining Storage (Trem) = $T_{tot} - T_{ff} =$	44 hrs - 25.87 hrs =
Average head to first flush holes (H1) = $2/3 (X_{bf} - X_{ff}) + (X_{ff} - X_{bot}) =$	2.11 ft
Average Flow through first flush holes (Q1) = $0.62 * A_{ff} * \text{sqrt}(2 * g * H_1) =$	0.315 cfs
Volume through First Flush Holes (V1) = $Q_1 * T_{rem} =$	20,567 cf
Volume Remaining (V2) = $V_{rem} - V_1 =$	2,856 cf
Average flow to drain Volume Remaining (Qrem) = $V_2 / (T_{rem} * 3600) =$	0.044 cfs
Average Head to Bankfull Holes (H2) = $2/3 (X_{bf} - X_{ff}) =$	0.77 ft
Area for Bankfull Holes (A2) = $Q_{rem} / (0.62 * \text{sqrt}(2 * g * H_2)) =$	0.100 sf
Orifice Diameter, Bankfull Proposed	0.750 in
Number Required for 24 hr drainage = $A_{ff} / \text{Orifice Area} =$	0.0031 sf
Number of Holes to Use	3 holes
Area of (3) - 0.75 inch Orific (A2r) =	0.0092 sf
Therefore Use (3) 0.750 " hole(s) at Elev. =	830.34
Actual Discharge through Bankfull Holes (Q2r) = $0.62 * A_{2r} * \text{sqrt}(2 * g * H_2) =$	0.040 cfs
Actual Time to Drain to First Flush Elevation (T2) = $V_{rem} / (Q_1 + Q_2) =$	18.31 hrs
Actual Time to Drain Bankfull Volume (Tbf) = $T_{ff} + T_2 =$	44.18 hrs

100-year Discharge (0.15 cfs/acre max. allowed)	
Max Head to First Flush Holes (Hmax-ff) = $X_{100} - X_{bot} =$	834.47 - 829 =
Max Flow at Lowest Holes (Qmax-ff) = $0.62 * A_{ff} * \text{sqrt}(2 * g * H_{max-ff}) =$	0.51 cfs
Max Head to Bankfull Holes (Hmax-bf) = $X_{100} - X_{bf} =$	834.47 - 830.34 =
Max Flow at Bankfull Holes (Qmax-bf) = $0.62 * A_{bf} * \text{sqrt}(2 * g * H_{max-bf}) =$	0.09 cfs
Max Head to 100yr Holes (Hmax-100) = $X_{100} - X_{bf} =$	2.98 ft
QA (Allowable 100-year release rate) = 0.15 cfs/acre =	0.88 cfs
Max flow through 100-year holes = $Q_{max-100} = Q_A - Q_{max-bf} - Q_{max-ff} =$	0.284 cfs
Max. Area for Orifices (A100) = $Q_{max-100} / 0.62 / \text{sqrt}(2 * g * H_{100max}) =$	0.033 sf
Orifice Diameter, 100-yr Proposed	1.000 in
Orifice Area	0.005 sf
Number Required for 0.15 cfs/acre drainage	6.07
Area of (6) - 1 inch Holes (A100)	0.033 sf
100-year orifices - Actual Flow (Qmax-100) = $0.62 * A_{100} * \text{sqrt}(2 * g * H_{max-100}) =$	0.280 cfs
Actual Max Release Rate (Qmax) = $Q_{max-100} + Q_{max-bf} + Q_{max-ff} =$	0.88 cfs
Therefore Use (6) 1.000 " hole(s) at Elev. =	831.49

100-year Drawdown Time (72-hour max)	
Average head to first flush holes with all orifice in use (Hff-ave) = $2/3 (X_{100} - X_{bf}) + (X_{bf} - X_{bot}) =$	4.48 ft
Average flow through first flush holes to bankfull elevation (Qff-ave) = $0.62 * A_{ff} * \text{sqrt}(2 * g * H_{ff-ave}) =$	0.459 cfs
Average head to bankfull holes with all orifice in use (Hbf-ave) = $2/3 (X_{100} - X_{bf}) + (X_{bf} - X_{ff}) =$	3.14 ft
Average flow through bankfull holes (Qbf-ave) = $0.62 * A_{bf} * \text{sqrt}(2 * g * H_{bf-ave}) =$	0.081 cfs
Average head to 100-yr holes (Q100-ave) = $2/3 (X_{100} - X_{bf}) =$	1.99 ft
Average flow through 100-yr holes (Q100-ave) = $0.62 * A_{100} * \text{sqrt}(2 * g * H_{100-ave}) =$	0.230 cfs
Combined drawdown flow (Q100-bf) = $Q_{100-ave} + Q_{bf-ave} + Q_{ff-ave} =$	0.770 cfs
Volume of Storage above Bankfull Elev (Vrem) = $V_{100} - V_{bf} =$	73,346 cft
Time to drain Volume between 100yr and bankfull elevations = $V_{rem} / Q_{100-bf} / 3600 =$	26.46 hrs
Total	

M:\Civ\1354_P\01\1354\Site Plan\1354LPI.dwg, 4/6/2020 4:08 PM, Heath Hertl, 12 LANDSCAPE PLAN, MCLLC PDF, pc3
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SCALE: 1" = 40'
0 40 80 120



LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (INTERIOR VUA)
- PROPOSED CANOPY TREE (RIGHT-OF-WAY SCREEN)
- PROPOSED CANOPY TREE (MITIGATION)
- PROPOSED EVERGREEN TREE (MITIGATION)
- EXISTING TREE TO REMAIN
- PROPOSED STORMWATER SEED MIX
- PROPOSED PRAIRIE SEED MIX
- PROPOSED LAWN SEED MIX

LANDSCAPE REQUIREMENTS

	Required	Proposed
Landscape		
Tree mitigation Woodland mit - 100% DBH, (woodland = 1/4 acre or more contiguous with 6" + DBH) heritage trees mit - 150%	139" x 1.5 x 1.4 = 292" DBH Heritage mit 396" x 1.1 x 1.4 = 555" DBH protected mit Total mitigation = 847" DBH	190 (536.5') provided on-site (46 Evergreen - 8ft height (3" equivalent), 77 Deciduous - 3" cal., 67 Deciduous - 2.5" cal.) Remainder of required mitigation trees to be planted off-site within Pittsfield Township (310.5' / 2.5" = 125 trees x \$400 = \$50,000)
Front Greenbelt 10 ft wide min.; 1 deciduous tree per 30lf 3 ft ht landscape berm, plantings or wall (3ft max.) adj. to parking	439lf / 30lf = 15 trees required	15 trees proposed
Landscape Screening User Group 6 adjacent to; North - Commercial East - Residential South - Highway West - ROW	North - NA East - Screen Alt. 3 South - NA West - NA	East - use of existing wooded area no proposed trees
Parking Lot		
Interior islands Residential - 15 spaces per row max. Island min. 200sf, 10ft wide min. 5% of lot's paved surface = interior landscape	1,962 sf paved west area x .05 = 99sf required 1139sf paved east area x .05 = 57sf required	1,004sf provided - west 115sf provided - east
Interior island trees 1 canopy tree per 8 parking spaces	7 Spaces provided = 1 tree	1 tree provided
Perimeter 1 canopy tree per 40lf	89 lf west / 40 = 3 trees required 64lf east / 40 = 2 trees required	5 trees provided
Trash/Recycling Containers required, screened with fence or wall 6 ft in ht or as high as container	screening walls required	Not applicable, no dumpster is proposed. Trash containers in drive aisle are anticipated and would not be visible from the right-of-way.
Site Landscaping - min. 20% of site area	376,853sf x 0.2 = 75,371sf min. required	provided (previous surface on site including wetland)
Stormwater management Native landscaping		Native seeding provided

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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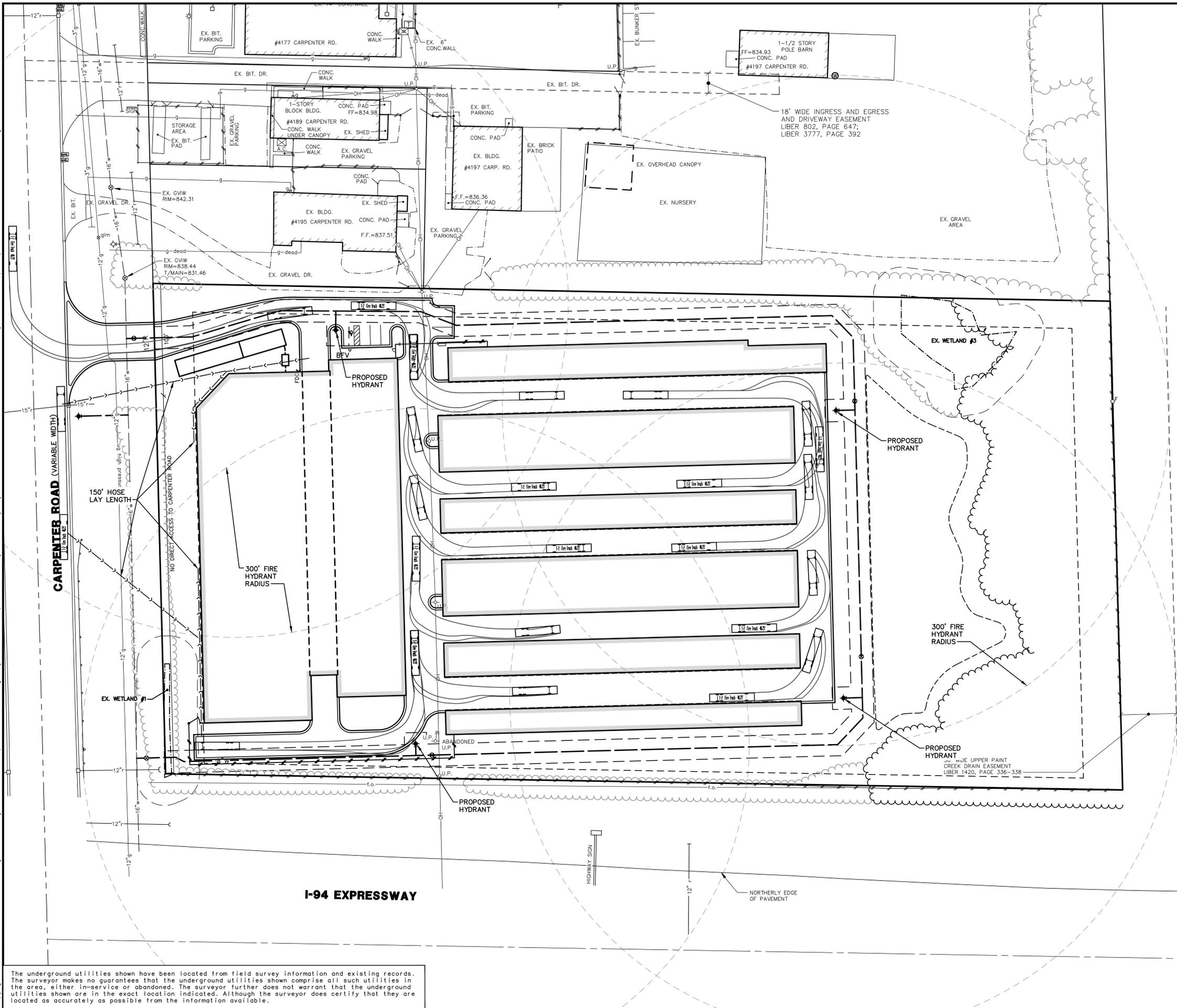
CLIENT
SHAMROCK BUILDERS
9800 WESTPOINT DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46256
GREG O'HERREN
(317) 590-4713

SHAMROCK SELF STORAGE
PRELIMINARY SITE PLAN
LANDSCAPE PLAN

12

JOB No.	18354
DATE	7/6/20
SHEET	11 OF 18
REV. DATE	3/16/20
PER MUNICIPAL REVIEW	4/6/20
ENG. HTH	
PM. HTH	
TECH. HTH	
7/18/20LPI	

M:\Civ\132_Proj\1325A\Site Plan\1325A\F1.dwg, 4/6/2020 4:28 PM, Heath Hertl, 13 FIRE PROTECTION PLAN, MLLC PDF.p3
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SCALE: 1" = 40'

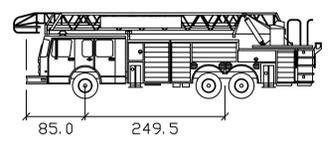


LEGEND

—○—	EXIST. UTILITY POLE
—	GUY WIRE
—OH—	EXIST. OVERHEAD UTILITY LINE
—t—	EXIST. TELEPHONE LINE
—e—	EXIST. ELECTRIC LINE
—g—	EXIST. GAS LINE
—g—	EXIST. GAS VALVE
—f.o.—	EXIST. FIBER OPTIC LINE
—w—	EXIST. WATER MAIN
—w—	PROP. WATER MAIN
—H—	EXIST. HYDRANT
—H—	PROP. HYDRANT
—	EXIST. GATE VALVE IN BOX
—	PROP. GATE VALVE IN BOX
—	EXIST. GATE VALVE IN WELL
—	PROP. GATE VALVE IN WELL

FIRE PROTECTION PLAN NOTES

1. HYDRANTS SHALL BE 4" STORZ CONNECTIONS AND (2) 2-1/2" NST CONNECTIONS.
2. CONSTRUCTION SEQUENCING:
 - 2.1. HYDRANTS MUST BE IN SERVICE AND APPROVED DURING CONSTRUCTION.
 - 2.2. HYDRANTS PROVIDING PROTECTION COVERAGE FOR THE BUILDING MUST BE IN SERVICE AND APPROVED BY BOTH ENGINEERING AND FIRE DEPARTMENTS BEFORE THE FIRE DEPARTMENT WILL SUPPORT PERMIT ISSUANCE FOR NEW CONSTRUCTION PHASE AND BEFORE COMBUSTIBLE MATERIALS ARE PLACED ON THE JOB SITE.
 - 2.3. STORAGE AREAS FOR CONSTRUCTION MATERIALS MUST BE APPROVED SO AS NOT TO INTERFERE WITH FIRE/EMERGENCY SITE ACCESS.
 - 2.4. IF SITE ACCESS IS TO BE RESTRICTED DURING CONSTRUCTION, KNOX BOX LOCKS FOR GATES ARE TO BE PROVIDED.



FIRE TRUCK inches

Track : 82.9
 Lock to Lock Time: 6.0
 Steering Angle : 45.0

PITTSFIELD TOWNSHIP 'TOWER 2' TRUCK

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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SHAMROCK SELF STORAGE
 PRELIMINARY SITE PLAN
 FIRE PROTECTION PLAN

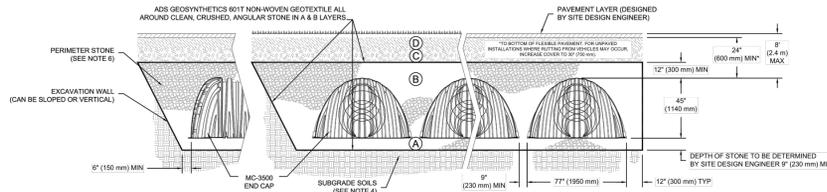
13

JOB No.	18354
DATE:	1/6/20
SHEET	12 OF 18
REV. DATE	3/16/20
PER MUNICIPAL REVIEW	4/6/20
ENG. HTH	
PM. HTH	
TECH. HTH	
7/8254FF1	

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'C' LAYER.	AASHTO M447 A-1, A-2, A-3 OR AASHTO M437 3, 307, 4, 407, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M437 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M437 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 AASHTO M437 STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



*FOR COVER DEPTHS GREATER THAN 8.0' (2.4 m) PLEASE CONTACT STORMTECH

NOTES:

- MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 'STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'.
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 'STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'.
- 'ACCEPTABLE FILL MATERIALS' TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOLMATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

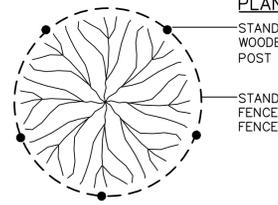
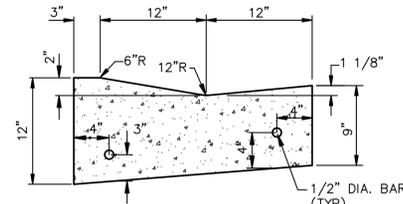
STORMTECH MC-3500 UNDERGROUND CHAMBERS

NOT TO SCALE

STANDARD CROSS SECTION
 DATE: 11/18/14
 DRAWN: JLM
 CHECKED: JLM
 PROJECT #:
 SHEET 1 OF 1

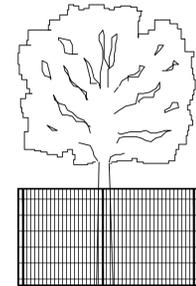
MOUNTABLE CONCRETE CURB AND GUTTER

NOT TO SCALE



PLAN

STANDARD STEEL OR WOODEN FENCE POST, POST AT 10' O.C. (MAX)

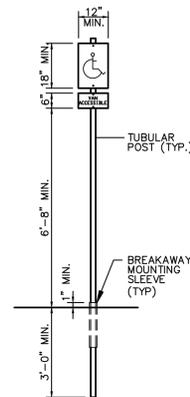


ELEVATION

SNOW FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE SPREAD OF THE BRANCHES, OR CLOSER ONLY AT THE DIRECTION OF THE ENGINEER.

TREE PROTECTION DETAIL

NOT TO SCALE

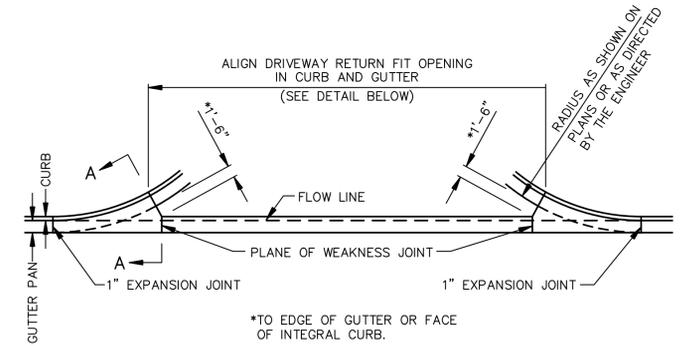
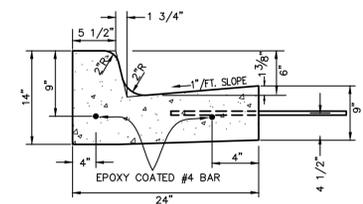


HANDICAP PARKING SIGNS

NO SCALE

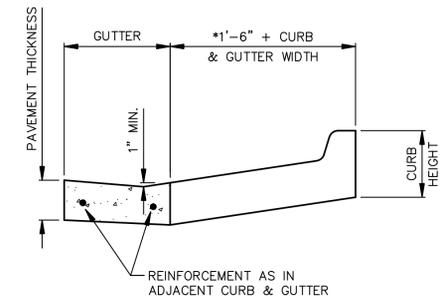
MDOT F4 BARRIER CURB AND GUTTER

NO SCALE



PLAN VIEW

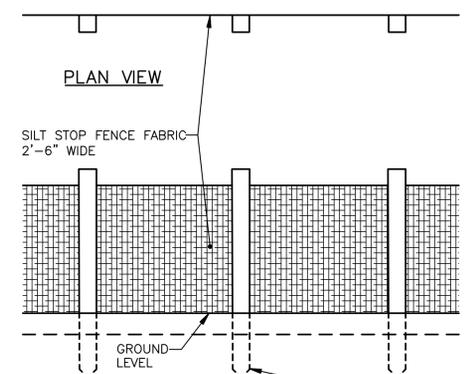
*TO EDGE OF GUTTER OR FACE OF INTEGRAL CURB.



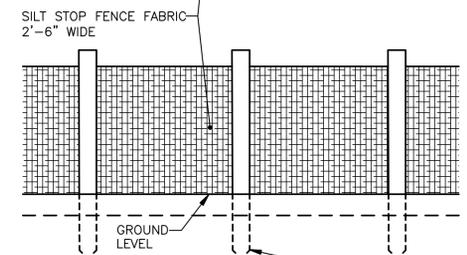
SECTION A-A

CONCRETE DRIVEWAY OPENING - DETAIL M

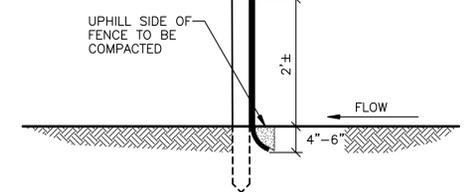
NO SCALE



PLAN VIEW



FRONT VIEW



CROSS-SECTION

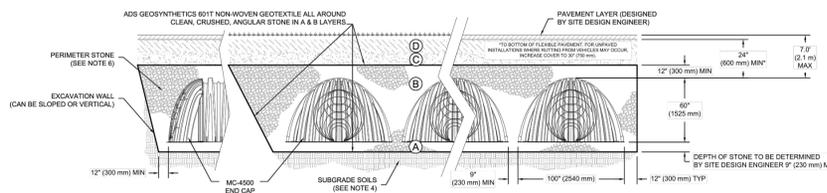
SILT FENCE DETAIL

NOT TO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'C' LAYER.	AASHTO M447 A-1, A-2, A-3 OR AASHTO M437 3, 307, 4, 407, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M437 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M437 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

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 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 AASHTO M437 STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



*FOR COVER DEPTHS GREATER THAN 7.0' (2.1 m) PLEASE CONTACT STORMTECH

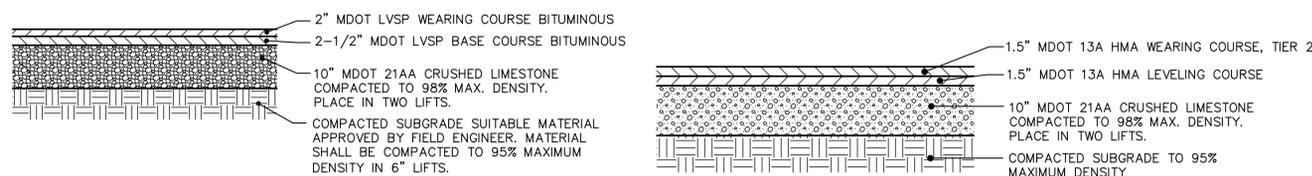
NOTES:

- MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 'STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'.
- MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 'STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'.
- 'ACCEPTABLE FILL MATERIALS' TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOLMATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

STORMTECH MC-4500 UNDERGROUND CHAMBERS

NOT TO SCALE

STANDARD CROSS SECTION
 DATE: 11/18/14
 DRAWN: JLM
 CHECKED: JLM
 PROJECT #:
 SHEET 1 OF 1



HEAVY DUTY BIT. PAVEMENT DETAIL

FOR USE IN R.O.W.
 NO SCALE

TYPICAL PAVEMENT DETAIL

NOT TO SCALE

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 (734) 995-0000 • www.midwesternconsulting.com
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 INDIANAPOLIS, INDIANA 46256
 GREG O'HERREN
 (317) 590-4713

SHAMROCK SELF STORAGE
 PRELIMINARY SITE PLAN
 SITE DETAILS

15

JOB No.	18354
DATE:	1/6/20
SHEET	14 OF 18
REV. DATE	3/16/20
PER MUNICIPAL REVIEW	4/6/20
PER MUNICIPAL REVIEW	
ENG. RTH	
ENR. RTH	
PM. RTH	
TECH. RTH	
	7/18/2007



Building A
Max Building Height
EL. = 30'-0"

NO	DATE	BY	REVISION / ISSUE

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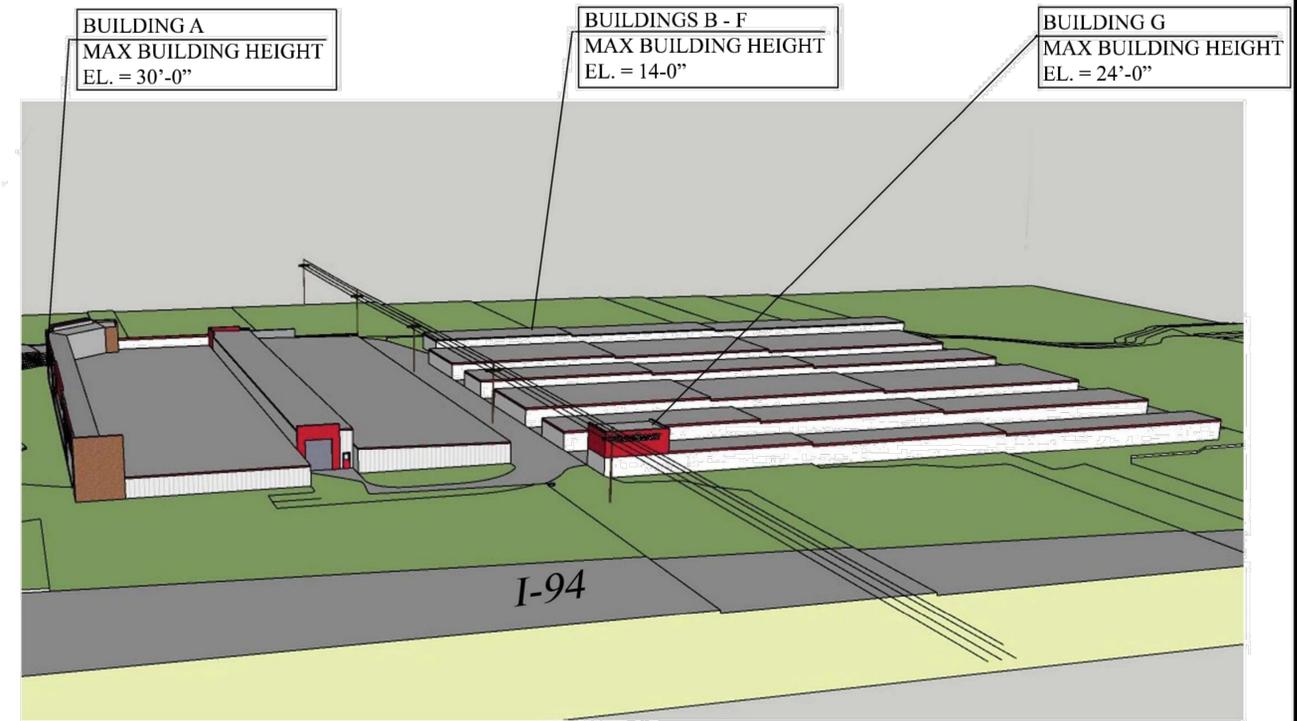
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INDIANAPOLIS, IN 46256

DRAWN BY SJD	SCALE AS NOTED	AS NOTED
CHECKED BY DMW	PRELIMINARY BUILDING EXTERIOR	FILE NAME
DATE 01/07/20	JOB NO. CC14	
SHEET NO.		



SITE BUILDING OVERVIEW
 (EXISTING TREE CONFIGURATION IS APPROXIMATE
 AND SHOWN FOR GENERAL REFERENCE ONLY)



SITE BUILDING OVERVIEW

NO	DATE	BY	REVISION / ISSUE

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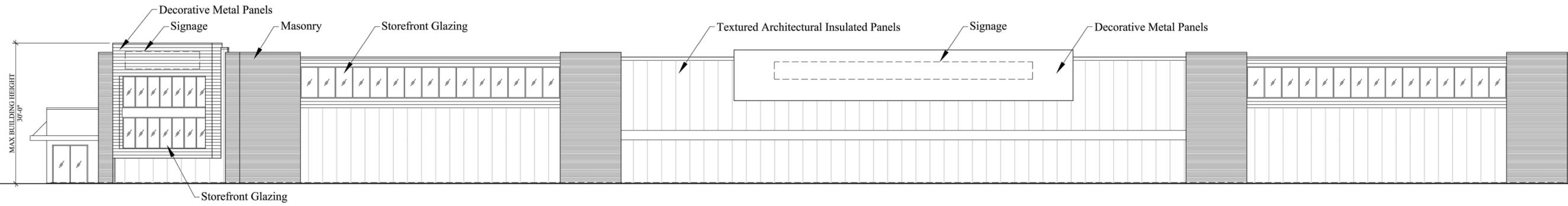
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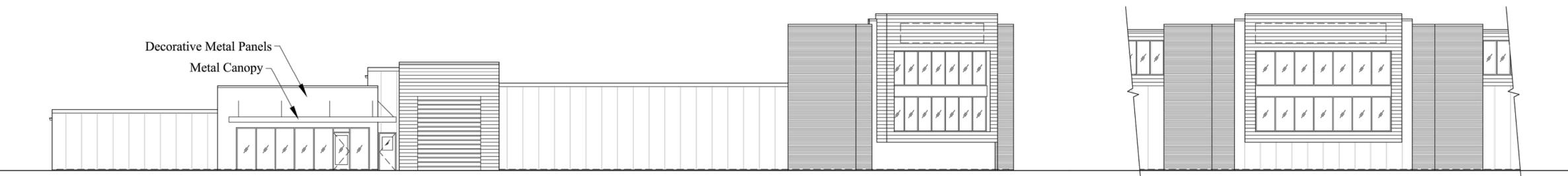
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SCALE	AS NOTED
PRELIMINARY BUILDING EXTERIOR	FILE NAME
DATE: 04/04/20	JOB NO. CC14
SHEET NO.	

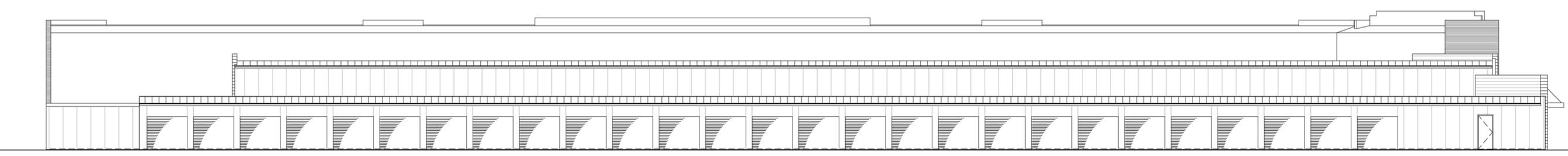


1 WEST ELEVATION - BUILDING A
 Scale: 1/10 Feet

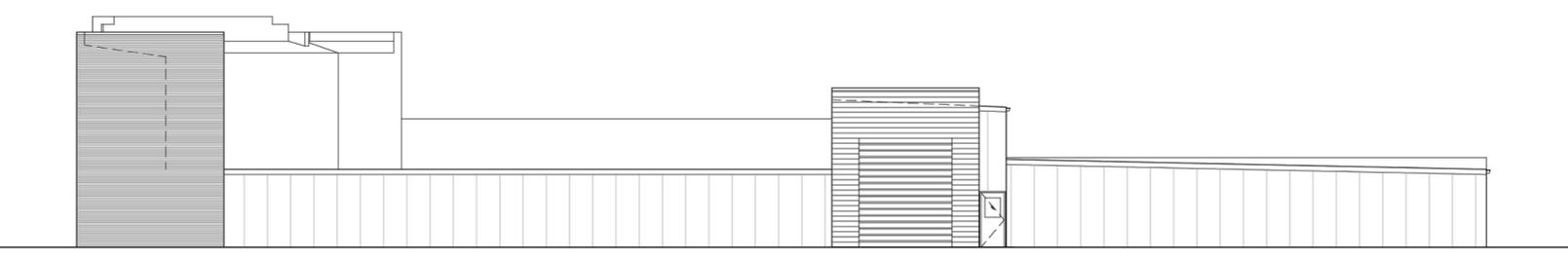


2 NORTH ELEVATION - BUILDING A
 Scale: 1/10 Feet

3 NORTHWEST ELEVATION - BUILDING A
 Scale: 1/10 Feet



4 EAST ELEVATION - BUILDING A
 Scale: 1/10 Feet



5 SOUTH ELEVATION - BUILDING A
 Scale: 1/10 Feet

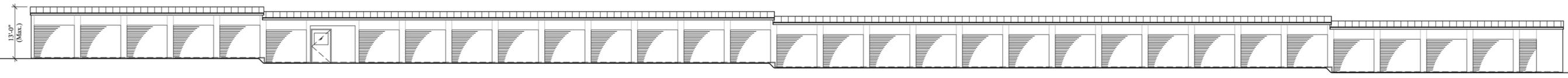
NO	DATE	BY	REVISION / ISSUE

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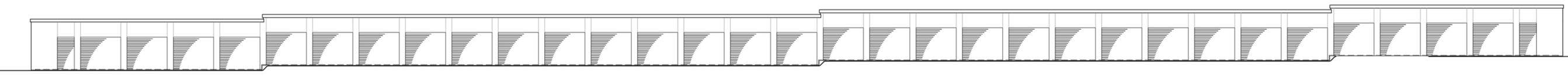
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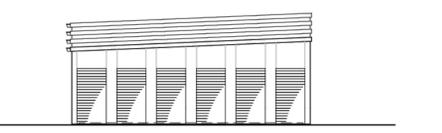
SCALE	AS NOTED	PROPOSED BUILDING ELEVATIONS
DRAWN BY: S.C.D. CHECKED BY: D.W.W.	FILE NAME:	JOB NO.:
DATE: 01/07/20	SHEET NO.: CC14	SHEET NO.:



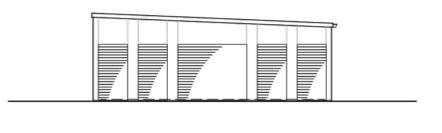
1 SOUTH ELEVATION - BUILDING D
 Scale: 1" = 10 Feet



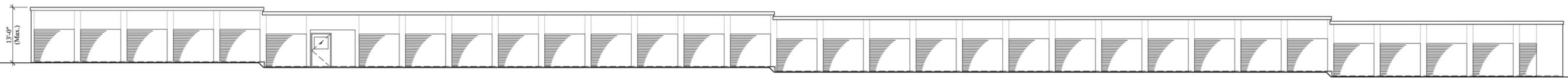
2 NORTH ELEVATION - BUILDING D
 Scale: 1" = 10 Feet



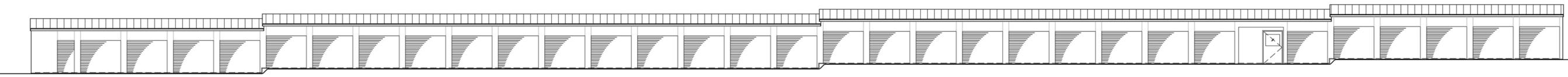
3 EAST ELEVATION - BUILDING D
 Scale: 1" = 10 Feet



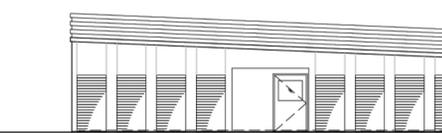
4 WEST ELEVATION - BUILDING D
 Scale: 1" = 10 Feet



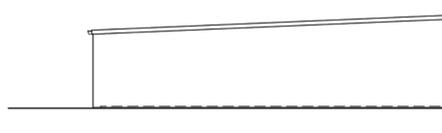
5 SOUTH ELEVATION - BUILDING E
 Scale: 1" = 10 Feet



6 NORTH ELEVATION - BUILDING E
 Scale: 1" = 10 Feet



7 EAST ELEVATION - BUILDING E
 Scale: 1" = 10 Feet



8 WEST ELEVATION - BUILDING E
 Scale: 1" = 10 Feet

NO	DATE	BY	REVISION / ISSUE

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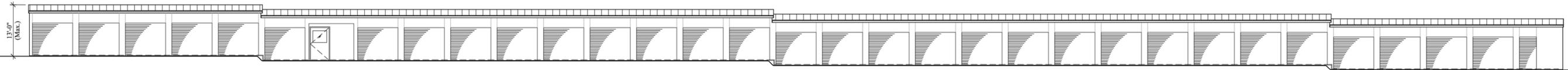
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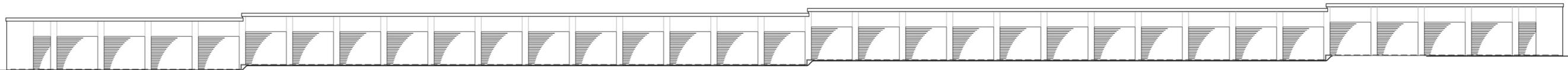
SCALE	AS NOTED	FILE NAME

PROPOSED BUILDING ELEVATIONS

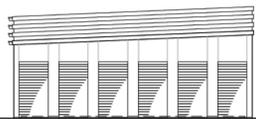
DATE	JOB NO.
01/07/20	CC14



1 SOUTH ELEVATION - BUILDING F
Scale: 1" = 10 Feet



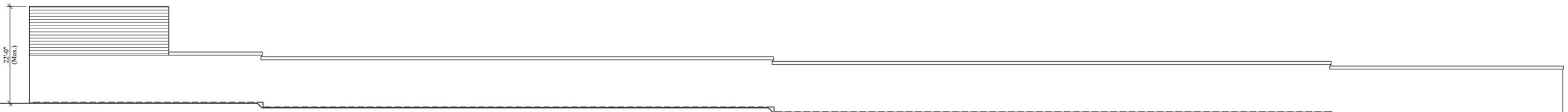
2 NORTH ELEVATION - BUILDING F
Scale: 1" = 10 Feet



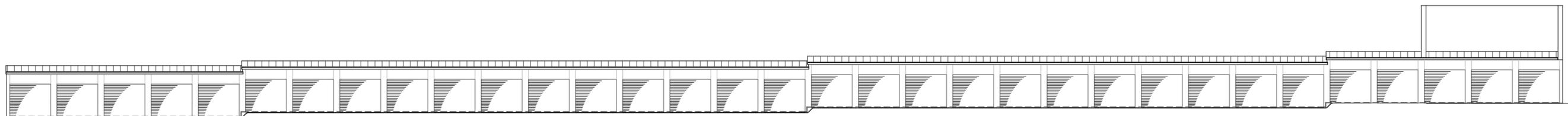
3 EAST ELEVATION - BUILDING F
Scale: 1" = 10 Feet



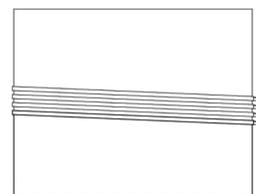
4 WEST ELEVATION - BUILDING F
Scale: 1" = 10 Feet



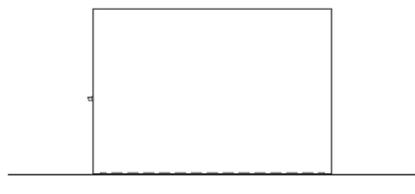
5 SOUTH ELEVATION - BUILDING G
Scale: 1" = 10 Feet



6 NORTH ELEVATION - BUILDING G
Scale: 1" = 10 Feet



7 EAST ELEVATION - BUILDING G
Scale: 1" = 10 Feet



8 WEST ELEVATION - BUILDING G
Scale: 1" = 10 Feet

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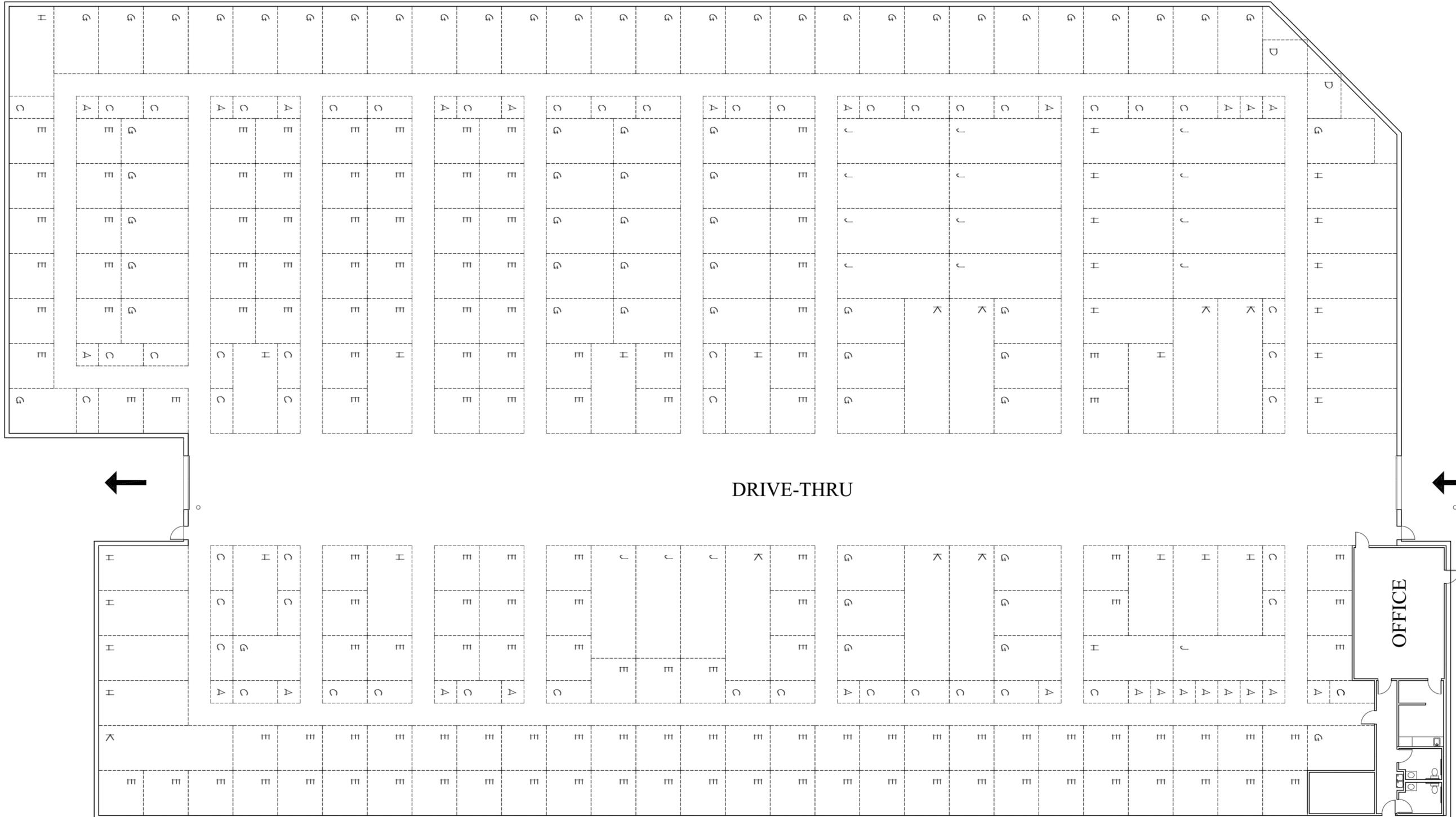
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SCALE	AS NOTED	PROPOSED BUILDING ELEVATIONS



1 FLOOR PLAN - BUILDING A
Scale: 1" = 10 Feet



NO	DATE	BY	REVISION / ISSUE

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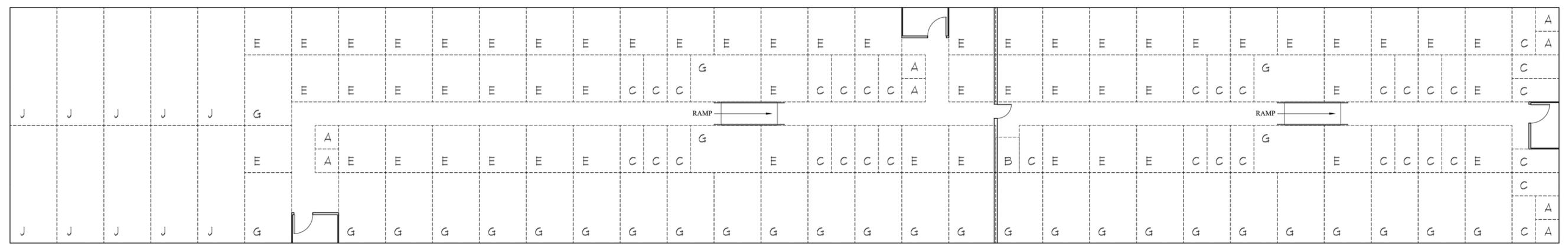
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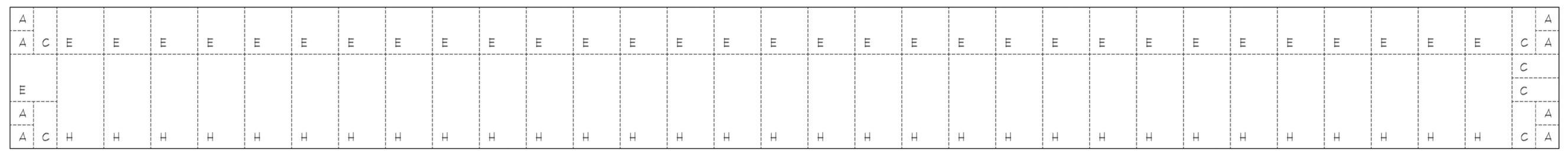
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DRAWN BY S.C.D.	SCALE AS NOTED	FLOOR PLANS
CHECKED BY D.W.W.	FILE NAME	
DATE 01/07/20	JOB NO. CC14	
SHEET NO.		

1 FLOOR PLAN BUILDING B
Scale: 1" = 10 Feet



2 FLOOR PLAN BUILDING C
Scale: 1" = 10 Feet



3 FLOOR PLAN BUILDING D
Scale: 1" = 10 Feet



STORAGE UNIT SCHEDULE		
TAG	SIZE (NOM)	AREA
A	5' x 5'	25 SF (Nom.)
B	5' x 7.5'	37.5 SF (Nom.)
C	5' x 10'	50 SF (Nom.)
D	7.5' x 10'	75 SF (Nom.)
E	10' x 10'	100 SF (Nom.)
G	10' x 15'	150 SF (Nom.)
H	10' x 20'	200 SF (Nom.)
J	10' x 25'	250 SF (Nom.)
K	10' x 30'	300 SF (Nom.)

NO	DATE	BY	REVISION / ISSUE

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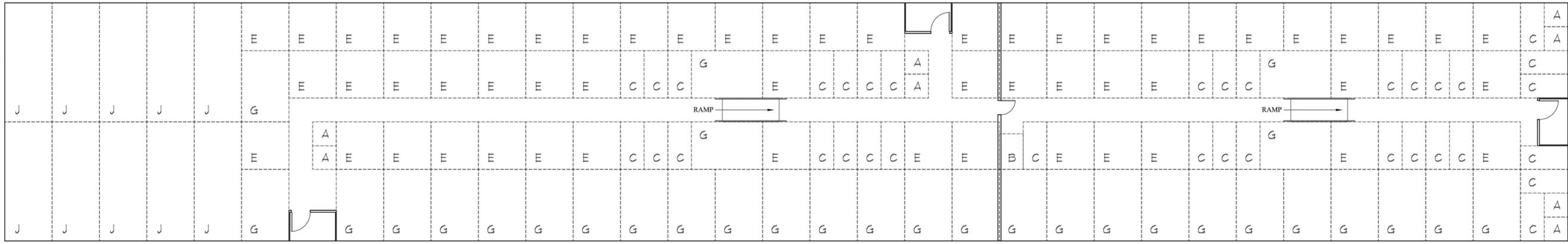
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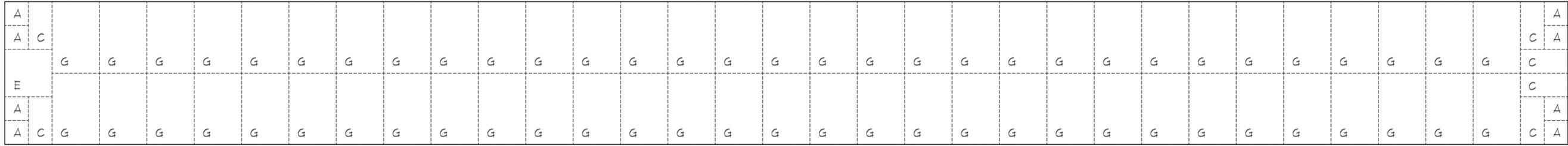
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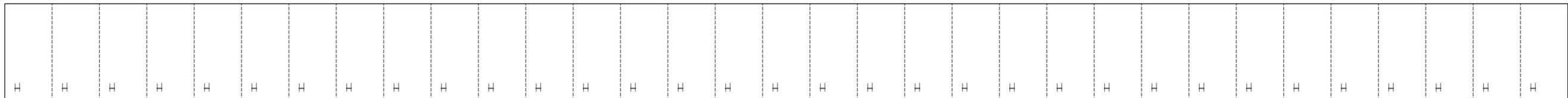
DRAWN BY S.C.D.	SCALE	AS NOTED	FLOOR PLANS
CHECKED BY D.M.W.	FILE NAME		
DATE 01/07/20	JOB NO. CC14		
SHEET NO.			



1 FLOOR PLAN BUILDING E
 Scale: 1" = 110 Feet



2 FLOOR PLAN BUILDING F
 Scale: 1" = 110 Feet



3 FLOOR PLAN BUILDING G
 Scale: 1" = 110 Feet

NO	DATE	BY	REVISION / ISSUE

SCOPE DOCUMENTS
 THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT OF THE BUILDING AND THE MAJOR ARCHITECTURAL ELEMENTS. AS SCOPE DOCUMENTS THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND/OR COMPLETION OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE GENERAL CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR COORDINATION OF EACH OF THE TRADES WORK AS RELATED TO THE SCOPE OF WORK REQUIRED FOR A COMPLETE PROJECT.

THESE DOCUMENTS DO NOT REFLECT ANY CHANGES, MODIFICATIONS, OR ADDITIONS MADE BY OTHERS AFTER THE DATES INDICATED ON THE DOCUMENTS, OR THAT GROUNDWORK, LTD. CANNOT BE HELD LIABLE FOR CHANGES, MODIFICATIONS, OR ADDITIONS MADE TO THESE DOCUMENTS BY OTHERS. REUSE OF THESE DOCUMENTS FOR OTHER THAN THEIR ORIGINAL INTENDED USE SHALL BE AT SOLE RISK OF OTHERS WITHOUT LIABILITY OR LEGAL EXPOSURE TO GROUNDWORK, LTD.

THESE PLANS ARE FOR THE FOLLOWING PURPOSES ONLY, AS INDICATED:

REVIEW ONLY
 PERMIT
 BIDDING
 CONSTRUCTION

SHAMROCK SELF STORAGE
 4251 CARPENTER ROAD, YPSILANTI, MI
 SHAMROCK BUILDERS INC.
 9800 WESTPOINT DRIVE, SUITE 200
 INDIANAPOLIS, IN 46256

DRAWN BY SJD	SCALE AS NOTED	FLOOR PLANS
CHECKED BY DWW	FILE NAME	
DATE 01/07/20	JOB NO. CC14	
SHEET NO.		



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: January 29, 2020
April 27, 2020

**Conditional Use and Preliminary Site Plan Review
For
Pittsfield Township, Michigan**

File No.:	CUP 20-01 and CSPA 20-02
Applicant:	Shamrock Builders
Project Name:	Shamrock Self Storage
Plan Date:	April 6, 2020
Location:	4197 Carpenter Road
Zoning:	C-2, Regional Commercial
Action Requested:	Conditional Use and Preliminary Site Plan Approval
Required Information:	Noted

PROJECT AND SITE DESCRIPTION

The applicant is seeking approval to develop the site at 4251 Carpenter Road into a self-storage facility. The proposed facility includes seven (7) buildings totaling approximately 125,000 square feet. Six (6) of the buildings are one-story, non-climate controlled, and accessed directly at-grade. One (1) building, the one adjacent to Carpenter Road, is climate controlled and accessed with an interior corridor. The building is a functional one story, with a faux second floor to screen the site from Carpenter Road.

The development is accessed from one point on Carpenter Road. The site is encumbered with two (2) regulated wetlands and numerous regulated trees.

The subject site is zoned C-2, Regional Commercial, and self-storage is a Conditional Use. Fundamentally we support the development of the property for the intended use of a self-storage facility. A self-storage facility is an appropriate use for a parcel, with difficult access options, that is bordered by a contractor's yard to the north and an expressway to the south.

The applicant submitted a concept site plan in March. The Planning Commission focused their review on issues of land use, screening from Carpenter Road, and natural resource protection. Conceptually, the Planning Commission supported the project.

Figure 1 – Subject Site Location



Location of Subject Site

4197 Carpenter

Surrounding Property Details

Direction	Zoning	Use
North	C-2, Regional Commercial	Contractors Yard, Light Industrial
South	I-94	Expressway
East	PUD	Single-Family Residential
West	C-2, Regional Commercial	Movie Theater

NATURAL FEATURES

Section 14.04 C. and D. require a Natural Features Impact Statement and Protection Plan be submitted with Preliminary Site Plan review when it is determined that one (1) natural feature is located on site. A Natural Features Impact Statement and a Natural Features Protection plan are provided on Sheet 5 of the plan set. The Township's Environmental Consultant (ECT) has reviewed and commented on the proposed natural feature impacts.

Topography:

The site has significant grade from the high point of Carpenter Road and drops to the east. Within the Carpenter Road ROW, the elevation drops almost 15 feet from the Carpenter Road back-of-curb to the front property line.

Wetland:

ECT has noted that they find there are two (2) regulated wetlands on site. In their initial review, ECT encouraged the applicant to avoid and minimize impacts to on-site wetlands and attempt to incorporate these existing natural features into the site plan. This includes avoiding grading within the existing 25-foot wetland setbacks. The applicant has eliminated any impact to the large wetland at the northeast corner the site (identified as wetland #3 on the plan set).

Wetland #1, in the southwest corner of the site, is part of a drainage ditch along Carpenter Road. The applicant proposes to disturb this wetland to install a water main. It's worth noting that any development at this site would disturb this wetland due to the requirement to install the watermain. The applicant proposes to restore and improve the wetland once construction is complete.

ECT has done a detailed review based up on the applicants revised plans. ECT's concludes:

While the development appears to avoid impacts to regulated on-site wetlands, the Plan does appear to include proposed impacts to 25-foot wetland buffers (i.e., Wetland 1 setback). While the proposed impacts to buffers has been reduced from previous iterations of the Plan, ECT continues to recommend that the applicant consider further minimizing the overall impacts to wetland setback/buffer through small modifications in the silt fence/limits of disturbance. Should the applicant continue to propose impacts to on-site wetland buffers, it is recommended that the applicant incorporate a restoration/mitigation plan for any proposed impacts to the 25-foot wetland buffer.

Woodlands:

A major point of review from the previous submittal was woodland impact. We noted that due to significant tree loss, we could not support the plan and asked the applicant to revise the plan to reduce tree impact. The applicant has revised their plan to significantly reduce tree impact. The revised tree plan indicates the potential tree impact:

Tree Impact		
	Trees	Inches
Heritage Tree	28	634
Removed	6	139
Remain	22	495
Woodland Tree	193	1,716
Remove	45	396
Remain	148	1,320

The landscape plan on Sheet 11, indicates that the applicant is required to provide a total of 847 inches. Of that 847 total, they are able to provide 536-inches on site and 310-inches would be paid into the Township’s Tree Fund.

As set forth in 14.08.F. of the Zoning Ordinance:

“Tree Mitigation. In general, woodlands are not to be removed for new development, and Heritage Trees shall not be removed for development except under the most extreme circumstances. Site design shall consider any Heritage Tree on a site an important design element. Removal shall be explained in the Natural Features Impact Statement, shall occur rarely, and be considered only after alternatives are studied and found not to be feasible.

All required replacement trees shall be planted on the property on which the trees they are to replace were removed, unless sufficient area is not available on the property for all the required trees. If sufficient area is not available, the replacement trees that cannot be planted on-site may be planted off-site within Pittsfield Township on privately or publicly owned property, provided the location and planting plan are approved by the Planning Commission. Written approval of the owner of the property on which the trees are to be planted shall be submitted to the Township before the Planning Commission may approve the location and the planting plan. After Planning Commission approval of the site plan, the applicant shall submit evidence to the Township of a recorded easement for the proposed off-site planting on privately owned property before planting may begin. The easement may not be modified in any manner unless prior approval is obtained from the Planning Commission.”

If the Planning Commission permits off-site tree mitigation, the applicant will pay the equivalent required 310-inches into the Township Tree Fund.

Items to be Addressed: 1). Applicant should provide a restoration/mitigation plan for any proposed impacts to the 25-foot wetland buffer; and 2). Provide final tree mitigation plan including amount of payment into Township Tree Fund

AREA, WIDTH, HEIGHT, SETBACKS

The site is zoned C-2, Regional Commercial, which is regulated by Section 4.14.

Table 4.14	Required / Allowed	Provided	Complies with Ordinance
Front (Carpenter)	35-feet	36-feet	Complies
Side Setback (north)	10-feet min / 35-feet total	42.8 feet	Complies
Side Setback (South)	10-feet min / 35-feet total	40.7 feet	Complies
Rear (east)	35-feet	251 feet	Complies
Maximum FAR Surface	80% maximum	33.7 %	Complies
Building Height (Feet)	45-feet	Less than 35 feet	Complies
Building Height (Stories)	3 stories	Less than 3 stories	Complies

The application meets all C-2, Regional Commercial bulk requirements.

Items to be Addressed: None

PARKING, LOADING

Parking requirements are set forth in Section 12.05:

Parking Requirements	Number of Spaces Required	Number of Spaces Provided	Compliance
Self-Storage	1 space for each 100 storage units, with a minimum of 6 spaces	7	Compliant
Barrier-Free Spaces	1 space	1 space	Compliant
Loading spaces	0 spaces	0 spaces	Compliant

Parking is sufficient.

Items to be Addressed: None

SITE ACCESS, CIRCULATION, and TRAFFIC

One (1) point of access is provided from Carpenter Road. A fire protection plan is provided on Sheet 12. One issue that has been raised by the Fire Marshall is the overhead DTE power lines that bisect the site. The applicant has designed their site plan around the existing DTE poles. The Fire Marshall confirms that site circulation is sufficient based with two conditions:

1. DTE approves layout based on location of existing poles. If DTE requires the poles to be moved, the Fire Marshall would need to reconfirm circulation based on new location.
2. Applicant remove/reduce landscaping between building front and Carpenter Road.

Items to be Addressed: 1. DTE approves layout based on location of existing poles; and 2). Applicant remove/reduce landscaping between building front and Carpenter Road.

SCREENING & LANDSCAPING

Screening:

As set forth in the landscape screening requirements, self-storage uses adjacent to residential properties require either:

1. One (1) large evergreen per ten (10) lineal feet and one (1) narrow evergreen every five (5) lineal feet; and/or
2. A 6 to 8-foot wall/fence of masonry, stone, or wood.

The applicant is maintaining a collar of trees along the eastern property line. The collar is a minimum of approximately 120-feet in depth from the eastern property line. The nearest home is approximately 350-feet, with an existing dense woodland in between.



The Planning Commission as part of the site plan review has the authority to consider alternative screening options, if the Planning Commission feels that additional screening is necessary.

Interior Parking Lot:

One (1) canopy tree is required for each eight (8) parking spaces. Four (4) parking spaces are proposed requiring one (1) interior parking lot trees; one (1) tree is provided.

Perimeter Parking Lot:

One (1) canopy tree shall be provided for every forty (40) feet of parking lot perimeter. We calculate 85 linear feet of parking lot perimeter, 2 trees are required and have been provided.

Greenbelt:

A greenbelt shall be landscaped with a minimum of (1) tree for every thirty (30) linear feet. The site includes 439 linear feet of frontage along Carpenter Road requiring fifteen (15) greenbelt trees, which have been provided. The Fire Marshall has asked these trees to be removed or reduced. Based upon a further review, these trees will be relocated on site.

Site Landscaping:

General site landscaping is shown to total 46% of the site.

Trash and Recycling Containers:

There is no exterior dumpster shown. It is assumed that a self-storage facility would have a dumpster. The dumpster shall be screened in accordance with ordinance requirements.

Equipment Screening:

At-grade and/or roof-top equipment is not shown on the plan set. Any at-grade or roof-top equipment shall be appropriately screened.

Items to be Addressed: 1) Planning Commission to consider if alternative landscaping along the Eastern property line is required; 2) Indicate location and screening of dumpster; and 3) Provide location of any at-grade or roof-top equipment and screening.

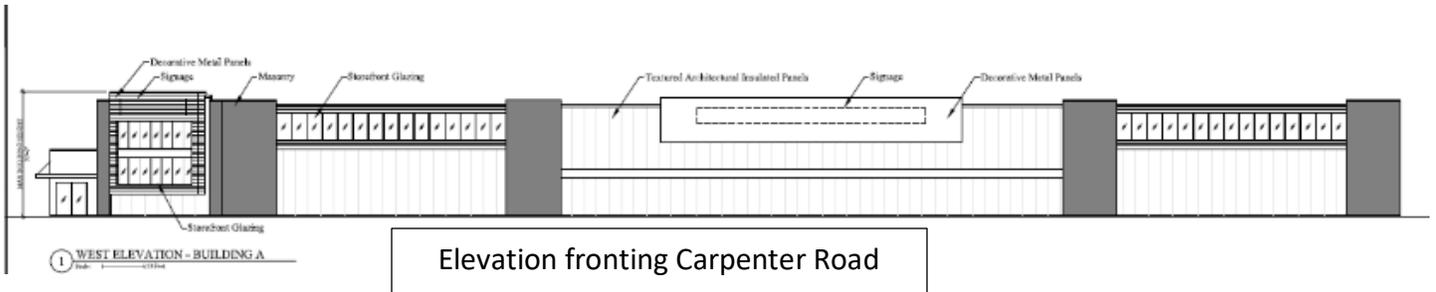
LIGHTING

Because this is a conditional use that abuts residential to the east, we recommend that the applicant submit a photometric plan that indicates both site and building lighting.

Items to be Addressed: Provide lighting plan in compliance with 13.05 of the Zoning Ordinance.

ELEVATIONS AND FLOORPLANS

The applicant has provided elevations and a rendering. The front Carpenter Road building is a faux two-story that includes a mix of masonry, decorative metal panels, architectural insulated panels, and storefront glazing.



The material for the one-story building has not been provided, but it is assumed it will be metal. Applicant should clarify. For those one-story buildings that are visible from Carpenter Road, the Carpenter Road elevation should include greater architectural details.

The applicant should present a material board at the meeting.

Items to be Addressed: Present material board at the meeting.

CONDITIONAL USE STANDARDS

Section 10.04 of the Zoning Ordinance identifies seven (7) standards and findings that must be met for approval of a conditional land use. The Ordinance explicitly states that the Planning Commission shall, "review the particular circumstances and facts of each proposed use, and shall consider the following general standards established for a particular use".

1. **Compatibility with Adjacent Uses.** The Conditional Use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. A Conditional Use shall be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses.
2. **Compatibility with the Master Plan.** The proposed Conditional Use shall be compatible and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.
3. **Traffic Impact.** The proposed Conditional Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation, and parking design; street and bridge capacity; and traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion. The applicant shall comply with the Township's Complete Streets Ordinance.

4. **Impact on Public Services.** *The proposed Conditional Use shall be adequately served by essential public facilities and services, such as: streets; pedestrian or bicycle facilities; police and fire protection; drainage systems; refuse disposal; water and sewage facilities; and schools. Such services shall be provided and accommodated without an unreasonable public burden.*
5. **Compliance with Zoning Ordinance Standards.** *The proposed Conditional Use shall be designed, constructed, operated, and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.*
6. **Impact on the Overall Environment.** *The proposed Conditional Use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses.*
7. **Conditional Use Approval Specific Requirements.** *The general standards and requirements of this Section are basic to all uses authorized by Conditional Use Approval. The specific and detailed requirements relating to particular uses and area requirements must also be satisfied for those uses.*

Provided that the applicant address site plan issues noted in the report, we find that the Conditional Use standards have been met:

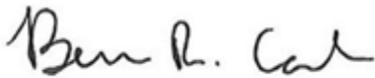
1. This section of Carpenter Road has a mix of uses including light industrial/warehousing, wholesale, commercial, contractors yard, and entertainment uses. Furthermore, the site is adjacent to I-94, with limited access opportunities. The use of the site as a self-storage facility is good use of the site and one that is compatible with adjacent uses.
2. The use of the site for a self-storage building is consistent with the Master Plan and the C-2 zoning designation.
3. The site has limited access options. A low traffic generating use for this site is the only one that could be approved. The use of this site for self-storage shall not impact traffic on Carpenter Road.
4. The applicant has revised their application to reduce impact on the sites natural resources. Any impact will be mitigated.
5. Due to the nature of the business, the impact on public services should be less than other permitted or conditional uses allowed in the district.
6. The application meets all other applicable ordinance requirements.

RECOMMENDATION

The Planning Commission to consider if alternative landscaping along the Eastern property line is required and if the applicant is allowed to meet tree mitigation requirement by paying into the township tree fund.

Based on additional direction from the Planning Commission, we recommend that the Planning Commission direct staff to draft the necessary resolutions of approval, with the following conditions to be required as part of the final site plan submittal:

1. *Provide a restoration/mitigation plan for any proposed impacts to the 25-foot wetland buffer.*
2. *Provide final tree mitigation plan including amount of payment into Township Tree Fund*
3. DTE approves layout based on location of existing poles.
4. Remove/reduce landscaping between building front and Carpenter Road.
5. Pay the equivalent required 310-inches of mitigate trees into the Township Tree Fund.
6. Indicate location and screening of dumpster.
7. Provide location of any at-grade or roof-top equipment and screening.
8. Provide lighting plan in compliance with 13.05 of the Zoning Ordinance.



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Senior Associate



Pittsfield Charter Township
Department of Utilities & Municipal Services

6201 West Michigan Avenue, Ann Arbor, MI 48108
Phone: (734) 822-3101 • Fax: (734) 944-1103
Website: www.pittsfield-mi.gov

Mandy Grewal, Supervisor

MEMORANDUM

TO: Pittsfield Township Planning Commission

FROM: Eric Humesky, P.E. *ESH*
Township Engineer

DATE: April 29, 2020

SUBJECT: Shamrock Self Storage
C.S.P.A. #20-02
Preliminary Site Plan Review

We have reviewed the April 14, 2020, 25-sheet submittal of the above preliminary plan that was received by the Township on April 15, 2020 and comment as follows:

1. Sheet 1; Cover Sheet
 - a. The Township identifying number, "CSPA 20-02", shall be placed at the bottom right corner.
 - b. The sheets shall be numbered consecutively, including the architectural sheets. The Applicant may use their own numbering system as well, if preferred.
2. Sheet 2, Boundary Survey:
 - a. Permanent benchmarks shall be established. It appears the two current benchmarks will be buried during construction. This is a repeat comment.
 - b. The Benchmark #2 shown in the 4177 Carpenter Road property shall be removed.
3. Sheet 5, Removal Plan:
 - a. Silt fence shall be shown around the downhill side of all disturbed areas, including the proposed basin outlet outside the property limits. This shall be updated on all affected sheets.
 - b. Per the Tree List on Sheet 3, trees numbered 1916, 1917, and 1918 should be shown as being removed. Any other trees noted as being removed should also be shown as such so that this sheet coordinates with the Tree list.

4. Sheet 6, Dimensional Site Plan and Phasing Plan:

- a. The location of proposed wetland mitigation shall be shown.
- b. In the Phasing Plan, the “fenced area” described in the notes should be confirmed as the Phase 2 limits or the areas where there is proposed fencing. All drives around Phase 1 buildings shall be paved.

5. Sheet 7; Utility Plan

- a. The utility and easement labels shall be adjusted or removed as necessary so the labels are referencing the correct utility or easement.
- b. The proposed water main and stormwater sewer shall be located 20 feet from the proposed buildings. Exceptions may be considered for shallow storm sewer. The applicant shall provide additional information.
- c. The proposed storm sewer shall be a minimum 10 feet from any hydrant or gatewell. The storm sewer near the proposed hydrant at the north end of the proposed detention basin should be relocated away from the hydrant. The proposed water main leads shall be shown on the plan.

6. Sheet 8, Grading Plan:

- a. The finished floor elevations shall be provided on this plan.
- b. The area located northwest of Building B should be revised so that drainage is not directed onto the properties to the north.
- c. The Applicant shall provide a plan with the Engineering Plan Set detailing how the power poles will be raised and protected during construction. Power line clearances shall be provided with the plan. Approval from DTE of the proposed plan shall be provided prior to a pre-construction meeting.
- d. The proposed limits of disturbance, silt fence, and construction fence shall be located outside of the drip lines of all trees to be saved, both onsite and offsite. There are at least 10 trees shown with grading and/or the limits of disturbance within the driplines.
- e. Asphalt pavement shall have a minimum slope of 1%.

7. Sheet 12, Landscape Plan:

- a. The remaining tree mitigation shall be coordinated with the Township planner.
- b. The proposed water main and storm sewer shall maintain a minimum 10 feet from trees. This includes the underground detention systems.

8. Sheet 12; Fire Protection Plan
 - a. “No Parking” signs shall be proposed within the proposed fire truck path.
 - b. The Fire Marshal requests that no landscaping be proposed between the main building and Carpenter Road.
9. WCRC, WCWRC, and WCHD approvals are required prior to Township Final Site Plan approval. Further coordination with these agencies may result in modifications to this preliminary site plan. It is the applicant’s responsibility to coordinate with all outside agencies early in the site plan development process to ensure all agency requirements are adhered to and revisions of the site plan are limited.
10. A stormwater management maintenance agreement, satisfactory to the Township, shall be executed by the property owner prior to construction.
11. Prior to construction, the Applicant shall provide a performance guarantee in accordance with Section 3.09 of the Zoning Ordinance.
12. With each re-submittal, the preparer shall provide a written summary of revisions made to the plans.

TO: Ben Carlisle, AICP
Pittsfield Charter Township Planning Consultant

FROM: Pete Hill, P.E. *P.H.*
Senior Associate Engineer

DATE: April 24, 2020

RE: Shamrock Self Storage
4251 Carpenter Road
Preliminary Site Plan Review

Environmental Consulting & Technology, Inc. (ECT) completed a review of the Preliminary Site Plan for the proposed Shamrock Self Storage project (4251 Carpenter Road) prepared by Midwestern Consulting dated April 6, 2020 (Plan). ECT previously reviewed the Wetland Delineation Report prepared by Marx Wetlands, LLC dated December 9, 2019. The site is located at the northeast corner of Carpenter Road and I-94 (Section 13). ECT previously completed an on-site wetland verification at the site in November 2019. The site was reviewed for the presence of regulated wetlands as defined in the Pittsfield Charter Township Wetland Ordinance, Chapter 8. Environment, Article III. Wetlands.

ECT recommends approval of the Plan for wetlands, however, we suggest that the Applicant address the items noted in the *Wetland Comments* section of this letter prior to approval of the Final Site Plan.

A summary of our findings from review of the applicant's submittal regarding existing wetlands and proposed wetland impacts follows.

Wetland/Existing Conditions

Three (3) on-site wetlands were delineated (Wetlands 1, 2, and 3) on the site. The wetland boundary locations are indicated on the Plan. The wetlands and the 25-foot wetland boundaries are clearly indicated on the *Removal Plan* (Sheet 5) – see Figure 1; attached).

Wetland 1 is an emergent wetland containing narrow-leaved cattail (*Typha angustifolia*), broad-leaved cattail (*Typha latifolia*), reed canary grass (*Phalaris arundinacea*), late goldenrod (*Solidago gigantea*), Bebb's sedge (*Carex bebbii*) and fox sedge (*Carex vulpinoidea*). This wetland is a swale-like feature located in the southwest corner of the project property, adjacent to Carpenter Road and I-94. The northern extent of this feature appears to lack wetland conditions and became an upland ditch/swale feature. This feature also appeared to lack the elements of a true stream (i.e., defined bed and banks, continuous flow). A culvert was identified at the north and south ends of this feature.

Wetland 2 is an emergent wetland containing path rush (*Juncus tenuis*), curly dock (*Rumex crispus*), Dudley's rush (*Juncus dudleyi*), and calico aster (*Symphotrichum lateriflorum*). This wetland also contains self-heal (*Prunella vulgaris*), purple loosestrife (*Lythrum salicaria*), fox sedge, and Canada/field thistle (*Cirsium arvense*). This wetland is located within the northwest section of the property within an overhead electric distribution line corridor. The wetland appears to have been created incidentally by poor grading along the distribution line corridor.

Wetland 3 is a largely forested wetland containing red maple (*Acer rubrum*), silver maple (*Acer saccharinum*), American elm (*Ulmus americana*), and black ash (*Fraxinus nigra*) trees. Shrubs observed include common

buckthorn (*Rhamnus cathartica*), glossy buckthorn (*Frangula alnus*), silky dogwood (*Cornus amomum*), gray dogwood (*Cornus foemina*), and black ash saplings. This wetland contained sparse herbaceous vegetation including fowl manna grass (*Glyceria striata*), bladder sedge (*Carex intumescens*), and fox sedge. This wetland is located in the northeast section of the subject property.

As noted in the Marx Wetland Report, one (1) watercourse was observed approximately 25 feet east of the site's eastern boundary. This watercourse appears to be tributary to the Upper Paint Creek; however it does not appear to be a Washtenaw County Drain.

ECT has reviewed the wetland delineation completed by Marx Wetlands, LLC on November 27, 2019 and agrees that the wetland boundaries were accurately flagged in the field.

Wetland Impact Review

It should be noted that the *Natural Features Impact Statement* included on the *Removal Plan* (Sheet 5) indicates that Wetlands 1 and 3 will be preserved. The Plan notes that Wetland 1 will be temporarily disturbed for the construction of the proposed watermain. The area of wetland disturbance is to be fully restored. The Plan indicates that 2,385 square feet (0.055-acre) of the Wetland 1 25-foot buffer will be disturbed. This impact appears to be a permanent impact associated with a proposed change in grade.

Wetland 2 (285 square feet/0.007-acre) located in the central portion of the site will be removed with the development.

Previous iterations of the Plan included a 641 square feet (0.015-acre) impact to the Wetland 3 Buffer for the installation of the stormwater detention basin. This has been eliminated from the current Plan. Sheet 5 indicates that existing Wetland #3 and its 25-foot wetland setback are not to be disturbed.

ECT encourages the Applicant to avoid and minimize impacts to on-site wetlands and 25-foot wetland setbacks and attempt to incorporate these existing natural features into the site plan. This includes working to avoid grading within the existing 25-foot wetland setback of Wetland 1.

Wetland Regulation by the State of Michigan

Wetlands are protected under Part 303 Wetland Protection, of P.A. 451 of 1994, the Natural Resources and Environmental Protection Act (NREPA, as amended). The Michigan Department of Environment, Great Lakes, and Energy (EGLE, formerly MDEQ) assumes authority over wetlands that are 5 acres or greater in area; contiguous (directly adjacent to) to an inland lake, pond, or stream; within 500 feet of an inland lake, pond, or stream; or within 1,000 feet of a Great Lake, Lake Saint Clair, Saint Mary's River, Saint Clair River, or Detroit River.

EGLE may also exert regulatory control over isolated wetlands less than five acres in size: "...if the department determines that protection of the area is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction and the department has so notified the owner."

The following activities are prohibited within regulated wetlands without an EGLE permit:

- 1 The placement of fill material;
- 2 Dredging;
- 3 Construction within; and/or
- 4 The draining of surface water from a wetland.

ECT agrees with the applicant's wetland consultant's opinion that Wetlands 1 and 3 may be regulated by EGLE. Wetland 1 is less than 5-acres in size but may be considered contiguous because the ditch/swale likely discharges off-site via a northern culvert that appears to connect to roadside ditches that ultimately connect to the Upper Paint Creek. Wetland 3, also less than 5-acres in size, appears to be within 500 feet of an off-site regulating feature (i.e., offsite watercourse). Wetland 2 is a small, isolated wetland and is not likely regulated by EGLE.

Wetland Regulation by Pittsfield Charter Township

Based on the findings set forth in Section 8-12 of the Township's Wetland Ordinance, the Township Board of Trustees declares a goal of no net loss of wetlands within the Township and a long-term goal of a net gain in wetlands within the Township. These goals are to be accomplished through the use of all means available to the Township as authorized by applicable local, state and federal laws and regulations, including, but not limited to, the implementation of the regulatory purposes and intent of this article; the identification and review of degraded or destroyed wetlands in the Township; and the use of incentives, voluntary agreements, and other forms of cooperation between the Township and landowners to protect and restore wetlands to the greatest extent possible authorized under the law.

Under the authority of Wetland Ordinance, Pittsfield Charter Township regulates all watercourses and wetlands that are:

1. Contiguous to a lake or pond, or a river or stream, regardless of size;
2. Not contiguous to a lake or pond, or a river or stream; and 2 acres or more in size;
3. Not contiguous to a lake or pond, or a river or stream; and less than 2 acres in size, if the Township determines that protection of the area is essential to the preservation of the natural resources of the Township from pollution, impairment, or destruction as provided by this Ordinance.

In making a determination that a wetland is essential to the preservation of the natural resources of the Township must find that one or more of the following exist at the particular site:

- a) The site supports state or federal endangered or threatened plants, fish, or wildlife appearing on a list specified in Section 36505 of the Michigan Wetlands Protection Act.
- b) The site represents what is identified as a locally rare or unique ecosystem.
- c) The site supports plants or animals of an identified local importance.
- d) The site provides groundwater recharge documented by a public agency.
- e) The site provides flood and storm control by the hydrologic absorption and storage capacity of the wetland.
- f) The site provides wildlife habitat by providing breeding, nesting, or feeding grounds or cover for forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened, or endangered wildlife species.
- g) The site provides protection of subsurface water resources and provision of valuable watersheds and recharging groundwater supplies.
- h) The site provides pollution treatment by serving as a biological and chemical oxidation basin.
- i) The site provides erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.
- j) The site provides sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.

Wetlands 1 and 3 appear to be regulated by the Township as they meet one or more of the essentiality criteria listed above (e.g., flood and storm control as well as wildlife habitat). According to the Pittsfield Charter

Township Wetland Protection Ordinance, Section 8-17, the following activities require a permit from the Township:

- *Deposit or permit the placing of fill material in a wetland.*
- *Dredge, remove, or permit the removal of soil or minerals from a wetland.*
- *Construct, operate, or maintain any use or development in a wetland.*
- *Drain surface water from a wetland.*
- *Mowing, cutting, removing, or causing to be removed or damaged, native vegetation or trees from the wetland, except for the mowing of a walkable path not to exceed ten (10) feet wide, unless as an ecological restoration project approved by the Ordinance Enforcement Officer.*

It is ECT's opinion that Wetland 2 is not regulated by Pittsfield Township as this wetland is a poor quality, small (i.e., 285 square feet), isolated wetland that appears to be a man-made/incidental wetland created by poor grading along the existing utility corridor. This wetland does not appear to provide essential wetland functions as described in the Wetland Ordinance (per the Wetland Ordinance Section 8-19.I).

In addition to the desire to preserve wetlands, the Township's goal is to preserve wetland buffers/setbacks. The Township's *Land Development Standards* (Chapter 19 – Protection and Mitigation of Natural Features) states that:

A permanent buffer strip, vegetated with natural plant species, will be maintained or restored within a setback of 25 feet from a designated edge or boundary of a wetland area.

With regard to the preservation of 25-foot wetland buffers, the applicant should work in order to preserve the wetland buffers of all wetland features to remain. Specifically, the applicant should work to preserve the 25-foot buffer of Wetland 1. The Plan currently appears to propose a permanent impact of 2,385 square feet (0.055-acre).

The preservation of a 25-foot buffer area is important to the overall health of the existing wetlands. The existing buffers serve to filter pollutants and nutrients from storm water before entering the wetlands, as well as provide additional wildlife habitat. Any pesticides, herbicides, or fertilizers used on the proposed development site would likely also ultimately drain to the wetland.

For subsequent Plan submittals, ECT recommends that the Applicant incorporate a restoration plan for any proposed temporary and/or permanent impacts to 25-foot wetland buffer areas. This restoration plan should include a 1:1 replacement for any impacts to the 25-foot wetland buffer. This wetland buffer mitigation/restoration should incorporate an appropriate native wetland buffer seed mix, to be approved by the Township and/or the Townships' wetland consultant.

Proposed Mitigation

As proposed, the project does not require wetland mitigation.

Wetland Comments

The following are repeat comments from our Preliminary Site Plan Review & Wetland Boundary Verification letter dated January 22, 2020. The current status of these comments is indicated in ***bold italics***. Please consider the following comments when preparing subsequent site plan submittals:

1. The Natural Features Impact Statement on Sheet 5 (Removal Plan) indicates that 641 square feet (0.015-acre) of Wetland 3's 25-foot buffer will be temporarily disturbed for the installation of the stormwater detention basin. This area does not appear to be specifically indicated on the Plan. ECT encourages the Applicant to avoid and minimize impacts to on-site wetlands and 25-foot wetland setbacks and attempt to incorporate these existing natural features into the site plan. This includes working to avoid grading within the existing 25-foot wetland setbacks.

This comment has been partially addressed. The current Plan indicates that there are no proposed impacts to Wetland 3 or its 25-foot wetland buffer. The Plan includes a proposed 2,385 square-foot (0.055-acre) impact to the 25-foot setback of Wetland 1. This impact appears to be a permanent impact that includes a change in existing grade.

As the preservation of a 25-foot buffer area is important to the overall health of the existing wetlands, for subsequent Plan submittals, ECT recommends that the Applicant incorporate a restoration plan for any proposed temporary and/or permanent impacts to 25-foot wetland buffer areas. This restoration plan should include a 1:1 replacement for any impacts to the 25-foot wetland buffer. This wetland buffer mitigation/restoration should incorporate an appropriate native wetland buffer seed mix, to be approved by the Township and/or the Townships' wetland consultant.

2. We urge the applicant to consider a plan that further avoids impacts to the wetland buffer so that wetland buffer restoration becomes unnecessary. Should the applicant continue to propose impacts to on-site wetland buffers, subsequent plans should provide detailed information regarding the proposed wetland buffer restoration/mitigation. Specifically, the applicant shall incorporate a restoration plan for any proposed impacts to the 25-foot wetland buffer areas. This restoration plan should include a 1:1 replacement for any impacts to the 25-foot wetland buffer. This wetland buffer mitigation/restoration should incorporate an appropriate native wetland buffer seed mix, to be approved by the Township and/or the Townships' wetland consultant.

This comment still applies. It is recommended that the applicant provide a restoration plan for any areas of (temporary or permanent) impact to the existing 25-foot wetland setbacks.

Conclusions

While the development appears to avoid impacts to regulated on-site wetlands, the Plan does appear to include proposed impacts to 25-foot wetland buffers (i.e., Wetland 1 setback). While the proposed impacts to buffers has been reduced from previous iterations of the Plan, ECT continues to recommend that the applicant consider further minimizing the overall impacts to wetland setback/buffer through small modifications in the silt fence/limits of disturbance. Should the applicant continue to propose impacts to on-site wetland buffers, it is recommended that the applicant incorporate a restoration/mitigation plan for any proposed impacts to the 25-foot wetland buffer.

Recommendation

ECT recommends approval of the Plan for wetlands, however, we suggest that the Applicant address the items noted in the *Wetland Comments* section of this letter prior to approval of the Final Site Plan.

April 24, 2020

Page 6 of 9

cc: Zoe Crowley, UMS Specialist (CrowleyZ@pittsfield-mi.gov)
Allen Hare, UMS (HareA@pittsfield-mi.gov)
Eric Humesky, PE, Township Engineer (engineering@pittsfield-mi.gov)
Belinda Kingsley, Zoning & Code Enforcement Administrator, Pittsfield Charter Township
(KingsleyB@pittsfield-mi.gov)
Sheryl Saliba, Utilities & Municipal Services Administrative Assistant (SalibaS@pittsfield-mi.gov)

Attachments: Figure 1. Approximate Wetland Locations (Removal Plan). Source: Midwestern Consulting.
Site Photos

Site Photos



Photo 1. View of Wetland 2 within the central portion of the site.



Photo 2. View of Wetland 1 within the southwestern portion of the site.



Photo 3. View of Wetland 3 within the northeastern portion of the site.

**FINDINGS OF REQUIRED STANDARDS
AND RESOLUTION OF APPROVAL
SHAMROCK SELF STORAGE
CUP 20-01
May 21, 2020**

WHEREAS an application for a Conditional Use Permit for self-storage facility on the premises located at 4251 Carpenter Road, tax parcel ID# L -12-13-200-034 in Section 13, Pittsfield Charter Township, Washtenaw County, Michigan; was received on January 9, 2020; and

WHEREAS in accordance with Article 10.03 of the Township Zoning Ordinance, the Pittsfield Township Planning Commission held a public hearing on this matter on May 7, 2020, and public comments were received and considered; and

WHEREAS the Pittsfield Township Planning Commission reviewed the Conditional Use Permit application for this use and per the requirements of Article 10.04 of the Township Zoning Ordinance finds the following:

- 1. Compatibility with Adjacent Uses. The conditional use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. A conditional use shall be harmonious and not create a significant detrimental impact, as compared to the impact of permitted uses.**

The proposed use is harmonious with adjacent commercial, warehouse and light industrial uses. The proposed use will not create a significant detrimental impact to adjacent properties.

This section of Carpenter Road has a mix of uses including light industrial/warehousing, wholesale, commercial, contractors yard, and entertainment uses. Furthermore, the site is adjacent to I-94, with limited access opportunities. The use of the site as a self-storage facility is good use of the site and one that is compatible with adjacent uses.

- 2. Compatibility with the Master Plan. The proposed conditional use shall be compatible and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.**

The use of the site for a self-storage building is consistent with the Master Plan and the C-2 zoning designation.

- 3. Traffic Impact. The proposed conditional use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location and design, circulation, and parking design; street and bridge capacity; and traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion. The applicant shall comply with the Township's Complete Street Ordinance.**

The site has limited access options. A low traffic generating use for this site is the only one that could be approved. The use of this site for self-storage shall not impact traffic on Carpenter Road.

- 4. Impact on Public Services.** The proposed conditional use shall be adequately served by essential public facilities and services, such as: streets; pedestrian or bicycle facilities; police and fire protection; drainage systems; refuse disposal; water and sewage facilities; and schools. Such services shall be provided and accommodated without an unreasonable public burden.

Due to the nature of the business, the impact on public services should be less than other permitted or conditional uses allowed in the district.

- 5. Compliance with Zoning Ordinance Standards.** The proposed conditional use shall be designed, constructed, operated, and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.

The applicant has revised their application to reduce impact on the sites natural resources. Any impact will be mitigated. The application meets all other applicable ordinance requirements.

- 6. Impact on the Overall Environment.** The proposed conditional use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses.

The applicant has revised their application to reduce impact on the sites natural resources. Any impact will be mitigated.

- 7. Conditional Use Approval Specific Requirements.** The general standards and requirement of this section are basic to all uses authorized by conditional use approval. The specific and detailed requirements relating to particular uses and area requirements must also be satisfied for those uses.

There are specific conditions approved the Planning Commission that the applicant must address for the final site plan submittal. Other than those conditions, the application meets all other applicable ordinance requirements.

NOW THEREFORE BE IT RESOLVED, that the Pittsfield Township Planning Commission hereby approves CUP 20-01 Shamrock Self Storage.

Sutherland Park

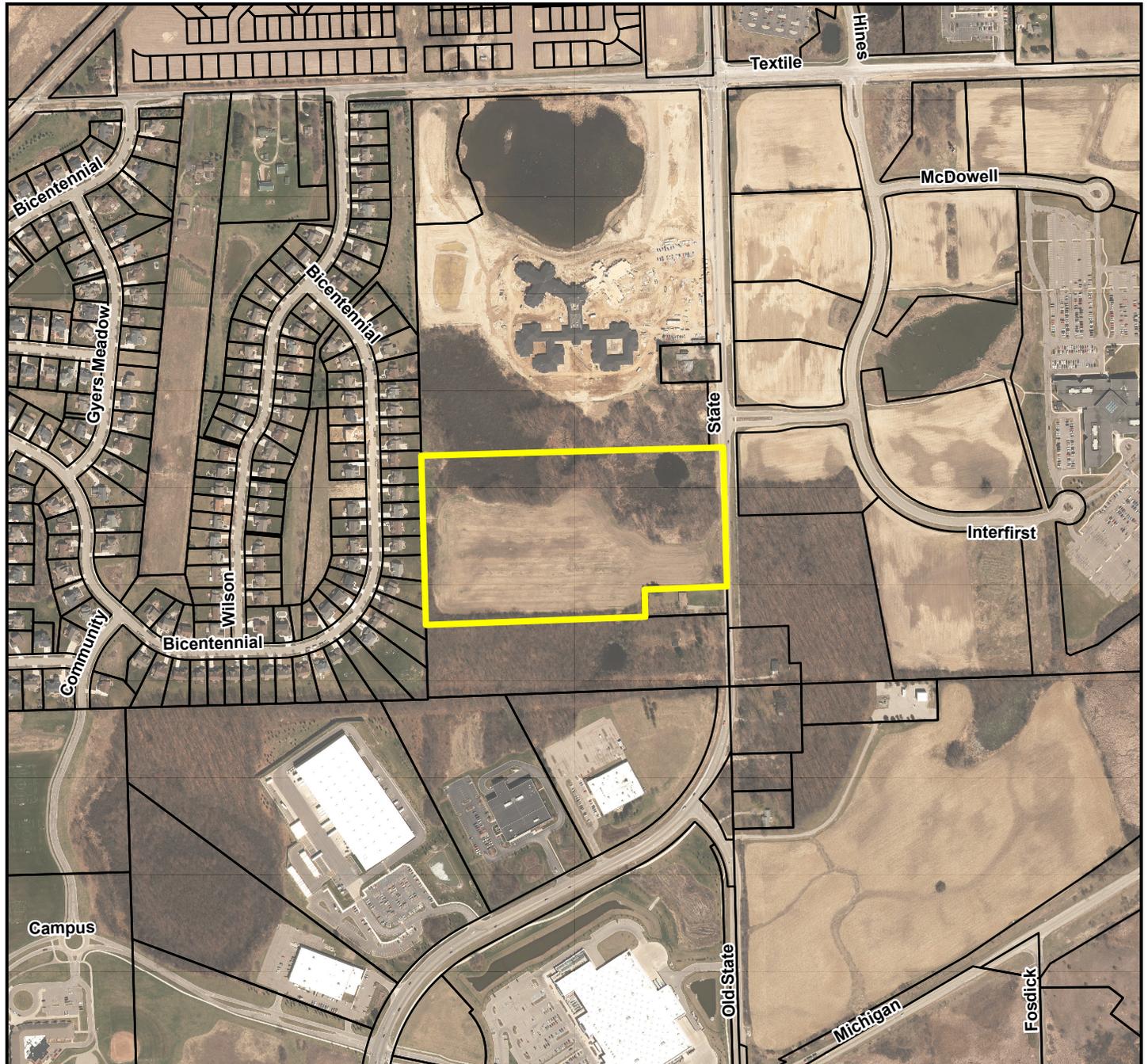


Meeting Date:
May 21, 2020

Project:
RZ 20-04

Applicant:
Eaton Group, LLC

Action:
Rezoning



6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	★28	27	26	25
31	32	33	34	35	36

0 700 1,000 Feet





Pittsfield Charter Township
Department of Utilities & Municipal Services
 8201 West Michigan Avenue, Ann Arbor, MI 48108
 Phone: (734) 822-3130 Fax: (734) 944-1103
 Website: www.pittsfieldmi.gov Email: planning@pittsfieldmi.gov

Rezoning Application

Applicant Requirement Checklist

- Project Fees (must be paid by cash or check when application is submitted). Administrative Fee is non-refundable. Application will not be processed until payment is received.
- Completed Application Form
- Fourteen (14) sets of the proposed site plan. Three (3) full size plan sets, and eleven (11) reduced (11x17) plan sets
- A CD containing the entire plan set
- Legal description of the property

OFFICE USE

RZ # 20-04

ZP App Fee \$ _____

Escrow Fee \$ _____

Total \$ _____

Submittal Information

Name of Proposed Development: Sutherland Square

Current Zoning District: PUD Proposed Zoning District: PUD- Ann Arbor - Saline Rd Area Dist

Property Information

SW Textile / State Road _____ or 6464 State Road 48176
 General Location of Site _____ Street Number _____ Street Name _____

Parcel ID # 12-28-200-008 Gross Acreage of Site 21.6 A Net Acreage 21.6 A

Applicant Information

(Please Print)
Eaton Group, LLC
 Company Name (If Applicable) _____ **Robert Gibbs**
 Applicant's Name _____

240 Martin Street Birmingham MI 48009
 Address _____ City _____ State _____ Zip _____

(248) 642-4800 (248) 642-5758 rgibbs@gibbsplanning.com
 Contact Number _____ Fax Number _____ Email Address _____

Applicant's Compliance Agreement

The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the listed property owner, and hereby file fourteen (14) copies of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions. If the applicant is not the property owner, the owner must fill out the Property Owner Affidavit.

Applicant's Signature _____ 12 March 2020
Robert Gibbs Date _____

Applicant's Name (Please Print) _____

Please Complete Reverse Side

Office Use	Time Stamp
Received By: <u>ABC</u>	<u>3/20/20</u>
(Initials)	

Escrow Information (To be filled out if different than the applicant information)

(Please Print)

Eaton Group, LLC

Company Name (If Applicable)

240 Martin Street

Address

(248) 642-4800

Contact Number

Birmingham

City

(248) 642-5758

Fax Number

Robert Gibbs

Contact Name

MI

48009

State

Zip

rgibbs@gibbsplanning.com

Email Address

Property Owner Information

(Please Print)

David Hughes

Property Owner's Name

8150 Jackson Road

Address

DAVID.HUGHES@VANSTON.COM

Email Address

Ann Arbor

City

(734) 260-9320

Contact Number

MI

48103

State

Zip

(734) 424 0677

Fax Number

Property Owner's Compliance Agreement

I, David Hughes hereby state that I am the owner of the property described on this application
(Print Owner's name)

and that I have authorized _____ to act as my agent for the purpose of obtaining the zoning variance, appeal, or interpretation herein requested, and I hereby acknowledge that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions.

David Hughes
Property Owner's Signature

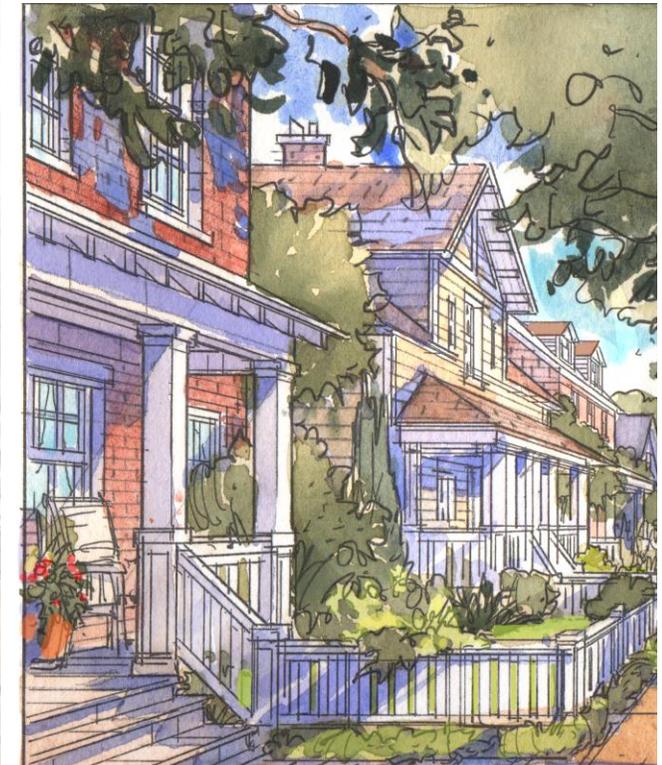
03/11/20
Date

Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.

Sutherland Square

Pittsfield Township, Michigan
Eaton Group, LLC May 2020





Sutherland Square

Pittsfield Township, Michigan 12 May 2020

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EATON GROUP, LLC **Gibbs**
Planning Group



W Textile Rd

W Textile Rd

E Textile Rd

Story Point

CENTENNIAL FARMS

Site

McDowell Pl

Rosebush

Timber Ln

Pondsiae Dr

ne High School

Harvest Elementary School

Oscar's Sports & Grill

Walmart

E Michigan Ave

12

Fosdick Rd

Old State Rd

State Rd

State Rd

Interfirst Dr

Wilson Rd

Wilson Rd

Community Dr

Community Dr

Bicenntenial Pkwy

Edgewood Dr

Rigsby

StoryPoint

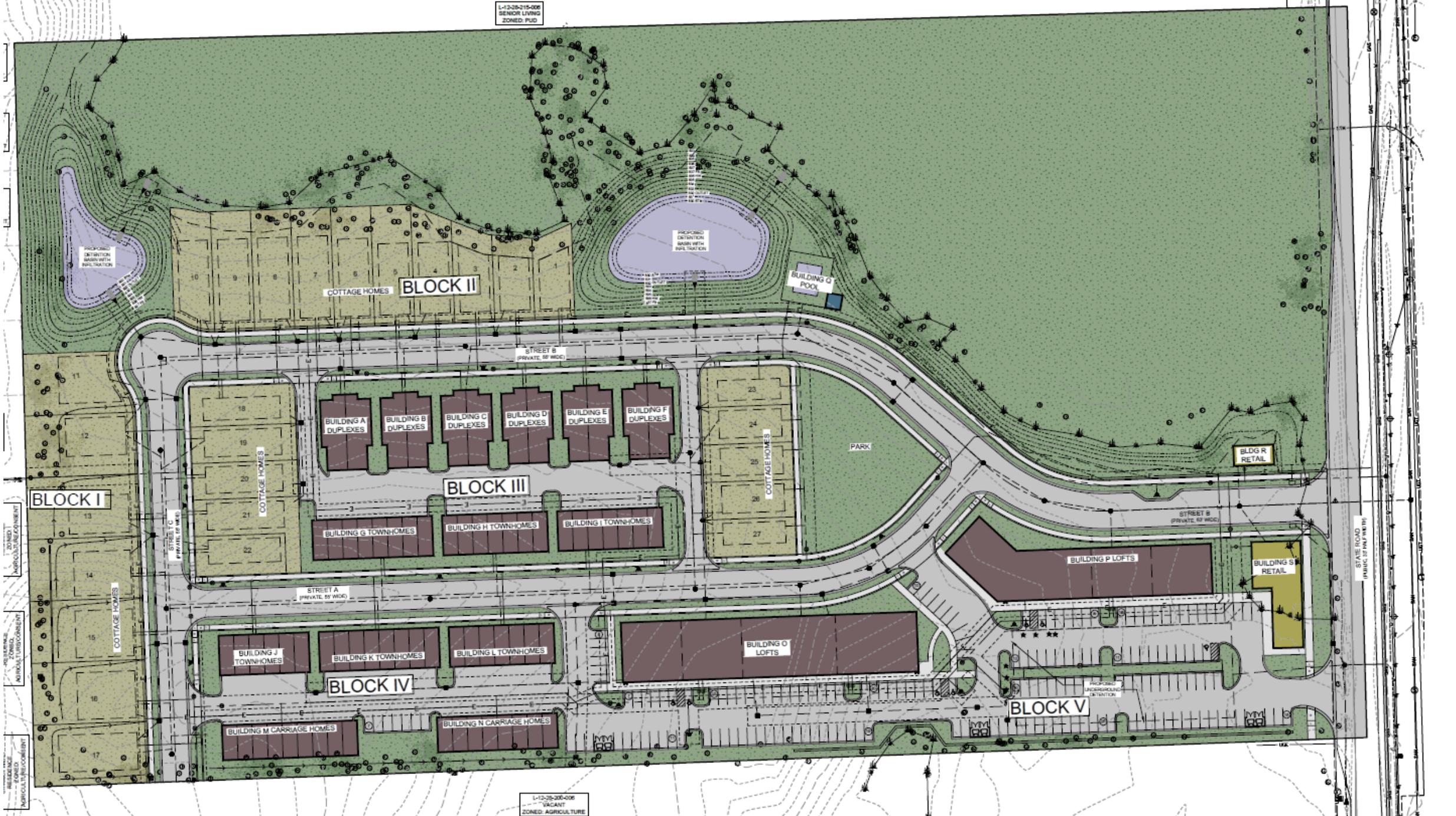
Whitmore Blvd

Bicentennial Pkwy

State Road



L-12-25-200-006
SENIOR LIVING
ZONED: PUD



L-12-25-200-006
VACANT
ZONED: AGRICULTURE

REFERENCE ZONING: AGRICULTURE (CONCURRENT)
REFERENCE ZONING: AGRICULTURE (CONCURRENT)
REFERENCE ZONING: AGRICULTURE (CONCURRENT)

STREET D
(PRIVATE, 50' WIDE)

STREET B
(PRIVATE, 50' WIDE)

STREET A
(PRIVATE, 50' WIDE)

STREET B
(PRIVATE, 50' WIDE)

STREET C
(PRIVATE, 50' WIDE)

Sutherland Square: Land Use Overview

Block	Unit Type	Building/Lot	No. units / SF
Block I, II & III	Single-Family	1-27	27
Block III	Duplex	A-F	12
Block III	Townhomes	I	7
Block III	Townhomes	H	7
Block III	Townhomes	G	8
Block IV	Carriage Homes	N	8
Block IV	Carriage Homes	M	9
Block IV	Townhomes	L	7
Block IV	Townhomes	K	8
Block IV	Townhomes	J	7
Block V	Lofts	P	51
Block V	Lofts	O	58
Block V	Commercial (Office/Retail)	S	9,000 SF
Total			209 / 9,000 SF

Sutherland Square Overview

Pittsfield Township, Michigan 16 March 2020

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Sutherland Square: Mixed-Use

Pittsfield Township, Michigan 12 May 2020

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Planning Group

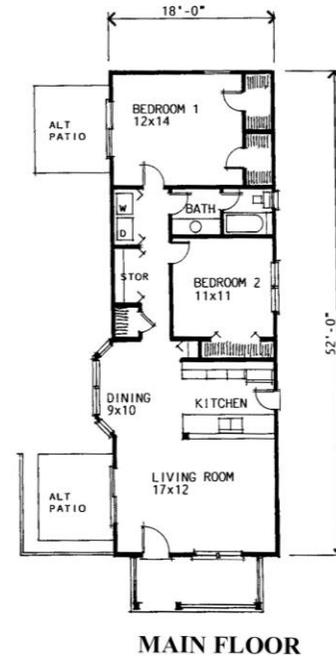
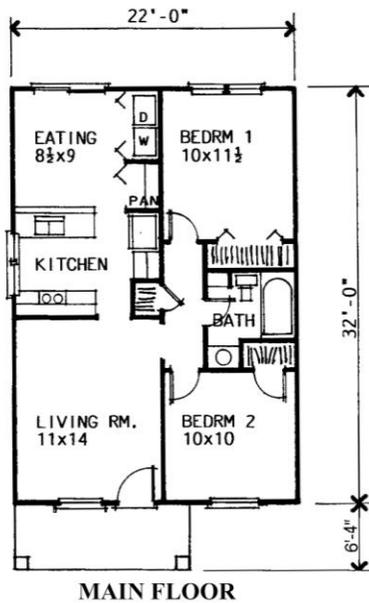


Sutherland Park: *Single Family Homes*

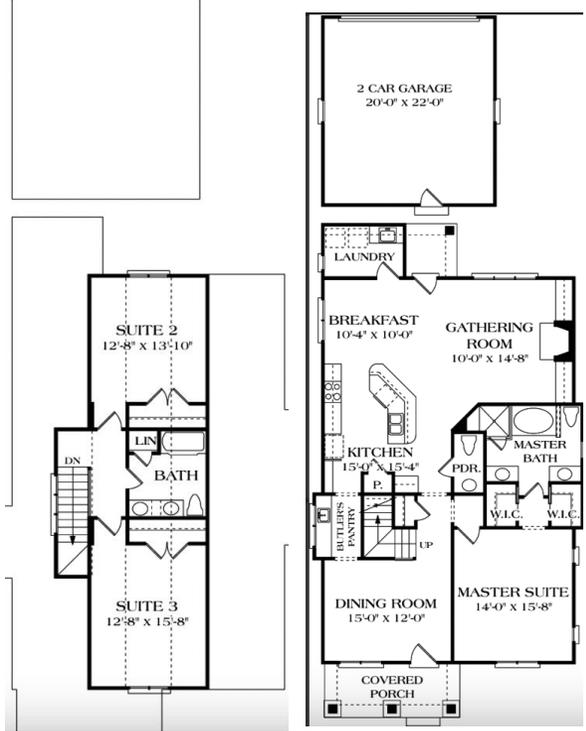
Pittsfield Township, Michigan

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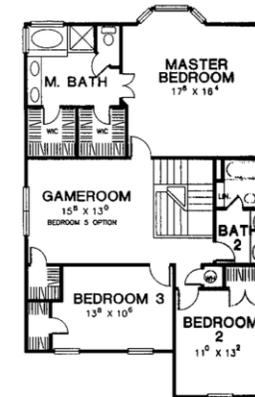
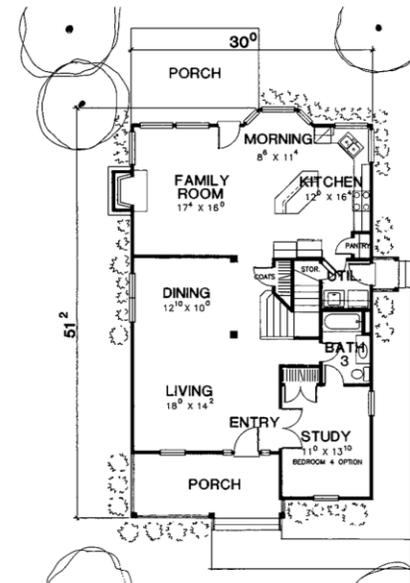
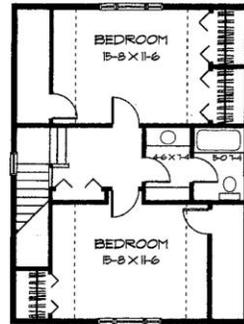
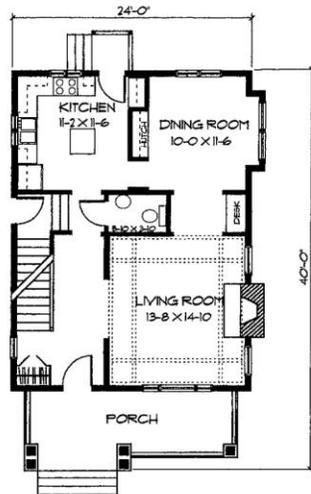


Sutherland Park: Cottage Homes <30' Lots



Sutherland Park: *Cottage Homes > 40' Lots*

Pittsfield Township, Michigan
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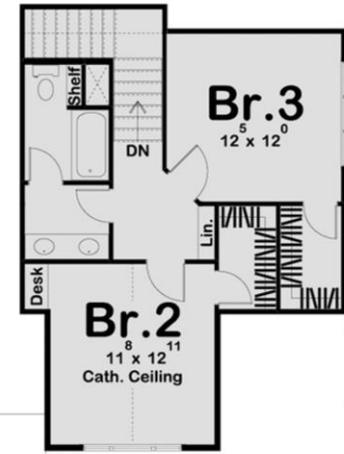


Sutherland Park: Cottage Homes > 40' Lots

Pittsfield Township, Michigan

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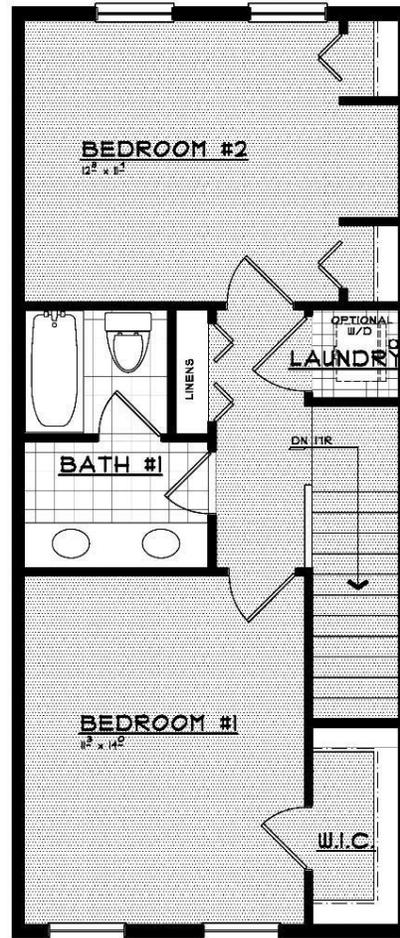
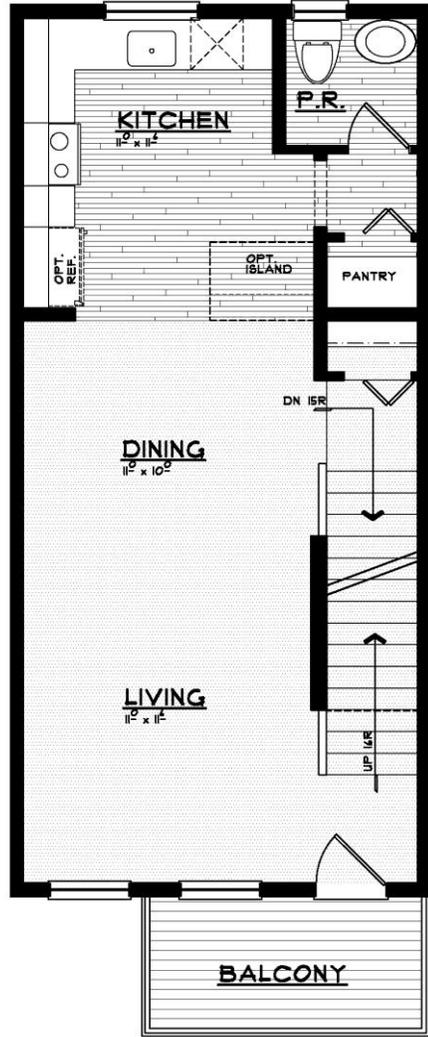
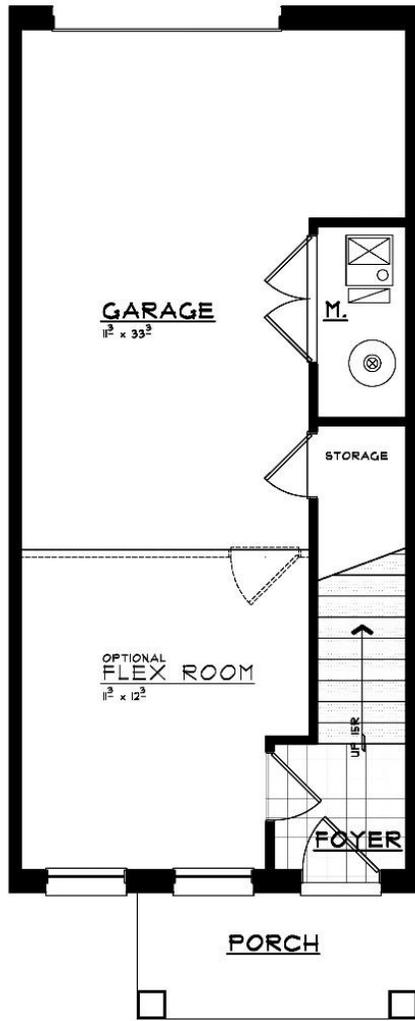


Sutherland Park: Cottage Homes > 60' Lots

Pittsfield Township, Michigan

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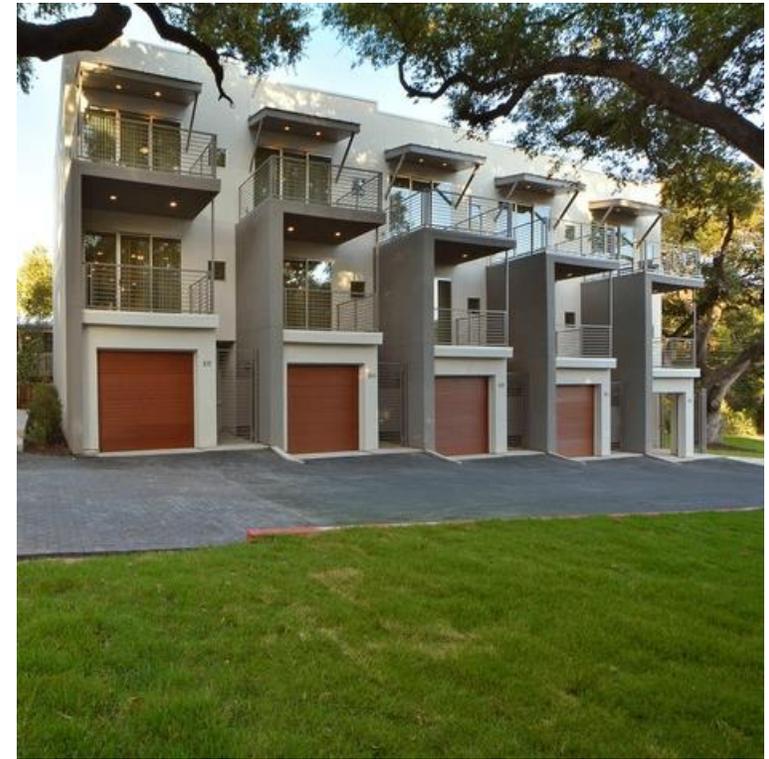
EATON GROUP, LLC **Gibbs**
Planning Group



Sutherland Park: Town Homes

Pittsfield Township, Michigan

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Sutherland Park *Carriage Homes*

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Sutherland Park: *Lofts*
Pittsfield Township, Michigan
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Project Overview: ROW Set Back Summary

Block	Unit Type	Building/Lot	No. units	Front Set Back		
				Proposed (ft)	FBC (ft)	Standard (ft)
Block I, II & III	Single-Family	1-27	27	10	n/a	35
Block III	Duplex	A-F	12	12	10	10
Block III	Townhomes	I	7	12	10	10
Block III	Townhomes	H	7	12	10	10
Block III	Townhomes	G	8	12	10	10
Block IV	Carriage Homes	N	8	n/a	n/a	n/a
Block IV	Carriage Homes	M	9	n/a	n/a	n/a
Block IV	Townhomes	L	7	5	10	10
Block IV	Townhomes	K	8	5	10	10
Block IV	Townhomes	J	7	5	10	10
Block V	Lofts	P	51	5	10	50
Block V	Lofts / Commerical	O-S	58	7	10	50
Total			209			

Project Overview: Parking Summary

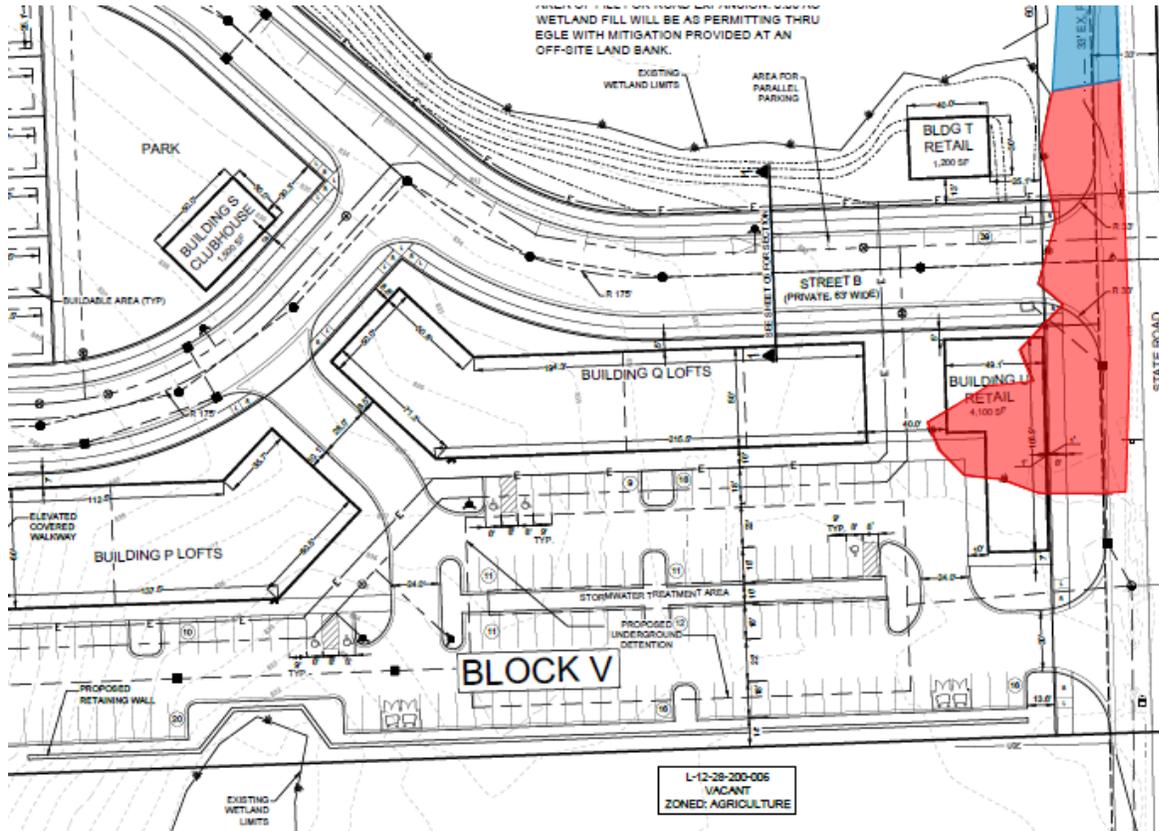
- Parking for single-family homes, townhomes, carriage homes and duplexes will be consistent with code with a minimum of 2-parking spaces per unit.
- Seeking deviation for 1-bedroom units (from 2-spaces per 1-bed to 1.5 spaces).
- Seeking deviation for office parking requirement to permit all office parking to be shared with Lofts.

Unit mix	No. Units	Pittsfield Ordinance		Sutherland Proposed			Rationale
		Parking Per Unit	Spaces Required	Parking Unit Req.	Spaces Required	Difference	
Studios	14	1.00	14	1.0	14	0	Consistent with other properties, assume 50% of 1-bed renters will be 1-car households. Given proximity to other lots/streets, there is little risk parking will spill over to adjacent properties.
1-bed	83	2.00	166	1.5	125	-41.5	
2-bed	12	2.00	24	2.0	24	0	
Total	109	1.87	211	1.5	167	-41.50	
Retail	3,000.00	1/ 250 SF	12	1/ 250 SF	12	0	Office parking will be shared with Lofts as there is little overlap in occupancy times.
Office	6,000.00	1/300 SF	17	1/300 SF	0	-17	
Total Req.	9,000.00		240		179	-58.50	

* Includes on-street parking

Project Overview: Wetlands

- Total Site: 22.6 acres
- Total wetlands: 6.78 acres
- Proposed wetlands fill is ~1/3rd acres and limited to section west of State Road



Sutherland Square

Pittsfield Township, Michigan

Eaton Group, LLC May 2020





Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

May 14, 2020

Concept Review For Pittsfield Township, Michigan

File No.:	RZ 20-04
Applicant:	Eaton Group – Robert Gibbs
Location:	6464 South State Road and vacant parcel to the north L-12-28-200-005 and L-12-28-200-008
Plan Date:	May 12, 2020
Current Zoning:	PUD, Planned Unit Development / AG, Agriculture
Proposed Rezoning:	PUD, Planned Unit Development
Property Size:	22.6 acres
Action Requested:	Concept Review

PROJECT DESCRIPTION

The applicant has submitted a Planned Unit Development (PUD) rezoning application to develop 242-residential dwelling units and 19,000 square feet of commercial space in a traditional, walkable mixed-use neighborhood containing approximately 21 acres located on the west side of South State Road just south of Textile Road and the Story Pointe senior living facility.

Currently, the site is primarily vacant, has been most recently farmed, and portions are encumbered by regulated wetlands and woodlands. The southeast corner is currently developed as a single-family residential lot that will be demolished and incorporated into the development.

The applicant is seeking a PUD, to permit a high-density mixed-use development, provide a variety of housing types, commercial space, and flexibility to preserve the site's existing natural features. The applicant is seeking zoning deviations as well as zoning flexibility through the PUD process.

The development will consist of six (6) types of residential products (based on sheet c-4) including:

- Forty-four (44) townhomes - 1,400 square feet in size;
- Eighteen (18) carriage homes - 1,100 square feet in size;
- Twenty-eight (28) cottage homes - 1,100 square feet in size;
- One hundred thirty-seven (137) lofts O & P - 650 square feet in size;
- Twelve (12) lofts Q – 650 square feet in size; and
- Six (6) duplex structures (12 dwelling units) - 1,800 square feet in size.

We've asked the applicant to better define the differences in the proposed housing types since several appear to be similar based on the floor areas. A narrative describing each of the proposed housing types would be beneficial for the purposes of this review and for Planning Commission consideration.

The development will contain private roads designed at 63-foot and 55-foot private road cross-sections. The site is proposed to be serviced with public sewer and water. Stormwater management is proposed to be addressed through the construction of two (2) detention basins and underground detention. The site includes a 6.8 acre wetland which will be entirely preserved other than a required road crossing.

Overall we support this development. The applicant is proposing a project that offers a layout, mixed use, and housing types that are not offered in the township. While currently unconventional for Pittsfield, the applicant's approach to vary housing products all in a mixed-use community is strongly desired. The housing mix of smaller single-family homes (cottage homes), and stacked flats, are underserved in the Township and strongly desirable. The project provides a housing range from first-time homebuyers and families, to empty nesters and active older adults. Lastly, the applicant has worked closely with the adjacent neighbors and has preserved the sites most valuable natural resources.

Through the PUD process, the applicant is seeking the following zoning deviations:

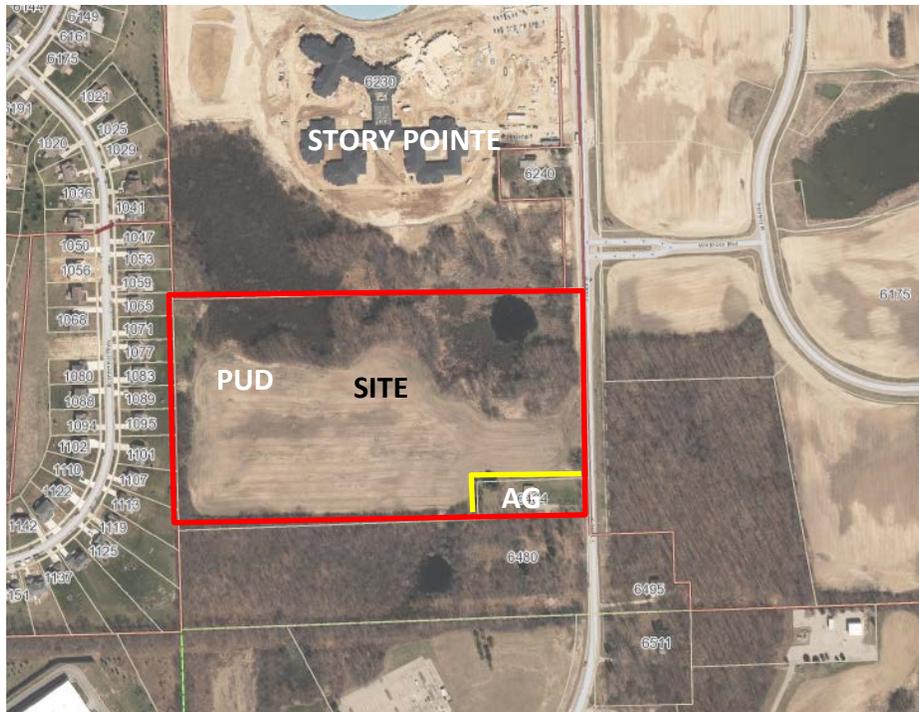
- Reduction in lot area, setbacks, and impervious surface for all building types proposed on the site. The proposed lot area, setback deviations, and impervious surface deviations are substantial in all areas of the development.
- Increase in density.
- Parking reduction.
- Increase in height for all building types proposed.

More detail about each deviation is listed below.

Please note that there are additional stormwater and fire access issues that need to be addressed. Site layout, particularly due to potential fire access and circulation, may require significant changes to site layout. However, the applicant wanted to take pause and get comments from the Planning Commission before moving further.

The Planning Commission will need to consider whether the overall site development offered by the developer with respect to preservation of wetland/natural features preservation, parkland dedication, and diversity of housing products is commensurate with the requested density and requested dimensional deviations sought.

Figure 1. Aerial Photograph



DEVIATIONS

We note that in earlier reviews that the applicant is seeking deviations in lot area, setbacks, and impervious surface for all building types proposed on the site. Issues that we like P.C. discussion:

- Of particular concern is the requested deviations for houses to front yard setbacks. For example, the cottage homes are proposed to be 9-feet from the front setback. The applicant should clarify if the 9-foot setback includes a porch. If a porch would be located within 9-foot setback, the porch may extend up to a few feet from the sidewalk. Having a porch that close to the sidewalk would create issues including conflict with franchise utilities, and lack of area for fence, landscaping, etc.
- For the duplex units, the proposed combination of 34-foot tall structures, with only 10-foot separation may appear out of scale. The applicant should at a minimum increase the side yard setbacks and consider reducing height or provide a rendering of two duplexes at scale side by side for us to evaluate.
- For the townhome and lofts, how will building massing of 42-feet, 4-stories appear from State Road?
- For the townhome and lofts, the proposed combination of up to 3-stories in height, with only 10-foot separation for the townhomes may appear out of scale. The applicant should at a minimum increase the side yard setbacks and consider reducing height or provide a rendering of two duplexes at scale side by side for us to evaluate.

- Where is the parking for Building R? Having people park and cross the main drive to the site is not a safe pedestrian option.
- Franchise Utility Location: Franchise utilities (electricity, natural gas, telecommunications) are located much closer to the front of the building than the township typically requires. While this is not an engineering issue per se, it may/will cause future issues for owners when these lines fail and need to be replaced. It will require digging them up in peoples front yards very close to their structure.

In summary, the applicant is requesting relief from lot area, setbacks, and impervious surface for all building types proposed on the site. The applicant will need to provide a detailed deviation schedule outlining all of the proposed ordinance deviations that are proposed as part of the development proposal. The Planning Commission will evaluate the proposed deviations in light of the overall quality of development, compliance with the Master Plan and PUD eligibility criteria.

PROJECT DENSITY

Section 6.07 B. requires the maximum permitted residential density for a PUD shall not exceed the average residential density for the area included on the Master Plan. As noted in the Master Plan portion of this report, the Business District future land use classification does not provide a maximum residential density. It does, however, note multi-unit residential may be allowed on a case-by-case basis.

The applicant is proposing 10.7 units per acre/gross acreage based on their calculations. We note the PUD density calculation shall include the total residential land area designated on the plan less any area within existing public street right-of-way. The densest multiple-family zoning district (R-3) allows for a maximum density of 9 units per acre. The applicant will need to demonstrate they are calculating project density as required in the ordinance (Section 6.06.B.).

The Planning Commission may grant an increase in average density up to twenty-five percent (25%). Such increase in density shall be commensurate with public benefit provided by the development. Public benefit may include, but is not limited to, preservation, restoration and enhancement of natural resources; increased open space; public dedication of land; or sustainable building and site design. The applicant should better address the public benefits associated with the development in requesting a density increase.

NATURAL RESOURCES

The site maintains 6.78 acres of regulated wetland area in the northern portion of the site and along the southcentral property line. Existing wetland limits are shown on the plan; however, the required wetland buffers are not demonstrated. Further, the applicant notes wetland fill will be as permitted through EGLE with mitigation provided at an off-site wetland bank.

The applicant is aware of the Township's policy to provide wetland and woodland mitigation on-site. Only in extreme circumstances would off-site mitigation be considered.

OPEN SPACE

The development’s open space is comprised of the northern wetland area (approximately 6.8 acres) and a 0.5-acre park area in the center of the development adjacent to the Building S Clubhouse. An 8-foot wide public pathway is also proposed along the southern portion of State Road frontage.

As demonstrated on the plan, all 242 residential units will have access to a 0.5-acre park and two (2) clubhouse facilities encompassing 4,500 square feet (2% of the total site area). The remaining open space is wetland areas that do not appear to be utilized for recreation opportunities. This does not seem to meet the intent of common open space area as outlined in Section 6.02.B.4.

PARKING

Section 12.05 G. requires residential uses with one-bedroom and greater to provide two (2) parking spaces and efficiency units to provide one (1) parking space. The applicant indicates fifty (50) of the loft units are efficiency units (one (1) parking space required). All other residential dwellings on the site will be one-bedroom or greater requiring two (2) parking spaces each. Based on this configuration, 434 parking spaces for residential dwelling uses on the site are required.

Based on the information provided, commercial /retail uses are required to provide one (1) parking space for each 250 feet of gross floor area or 44 spaces (11,000 SF / 250). Parking for office uses is calculated as one (1) parking space for each 300 square feet of gross floor area. The applicant provides 13,500 square feet of office is proposed requiring another 45 parking spaces (13,500 SF/ 300). See table below:

	Required	Total Parking Provided
Residential Efficiency Units – 1 space = (50 units)= 50 spaces One-bed and greater – 2 spaces (192 units x 2) = 384 spaces	495 spaces	456 spaces
Commercial 1 space per 250 SF (5,500 SF / 250) = 22 spaces		
Office 1 space per 300 SF (13,500 SF / 300) = 45 spaces		
Barrier-free spaces	6 spaces	7 spaces
Bicycle Parking	2 spaces	0 spaces
Loading Spaces	1 space	0 spaces

*Less spaces are provided on the site plan than noted in the parking summary. Several parking counts are incorrect on the plan sheet.

The parking summary demonstrates the applicant is proposing shared parking for the loft and commercial/office uses (surface lot parking). The Planning Commission can allow a deviation in the parking requirements when the applicant can provide a parking study with adequate detail and information to assist the Planning Commission in reviewing the appropriateness of the request. The applicant will need to provide additional information related to the request to share parking and details how the reduced number was calculated.

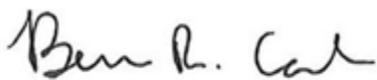
No loading areas are depicted for the commercial/office uses. The Planning Commission may grant a waiver in the loading space requirements of the applicant is able to demonstrate such loading space is not required due to type of delivery vehicle, delivery timing, etc. Additional information should be provided with regard to the types of deliveries and timing in order for the Planning Commission to consider the loading space waiver.

SUMMARY

Overall we strongly support this development. The applicant is proposing a project that offers a layout, mixed use, and housing types that are not offered in the township. While currently unconventional for Pittsfield, the applicant's approach to vary housing products all in a mixed-use community is strongly desired. The housing mix of smaller single-family homes (cottage homes), and stacked flats, are underserved in the Township and strongly desirable. The project provides a housing range from first-time homebuyers and families, to empty nesters and active older adults. Lastly, the applicant has worked closely with the adjacent neighbors and has preserved the sites most valuable natural resources.

However, even though conceptually we strongly support the development, we note a number of issues that must be addressed by the applicant. Questions for the Planning Commission to consider:

1. Is the amount of deviations requested commensurate with the benefits and quality of the project?
2. Are there specific deviations that the Planning Commission is concerned with?
3. Does the Planning Commission find issue with a potential four-story building(s)?
4. Would the Planning Commission support a significant parking reduction?
5. Would the Planning Commission allow off-site wetland mitigation, potentially in a wetland bank?
6. Is the open space provided internal to the development sufficient?
7. Does the Planning Commission support the proposed density?



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal



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Mandy Grewal, Supervisor

MEMORANDUM

TO: Pittsfield Township Planning Commission

FROM: Eric Humesky, P.E.
Township Engineer *ESH*

DATE: April 23, 2020

SUBJECT: Sutherland Park
R.Z. #20-04
Preliminary Site Plan Review

We have reviewed the March 18, 2020, 37-sheet submittal of the above preliminary site plan that was received by the Township on March 23, 2020 and comment as follows:

1. Site and Zoning Data Requirements:
 - a. The name and address of the property owner(s) should be provided in the plans.
2. Natural Features:
 - a. The location of trees to be removed due to grading and/or site improvements shall be shown on the plan.
 - b. Site soils information, location, and extent of soils that are unbuildable in their natural state because of organic content or water table level, based on the Washtenaw County Soil Survey or equivalent information shall be shown in the plans.
 - c. A Natural Feature Impact Statement (as described in Section 14.04) and Natural Feature Protection Plan (as described in Section 14.04) shall be provided.
 - d. The 25-foot wetland buffer should be shown on all applicable sheets.
3. Access and Circulation Requirements:
 - a. Street names should be provided and approved by the Township emergency response staff prior to Final Site Plan approval.
 - b. Additional curve radii should be provided at the 90 degree road curve at the northwest corner of the site to confirm the private road standards are being met.

4. Required Information Concerning Utilities, Drainage, and Related Issues:
 - a. The water main looping through the project should be 12-inch.
 - b. Each phase should be planned to be looped with a dual water main feed. If this project is planned to be phased, phasing lines should be shown.
5. Sheet 1, Cover Sheet:
 - a. Each sheet in the plan set shall be consecutively numbered. The applicant may keep their unique numbering, but consecutive page numbers shall be provided as well. The Sheet Index should be revised to reflect the page numbers.
6. Sheet 3, Topographic and Boundary Survey East:
 - a. The land use and zoning information for the L-12-28-200-005 property should be shown on the plan.
 - b. The 1" = 50' scale provided in the sheet boarder shall be revised to 1" = 40'.
 - c. The linetype shown near the State Road ROW shall be identified and included in the Legend on this sheet and all other applicable sheets. It appears it may be the existing water level in the wetland.
 - d. The drip lines of the existing trees to be saved near the limits of disturbance should be shown on the plan.
 - e. The State Road ROW lines shall be clearly identified.
7. Sheet 4, Topographic and Boundary Survey West:
 - a. The existing water main easement on the adjacent property to the west shall be shown on the plan with dimensions.
 - b. The drip lines of the existing trees to be saved near the limits of disturbance should be shown on the plan.
8. Sheet 6, Preliminary PUD Plan East:
 - a. The proposed sidewalk along State Road shall be a 10-foot wide asphalt non-motorized path/boardwalk and shall be extended along the entire property frontage.
 - b. The proposed right-of-way line shall be labeled as such.
 - c. Crosswalks should be provided on Streets A, B, and C at reasonable locations such as intersections and drives.

9. Sheet 8, Preliminary Grading Plan East:

- a. Proposed contours shall be shown throughout the site. Only proposed contours at the detention basins and along the wetland boundary are shown.
- b. The proposed contours shall be shown connecting to the existing contours.
- c. Top-of-wall and bottom-of-wall elevations shall be provided for the proposed retaining wall. Walls exceeding 4-feet in height will require a structural review.
- d. Franchise utility easements are typically 12 feet wide. 8 to 9-foot wide franchise utility easements are proposed in Sections 1-1 and 2-2. The applicant's engineer shall confirm that there is adequate space for the proposed franchise utilities.
- e. In Section 2-2, the franchise utility easement is 1-foot from the building envelope. This will cause franchise utilities to be far closer to the homes than what is typical. Additionally, the plan should clarify if any steps or porches will extend beyond the building envelop into the franchise utility easement.

10. Sheet 9, Preliminary Grading Plan West:

- a. The proposed swales draining stormwater from rear to front of Lots 12 through 17 are 0 to 2 feet from the building envelopes. This will push drainage too close to the homes and is not acceptable.
- b. A retaining wall up to 7 feet high is proposed 3 feet from the building envelopes of Lots 14, 15, and 16. It is not typical to have retaining walls of this size on a single-family lot. If homes are built to the rear of these building envelopes, back doors may not be feasible, maintenance may be difficult, rear windows will view the retaining wall, drainage issues could occur, and other potential issues may occur.
- c. Proposed contours shall be shown throughout the site. Only proposed contours at the detention basins and along the wetland boundary are shown.
- d. The proposed contours shall be shown connecting to the existing contours.
- e. The swale south of Buildings M and N does not appear feasible without proposed grading and tree removal.
- f. The overlapping text shall be corrected so both texts are legible.
- g. Franchise utility easements are typically 12 feet wide. An 8-foot wide franchise utility easement is proposed in Section 4-4. The applicant's engineer shall confirm that there is adequate space for the proposed franchise utilities.
- h. In Section 4-4, the franchise utility easement is 1-foot from the building envelope. This will cause franchise utilities to be far closer to the homes than what is typical.

Additionally, the plan should clarify if any steps or porches will extend beyond the building envelop into the franchise utility easement.

11. Sheets 10 and 11, Preliminary Utility Plans:

- a. Per the Township standard private road cross section, the water main shall be located outside of the roadway in the greenspace between the sidewalk and the back of curb.
- b. The minimum horizontal separation between sanitary sewer, water main and storm sewer and any other utility shall be 10-feet. There are several areas on this plan that shall be revised to maintain the minimum horizontal separation.
- c. The hydrants should be relocated to be on the opposite side of the road from the proposed parallel parking to maintain fire access to the hydrants.

12. Sheet 13, Drainage Area Plan:

- a. It should be confirmed that the existing culvert under State Road that the underground detention is proposed to connect to can handle the increased drainage.
- b. It should be confirmed that the existing culvert under State Road, and the culvert under the sidewalk east of State Road that wetland north of the site drains to, can handle the increased drainage.

13. Sheets 14-16, Basin Calculations:

- a. The geotechnical/infiltration testing reports showing the suitable soils for infiltration shall be submitted for review. The reports should also include maps showing where the test pits were performed on the project site.

14. Sheet 37, Landscape Plan:

- a. Existing live plant material to remain, and if material will be applied to landscaping requirements, shall be accurately shown on the plan. It appears there are several existing trees shown on this sheet that will likely be removed due to site improvements and/or grading.

15. The Fire Marshal requires a separate "Fire Protection Sheet" which shows the following items and nothing else.

- a. Road, parking lots, and driveways.
- b. Buildings, including ingress and egress points, building heights (lowest point of structure to peak), and uses.
- c. Existing and proposed water mains.

- d. Existing and proposed fire hydrants.
 - e. 300-foot fire hose lay lines.
 - f. Fire Department connections, fire services and meter rooms.
 - g. T2 fire apparatus turning template.
16. Once the Fire Protection Sheet is provided for review, the Fire Marshal will be able to perform a more detailed review of the preliminary plan. The following are general comments from the Fire Marshal:
- a. With the currently proposed access into and throughout this site, all buildings will need to include fire suppression.
 - b. There are several site layout options presented in this plan. Each option will change firefighting strategy and requirements. With the limited information available, at this time it appears there are issues with all options and potentially significant issues with options A, C, and D shown on Sheets 23.
 - c. It should be noted that any changes to the site plan, including those as a result of engineering or planning comments, may result in additional fire protection comments.
17. All walkways must be ADA compliant.
18. The name of the project, "Sutherland Park," and the Township identifying number, "R.Z. #20-04," should be placed at the bottom right corner of the Cover Sheet.
19. WCRC, WCWRC, and EGLE approvals are required prior to Township Final Site Plan approval. Further coordination with these agencies may result in modifications to this preliminary site plan. It is the applicant's responsibility to coordinate with all outside agencies early in the site plan development process to ensure all agency requirements are adhered to and revisions of the site plan are limited.
20. Prior to Final Site Plan approval, the Applicant shall execute a development agreement, in a form approved by the Township, specifying all the terms and understandings relative to the proposed development. A performance guarantee will be required as part of the development agreement in accordance with Section 3.09 of the Zoning Ordinance.
21. With each re-submittal, the preparer shall provide a written summary of revisions made to the plans.



ECT No. 200052-0600
April 29, 2020

Mr. Ben Carlisle, AICP
Township Planner
Pittsfield Charter Township
6201 West Michigan Avenue
Ann Arbor, MI 48108

Re: Sutherland Square (RZ20-04)
Wetland Review of the Preliminary Site Plan

Dear Mr. Carlisle:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for Sutherland Square (RZ20-04) project prepared by giffels webster and Gibbs Planning Group dated March 16, 2020 (Plan). ECT is preparing this review letter for compliance with the Pittsfield Township Wetlands Protection Ordinance (*Chapter 8 -Environment, Article III - Wetlands*).

ECT recommends that the applicant address the items noted in the *Wetland Comments* section of this letter prior to the approval of the Preliminary Site Plan and issuance of a Township Wetland Permit. Specifically, the Plan appears to propose a total wetland impact of 0.33-acre for the purpose of constructing the entrance drive as well as Retail Building U. The Plan notes that the applicant will apply for an EGLE wetland use permit and proposes to provide wetland mitigation at an off-site wetland mitigation bank. As a result, the Plan does not appear to uphold the goal of no net loss of wetlands within the Township and a long-term goal of a net gain in wetlands within the Township.

The proposed development is located south of Textile Road and west of S. State Street in Section 28. The subject site includes parcel L-12-28-200-008 (21.6 acres). The project would consist of 44 townhomes, 18 carriage homes, 28 cottage homes, 149 lofts, and 12 duplex buildings. The development also includes proposed roads and utilities as well as two (2) stormwater detention basins.

Based on aerial images (Google Earth, imagery date April 23, 2019), the majority of the subject has been previously disturbed and appears to be routinely mowed/maintained. The Plan indicates that 6.78 acres of wetland have been identified on the project site.

A summary of our findings from review of the applicant's submittal regarding existing wetlands and proposed wetland impacts follows.

Wetlands/Existing Data

ECT gathered and reviewed existing available site information such as the National Wetland Inventory (NWI) mapping from the U.S. Fish and Wildlife Service (USFWS), the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetland Mapper, the Washtenaw County Soil Survey data from the US Department of Agriculture's Natural Resources Conservation Service (USDA NRCS) Web Soil Survey, United States Geological Survey (USGS) Topographic mapping, and current and historical aerial photography. The NWI information indicates several areas of on-site wetlands. An area of scrub-shrub (PSS; palustrine scrub-shrub) wetland is indicated in the northwest section of

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the property and well as along the central/southern section of the property. An area of emergent (PEM; palustrine emergent) wetland is indicated in the northeast section of the property.

At this time, ECT has not completed an on-site wetland verification. ECT recommends that we conduct a wetland boundary verification during the growing season (May 1 through October 15) in order to verify any existing on-site wetland boundaries. The wetland boundaries currently indicated on the Plan appear to accurately reflect the on-site wetland areas and can be used for initial planning purposes. The Plan notes that the wetlands were delineated by King & MacGregor Environmental, Inc. The Plan indicates an area of wetland along the northern and eastern limits of disturbance of the project as well as a small pocket of wetland along the southern edge of the subject property (see Figure 1). The Master Plan (Sheet L1) indicates that there are 6.78 acres of existing wetlands on the site however the individual wetland areas do not appear to be quantified on the Plan (i.e., square feet or acres) and the 25-foot wetland setbacks do not appear to be indicated on the Plan. In addition to indicating this information on the Plan, a wetland boundary determination report shall be provided to the Township, if available.

Wetland Impact Review

The Plan appears to indicate a total proposed wetland impact of 0.33-acre (0.25-acre fill for the development and 0.08-acre fill for road expansion). These areas do not appear to be clearly indicated on the Plan; however the area of impact appears to be on the east portion of the proposed project site adjacent to State Road. The Plan appears to propose permanent impact to wetland for the purpose of constructing proposed Retail Building U as well as “Street B” private drive.

As noted above the 25-foot wetland buffers do not appear to be indicated on the Plan. Subsequent site plan submittals should indicate and label the existing wetland buffers as well as indicate and quantify the proposed buffer impact areas, both permanent and temporary (if applicable).

With regard to the preservation of 25-foot wetland buffers, the applicant should work in order to preserve the wetland/watercourse buffers of those features that are to remain. The preservation of a 25-foot buffer area is important to the overall health of the existing wetlands. The existing buffer serves to filter pollutants and nutrients from storm water before entering the wetlands, as well as provide additional wildlife habitat. Any pesticides, herbicides, or fertilizers used on the proposed development site would likely also ultimately drain to the wetlands. In addition, the applicant should locate the ultimate outfalls from the stormwater detention basins outside of all existing wetland boundaries, as well as outside of the 25-foot wetland setback/buffers.

Finally, the Plan indicates that the proposed wetland fill will be permitted through the Michigan Department of Environment, Great Lakes, and Energy (EGLE) with wetland mitigation provided at an off-site wetland mitigation bank. Further detail does not appear to be provided on the Plan.

Wetland and Watercourse Regulation by EGLE

Wetlands are protected under Part 303 Wetland Protection, of P.A. 451 of 1994, the Natural Resources and Environmental Protection Act (NREPA, as amended). The Michigan Department of Environment, Great Lakes, and Energy (EGLE, formerly MDEQ) assumes authority over wetlands that are 5 acres or greater in area; contiguous (directly adjacent to) to an inland lake, pond, or stream; within 500 feet of an inland lake, pond, or stream; or within 1,000 feet of a Great Lake, Lake Saint Clair, Saint Mary's River, Saint Clair River, or Detroit River.

EGLE may also exert regulatory control over isolated wetlands less than five acres in size: "...if the department determines that protection of the area is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction and the department has so notified the owner."

The following activities are prohibited within regulated wetlands without an EGLE permit:

- 1 The placement of fill material;
- 2 Dredging;
- 3 Construction within; and/or
- 4 The draining of surface water from a wetland.

It is ECT's opinion that the on-site wetlands that are proposed to be impacted are regulated by EGLE (as well as by the Township) as they appear to be greater than five (5) acres in size and extend off of the subject site.

It is the applicant's responsibility to contact EGLE in order to confirm the regulatory authority and need for an EGLE Permit with respect to any proposed impacts to the on-site wetlands. The Applicant should provide a copy of the EGLE Wetland Use Permit application to the Township (and our office) for review and a copy of the approved permit upon issuance, if applicable. The applicant may also provide correspondence from EGLE that states that the existing wetlands are not within the jurisdiction of EGLE or that the proposed Plan will not require a permit from the agency. A Township Wetland Permit authorizing impacts to wetlands that are regulated by EGLE as well as the Township cannot be issued prior to receiving this information.

Wetland Regulation by Pittsfield Charter Township

Based on the findings set forth in Section 8-12 of the Township's Wetland Ordinance, the Township Board of Trustees declares a goal of no net loss of wetlands within the Township and a long-term goal of a net gain in wetlands within the Township. These goals are to be accomplished through the use of all means available to the Township as authorized by applicable local, state and federal laws and regulations, including, but not limited to, the implementation of the regulatory purposes and intent of this article; the identification and review of degraded or destroyed wetlands in the Township; and the use of incentives, voluntary agreements, and other forms of cooperation between the Township and landowners to protect and restore wetlands to the greatest extent possible authorized under the law.

Under the authority of Wetland Ordinance, Pittsfield Charter Township regulates all watercourses and wetlands that are:

1. Contiguous to a lake or pond, or a river or stream, regardless of size;
2. Not contiguous to a lake or pond, or a river or stream; and 2 acres or more in size;
3. Not contiguous to a lake or pond, or a river or stream; and less than 2 acres in size, if the Township determines that protection of the area is essential to the preservation of the natural resources of the Township from pollution, impairment, or destruction as provided by this Ordinance.

In making a determination that a wetland is essential to the preservation of the natural resources of the Township must find that one or more of the following exist at the particular site:

- a) The site supports state or federal endangered or threatened plants, fish, or wildlife appearing on a list specified in Section 36505 of the Michigan Wetlands Protection Act.

- b) The site represents what is identified as a locally rare or unique ecosystem.
- c) The site supports plants or animals of an identified local importance.
- d) The site provides groundwater recharge documented by a public agency.
- e) The site provides flood and storm control by the hydrologic absorption and storage capacity of the wetland.
- f) The site provides wildlife habitat by providing breeding, nesting, or feeding grounds or cover for forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened, or endangered wildlife species.
- g) The site provides protection of subsurface water resources and provision of valuable watersheds and recharging groundwater supplies.
- h) The site provides pollution treatment by serving as a biological and chemical oxidation basin.
- i) The site provides erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.
- j) The site provides sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.

It is ECT's opinion that the on-site wetland areas are regulated by the Township as they appear to meet one or more of the essentiality criteria listed above (e.g., flood and storm control as well as wildlife habitat). According to the Pittsfield Charter Township Wetland Protection Ordinance, Section 8-17, the following activities require a permit from the Township:

- *Deposit or permit the placing of fill material in a wetland.*
- *Dredge, remove, or permit the removal of soil or minerals from a wetland.*
- *Construct, operate, or maintain any use or development in a wetland.*
- *Drain surface water from a wetland.*
- *Mowing, cutting, removing, or causing to be removed or damaged, native vegetation or trees from the wetland, except for the mowing of a walkable path not to exceed ten (10) feet wide, unless as an ecological restoration project approved by the Ordinance Enforcement Officer.*

In addition to the desire to preserve wetlands, the Township's goal is to preserve wetland buffers/set-backs. As noted above, the existing 25-foot wetland buffer boundaries shall be indicated on subsequent site plan submittals. With regard to the preservation of 25-foot wetland buffers, the applicant should work in order to preserve the wetland/watercourse buffers of those features that are to remain. The preservation of a 25-foot buffer area is important to the overall health of the existing wetlands. The Township's *Land Development Standards* (Chapter 19 - Protection and Mitigation of Natural Features) states that:

A permanent buffer strip, vegetated with natural plant species, will be maintained or restored within a setback of 25 feet from a designated edge or boundary of a wetland area.

Wetland Mitigation Requirements

It should be noted that impacts to Township regulated wetlands require compensatory wetland mitigation, according to the Township Ordinance. The Township wetland ordinance specifically states that the Township upholds a goal of no net loss of wetlands within the Township and a long-term goal of a net gain in wetlands within the Township. These goals are to be accomplished through the use of all means available to the Township as authorized by applicable local, state and federal laws and regulations. These means include, but are not limited to, the implementation of the regulatory purposes

and intent of this Article; the identification and review of degraded or destroyed wetlands in the Township; and the use of incentives, voluntary agreements, and other forms of cooperation between the Township and land owners to protect and restore wetlands to the greatest extent possible authorized under the law. In addition, the loss of wetlands and corresponding loss of benefits to be derived therefrom constitutes a threat to the public health, safety and general welfare of the Township and the environment. Preservation of wetlands in an undisturbed and natural condition is necessary to maintain important physical, hydrological, aesthetic, recreational, and economic assets for existing and future residents of the Township.

The Plan currently notes that the proposed wetland fill will be permitted through the Michigan Department of Environment, Great Lakes, and Energy (EGLE) with wetland mitigation provided at an off-site wetland mitigation bank. Further detail does not appear to be provided on the Plan.

If impact to on-site wetland areas cannot be avoided wetland mitigation shall be required. The Township Ordinance (8-207(k), Mitigation) states, “the township may consider mitigation as a permit condition only after all of the following conditions are met:

- i. The wetland impacts are otherwise permissible under subsections 8-200(a), 8-207(h) and 8-207(i) of this article;
- ii. There is no feasible and prudent alternative to avoid wetland impacts or the loss of wetlands; and
- iii. The applicant has used all practical means to minimize impacts to wetlands, including, but not limited to, the permanent protection of wetlands on the site not directly impacted by the proposed activity.

An applicant shall provide mitigation to assure, at a minimum that, upon completion, there will be no net loss of wetlands. The mitigation shall meet the following criteria as determined by the township:

- i. **Mitigation shall be provided on the site of the project where it is practical to mitigate on-site and where beneficial to the wetland resources.**
- ii. If subsection 8-207(k)(7)(i) does not apply, then an applicant shall provide mitigation at a site according to the following, if practical and beneficial to the wetland resources, **listed in descending order of preference:**
 - a. On public lands located within the township.
 - b. On other private property located within the township.
 - c. On MDEQ approved land bank areas.
 - d. If all of the above are not practical and beneficial to the wetland resources, then on other lands located within the same watershed as the location of the proposed project. For purposes of this section, a watershed refers to a drainage area in which the permitted activity occurs where it may be possible to restore certain wetland functions, including hydrologic, water quality, and aquatic habitat functions.”

Emergent and scrub-shrub wetlands shall be mitigated at a ratio of 1.5-to-1. Forested wetland areas shall be mitigated at a ratio of 2.0-to-1.

Wetland Comments

Please consider the following comments when preparing subsequent site plan submittals. The applicant should address these comments prior to receiving preliminary site plan approval:

1. ECT encourages the applicant to minimize impacts to on-site wetlands and 25-foot wetland setbacks to the greatest extent practicable and attempt to incorporate these existing natural features into the site plan. Currently, the Plan indicates permanent impact to 0.33-acre of wetland (0.25-acre of fill for the development and 0.08-acre of impact for road expansion).
2. The Master Plan (Sheet L1) indicates that there are 6.78 acres of existing wetlands on the site however the individual wetland areas do not appear to be quantified on the Plan (i.e., square feet or acres). The existing wetland areas shall be quantified on subsequent site plan submittals.
3. The 25-foot wetland setbacks do not appear to be indicated on the Plan. The existing areas of on-site wetland buffer shall be indicated and quantified (i.e., square feet or acres) on the Plan.
4. All proposed impacts to wetlands and 25-foot wetland setbacks shall be indicated, labeled, and quantified on the Plan.
5. The Plan notes that the wetlands were delineated by King & MacGregor Environmental, Inc. A wetland boundary determination report shall be provided to the Township, if available.
6. If the applicant is unable to modify the Plan in order to avoid impacts to on-site wetlands, ECT recommends that the applicant work towards finding a workable solution to provide the required wetland mitigation on the project site as directed by the Township's Wetlands Ordinance.

Construction details associated with any proposed wetland mitigation area should be provided with subsequent site plan submittals. The plans shall include detailed wetland mitigation information such as proposed grading and planting details. In addition, the applicant should provide a narrative description of proposed construction methodology, proposed vegetation and any anticipated monitoring and/or invasive species treatment measures.

7. It is the applicant's responsibility to contact EGLE in order to confirm the regulatory authority and need for an EGLE Permit with respect to any proposed impacts to the on-site wetlands. The Applicant should provide a copy of the EGLE Wetland Use Permit application to the Township (and our office) for review and a copy of the approved permit upon issuance, if applicable. The applicant may also provide correspondence from EGLE that states that the existing wetlands are not within the jurisdiction of EGLE or that the proposed Plan will not require a permit from the agency. A Township Wetland Permit authorizing impacts to wetlands that are regulated by EGLE as well as the Township cannot be issued prior to receiving this information.

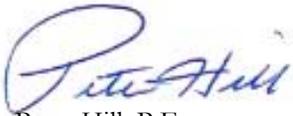
Mr. Ben Carlisle
April 29, 2020
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Recommendation

ECT recommends that the applicant address the items noted in the *Wetland Comments* section of this letter prior to the approval of the Preliminary Site Plan and issuance of a Township Wetland Permit. Specifically, the Plan appears to propose a total wetland impact of 0.33-acre for the purpose of constructing the entrance drive as well as Retail Building U. The Plan notes that the applicant will apply for an EGLE wetland use permit and proposes to provide wetland mitigation at an off-site wetland mitigation bank. As a result, the Plan does not appear to uphold the goal of no net loss of wetlands within the Township and a long-term goal of a net gain in wetlands within the Township.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,
ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Peter Hill, P.E.
Senior Associate Engineer

cc: Zoe Crowley, UMS Specialist (CrowleyZ@pittsfield-mi.gov)
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Eric Humesky, PE, Township Engineer (engineering@pittsfield-mi.gov)
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(KingsleyB@pittsfield-mi.gov)
Sheryl Saliba, Utilities & Municipal Services Administrative Assistant (SalibaS@pittsfield-mi.gov)

Attachments: Figure 1. Wetland Locations (*Drainage Area Plan*, Sheet C11), Source: giffels webster
Figure 2. Street view Image (Source: Google Earth)
Figure 3. National Wetlands Inventory Map (Source: U.S. Fish & Wildlife Service;
<https://www.fws.gov/wetlands/data/google-earth.html>)

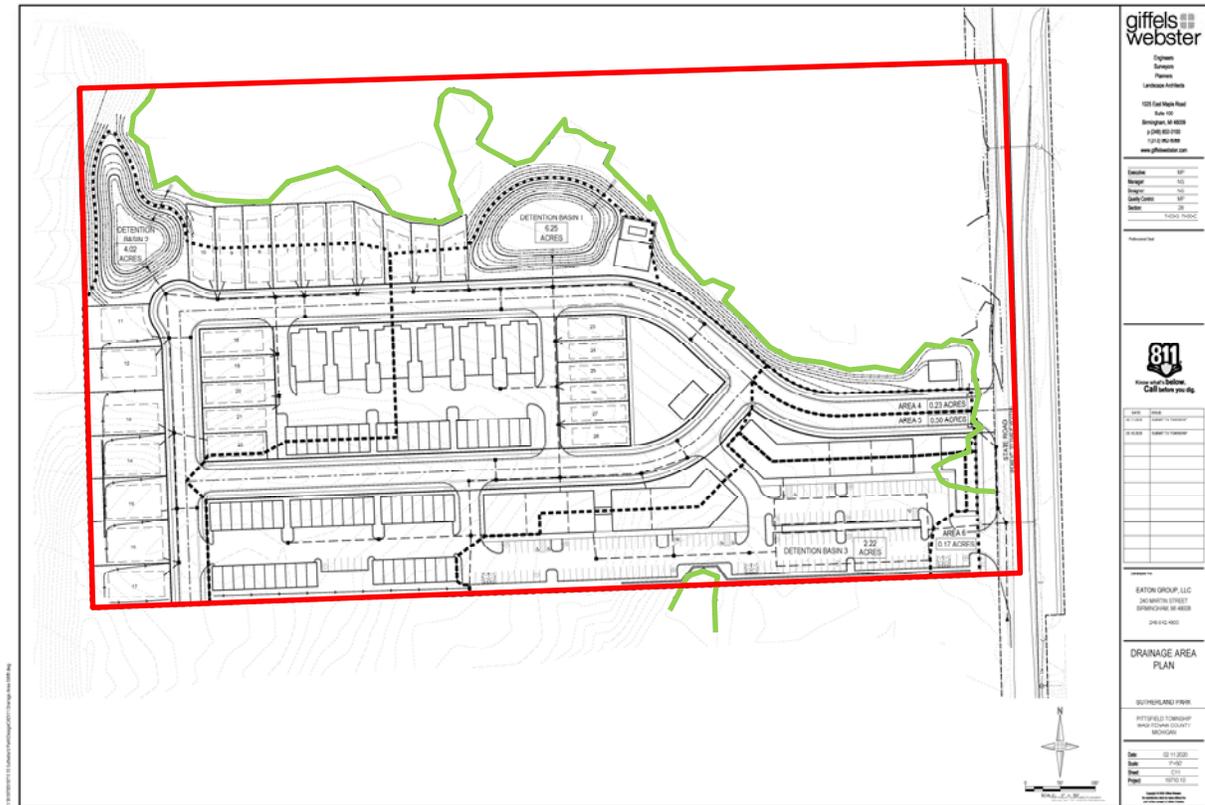


Figure 1. Wetland Locations (*Drainage Area Plan*, source: giffels webster). Approximate project property is shown in red and wetland areas are indicated in green.



Figure 2. Street view Image (Source: Google Earth). Looking north towards area of wetland indicated in the northeast portion of the property.



Figure 3. National Wetland Inventor Map (Source: U.S. Fish & Wildlife Service). The approximate project limits of disturbance are shown in red and the area of (palustrine) scrub-shrub (i.e., PSS) and (palustrine) emergent (i.e., PEM) wetlands are shown in different shades of green.

Eaton Group

14 May 2020

Matthew Payne, Chairperson
Pittsfield Township Planning Commission
6201 W. Michigan Avenue
Ann Arbor, Michigan 48108

Re: Sutherland Square PUD Master Plan

Dear Mr. Payne:

I am pleased to forward our Sutherland Square's preliminary master plan for the review of the Township's planning commission at the May 21st meeting. When completed, Sutherland Park will be a traditional neighborhood of up to 209 residential dwellings and up to 9,000 square feet of commercial, designed as a walkable community. The neighborhood will include cottage homes, carriage homes, duplexes, lofts and townhomes.

We are proposing a true Form Based Code approach, with the development built on five blocks with a potential variety of land uses on each block. Our development includes a 21.6 and 1-acre property located along State Road, south of Textile Road. We are seeking to rezone both sites to *PUD* and the to the *Ann Arbor-Saline Area District*.

Thank you for your consideration and I am looking forward to working with you and the planning commission on this exciting neighborhood in the near future.

Sincerely,
EATON GROUP, LLC



Robert J. Gibbs, FASLA, AICP
President
rgibbs@gibbsplanning.com