

CHARTER TOWNSHIP
OF YPSILANTI
PLANNING COMMISSION

**SALLY RICHIE
BILL SINKULE
LAURENCE KRIEG
ELIZABETH EL-ASSADI
STAN ELDRIDGE
GLORIA PETERSON
MUDDASAR TAWAKKUL**

May 26, 2020

Regular Meeting – 6:30 p.m.

**Ypsilanti Township Civic Center
7200 S. Huron River Drive
Ypsilanti, MI 48197**

CHARTER TOWNSHIP OF YPSILANTI

PLANNING COMMISSION

7200 S. Huron River Drive, Ypsilanti, MI 48197

REGULAR MEETING AGENDA

TUESDAY, MAY 26, 2020

6:30 P.M.

Due to the COVID-19 pandemic, Ypsilanti Township will be conducting this public meeting virtually in order to comply with Executive Order 2020-15 (COVID-19) issued by Governor Whitmer. To view and/or participate in the public meeting, please visit www.ytown.org.

To provide input or ask questions regarding business that will be considered at the meeting, please email planning@ytown.org or call 734-485-3943. If you need any assistance due to a disability please contact the Planning Department at least 48 hours in advance of the meeting at planning@ytown.org or 734-485-3943.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE TUESDAY, APRIL 28, 2020 REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS AND PLAN REVIEW
 - A. **ZONING ORDINANCE AMENDMENTS** – TO CONSIDER RECOMMENDING TO THE TOWNSHIP BOARD OF TRUSTEES THE PROPOSED AMENDMENTS TO UPDATE THE ZONING ORDINANCE IN ACCORDANCE WITH THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT.
 - B. **EARTH BALANCING AND EXCAVATION PERMIT EXTENSION – CREEKSIDE VILLAGE NORTH – 6601 TUTTLE HILL ROAD** - TO CONSIDER EXTENDING THE EARTH BALANCING AND EXCAVATION PERMIT GRANTED ON MAY 28, 2019 FOR AN ADDITIONAL YEAR TO MOVE, AND THEN GRADE, APPROXIMATELY 10,000 CUBIC YARDS OF FILL MATERIAL FROM TRENCH AND BASEMENT EXCAVATIONS AT LOMBARDO PROJECTS MAJESTIC LAKES ESTATES (CHARTER TOWNSHIP OF YPSILANTI), THE VILLAGE AT MAJESTIC LAKES (CHARTER TOWNSHIP OF YPSILANTI), THE PONDS AT MAJESTIC LAKES (CHARTER TOWNSHIP OF YPSILANTI), AND ARBOR RIDGE (CHARTER TOWNSHIP OF PITTSFIELD) TO THE NORTHEAST CORNER OF THE CREEKSIDE VILLAGE NORTH DEVELOPMENT LOCATED AT 6601 TUTTLE HILL ROAD, PARCEL K-11-26-300-009.
6. OLD BUSINESS
7. NEW BUSINESS
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
 - A. CORRESPONDENCE RECEIVED
 - B. PLANNING COMMISSION MEMBERS
 - C. MEMBERS OF THE AUDIENCE

9. TOWNSHIP BOARD REPRESENTATIVE REPORT
10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT
11. TOWNSHIP ATTORNEY REPORT
12. PLANNING DEPARTMENT REPORT
13. OTHER BUSINESS
14. ADJOURNMENT

THERE IS NO WORK SESSION

CALL TO ORDER AND ROLL CALL

1. The meeting is called to order by the Planning Commission chair and roll call is taken.

APPROVAL OF AGENDA

1. Commissioners approve current agenda

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
MINUTES OF THE APRIL 28, 2020 REGULAR MEETING**

Vice Chair Sally Richie called the regular meeting to order at 6:30 pm via Zoom due to COVID-19.

Commissioners Present: Chair Sally Richie and Commissioners Bill Sinkule, Laurence Krieg, Elizabeth El-Assadi, Muddassar Tawakkul and Stan Eldridge

Commissioners Absent: None

Others in Attendance: Denny McLain, Township Attorney; Megan Masson-Minock, Carlisle-Wortman; Jason Iacoangeli, Planning Director, Charlotte Wilson, Planning and Development Coordinator and Mike Radzik, OCS Director

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE FEBRUARY 11, 2020 REGULAR MEETING MINUTES

A motion was made by Commissioner Krieg supported by Commissioner Eldridge to approve the minutes of the February 11, 2020 Regular Meeting. The motion carried unanimously.

4. APPROVAL OF AGENDA

A motion was made by Commissioner Eldridge supported by Commissioner Sinkule to approve the agenda. The motion carried unanimously.

5. PUBLIC HEARINGS AND PLAN REVIEW

- A. PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT – SUNCO PROPERTIES LLC – 2380 EAST MICHIGAN AVENUE – TO CONSIDER THE PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT FOR THE CONSTRUCTION OF A 2,783 SQUARE FOOT OIL CHANGE AND MINOR AUTOMOTIVE REPAIR FACILITY LOCATED AT 2380 EAST MICHIGAN AVENUE, PARCEL K-11-02-480-011.**

The public hearing opened at 7:02pm

No persons wished to speak.

The public hearing closed at 7:04pm

A motion was made by Commissioner Eldridge, supported by Commissioner Sinkule to approve the preliminary site plan for the Parcel K-11-02-480-011 at 2380 East Michigan Avenue for Sunco Properties LLC

The motion carried as follows:

Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes

El-Assadi: Yes

A motion was made by Commissioner Eldridge, supported by Commissioner Krieg to approve the special use permit for Parcel K-11-02-480-011 at 2380 East Michigan Avenue for Sunco Properties LLC with the following conditions:

The correct square footage be listed in all paperwork.

No vehicles shall park outside overnight. All vehicles to be repaired should be pulled inside the building after business hours.

That the truck turning and access is sufficient and gains approval from the Township engineer and Fire Marshal.

The installation of shrubs to screen.

The vinyl fencing along the western property line be six (6) feet in height and be sufficient grade and color.

The applicant agrees to make payment in lieu of a sidewalk along Wiard Road, the amount to be determined by the Township engineer.

All full color elevations of the facility are provided.

The installation of an exterior security video system be added with a retaining date of 30-40 dates and access to law enforcement at request.

The motion carried as follows:

Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes

El-Assadi: Yes

- B. PRELIMINARY SITE PLAN AMENDMENT AND SPECIAL USE PERMIT – AMERICAN CENTER FOR MOBILITY (ACM) – 2801 AIRPORT DRIVE – TO CONSIDER THE PRELIMINARY SITE PLAN AMENDMENT AND SPECIAL USE PERMIT FOR AN EVENT CENTER AND TEMPORARY PARKING AT THE EXISTING AMERICAN CENTER FOR MOBILITY (ACM) FACILITY LOCATED AT 2801 AIRPORT DRIVE, PARCEL K-11-12-100-005.**

A motion was made by Commissioner Tawakkul, supported by Commissioner Sinkule to table the item for sixty (60) days.

The motion carried as follows:

Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes

El-Assadi: Yes

6. OLD BUSINESS

None

7. NEW BUSINESS

- A. ZONING ORDINANCE AMENDMENTS – TO DISCUSS PROPOSED AMENDMENTS TO UPDATE THE ZONING ORDINANCE IN ACCORDANCE WITH THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT.**

Planning Director Iacoangeli and Planning Consultant Megan Masson-Minock discussed the Religious Land Use and Institutionalized Persons Act with the Planning Commission. Megan Masson-Minock reviewed the changes to the Township Zoning Ordinance with the Planning Commission. Planning Director Iacoangeli made a request that the Planning Commission set a Public Hearing date of May 26th, 2020 to take public comment on the proposed Ordinance Amendment.

A motion was made by Commissioner Eldridge, supported by Commissioner Krieg to set a public hearing date of May 26th, 2020 for the proposed Ordinance Changes

regarding houses of worship and the Religious Land Use and Institutionalized Persons Act.

The motion carried as follows:

Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes

El-Assadi: Yes

8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED

None

B. PLANNING COMMISSION MEMBERS

None

C. MEMBERS OF THE AUDIENCE

None

9. TOWNSHIP BOARD REPRESENTATIVE REPORT

None

10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

None

11. TOWNSHIP ATTORNEY REPORT

None

12. PLANNING DEPARTMENT REPORT

None

13. OTHER BUSINESS

None

A motion was made by a Commissioner Krieg, supported by Commissioner Eldridge to adjourn the meeting. The motion carried unanimously.

The meeting was adjourned at approximately 9pm

Respectfully submitted,
Laura Gough
OCS Clerk

PUBLIC HEARINGS AND SITE PLAN REVIEW

PROPOSED ORDINANCE 2020-XYZ***An Ordinance Amending the Zoning Code of the Charter Township of Ypsilanti***

The Charter Township of Ypsilanti hereby ordains that the Ypsilanti Township Zoning Code, adopted May 18, 1994, shall be amended as follows:

SECTION 1. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE II: Township Zoning Ordinance Article II, “Definitions” by amending Section 201 “Definitions”, as follows:

House of Worship: A site used for or intended for the regular assembly of persons for the conducting of religious services and accessory uses therewith.

SECTION 2. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE III: Township Zoning Ordinance Article III, “Zoning Districts and Map” by amending Section 306 “Schedule of Uses”, sub-section 3, table “Residential Districts Use Table”, as follows:

Residential Districts Use Table	R-1 to R-5	RM-1 and RM-2	RM-3 and RM-4	RM-5	MHP	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
House of Worship	S	P	P	-	P	Access must comply with regulations in section 2118 .
Publicly owned and operated libraries	P S	P	P	-	P	
Public, parochial and other private elementary schools offering courses in general education, and not operated for profit.	P S	-	-	-	-	
Public, parochial and private intermediate and/or secondary schools offering courses in general education, not operated for profit.	S	P	P	-	-	Access must comply with regulations in section 2118 .
Publicly owned and operated recreational facilities	P S	p	P	-	P	Subject to conditions in section 1805
Institutional or community recreation centers and nonprofit swimming pool clubs	P S	P	P	P	P	

~~Text~~ is proposed for deletion

Text is proposed to be addedPage 1

SECTION 3. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE III: Township Zoning Ordinance Article III, “Zoning Districts and Map” by amending Section 306 “Schedule of Uses”, sub-section 6, table “Industrial Use”, as follows:

Industrial Districts Use Table	IRO	I-1	I-2	I-3	I-C	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
House of Worship	S	-	-	-	-	

SECTION 4. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XXI: Township Zoning Ordinance Article XXI, “General Provisions” by amending Section 2104 “Parking Requirements”, to change the following term:

USE		Number of Minimum Parking Spaces Per Unit of Measure	
b.	<i>Institutional</i>		
	(1)	Churches and Temples - Places of Worship	One for each three seats or six feet of pews in the main unit of worship

SECTION 5. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XXI: Township Zoning Ordinance Article XXI, “General Provisions” by amending Section 2118 “Access to Major Thoroughfares or Collector Streets”, to remove as follows:

~~For uses making reference to this section 2118, vehicular access shall be provided only to an existing or planned major thoroughfare, freeway service drive, or collector street. Provided, however, that access driveways may be permitted to other than a major thoroughfare, freeway service drive, or collector street where such access is provided to a street where the property directly across the street from such driveway and the major thoroughfare, freeway service drive, or collector street is zoned for multiple family use or any collector street is zoned for multiple family use or any nonresidential uses, is developed with permanent uses other than single family residences or is an area which, in the opinion of the planning commission, will be used for other than single family purposes in the future. This exception shall only apply if the planning commission finds that there are special circumstances which indicate that there will be a substantial improvement in traffic safety by reducing the number of driveways to a thoroughfare.~~

SECTION 6. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:

Township Zoning Ordinance Article XVIII, “Specific Use Provisions” by amending Section 1805 “Institutional or community recreation centers and nonprofit swimming pool clubs”, to amend as follows:

Institutional or community recreation centers and nonprofit swimming pool clubs, all subject to the following conditions:

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Text is proposed to be addedPage 2

- ~~a. The site shall have at least one property line abutting a major thoroughfare as designated on the major thoroughfare plan, and the site shall be so planned as to provide all access in accordance with section 2118.~~
- a.** Front, side and rear yards shall be at least 80 feet wide, and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to obscure the use from abutting residential districts.
- b.** Off-street parking shall be provided so as to accommodate not less than one-half of the member families and/or individual members. The planning commission may modify the off-street parking requirements in those instances wherein it is specifically determined that the users will originate from the immediately adjacent areas, and will therefore be pedestrian. Prior to the issuance of a building permit or zoning compliance permit, bylaws of the organization shall be provided in order to establish the membership involved for computing the off-street parking requirements. In those cases wherein the proposed use or organization does not have bylaws or formal membership, the off-street parking requirement shall be determined by the planning commission on the basis of usage.
- c.** Whenever a swimming pool is constructed under this ordinance, said pool area shall be provided with a protective fence, six feet in height, and entry shall be provided by means of a controlled gate.

SECTION 7. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:

Township Zoning Ordinance Article XVIII, "Specific Use Provisions" by amending Section 1806 "Golf Courses", to amend as follows:

Golf courses, which may or may not be operated for profit, subject to the following conditions:

- ~~a. The site shall be so planned as to provide all access in accordance with section 2118.~~
- a.** The site plan shall be laid out to achieve a relationship between the major thoroughfare and any proposed service roads, entrances, driveways, and parking areas which will encourage pedestrian and vehicular traffic safety.
- b.** In residential zoning districts where golf courses are allowed (R-1 to R-5, RM-1 to RM-4), development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property. All principal or accessory buildings shall be not less than 200 feet from any property line abutting residentially zoned lands; provided that where topographic conditions are such that buildings would be screened from view, the planning commission may modify this requirement.
- c.** Whenever a swimming pool is to be provided, said pool shall be provided with a protective fence, six feet in height, and entry shall be provided by means of a controlled gate.

SECTION 8. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:

Township Zoning Ordinance Article XVIII, "Specific Use Provisions" by amending Section 1807 "Colleges and universities", to amend as follows:

Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit, all subject to the following conditions:

- a. Any use permitted herein shall be developed only on sites of at least 40 acres in area, and shall not be permitted on any portion of a recorded subdivision plat.
- ~~b. All access to said site shall be in accordance with section 2118.~~
- b.** No building shall be closer than 80 feet to any property line.

SECTION 9. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:

Township Zoning Ordinance Article XVIII, "Specific Use Provisions" by amending Section 1822 "Restaurants", to amend as follows:

- a. In the OS-1 and B-1 zoning districts, restaurants must meet the following conditions:
 - 1) Service is wholly within the building and no drive-in facilities are provided.
 - 2) When adjacent to a residential zoning district boundary, the building shall have a minimum setback of 20 feet from the residential zoning district boundary.
 - 3) Parking areas shall be screened from adjacent residential areas in accord with section 2108 and such screening walls shall be constructed of finished materials in harmony with the residential character of abutting residential zones.
 - 4) Outdoor lighting, of a type and location which will not be a nuisance to abutting residential districts, shall be provided. The type of lighting and the location of such lighting shall be included on the plan for review by the planning commission.
 - 5) All access to the site shall be ~~in accordance with section 2118.~~ **from an existing or planned major or minor thoroughfare, or from a collector street.**

SECTION 10. SEVERABILITY. In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a Court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

SECTION 11. PUBLICATION. This ordinance shall be published in a newspaper of general circulation as required by law.

SECTION 12. EFFECTIVE DATE: This ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

SECTION 13. REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Received via email on May 12, 2020

Sally Richie
Planning Commission Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

Re: Creekside Village North, Earth Balancing and Excavation Permit

Sally,

I am writing on behalf of Southeast Michigan Landholdings LLC to request a one year extension for our Earth Balancing and Excavation Permit that was issued by the Ypsilanti Township Planning Commission on May 28, 2019 for our future Creekside Village North development at 6601 Tuttle Hill Rd., parcel K-11-26-300-009 in Ypsilanti Township.

We are asking that our request be placed on the agenda for the upcoming Planning Commission meeting on May 26, 2020.

Thank you for your consideration.

If you have any questions or need any additional information, please feel free to contact me.

Very truly yours,
Lombardo Homes



Greg Hamm
Project Manager

Greg Hamm
Project Manager

LOMBARDO HOMES
13001 23 Mile Road, Suite 200
Shelby Township, MI 48315

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
MINUTES OF THE MAY 28, 2019 REGULAR MEETING**

Chair Jason Iacoangeli called the regular meeting to order at 6:30 pm in the Ypsilanti Township Civic Center Board Room 7200 S. Huron River Drive, Ypsilanti Township.

Commissioners Present: Chair Jason Iacoangeli and Commissioners Gloria Peterson, Bill Sinkule, Laurence Krieg and Muddasar Tawakkul

Commissioners Absent: Commissioners Sally Richie and Stan Eldridge

Others in Attendance: Angela King, Township Attorney; Megan Masson-Minock, Carlisle-Wortman Associates; Matthew Parks, OHM; Michael Radzik, Office of Community Standards Director and Charlotte Wilson, Planning and Development Coordinator

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE TUESDAY, APRIL 23, 2019 REGULAR MEETING MINUTES

A motion was made by Commissioner Krieg supported by Commissioner Tawakkul to approve the minutes of the April 23, 2019 Regular Meeting. The motion carried unanimously.

4. APPROVAL OF AGENDA

A motion was made by Commissioner Peterson supported by Commissioner Sinkule to approve the agenda. The motion carried unanimously.

5. PUBLIC HEARINGS AND PLAN REVIEW

- A. PLANNED DEVELOPMENT STAGE 1 – YANKEE AIR MUSEUM – 1 LIBERATOR WAY – TO MAKE A RECOMMENDATION TO THE TOWNSHIP BOARD OF TRUSTEES CONSIDERING THE PLANNED DEVELOPMENT (PD) STAGE 1 AMENDMENT FOR THE CONSTRUCTION OF A 266,544 SQUARE FOOT BUILDING INCLUDING A MUSEUM, A CONFERENCE CENTER AND AIRCRAFT HANGERS FOR A SITE LOCATED AT 1 LIBERATOR WAY, PARCEL K-11-12-100-007.**

Charlotte Wilson, Planning and Development Coordinator said the original Yankee Air Museum received PD Stage 1 approval and rezoning in May 2015. The original PD Stage 1 was approved with the understanding from the applicant and Township that the plans for the museum would evolve; it had to be approved quickly to ensure the bomber plant would be saved. The original PD Stage 1 has now expired and the overall vision has been changed from what was approved.

Benjamin Carlisle, Planning Consultant Carlisle-Wortman Associates recommended amendment approval with conditions in a May 3, 2019 letter. The conditions include confirming with the Fire Marshal that fire access is sufficient, confirming with Washtenaw County Road Commission if a traffic study is required, executing a development agreement to outline all the conditions made by the Planning Commission and Township Board's approval and submit fence detail, jersey barriers, building elevations, signage and dumpster locations with screening details. The Ypsilanti Township Fire Department approved the amendment with conditions so long as the applicant provided turning radius details. Washtenaw County Road Commission said no permit or traffic study is required in a February 8, 2019 letter. Ypsilanti Community Utilities Authority and Washtenaw County Water Resources Commission both recommended approval.

Megan Masson-Minock, Carlisle-Wortman Associates highlighted some details from the May 3, 2019 letter. One of the biggest changes to the revised PD Stage 1 is making a

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conference center part of the uses. She also discussed the project phasing, Phases 1 and 2 have been completed, Phase 3 has not and is part of the PD, and Phase 4 is slated for 2026. She stated there is sufficient parking for each phase with the exception of Phase 4 but if the conference center and museum were in use during peak parking demand there would be parking shortage. They recommended no coinciding events to prevent this. She said the applicant has proposed 50 foot exterior lighting poles instead of 20 foot and the lighting foot candle limit is above 1.0 but the Commission could recommend approval. The site does not have a significant amount of landscaping due to site contamination. Fencing details and building elevations were submitted. She said Carlisle-Wortman recommend the Planning Commission approve the lighting deviations and PD Stage 1 with conditions.

Commissioner Sinkule asked if they had any recommendations on the pole height other than 50 feet.

Ms. Masson-Minock said that would be sufficient without being a visual blight.

Eric Kaminski, Stantec discussed his approval recommendation and concerns. He said their concerns were addressed including potable water and the storm sewer that will run underneath the hanger building.

Commissioner Iacoangeli asked where potable water will come from.

Mr. Kaminski said from another part of the water main system and it was approved by Ypsilanti Community Utilities Authority.

Jim Roseman, Civil Engineer AECOM said originally hanger 1 was not slated for demolition but in the past year the plan changed and it has to be demolished. The storm sewer was constructed prior the plans changing and the new hanger location will have to be built over top. In the event of a failure there is plenty of room for repairs and there will be additional reinforcement in the floor and foundation covering the sewer. He briefly discussed signage, building elevations and hydrant flow.

James Harlis, Yankee Air Museum representative expressed appreciation to the Commission for considering the amendment. He said they did not expect to have to demolish hanger 1 and having hangers for their flyable aircraft is vital to their fundraising efforts.

Commissioner Tawakkul asked if the applicants were ok with the conditions set forth and how much funding they had secured.

Mr. Roseman and Mr. Harlis confirmed they conditions were ok and Mr. Harlis said they have sufficient funding to complete the project.

Commissioner Krieg commended the Yankee Air Museum. He asked for a timeline on building phases with or without a legal agreement about the storm sewer liability.

Mr. Roseman said he did not know.

Mr. Kaminski said they could discuss an inspection program to guarantee the pipe's integrity.

Mr. Roseman asked if that was required for other facilities that build over storm sewers.

Commissioner Krieg said he wanted to determine if there would be delays in the process caused by legal issues.

Mr. Roseman said he might have to defer but was willing to take the risk.

Mr. Kaminski said he did not anticipate any legal issues from an engineering standpoint.

Commissioner Krieg asked the amount of window frontage in the elevations.

Mr. Roseman said since it is a historical building they will not add a lot of glass. The conference center's east elevation is mostly glass on the second floor but no glass on the ground floor because that will be the archives storage area. He said the entrance on the west side will be glass-heavy.

The public hearing opened at 7:06 pm

No persons wished to speak.

The public hearing closed at 7:06 pm

A motion was made by Commissioner Tawakkul, supported by Commissioner Krieg to approve the recommendation to the Township Board of Trustees considering the Planned Development (PD) Stage 1 amendment for the construction of a 266,544 square foot building including a museum, a conference center and aircraft hangers for a site located at 1 Liberator Way, Parcel K-11-12-100-007. This motion was further made with the following conditions:

Execute a development agreement that includes language that prohibits coinciding big events at the museum and the conference center.

The applicant will provide turning radius for the east front entrance to meet IFC 2012 Appendix D.

The applicant will submit the following items as part of the Phase II submittal:

- a. Details of the proposed jersey barriers**
- b. Building elevations rendering**
- c. Signage**
- d. Dumpster location and screening details**

The applicant may exceed the maximum foot candle rating of 1.0 along portions of the property line.

The applicant may exceed the maximum pole height to allow for poles that are 50 feet in height.

All final approvals and permits shall be obtained from the Washtenaw County Road Commission, Washtenaw County Water Resources Commission prior to construction.

Mr. Roseman said on the north side of the property the American Center for Mobility installed an 8 foot tall fence. He said they want to request a waiver to have the dumpster enclosed since it will be located at the back of the property.

Commissioner Iacoangeli said the dumpster and screening locations will be discussed in the next Phase.

The motion carried as follows:

Peterson: Yes Tawakkul: Yes Sinkule: Yes Krieg: Yes Iacoangeli: Yes

B. EARTH BALANCING AND EXCAVATION PERMIT – CREEKSIDE VILLAGE NORTH – 6601 TUTTLE HILL ROAD – TO CONSIDER THE EARTH BALANCING AND EXCAVATION PERMIT TO MOVE, AND THEN GRADE, APPROXIMATELY 10,000 CUBIC YARDS OF FILL MATERIAL FROM TRENCH AND BASEMENT EXCAVATIONS AT LOMBARDO PROJECTS MAJESTIC LAKES ESTATE (CHARTER TOWNSHIP OF YPSILANTI), THE VILLAGE AT MAJESTIC LAKES (CHARTER TOWNSHIP OF YPSILANTI), THE PONDS AT MAJESTIC LAKES (CHARTER TOWNSHIP OF YPSILANTI) AND ARBOR

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RIDGE (CHARTER TOWNSHIP OF PITTSFIELD) TO THE NORTHEAST CORNER OF THE CREEKSIDE VILLAGE NORTH DEVELOPMENT LOCATED AT 6601 TUTTLE HILL ROAD, PARCEL K-11-26-300-009.

Michael Radzik, Office of Community Standards Director said Lombardo intends to apply for PD approval for a new site condominium project to be called Creekside Village North located at Tuttle Hill and Merritt Road. The northeast corner of the property is low and needs to be raised for development. He said the pre-application process to build is expected later in 2019. Mr. Radzik stated if the site had already received site plan approval an earth-balancing permit would not have been needed. Lombardo is requesting a permit to move the excavated soils from their other developments to the site then grade it. Per Section 2435 of the Ordinance, the Planning Commission must hold a public hearing and it was noticed for that evening's meeting. He recommended approval with conditions.

Matthew Parks, OHM, referred to their May 6, 2019 letter and said the key items to protect the Township were dust and soil erosion control and a cash surety or letter of credit. He said their 4 comments were minor and included making sure water isn't shed differently onto adjacent parcels, dust and soil erosion control and identifying the hauling routes. He said Lombardo has agreed to post a surety amount. He said they recommend approval.

Commissioner Iacoangeli asked if the surety amount was sufficient.

Mr. Parks said it was.

Commissioner Sinkule asked when it would be completed.

Mr. Radzik stated he did not receive a timetable. He then presented the staff's recommended attachments to the permit. He said the Ordinance states if it is approved it will expire May 15, 2020 and if it is not completed by then the applicant can request a one year extension without an additional public hearing. He said Office of Community Standards would require that the origin and fill type of the soil be documented; and reports be provided to the Building Official; also that any material from outside of Ypsilanti Township may require testing at the Building Official's discretion.

Mr. Radzik stated that the developer proposed dumping earth at irregular intervals as fill material becomes available from excavations in progress. The developer proposed leveling these mounds at least once every two weeks, but Mr. Radzik was concerned that this would not be sufficient to prevent wind and rain from causing erosion, wind-borne dust, and unwanted runoff. He suggested the Commission might consider requiring more frequent grading. He recommended dust control measures be maintained at all times, truck routes be followed and only operate between 8 am-5 pm Monday through Saturday, excluding legal holidays.

Jared Kime, P.E., Engineer, Atwell LLC (Two Towne Square, Suite 700, Southfield, MI 48076), said the timetable will be based on how quickly homes sell, as the fill would be coming from individual properties being excavated. He said they preferred grading be done every two weeks due to the irregular dumping schedule, as well as to minimize noise. There would be a water truck onsite for dust control and the developer would seed the fill if it sat for an extended period of time for soil erosion control.

Commissioner Krieg asked how many feet of elevation had to be added.

Mr. Kime said on average 3 to 4 feet.

Commissioner Krieg asked what is looked for when testing soil.

Mr. Parks said it would be to ensure it is suitable soil for building footprints.

Mr. Kime said there is no contamination on the sites.

The public hearing opened at 7:29 pm

No persons wished to speak.

The public hearing closed at 7:29 pm

Commissioner Iacoangeli stated since no one was in attendance from the neighborhood next to the where the earth balancing was taking place he would speak on their behalf. He said it would be a distracting nuisance. He asked if the Commission could revoke the permit once issued.

Angela King, Township Attorney, stated once it was granted it could not be revoked as long as Lombardo was operating within the parameters. She said she was concerned at the close proximity of the houses next to the area and asked once filled would there be storm water runoff.

Mr. Radzik said Section 2435 of the Ordinance states fines can be issued per offense or per day and if the Planning Commission notifies the owner/operator and they fail to correct offenses within 5 days the site could be closed and the permit revoked or suspended.

Mr. Kime said the rainwater would shift south into the adjacent low area which would then be filled by Lombardo with permit approval at a later date.

Commissioner Peterson asked if this would take the whole year.

Mr. Kime said he does not expect it to.

Commissioner Peterson stated the applicant needed to keep the residents in mind because the property lines were close.

Mr. Kime stated of course and that the work would be taking place across the street and the subdivision is currently adjacent to a large scale construction project.

A motion was made by Commissioner Tawakkul, supported by Commissioner Krieg, to approve an earth balancing permit for Southeast Michigan Landholdings LLC to transport, place and grade approximately 10,000 cubic yards of fill materials on the designated area Parcel K-11-26-300-009 known as 6601 Tuttle Hill Road subject to the following conditions:

The permit authorizes placement and grading of fill material, no excavation has been requested or approved at this location.

The origin and type of the fill material shall be documented and reports provided to the Office of Community Standards.

Fill material originating from the outside of Ypsilanti Township may require testing upon request of the Township.

Fill material delivered to the site shall be graded within two weeks of placement.

Dust control measures shall be implemented and maintained at all times.

Trucking and grading activities shall be restricted to between 8 am – 5 pm and no activity may occur on Sundays or legal holidays.

Designated trucking routes shall be noted and used.

A friendly amendment was made by Commissioner Iacoangeli to include under item number 4: Fill material delivered to the site shall be graded within two weeks

of placement or sooner at the discretion of the Building Official. Further, this expires May 15, 2020. The friendly amendment was accepted.

The motion carried as follows:

Peterson: Yes Tawakkul: Yes Sinkule: Yes Krieg: Yes Iacoangeli: Yes

C. PRELIMINARY SITE PLAN – ROUND HAUS PIZZA AND PARTY SHOPPE – 5970 BRIDGE ROAD – TO CONSIDER THE PRELIMINARY SITE PLAN FOR THE CONSTRUCTION OF A 6,000 SQUARE FOOT CONVENIENCE STORE AND GAS STATION LOCATED AT 5970 BRIDGE ROAD, PARCEL K-11-24-300-014.

Ms. Wilson stated a public notice was issued for a Special Conditional Use at the site because she previously believed one was not on file but after reviewing records there was a Special Land Use approved June 28, 2016 along with a preliminary site plan by the Planning Commission. Since Special Land Use runs with the land no additional approval is required. She said the item is before the Commission because the preliminary site plan expired. She respectfully requested the Commission entertain a public comment period even though a public hearing was not required.

The application was submitted for the store and 4 fuel pump islands. The site is zoned B-3, General Business which is not in full compliance with the Master Plan's designation of Neighborhood Commercial. The site to the north is multi-family residential, south is industrial and vacant parcels, east is vacant and west is open space for multi-family residential. The site is flat with no wetlands or woodlands but two evergreen trees on the northern property line would be preserved. This project was first submitted in 2009, approved in 2016 and two dimensional variances were also approved with conditions by the Zoning Board of Appeals on July 20, 2016. The variances included reducing the minimum rear yard setback along the western property line from 20 feet to 1 foot and to reduce the required interior side yard setback along the northern property line from 10 feet to 3 feet. The Special Land Use permit and variances are still valid. The preliminary site plan approval expired since construction did not commence within 1 year of approval. She said there were two additional waivers the Commission would need to grant. The first is a parking space waiver from 27 to 18 spaces. The second would be a reduction in the required landscaping due to the size of the building and pumps.

Ms. Masson-Minock discussed the reduction in parking spaces and landscaping request. She said the turn radius meets requirements, but they need to obtain permits from Washtenaw County Road Commission. The applicant would install a 10 wide asphalt path along Textile and Bridge Roads. She said exterior lighting, building elevations, signage, dumpster and enclosure and retaining pond meet or exceed the requirements. She said they recommend a note be added to the site plan stating outdoor storage or display of merchandise is prohibited. She noted there should be an agreement on the deviations.

Ms. Wilson stated Ypsilanti Township Fire Department, Ypsilanti Community Utilities Authority, Washtenaw County Road Commission and Washtenaw County Water Resources Commission recommend approval.

Mr. Parks discussed OHM's two preliminary site plan comments. First is canopy clearance and site circulation and second is pavement and grading for ADA compliance.

Nickolas Katrivesis, Jonna Construction Company, replied to some of the comments. He said they agree to remove the 2 parking spaces on the north side of the property due to safety concerns, and install additional landscaping there.

Ms. Masson-Minock stated the additional landscaping would not meet the requirements.

Commissioner Peterson asked about delivery truck access.

**Charter Township Of Ypsilanti
Planning Commission Regular Meeting Minutes
May 28, 2019
Page 7**

She was told it would be behind the store by Donald George, applicant.

Commissioner Sinkule asked the applicant if they agreed to a 45 day camera recording and that the tapes be made available to law enforcement when requested.

Donald George stated yes.

Commissioner Tawakkul asked why the project has taken so long.

Mr. George stated the project has changed over the years and there were no issues with funding.

Commissioner Iacoangeli asked if there was a requirement to have the 4'6" knee walls on the side of the building. He said if there was not he would like to see it removed and replaced with landscaping.

Ms. Wilson said it is not required.

The applicant said they could replace it with landscaping.

The public hearing opened at 8:08 pm

No persons wished to speak.

The public hearing closed at 8:08 pm

Commissioner Krieg asked if the landscaping replacing the wall would contribute to the requirement, and asked about the location of the storm water retention tank.

Commissioner Iacoangeli showed where the tank was on the plan.

Commissioner Sinkule asked what the screening was on the north side.

Mr. George stated nothing could go there due to the storm drain.

Ms. Masson-Minock said there would not be a lot of room for landscaping where the wall was and she believed the wall was part of the original variance proposal.

Commissioner Sinkule asked if vehicle lights would be a problem on the north side.

Ms. Masson-Minock said it is not a factor due to the large apartment parking lot.

A motion was made by Commissioner Krieg, supported by Commissioner Tawakkul to approve the preliminary site plan to permit the construction of a 6,000 square foot convenience store and 4 pump island fuel station located at 5970 Bridge Road, Parcel K-11-24-300-014. This motion was further made with the following conditions:

The Planning Commission approves the waiver for reduction in parking from the required 27 spaces to 18 spaces.

The Planning Commission approves the reduction in required landscaping.

A note stating the outdoor display or storage of merchandise is prohibited shall be placed on the final site plan.

Rooftop screening details need not be provided as long as HVAC equipment and other equipment is not placed on the roof.

All final approvals and permits shall be obtained from the Washtenaw County Road Commission, Washtenaw County Water Resources Commission prior to construction.

Commissioner Iacoangeli requested a comment about removal of the knee wall at the staff's discretion.

Ms. Masson-Minock stated a condition for their variance approval was the applicant shall agree to the installation of a decorative masonry wall along the north and western property lines as illustrated on the site plan dated June 16, 2006.

The motion carried as follows:

Peterson: Yes Tawakkul: Yes Sinkule: Yes Krieg: Yes Iacoangeli: Yes

6. OLD BUSINESS

None

7. NEW BUSINESS

None

8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED

Michigan Planner magazine, from Michigan Chapter American Planning Association

B. PLANNING COMMISSION MEMBERS

None

C. MEMBERS OF THE AUDIENCE

None

9. TOWNSHIP BOARD REPRESENTATIVE REPORT

None

10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

None

11. TOWNSHIP ATTORNEY REPORT

None

12. PLANNING DEPARTMENT REPORT

Ms. Wilson stated there would be a meeting on June 11, 2019 to review the Master Plan draft and a meeting June 25, 2019 for a Special Use for a group daycare home.

13. OTHER BUSINESS

None

A motion was made by a Commissioner Peterson, supported by Commissioner Sinkule to adjourn the meeting. The motion carried unanimously.

The meeting was adjourned at approximately 8:18 pm

Respectfully submitted,

**Charter Township Of Ypsilanti
Planning Commission Regular Meeting Minutes
May 28, 2019
Page 9**

Laura Gough
OCS Clerk

Revised and approved,

Laurence J. Krieg
Secretary of the Planning Commission

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement • Police Services

To: Planning Commission

From: Michael Radzik
Community Standards Director

**Re: Application for Earth Balancing Permit
6601 Tuttle Hill Rd (northeast corner at Merritt Rd)
PID K -11-26-300-009**

Copy: Dennis McLain; Property File

Date: May 17, 2019

SE Michigan Land Holdings, LLC (also known as Lombardo Homes) has submitted an application for an Earth Balancing and Excavation Permit to be issued by the planning commission pursuant to requirements set forth in Chapter 24, Article II of the Code of Ordinances. The request is in anticipation of a new single-family residential development that has low spots to be submitted for consideration in the near future and will aid the applicant as they remove soil excavated from other nearby sites currently under construction in Ypsilanti and Pittsfield Townships.

The planning commission has the authority to issue the requested permit to expire on May 15, 2020 and renewable annually thereafter. Before granting a permit, the planning commission shall hold a public hearing and shall make a determination that the permit will:

- 1) Not be injurious to the public health, safety and welfare of the township and its residents;
- 2) Comply with all the requirements and standards of this article, and the other applicable township ordinances, standards and regulations;
- 3) Not create an unreasonable hazard, annoyance or inconvenience to the owners or occupants of nearby property;
- 4) Not create any significant obstacle to the implementation of the plan for township development as evidenced by the zoning ordinance and the master plan of the township.

The intent and purpose of this ordinance is to further secure and protect the general welfare and safety of the citizens and other persons within the Charter Township of Ypsilanti, and to regulate the removal of topsoil, subsoil, sand, gravel, and other materials, and the moving and filling of land. The planning commission may attach such conditions to the granting of the permit as it finds necessary to insure that the intent and purpose of this article is fulfilled. The permit may be renewed annually at the planning commission's discretion without further public hearings.

CHARTER TOWNSHIP OF YPSILANTI

SITE DESCRIPTION

The subject site is a 43.179 acre parcel of vacant land at the northeast quadrant of Tuttle Hill Rd and Merritt Rd, excluding the existing community pool/clubhouse at the intersection. The parcel is zoned R-1 Single Family and is proposed to be developed in the near future as a single-family site condominium planned development to be known as Creekside Village North.



CHARTER TOWNSHIP OF YPSILANTI

SITE HISTORY AND CONDITIONS

The site is undeveloped, however there were previous mass grading activities associated with a residential development that was abandoned by a previous developer during the most recent recession. More recently, a pipeline was installed across the parcel. The past work left low areas which will require the strategic placement and grading of fill material to bring the site to final grade for eventual completion. The site is situated in proximity to the following parcels:

South: Merritt Road and residential homes in Creekside Village East subdivision.

East: Poplar Drive and residential homes in Tremont subdivision.

North: Lakewood Estates residential subdivision, Majestic Lakes Estates construction area, the Village at Majestic Lakes construction area.

West: Tuttle Hill Road and residential homes in Creekside Village West subdivision.

PROPOSED EARTH GRADING ACTIVITY

The applicant has proposed to transport, place and grade approximately 10,000 cubic yards of imported fill material from basement and trench excavations at other nearby sites under its ownership and control. The other sites are described as follows:

- 1) Majestic Lakes Estates (Charter Township of Ypsilanti) immediately adjacent and northeast of the site.
- 2) The Village at Majestic Lakes (Charter Township of Ypsilanti) immediately adjacent and north of the site.
- 3) The Ponds at Majestic Lakes (Charter Township of Ypsilanti) about one mile north of the site on Textile Rd at Huron River Ln.
- 4) Arbor Ridge (Charter Township of Pittsfield) about six miles west off Carpenter Rd.

The imported fill material will be placed within a 4.5 acre designated area to increase the grade from past grading operations and help prepare the site for future development.



CHARTER TOWNSHIP OF YPSILANTI

ADMINISTRATIVE PLAN REVIEW

OHM Advisors has reviewed and recommended approval of plans submitted for the placement and grading of the imported fill material. Per OHM recommendation, the following fees and sureties shall be posted:

- 1) Performance Surety: \$40,000 (\$8,500 Earth Balancing & \$31,500 SESC/Grading)
- 2) Fees: \$2,500 escrow deposit for engineering review services

SOIL EROSION AND SEDIMENTATION CONTROL (SESC)

The applicant shall be required to obtain an SESC permit from the Township and shall have control measures in place at all times for the duration of the project. The applicant has applied for such a permit and has deposited required inspection fees to be held in escrow.

OTHER CONSIDERATIONS

- 1) The origin and type of fill material shall be documented (native, previous fill, etc) and reports provided to the Office of Community Standards.
- 2) Fill material originating from outside of Ypsilanti Township may require testing upon request of the Township.
- 3) Fill material delivered to the site shall remain stockpiled for no more than two weeks prior to being graded. This time increment will minimize noise from grading operations and reduce the frequency of dust originating from stockpiled material.
- 4) During periods when material is stockpiled, best practice measures shall be implemented and maintained to control dust caused by dry and/or windy environmental conditions.
- 5) Trucking and grading activity shall be restricted to between the hours of 8:00 AM and 5:00 PM so as to minimize noise and dust exposure to nearby residential dwellings. No such activity may occur on Sundays and legal holidays.
- 6) Designated truck routes in and out of the site shall be noted and used. Truck operators shall be courteous and mindful to minimize noise and dust nuisances in nearby residential areas.

STAFF RECOMMENDATION

I respectfully recommend approval of this permit subject to the considerations described above and any other conditions imposed by the planning commission after receiving input during the required public hearing. Work may commence once all fees and sureties have been posted and soil erosion control measures are in place and verified.

CHARTER TOWNSHIP OF YPSILANTI

SUGGESTED MOTIONS

Motion to approve:

I move to approve an Earth Balancing Permit for S.E. Michigan Land Holdings, LLC to transport, place and grade approximately 10,000 cubic yards of fill material on the designated area of parcel number K -11-26-300-009 known as 6601 Tuttle Hill Rd subject to the following conditions:

- 1) The permit authorizes placement and grading of fill material; no excavation has been requested or approved at this location.*
- 2) The origin and type of fill material shall be documented and reports provided to the Office of Community Standards.*
- 3) Fill material originating from outside of Ypsilanti Township may require testing upon request of the Township.*
- 4) Fill material delivered to the site shall be graded within two weeks of placement.*
- 5) Dust control measures shall be implemented and maintained at all times.*
- 6) Trucking and grading activity shall be restricted to between the hours of 8:00 AM and 5:00 PM and no activity may occur on Sundays and legal holidays.*
- 7) Designated trucking routes shall be noted and used.*

Motion to deny:

I move to deny an Earth Balancing Permit for S.E. Michigan Land Holdings, LLC to transport, place and grade approximately 10,000 cubic yards of fill material on the designated area of parcel number K -11-26-300-009 known as 6601 Tuttle Hill Rd for the following reasons:

- 1) _____*
- 2) _____*
- 3) _____*

Motion to table:

I move to table an Earth Balancing Permit for S.E. Michigan Land Holdings, LLC to transport, place and grade approximately 10,000 cubic yards of fill material on the designated area of parcel number K -11-26-300-009 known as 6601 Tuttle Hill Rd.

CHARTER TOWNSHIP OF YPSILANTI NOTICE OF PUBLIC HEARING

Take notice that a petition has been filed with the Ypsilanti Township Planning Commission to consider the Earth Balancing and Excavation permit to move, and then grade, approximately 10,000 cubic yards of fill material from trench and basement excavations at Lombardo projects Majestic Lakes Estates (Charter Township of Ypsilanti), The Village at Majestic Lakes (Charter Township of Ypsilanti), The Ponds at Majestic Lakes (Charter Township of Ypsilanti), and Arbor Ridge (Charter Township of Pittsfield) to the northeast corner of the Creekside Village North development located at:

6601 Tuttle Hill Road – K -11-26-300-009

The Planning Commission invites the public to attend a public hearing on this application to be held on **TUESDAY, MAY 28, 2019** at approximately **6:30 P.M.** in the Civic Center Board Room (7200 S. Huron River Drive) to comment on or raise objections, if any, to this petition.

The file and map are available for inspection at the Civic Center in the Office of Community Standards or call 734.485.3943 for more information. Please address written comments to: **Ypsilanti Township Planning Commission, 7200 S. Huron River Drive, Ypsilanti, MI 48197** or email to cwilson@ytown.org.

Legal Description

YP#26-10: WEST 3/4 OF SOUTH 1/2 OF SOUTHWEST 1/4, EXC 2.50 AC IN SW COR. SAID 2.50 ACRES BEING 16 RDS N & S AND 25 RDS E & W. SEC. 26, T3S-R7E, 43.179 AC. SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD. ALSO EXCLUDING THAT PORTION TAKEN FOR MERRITT RD.

**CHARTER TOWNSHIP
OF YPSILANTI
NOTICE OF PUBLIC HEARING**

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K-11-26-300-009**

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05/09

YpsiTwp-6601 Tuttle Hill

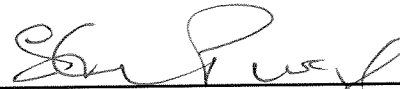
AFFIDAVIT OF PUBLICATION

CHARTER TOWNSHIP OF YPSILANTI NOTICE OF PUBLIC HEARING Take notice that a petition has been filed with the Ypsilanti Township Planning Commission to consider the Earth Balancing and Excavation permit to move, and then grade, approximately 10,000 cubic yards of fill material from trench and basement excavations at Lombardo projects Majestic Lakes Estates (Charter Township of Ypsilanti), The Village at Majestic Lakes (Charter Township of Ypsilanti), The Ponds at Majestic Lakes (Charter Township of Ypsilanti), and Arbor Ridge (Charter Township of Pittsfield) to the northeast corner of the Creekside Village North development located at: 6601 Tuttle Hill Road K-11-26-300-009 The Planning Commission invites the public to attend a public hearing on this application to be held on TUESDAY, MAY 28, 2019 at approximately 6:30 P.M. in the Civic Center Board Room (7200 S. Huron River Drive) to comment on or raise objections, if any, to this petition. The file and map are available for inspection at the Civic Center in the Office of Community Standards or call 734.485.3943 for more information. Please address written comments to: Ypsilanti Township Planning Commission, 7200 S. Huron River Drive, Ypsilanti, MI 48197 or email to cwilson@ytown.org. Legal Description YP#26-10: WEST 3/4 OF SOUTH 1/2 OF SOUTHWEST 1/4, EXC 2.50 AC IN SW COR. SAID 2.50 ACRES BEING 16 RDS N & S AND 25 RDS E & W. SEC. 26, T3S-R7E, 43.179 AC. SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD. ALSO EXCLUDING THAT PORTION TAKEN FOR MERRITT RD.
05/09

(Affidavit of Publisher)

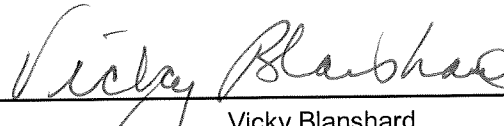
STATE OF MICHIGAN,
ss.
COUNTY OF WASHTENAW

The undersigned, an employee of the publisher of Washtenaw County Legal News, having knowledge of the facts, being duly sworn deposes and says that a notice, a true copy of which is annexed hereto, was published in Washtenaw County Legal News a newspaper circulated in Washtenaw County on May 9, 2019 A.D.



Sheila Pursglove

Subscribed and sworn before me on this 9th day of May 2019 A.D.



Vicky Blanshard

Notary Public Washtenaw County, Michigan. My commission expires: August 9, 2020 Acting in Washtenaw County, Michigan.

Attorney: Ypsilanti Twp. - Ypsilanti Twp.
AttorneyFile#:
Notice#: 1384752



May 6, 2019

Ms. Charlotte Wilson
Township Planner
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: Creekside North Fill Placement
Administrative Site Plan Review #1

Dear Ms. Wilson:

This office has completed our first review of the plans dated April 16, 2019 for the proposed fill placement and grading of Creekside North, located at the northeast quadrant of the Merritt Road and Tuttle Hill Road intersection. The plans were prepared by Atwell LLC, were received by OHM Advisors on May 1, 2019, and were reviewed with respect to the Ypsilanti Township Engineering Standards and Design Specifications. At this time, the plans are recommended for approval for the Township's consideration contingent on the comments provided in Section B be addressed prior to construction.

A brief description of the project has been provided below (Section A) followed by our comments (Section B), and a list of anticipated required permits and approvals (Section C).

A. PROJECT AND SITE DESCRIPTION

The Creekside Village North site is a proposed single-family residential site condominium development located at the northeast quadrant of the Merritt Road and Tuttle Hill Road intersection. There were previous mass grading activities of the proposed development and the past work left variable deficient areas which will require the placement of fill material to bring the site to final grade. The applicant is proposing to place and grade approximately 10,000 cubic yards of imported fill within a 4.5 acre designated area to increase the grade from the original grading operations. It is understood that this fill will be transported in from other nearby sites.

B. PLAN REVIEW COMMENTS:

1. The applicant shall provide the proposed approximate finished grades within the plan set. Delineation of the proposed grades may suffice in place of drainage arrows and a narrative that shall depict how stormwater will sheet flow off the new surface. Any changes to the grade shall not allow runoff to be redirected to adjacent property.
2. The applicant shall clarify the origin of the proposed imported material. The applicant shall also note that any imported material from outside of Ypsilanti Township will need to have accompanied documentation and tickets. The Township may require this material to be tested upon request.
3. The plans shall clearly delineate how turf will be established and dust will be addressed. Truck hauling routes into and out of the disposal area shall also be clearly noted.
4. It is recommended that the Township hold sureties and required SESC escrow during this activity.



C. REQUIRED PERMITS/APPROVALS

The following is a listing of the permits and other outside agency reviews that are anticipated to be required for the construction of this project. Copies of all permits and/or waiver letters shall be sent to the Ypsilanti Township Office of Community Standards Department, and Orchard, Hiltz, and McCliment (Email: elliott.smith@ohm-advisors.com).

- ▼ A Soil Erosion and Sedimentation Control permit shall be secured from the Ypsilanti Township Office of Community Standards. *SESC permit applied for May 1, 2019.*
- ▼ The Township's Planner will inspect the landscaping for this site.
- ▼ If dewatering should be needed, the contractor/applicant shall be responsible for obtaining necessary approvals from the Township and the Township Engineer, permission from all impacted adjacent properties and/or permits from MDOT, WCWRC's Office, or the WCRC.

Should you have any questions regarding this matter, please contact us at (734) 522-6711.

Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

Elliot Smith, E.I.T.

MDP/ERS

cc: Mike Radzik, Township Community Standards Director
Brenda Stumbo, Township Supervisor
Karen Lovejoy-Rue, Township Clerk
Larry Doe, Township Treasurer
Lisa Stansfield, Township Deputy Clerk
Doug Winters, Township Attorney
Jared Kime, P.E., Engineer, Atwell LLC
Joe Klee, Owner, SE Michigan Land Holding, LLC, 13001 23 Mile Rd, Suite 200, Shelby Township, MI 48315
File



EARTH BALANCING AND EXCAVATION Ordinance No. 97-161)

CHARTER TOWNSHIP OF YPSILANTI - OFFICE OF COMMUNITY STANDARDS
2700 S. HURON RIVER DR. - YPSILANTI, MI 48197 -- 734.485.3943

BY RECEIVED

MAY 01 2019
YPSILANTI TOWNSHIP
OCS

I. APPLICATION SUBMITTAL			
Initial Application Date: 4/26/2019	Renewal Application (Maximum of 8 Renewals) Date:		
II. JOBSITE INFORMATION			
Street Address Vacant	Parcel ID # K-11-26-300-009		
III. APPLICANT INFORMATION			
Name: Party having interest in said property (if more than one party, attach list) SE Michigan Land Holdings, LLC			
Address (Street No. & Name) 13001 23 Mile Road, Suite 200	City Shelby Township	State MI	Zip 48315
Telephone # (586) 781-2364	Cell #	Email Address gwindngland@lombardohomes.com	
IV. PROJECT ENGINEER INFORMATION			
Engineering Firm Atwell, LLC			
Address (Street No. & Name) 2 Towne Square, Suite 700.	City Southfield	State MI	Zip 48076
Telephone # (248) 447-2000	Cell #	Email Address jkime@atwell-group.com	
V. ITEMS LISTED BELOW MUST BE INCLUDED WITH THE APPLICATION			
<input type="checkbox"/>	Proof of ownership	<input type="checkbox"/>	Surety Bond (required) \$
<input checked="" type="checkbox"/>	Legal Description	<input type="checkbox"/>	Certificate of Liability
<input checked="" type="checkbox"/>	TOPO a. (1" to 100' or 1" to 50' as may be required by the Zoning Board of Appeals). Reapplication <input type="checkbox"/> (check) may use the same topo up to eight (8) years, unless proposed grades and site use change.		
<input type="checkbox"/>	100' GRID a. 100' grid, consecutively numbered. Applicant to identify grids intended for various activities (If Planning Commission deems 100' grid unnecessary, the requirements may be waived).		
<input checked="" type="checkbox"/>	CUBIC YARD ESTIMATE a. Estimate of cubic yards involved from civil engineer or land surveyor in State of Michigan and how to be accomplished.		
<input checked="" type="checkbox"/>	STATEMENT OF MATERIALS a. Statement of materials to be removed and/or placed and indication of specific places on the property where each of the materials or fill are to be removed or placed.		
<input checked="" type="checkbox"/>	STATEMENT OF OPERATIONS a. Detailed statement as to methods of operation, type of machinery or equipment to be used and the estimated period of time that such operations shall cover.		
<input type="checkbox"/>	SIMILAR OPERATIONS a. Details of similar operations carried on by the applicant, if any.		
<input checked="" type="checkbox"/>	PLANS AND DATE a. Identification of access roads, on-site roads, grades for proper drainage and any special drainage devices (if necessary), fencing, any structures on-site (existing or proposed), existing and proposed utilities, explanation of any on-site testing or other survey data, including soil surveys, water tables and subsurface characteristics.		
<input checked="" type="checkbox"/>	PROPOSED USE a. Detailed statement of the proposed use of the land after the excavation or filling.		

FINAL GRADES PRESENTED SHALL BE CONSISTENT WITH THE PURPOSES FOR USE OF THE PROPERTY AFTER COMPLETION OF OPERATION.

VI. APPLICANT SIGNATURE

Signature of Applicant

Signature of Co-Applicant

Print Name Legibly

Print Name Legibly

Date

Date

Anthony Lombardo
4-29-19

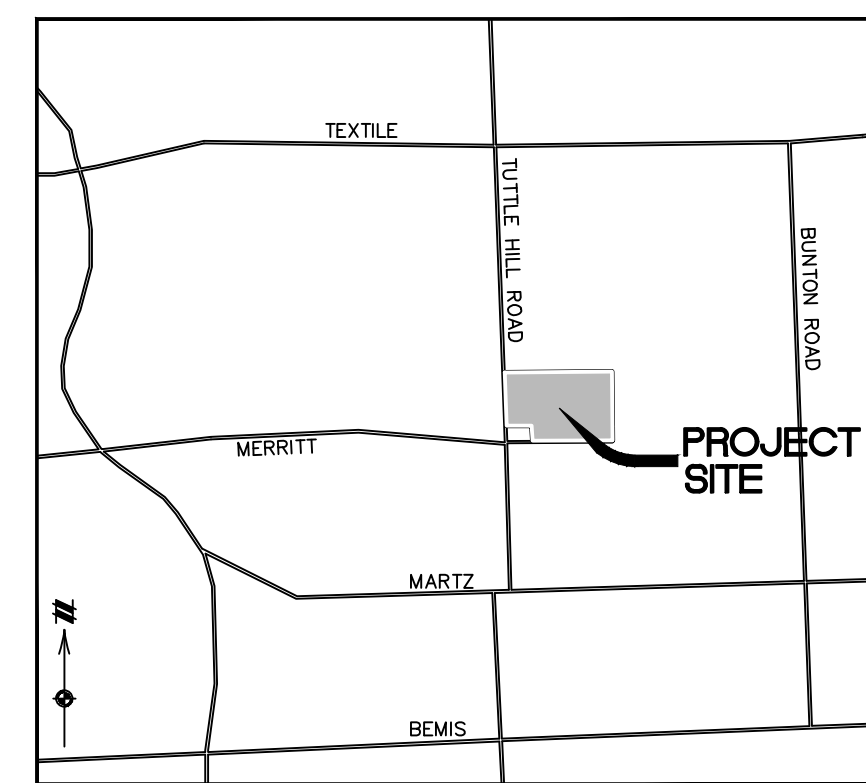
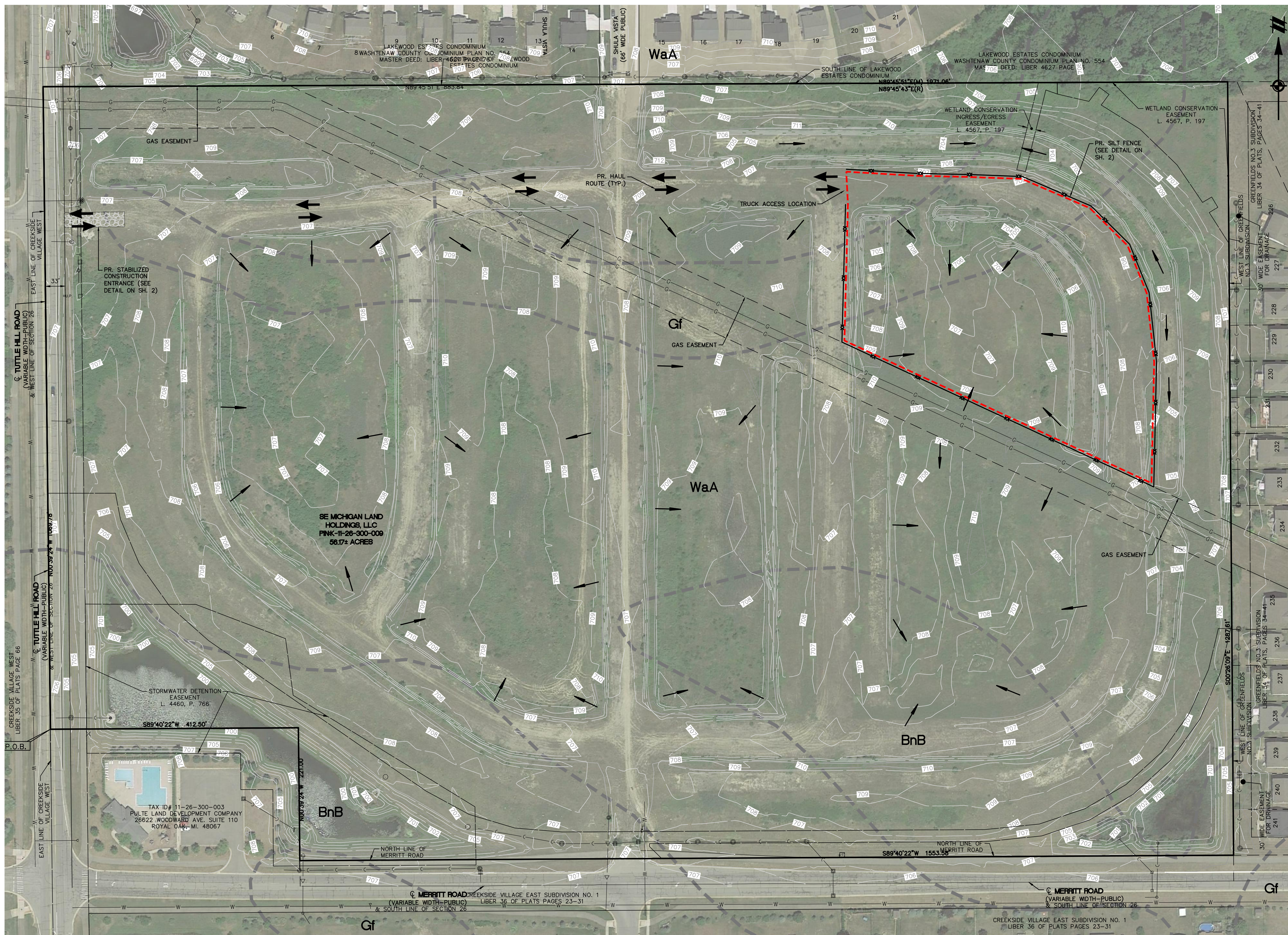
VII. OCS PLANNING & DEVELOPMENT

Signature of Development Coordinator

Date

VIII. Township Engineer

Township Engineer Project #



VICINITY MAP
1" = 1900 FEET

PROPRIETOR

SE MICHIGAN LAND HOLDING, LLC
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PHONE: 248.721.2072
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ENGINEER / SURVEYOR

ATWELL, LLC
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PHONE: 248-447-2000
ATTN: JARED M. KIME, PE

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

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

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

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ATWELL
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SECTION 26
TOWN 3 SOUTH, RANGE 7 EAST
YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT	SE MICHIGAN LAND HOLDINGS, LLC CREEKSIDE VILLAGE NORTH P.D. PRELIMINARY SITE PLAN
DATE	APRIL 26, 2019
SCALE	5/8" PER PER OHM
REVISIONS	

SOIL EROSION CONTROL PLAN	
SCALE	0 40 80
1" = 80 FEET	
DR. JL	CH. KB
P.M. ---	
BOOK	
JOB	15001707
SHEET NO.	1

LEGAL DESCRIPTION

DESCRIPTION OF A 56.17 ACRE PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 26, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

Commencing at the Southwest Corner of Section 26, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence N00°39'24"W 264.00 feet along West line of said Section 26, the East line of Creekside Village West Subdivision, as recorded in Liber 35 of plats, Page 66, Washtenaw County Records and the centerline of Tuttle Hill Road (variable width) for a PLACE OF BEGINNING; thence continuing N00°39'24"W 1069.78 feet along said West line and said centerline; thence N89°45'51"E (recorded as N89°45'43"E) 1971.06 feet along the North line of the South 1/2 of the Southwest 1/4 of said Section 26 and the South line of Lakewood Estates Condominium, Washtenaw County Condominium Subdivision Plan No. 554, Master Deed recorded in Liber 4627, Page 76, Washtenaw County Records; thence S00°26'09"E 1287.61 feet along the West line of Greenfields Subdivision No. 3, as recorded in Liber 34 of plats, Page 34, Washtenaw County Records; thence S89°40'22"W 1553.58 feet along the North line of Merritt Road (variable width); thence N00°39'24"W 221.00 feet; thence S89°40'22"W 412.50 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 26, containing 56.17 acres of land, more or less, being subject to the rights of the public over the westerly portion thereof as occupied by said Tuttle Hill Road, also being subject to easements, conditions, restrictions and exceptions of record, if any.

LEGEND

- PROPERTY LINE
- EASEMENT
- EX. 1' CONTOUR
- EX. 5' CONTOUR
- PR. SILT FENCE
- GRADING LIMITS
- EXISTING CURB AND GUTTER
- SOIL CLASSIFICATION BOUNDARY
- DRAINAGE ARROW
- HAUL ROUTE

SOIL LEGEND

ABBREVIATION	CLASSIFICATION	SLOPE
BnB	BOYER LOAMY SAND	1-6%
Gf	GILFORD SANDY LOAM	0-2%
WaA	WASEPI SANDY LOAM	0-4%

SOIL EROSION CONTROL NOTES

1. DISTURBED AREA = ±4.5 AC.
2. NEAREST DISTANCE TO LAKE = 1,700 FT. NORTH
3. THE PROPOSED SITE HAS BEEN PREVIOUSLY MASS GRADED AND THE ULTIMATE DRAINAGE OUTLET IS CONTAINED WITHIN THE LIMITS OF THE SITE.

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SOIL EROSION & SEDIMENTATION CONTROL GENERAL NOTES

- THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF YPSILANTI TOWNSHIP EROSION CONTROL PERMIT AND STATE OF MICHIGAN PERMIT BY RULE FOR CONSTRUCTION ACTIVITIES.
- SOIL EROSION AND SEDIMENTATION BEST MANAGEMENT PRACTICE (BMP) MEASURES SHALL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND WILL BE MAINTAINED AT ALL TIMES UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING ALL GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES ARE IN PLACE. YPSILANTI TOWNSHIP MAY REQUIRE WORK TO BE STOPPED, IF CONDITIONS BECOME UNSATISFACTORY.
- CONTRACTOR IS TO DESIGNATE A SITE DUMP/WASH AREA PRIOR TO STARTING CONSTRUCTION FOR SUCH PURPOSES AS WASHING TRUCKS AND DUMPING NON-HAZARDOUS WASTE MATERIALS, SUBJECT TO THE SUPERVISION OF THE YPSILANTI TOWNSHIP. DUMPING OR DISCHARGE OF ANY WASTE MATERIALS TO ANY COUNTY SEWERS ARE PROHIBITED. HAZARDOUS WASTES ARE TO BE REMOVED OFF-SITE AND PROPERLY DISPOSED OF CONSISTENT WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- DEVELOPER SHALL SUBMIT A DETAILED EROSION CONTROL PLAN, COMPLETED APPLICATION AND CHECKLIST FORMS, PAY ALL FEES AND POST AN EROSION CONTROL PERFORMANCE BOND, AS REQUIRED, PRIOR TO ANY EARTH CHANGE.
- SEDIMENT AND EROSION CONTROLS MUST BE INSPECTED WITHIN 24 HOURS OF A RAINFALL EVENT WHICH GENERATES RUNOFF AND/OR ONCE PER WEEK. A WRITTEN LOG OF THESE INSPECTIONS MUST BECOME PART OF THE STORMWATER POLLUTION PROTECTION PLAN AND INDICATE THE DATE OF INSPECTION, NAME OF INSPECTOR, WEATHER CONDITIONS, OBSERVATIONS, AND ACTIONS TAKEN TO CORRECT ANY PROBLEMS AND THE DATE.
- EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
- CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED BY THE LOCAL GOVERNING AGENCY. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAS BEEN ACCOMPLISHED.
- ALL TOPSOIL OR SOIL STORAGE AREAS ARE REQUIRED TO BE TEMPORARILY STABILIZED AND SHALL BE SEEDED AND MULCHED, OR MATTED WITH STRAW, IMMEDIATELY AFTER THE STRIPPING PROCESS IS COMPLETED, TO PREVENT WIND EROSION.
- STOCK PILES WILL BE SEEDED AND MULCHED AND RE-SEEDED IF SEEDING DOES NOT TAKE.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 30 CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
- ALL MUD/DIRT TRACKED ONTO EXISTING PUBLIC OR PRIVATE ROADS FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR/BUILDER.
- CLEANUP WILL BE DONE IN A MANNER TO ENSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
- DUST CONTROL SHALL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTOR. SPRINKLING TANK TRUCKS WILL BE AVAILABLE AT ALL TIMES TO BE USED ON HAUL ROUTES OR OTHER PLACES WHERE DUST BECOMES A PROBLEM. SPECIAL WATERING TECHNIQUES MUST BE USED TO CONTROL DUST WHEN IT BECOMES A PROBLEM.
- NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.
- EXCESS DIRT/FILL IS NOT TO BE PLACED WITHIN THE PROPOSED BUILDING LIMITS OR ON ANY AREAS ON OR ADJACENT TO THE SITE BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE SOIL EROSION PLANS UNLESS WRITTEN AUTHORIZATION IS PROVIDED BY THE ACCEPTING LAND OWNER.
- STAGING THE WORK WILL BE DONE BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH CHANGE.
- A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT/NOTICE OF COVERAGE IS REQUIRED.
- IF THE SITE IS OVER ONE (1) ACRE OF DISTURBANCE, A STORM WATER OPERATOR IS REQUIRED. THE SWO REPORTS ARE REQUIRED TO BE SUBMITTED TO THE LDCD INSPECTOR VIA EMAIL (OR OTHER MEANS) AS THEY ARE GENERATED UNTIL THE PROJECT SITE IS STABILIZED.
- SIDE SLOPES IN EXCESS OF 3-FOOT HORIZONTAL TO 1-FOOT VERTICAL SHALL NOT BE USED EXCEPT WITH MECHANICAL DEVICE SUCH AS A RETAINING WALL OR TERRACING.

PROHIBITED CONSTRUCTION ACTIVITIES

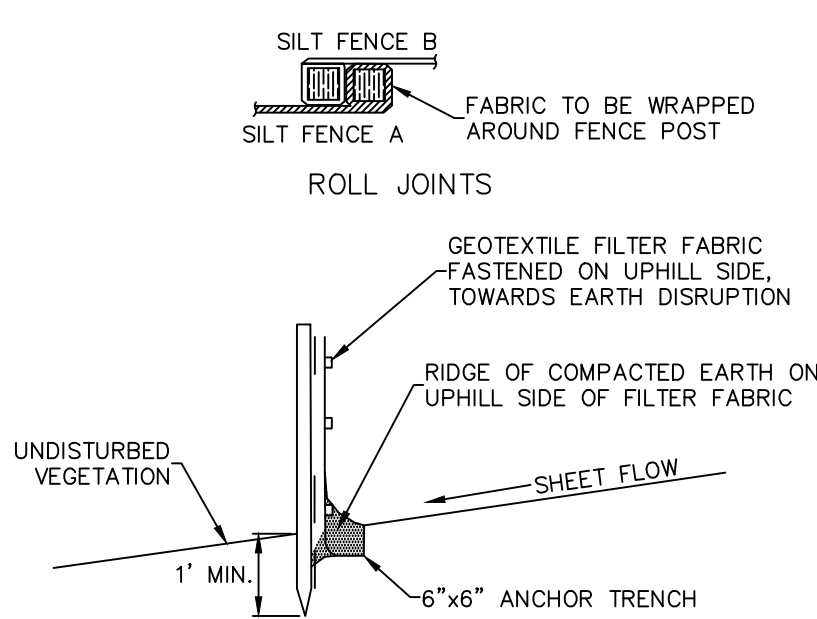
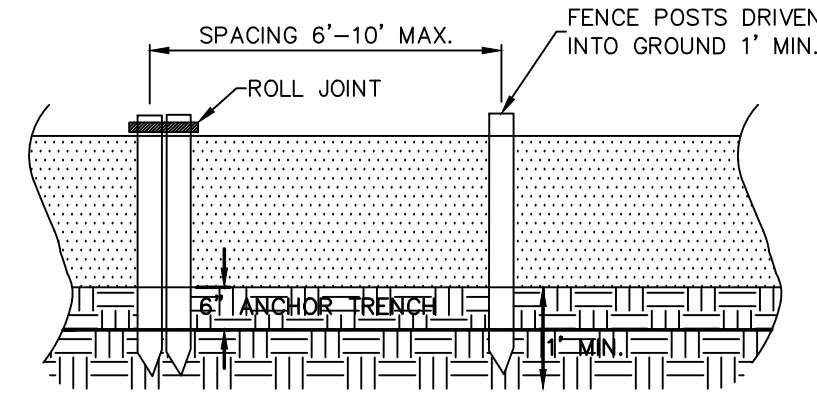
THE CONTRACTOR SHALL NOT USE CONSTRUCTION ACTIVITIES, PROCEEDINGS, OR OPERATIONS THAT MAY UNNECESSARILY IMPACT THE NATURAL ENVIRONMENT OR THE PUBLIC HEALTH AND SAFETY. PROHIBITED CONSTRUCTION ACTIVITIES, PROCEEDINGS OR OPERATIONS INCLUDE BUT ARE NOT LIMITED TO:

- DISPOSING OF EXCESS OR UNSUITABLE EXCAVATED MATERIALS IN WETLANDS OR FLOODPLAINS, EVEN WITH THE PERMISSION OF THE PROPERTY OWNER(S).
- INDISCRIMINATE, ARBITRARY, OR CARRIPOUS OPERATION OF EQUIPMENT IN ANY STREAM CORRIDOR, TRIBUTARY, WATERS, WETLANDS, OR ANY AREAS OUTSIDE OF THE PROPOSED WORK AREA.
- PUMPING OF SEDIMENT-LADEN WATER FROM BASINS, TRENCHES OR OTHER EXCAVATIONS INTO ANY SURFACE WATERS, STREAM CORRIDORS, WETLANDS, OR STORM DRAINS.
- DISCHARGING OF POLLUTANTS SUCH AS CHEMICALS, FUEL, LUBRICANTS, BITUMINOUS MATERIALS, RAW SEWAGE, AND OTHER HARMFUL WASTE INTO OR ALONGSIDE STREAM, RIVERS, IMPOUNDMENT, OR INTO NATURAL OR MAN-MADE CHANNELS LEADING THERETO.
- PERMANENT OR UNSPECIFIED ALTERATION OF THE FLOW-LINE OF A STREAM.
- DAMAGING OF VEGETATION OUTSIDE OF THE PROPOSED WORK LIMITS, WITHIN NO-BUILD, TREE PRESERVATION AND GREEN ZONES.
- DISPOSAL OF TREES, BRUSH AND OTHER DEBRIS IN ANY STREAM CORRIDORS, WETLANDS SURFACE WATERS, OR ANY OTHER UNSPECIFIED LOCATION.
- BURIAL OF TREE STUMPS WILL NOT BE ALLOWED.
- OPEN BURNING OF PROJECT DEBRIS WITHOUT A PERMIT.
- STORING OF CONSTRUCTION EQUIPMENT AND VEHICLES AND/ OR STOCKPILING CONSTRUCTION MATERIALS ON PROPERTY, PUBLIC OR PRIVATE, NOT PREVIOUSLY SPECIFIED AND APPROVED FOR THE SAID PURPOSE.
- DISPOSAL OF CHIP WOOD IN SUCH A MANNER THAT WOULD ALLOW CHIP WOOD DECOMPOSITION AND LEACHATE WATER TO FLOW TO ANY SURFACE WATER, STREAM CORRIDOR, OR WETLAND.
- TRACKING OF MUD AND OTHER CONSTRUCTION RELATED DEBRIS ONTO ROADWAY OR FLUSHING SEDIMENT FROM ROADWAY WITH WATER. CONSTRUCTION TRAFFIC MUST BE LIMITED TO DESIGNATED ENTRANCE AND EXIT LOCATIONS.

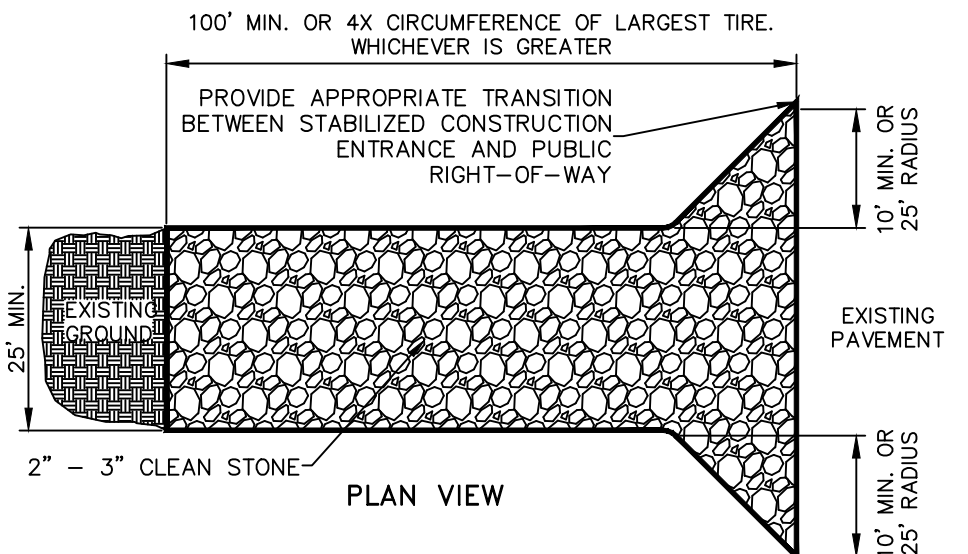
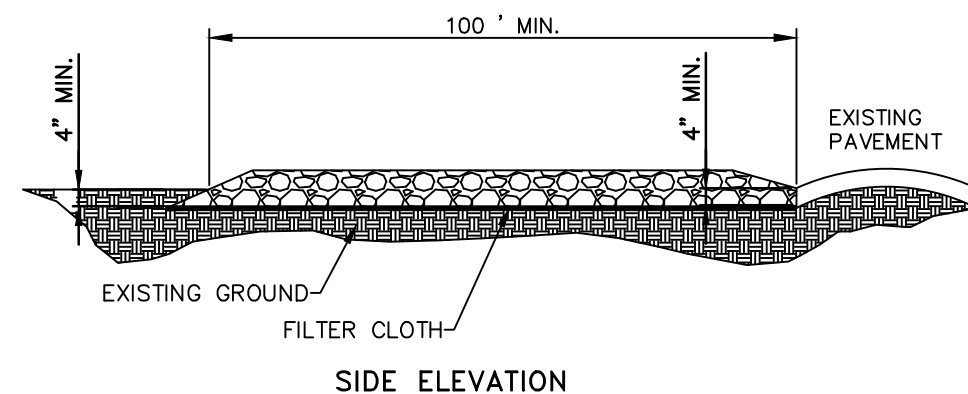
SESC MAINTENANCE SCHEDULE NOTES

THE CONTRACTOR/INSPECTOR SHALL INSPECT THE SOIL EROSION/SEDIMENT CONTROL DEVICES ONCE EACH WEEK AND/OR WITHIN 24 HOURS OF A PRECIPITATION EVENT WHICH RESULTS IN A STORM DISCHARGE FROM THE SITE. THE FOLLOWING STEPS SHALL BE IMPLEMENTED DURING CONSTRUCTION IF ANY DAMAGE HAS RESULTED FROM CONSTRUCTION OR WEAR.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF SOIL EROSION AND SEDIMENTATION CONTROL DEVICES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE, OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR.
- SEEDING SHALL BE PREPARED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE APPLIED ACCORDING TO THE RATE SHOWN IN THE APPLICATION RATE TABLE SHOWN ON THIS SHEET. THE CONTRACTOR/INSPECTOR SHALL INSPECT THE AREA AFTER SEEDING IS COMPLETED. AREAS THAT ARE BARE OR NOT MULCHED PROPERLY WILL NEED TO BE SPOT SEEDED AND/OR RE-MULCHED.
- STOCK PILES WILL BE SEEDED/MULCH BLANKET ADDED AND RESEEDED IF SEEDING DOES NOT TAKE.
- ACCESS ROADS MUST BE MAINTAINED AS NECESSARY. TO KEEP THEM EFFECTIVE, NEW LAYERS OF STONE MAY BE ADDED AS OLD LAYERS BECOME COMPACTED. STEPS SHOULD ALSO BE TAKEN TO REPAIR IF RUTS OR POOLING WATER APPEAR.
- THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE GOVERNING AGENCIES.
- IF ANY OF THE SESC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE, THE GOVERNING AGENCY HAS THE RIGHT TO REQUIRE ADDITIONAL SESC MEASURES AT THE EXPENSE OF THE CONTRACTOR.



SILT FENCE DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

- STONE - USE COARSE AGGREGATE (2 - 3 INCH STONE)
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 100 FEET.
- THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 12" X 24" METAL GRATE MAY BE USED. GRATE SHALL BE 25' AWAY FROM PAVEMENT AND APPROPRIATE SEDIMENT CONTROL TRAPPING DEVICE SHALL BE USED AT GRATE OUTLET POINT.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

SEEDING, FERTILIZER & MULCH BARE GROUND RATIO

- STRAW MULCH - 3" IN DEPTH, 1.5 TO 2 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, ASPHALT TACKIFIER, NET BINDING, ETC.)
- FERTILIZER - 150 LBS. PER ACRE.
- GRASS SEED - 210 LBS. PER ACRE.
- TOP-SOIL - 3" IN DEPTH

NOTE: HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1% ON SLOPES OVER 1% STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER, OR STRAW BLANKETS PEGGED IN PLACE.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE											
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE											2019
CONSTRUCTION SEQUENCE	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			
INSTALL STABILIZED CONSTRUCTION EXIT (CLEAR & GRUB AS NECESSARY) AND SWPPP ENTRANCE SIGN	X										
CONSTRUCT SILT FENCE ON THE SITE.	X										
INSTALL ALL REQUIRED BMP'S FOR STAGE	X										
CLEAR AND GRUB SITE	X										
STOCKPILE TOPSOIL & SEED, APPLY DUST CONTROL MEASURES AS NEEDED	X										
MASS GRADE SITE	X										
COMPLETE GRADING AND INSTALL PERMANENT VEGETATION	X										
REMOVE ALL TEMPORARY E&S MEASURES AFTER FINAL STABILIZATION											X
FILE NOTICE OF TERMINATION (N.O.T.)											X

STORM WATER NARRATIVE

THE EXISTING STORM WATER RUNOFF FROM THE SITE COLLECTS IN NUMEROUS LOW POCKETS CREATED BY PREVIOUS SITE MASS GRADING OPERATIONS. PLACEMENT OF FILL MATERIAL AND GRADING WITHIN THE IDENTIFIED EARTH BALANCE AREA WILL ELIMINATE SOME OF THESE LOW AREAS AND DIRECT THE DRAINAGE TO OTHER LOW POCKETS OUTSIDE OF AND SURROUNDING THE WORK AREA. THE DISPLACED DRAINAGE WILL BE CONTAINED ON-SITE BY THE EXISTING SITE GRADING AND WILL HAVE NO IMPACT TO SURROUNDING PROPERTIES.

EARTH BALANCE NARRATIVE

CREEKSIDE VILLAGE NORTH IS A SINGLE FAMILY RESIDENTIAL SITE CONDOMINIUM DEVELOPMENT LOCATED AT THE NORTHEAST QUADRANT OF THE MERRITT AND TUTTLE HILL ROAD INTERSECTION IN YPSILANTI TOWNSHIP, WASHTEENAW COUNTY. THE PREVIOUS MASS GRADING ACTIVITIES ON THIS PROPOSED DEVELOPMENT LEFT NUMEROUS LOW AREAS WHICH WILL REQUIRE THE PLACEMENT OF FILL MATERIAL IN ORDER TO BRING THE SITE UP TO FINAL GRADE FOR THE COMPLETION OF THIS DEVELOPMENT.

THIS EARTH BALANCE PERMIT REQUEST PROPOSES TO PLACE AND GRADE APPROXIMATELY 10,000 CUBIC YARDS OF FILL MATERIAL WITHIN THE DESIGNATED AREA WHICH IS APPROXIMATELY 4.5 ACRES IN SIZE. THE IMPORTED MATERIAL WOULD BE USED TO RAISE THE GRADE OF THE OPEN SPACE AREA AND PROPOSED LOTS THAT WERE LEFT LOW DURING THE ORIGINAL GRADING OPERATIONS. THE AREA WILL BE GRADED TO REFLECT PROPOSED GRADING SHOWN ON THE PRELIMINARY SITE PLAN "GRADING PLAN - EAST". IMPORT MATERIAL MAY BE STOCKPILED UP TO 2 WEEKS AT WHICH POINT THE STOCKPILE WILL BE GRADED OUT IN THE DESIGNATED AREA AND CONTINUING AS SUCH FOR THE DURATION OF THE PROJECT.

THE SOURCE MATERIAL WILL BE GENERATED FROM NEARBY SITES THAT ARE OWNED BY THE SAME DEVELOPER. THE IMMEDIATE SOURCE SITES INCLUDE MAJESTIC LAKES, PONDS AT MAJESTIC LAKES AND ARBOR RIDGE AND A POTENTIAL FUTURE SOURCE SITE OF CREEKSIDE FARMS. ARBOR RIDGE IS LOCATED NEAR THE INTERSECTION OF MORGAN ROAD AND MICHIGAN AVE IN PITTSFIELD TOWNSHIP, JUST BEYOND THE TOWNSHIP BORDER, AND IS THE ONLY SITE NOT IN THE IMMEDIATE VICINITY OF CREEKSIDE VILLAGE NORTH. ANY MATERIAL IMPORTED FROM OUTSIDE OF YPSILANTI TOWNSHIP SHALL BE ACCOMPANIED BY DOCUMENTATION AND TICKETS.

THE DESIGNATED AREA FOR THE PROPOSED EARTH BALANCING ACTIVITIES WILL BE ENCLOSED WITH SILTFENCE AND THE PREVIOUSLY GRADED ON-SITE ROADWAY WILL BE USED AS THE ACCESS ROAD THROUGH THE SITE. THE DISTURBED AREA WILL BE SEEDED WITH AN EROSION CONTROL SEED MIX UPON COMPLETION OF THE FILL MATERIAL PLACEMENT AND GRADING. A WATER TRUCK WILL BE USED TO CONTROL DUST AND TO AIDE IN THE ESTABLISHMENT OF THE SEEDED AREA.

MAINTENANCE DURING CONSTRUCTION

TASKS	SCHEDULE
INSPECT FOR SEDIMENT ACCUMULATION	X WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION	X AS NEEDED* AND PRIOR TO TURNOVER
INSPECTION FOR EROSION	X WEEKLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES	X AS NEEDED AND PRIOR TO TURNOVER
RESTORATION AND/OR REPLACEMENT OF STONE	X AS NEEDED AND PRIOR TO TURNOVER
INSPECT DURING WET WEATHER AND AFTER STORM EVENTS	X AS NEEDED AND PRIOR TO TURNOVER
REPAIR STORM DAMAGE TO STORM SYSTEM AND EROSION CONTROL MEASURES	X ANNUALLY AND AT TURNOVER
MAKE ADJUSTMENTS OR REPLACEMENTS	X AS NEEDED

- *AS NEEDED* MEANS WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH.
- DURING CONSTRUCTION, IT IS THE DEVELOPER'S RESPONSIBILITY TO PERFORM THE MAINTENANCE.
- IMMEDIATELY FOLLOWING CONSTRUCTION, THE DEVELOPER WILL HAVE THE STORM WATER MANAGEMENT SYSTEM INSPECTED BY AN ENGINEER TO VERIFY GRADES OF THE DETENTION AND FILTRATION AREAS AND MAKE RECOMMENDATIONS FOR ANY NECESSARY SEDIMENT REMOVAL.

Creekside Village North Engineer's Opinion of Probable Cost May 8, 2019 Atwell Job No. 15001707				
Creekside Village North Grading and SESC Costs				
Description of Item	Unit	Quantity	Unit Cost	Total Cost
SESC COSTS				
Spread 3" Topsoil, Seed and Mulch	AC	4.50	\$2,500.00	\$11,250.00
Import Additional Topsoil (if not available on existing work area)	CYD	1,815	\$9.00	\$16,335.00
Silt Fence	LF	1,700	\$2.00	\$3,400.00
Construction Entrance	EA	1	\$300.00	\$300.00
Total SESC Costs			\$31,285.00	
GRADING COSTS				
Mass Grade Stockpiled Material	AC	4.50	\$1,900.00	\$8,550.00
Total SESC Costs			\$8,550.00	
Total			\$39,835.00	
NOTES & COMMENTS				
The above estimate provides for labor/installation fees but does not include costs for construction services, staking, inspections, testing, dewatering, borings, franchise utilities, permitting, corporation fees, & mobilization fees. It should be noted that the above is only an engineer's opinion of probable construction cost for the proposed project and no guarantee is made to the accuracy or completeness thereof. Since actual construction cost will be determined by contractor bidding, which is outside of our control, we can not make a guarantee that the final construction quantities and/or costs will not vary from the number presented.				

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Call before you dig.

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SECTION 26

TOWN 3 SOUTH, RANGE 7 EAST

YPSILANTI TOWNSHIP

WASHTENAW COUNTY, MICHIGAN

SE MICHIGAN LAND HOLDINGS, LLC

CREEKSIDE VILLAGE NORTH P.D. PRELIMINARY SITE PLAN

SOIL EROSION & SEDIMENTATION CONTROL NOTES & DETAILS

CLIENT: SE MICHIGAN LAND HOLDINGS, LLC

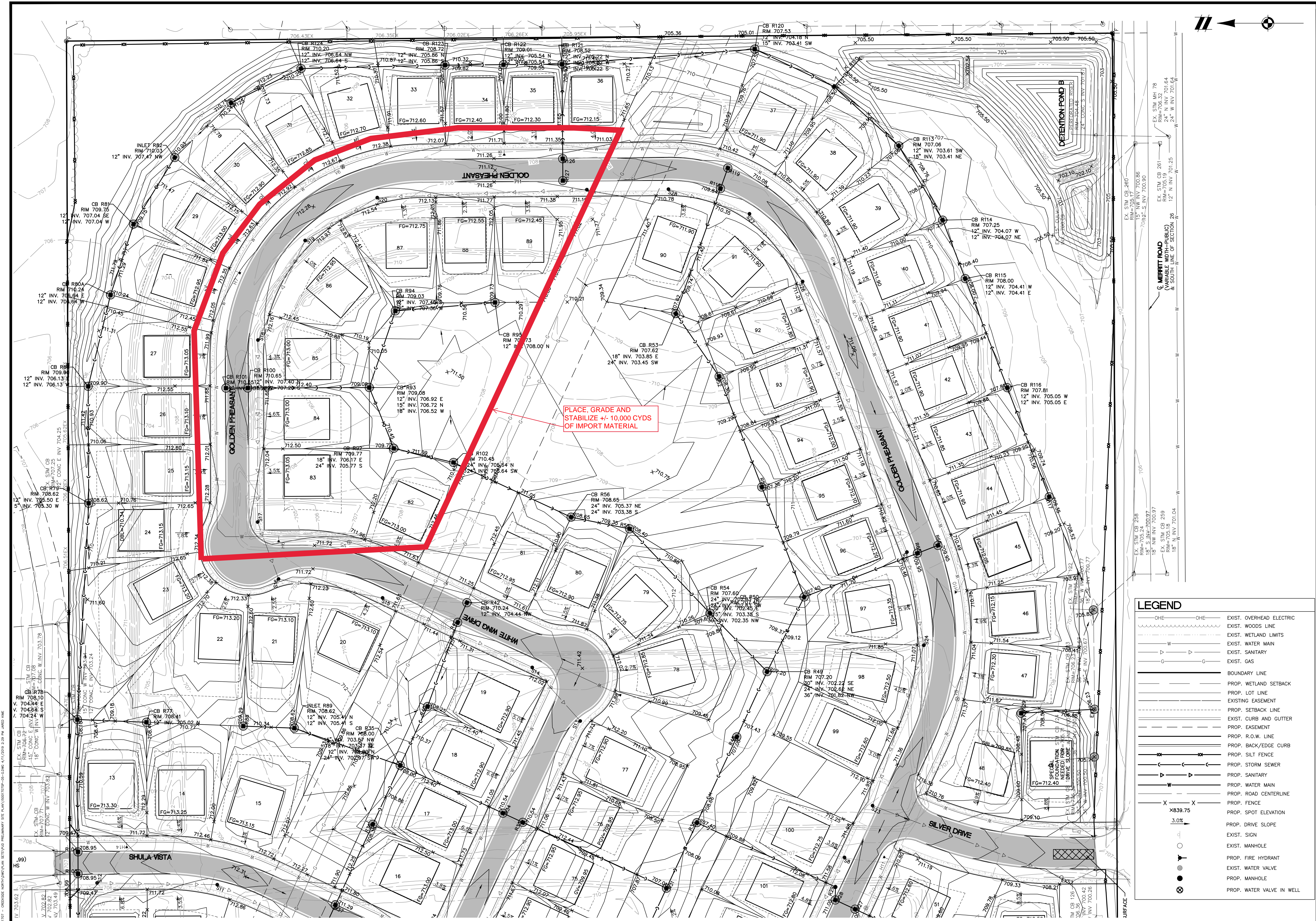
DATE: APRIL 26, 2019

5/8/2019 PER OHM

REVISIONS

SCALE	0	40	80
	1" = 80 FEET		
DR.	JL	CH.	KB
P.M.	--		
BOOK			
JOB	15001707		
SHEET NO.	2		

CAD FILE: 15001707SP-04-04-SEEDING



PLACE, GRADE AND STABILIZE +/- 10,000 CYDS OF IMPORT MATERIAL

LEGEND

	OHE	EXIST. OVERHEAD ELECTRIC
	W	EXIST. WETLAND LINE
	W	EXIST. WETLAND LIMITS
	W	EXIST. WATER MAIN
	W	EXIST. SANITARY
	W	EXIST. GAS
	---	BOUNDARY LINE
	---	PROP. WETLAND SETBACK
	---	PROP. LOT LINE
	---	EXISTING EASEMENT
	---	PROP. SETBACK LINE
	---	EXIST. CURB AND GUTTER
	---	PROP. EASEMENT
	---	PROP. R.O.W. LINE
	---	PROP. BACK/EDGE CURB
	---	PROP. SLOPE
	---	PROP. STORM SEWER
	---	PROP. SANITARY
	---	PROP. WATER MAIN
	---	PROP. FENCE CENTERLINE
	X	PROP. SPOT ELEVATION
	X	PROP. DRIVE SLOPE
	○	EXIST. SIGN
	○	EXIST. MANHOLE
	●	PROP. FIRE HYDRANT
	●	EXIST. WATER VALVE
	●	PROP. MANHOLE
	⊗	PROP. WATER VALVE IN WELL

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

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

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

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ATWELL
866.850.4200 www.atwell-group.com
3111 W. BROADWAY, SUITE 204
ANN ARBOR, MI 48106
734.994.4000

SECTION 26
TOWN 3 SOUTH, RANGE 7 EAST
YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT: SE MICHIGAN LAND HOLDINGS, LLC
CREEKSIDE VILLAGE NORTH
P.D. PRELIMINARY SITE PLAN
GRADING PLAN - EAST

DATE: APRIL 4, 2019

REVISIONS

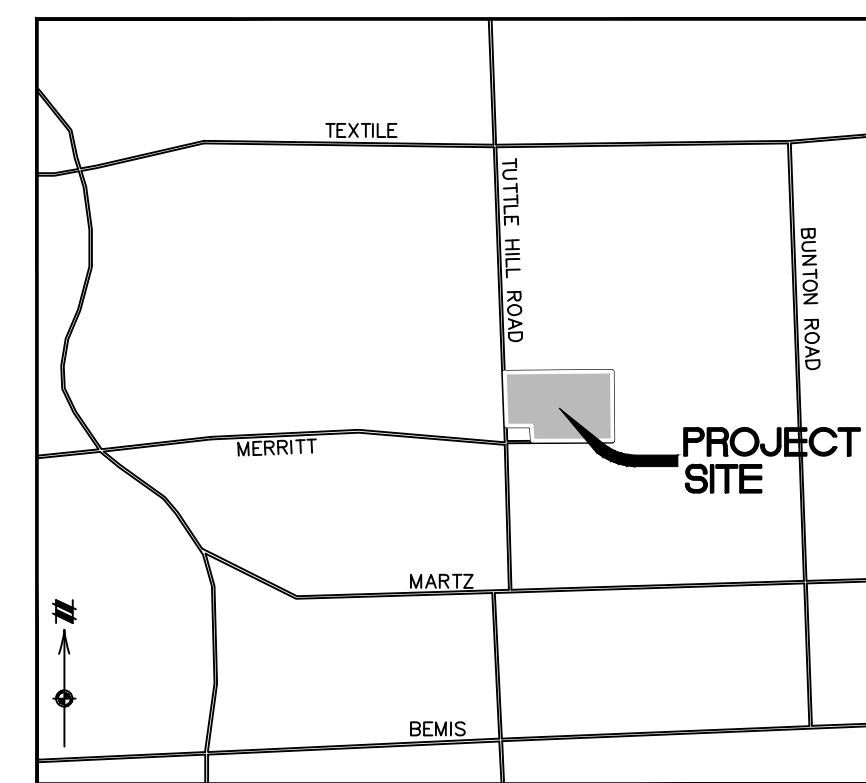
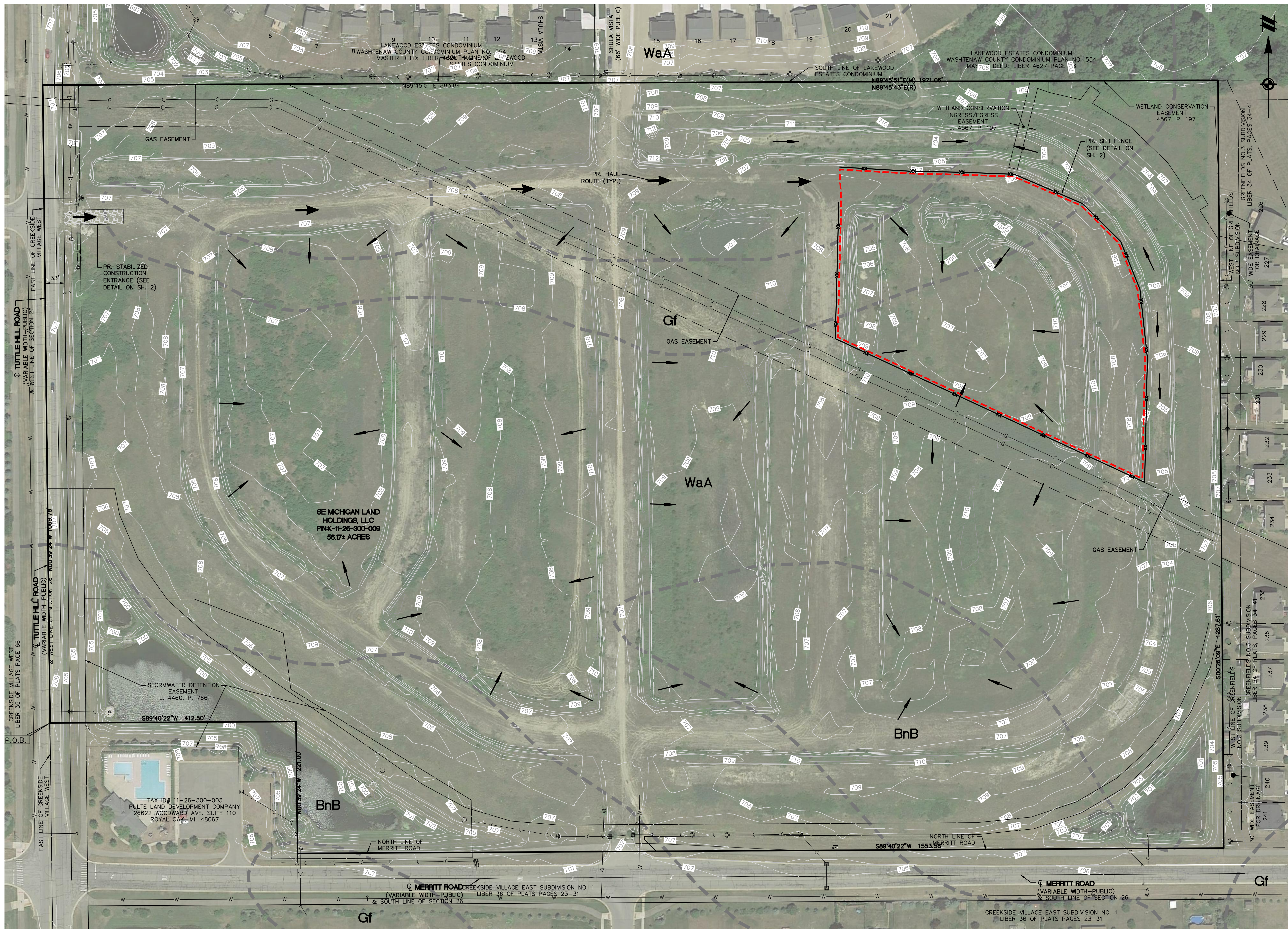
SCALE: 0 25 50
1" = 50 FEET

DR. JL CH. KB
P.M. ---
BOOK ---
JOB 15001707
SHEET NO. 08

CAD FILE: 15001707-05-C.DWG

PRELIMINARY - NOT FOR CONSTRUCTION

SEE SHEET 09



VICINITY MAP
1" = 1900 FEET

PROPRIETOR

SE MICHIGAN LAND HOLDING, LLC
13001 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MICHIGAN 48315
PHONE: 248.721.2072
ATTN: JOE KLEE

ENGINEER / SURVEYOR

ATWELL, LLC
2 TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
PHONE: 248-447-2000
ATTN: JARED M. KIME, PE

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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ATWELL
866.850.4200 www.atwell-prop.com
3110 GREENWOOD AVENUE
ANN ARBOR, MI 48104
PH: 734.994.4000

SECTION 26
TOWN 3 SOUTH, RANGE 7 EAST
YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT	SE MICHIGAN LAND HOLDINGS, LLC CREEKSIDE VILLAGE NORTH P.D. PRELIMINARY SITE PLAN
DATE	APRIL 26, 2019
	SOIL EROSION & SEDIMENTATION CONTROL PLAN

LEGEND

---	PROPERTY LINE EASEMENT
- - -	EX. 1' CONTOUR
- - -	EX. 5' CONTOUR
- - -	PR. SILT FENCE
- - -	GRADING LIMITS
- - -	EXISTING CURB AND GUTTER
- - -	SOIL CLASSIFICATION BOUNDARY
→	DRAINAGE ARROW
→	HAUL ROUTE

SOIL LEGEND

ABBREVIATION	CLASSIFICATION	SLOPE
BnB	BOYER LOAMY SAND	1-6%
Gf	GILFORD SANDY LOAM	0-2%
WaA	WASEPI SANDY LOAM	0-4%

SOIL EROSION CONTROL NOTES

1. DISTURBED AREA = ±4.5 AC.
2. NEAREST DISTANCE TO LAKE = 1,700 FT. NORTH
3. THE PROPOSED SITE HAS BEEN PREVIOUSLY MASS GRADED AND THE ULTIMATE DRAINAGE OUTLET IS CONTAINED WITHIN THE LIMITS OF THE SITE.

EARTH BALANCE NARRATIVE

CREEKSIDE VILLAGE NORTH IS A SINGLE FAMILY RESIDENTIAL SITE CONDOMINIUM DEVELOPMENT LOCATED AT THE NORTHEAST QUADRANT OF THE MERRITT AND TUTTLE HILL ROAD INTERSECTION IN YPSILANTI TOWNSHIP, WASHTENAW COUNTY. THE PREVIOUS MASS GRADING ACTIVITIES ON THIS PROPOSED DEVELOPMENT LEFT NUMEROUS LOW AREAS WHICH WILL REQUIRE THE PLACEMENT OF FILL MATERIAL IN ORDER TO BRING THE SITE UP TO FINAL GRADE FOR THE COMPLETION OF THIS DEVELOPMENT.

THIS EARTH BALANCE PERMIT REQUEST PROPOSES TO PLACE AND GRADE APPROXIMATELY 10,000 CUBIC YARDS OF FILL MATERIAL WITHIN THE DESIGNATED AREA WHICH IS APPROXIMATELY 4.5 ACRES IN SIZE. THE IMPORTED MATERIAL WOULD BE USED TO RAISE THE GRADE OF THE OPEN SPACE AREA AND PROPOSED LOTS THAT WERE LEFT LOW DURING THE ORIGINAL GRADING OPERATIONS. THE AREA WILL BE GRADED TO REFLECT PROPOSED GRADING SHOWN ON THE PRELIMINARY SITE PLAN "GRADING PLAN - EAST". IMPORT MATERIAL MAY BE STOCKPILED UP TO 2 WEEKS AT WHICH POINT THE STOCKPILE WILL BE GRADED INTO DESIGNATED AREA AND CONTINUING AS SUCH FOR THE DURATION OF THE PROJECT.

THE DESIGNATED AREA FOR THE PROPOSED EARTH BALANCING ACTIVITIES WILL BE ENCLOSED WITH A ROW OF SILTENCE AND THE PREVIOUSLY GRADED ON-SITE ROADWAY WILL BE USED AS THE ACCESS ROAD THROUGH THE SITE. THE DISTURBED AREA WILL BE SEEDED WITH AN EROSION CONTROL SEED MIX UPON COMPLETION OF THE FILL MATERIAL PLACEMENT AND GRADING.

LEGAL DESCRIPTION

DESCRIPTION OF A 56.17 ACRE PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 26, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

Commencing at the Southwest Corner of Section 26, T35, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence N00°39'24"W 264.00 feet along West line of said Section 26, the East line of Creekside Village West Subdivision, as recorded in Liber 35 of plats, Page 66, Washtenaw County Records and the centerline of Tuttle Hill Road (variable width) for a **PLACE OF BEGINNING**; thence continuing N00°39'24"W 1069.78 feet along said West line and said centerline; thence N89°45'51"E (recorded as N89°45'43"E) 1971.06 feet along the North line of the South 1/2 of the Southwest 1/4 of said Section 26 and the South line of Lakewood Estates Condominium, Washtenaw County Condominium Subdivision Plan No. 554, Master Deed recorded in Liber 4627, Page 76, Washtenaw County Records; thence S00°26'09"E 1287.61 feet along the West line of Greenfields Subdivision No. 3, as recorded in Liber 34 of plats, Page 34, Washtenaw County Records; thence S89°40'22"W 1553.58 feet along the North line of Merritt Road (variable width); thence N00°39'24"W 221.00 feet; thence S89°40'22"W 412.50 feet to the Place of Beginning, being a part of the Southwest 1/4 of said Section 26, containing 56.17 acres of land, more or less, being subject to the rights of the public over the westerly portion thereof as occupied by said Tuttle Hill Road, also being subject to easements, conditions, restrictions and exceptions of record, if any.

REVISIONS
SCALE 0 40 80
1" = 80 FEET
DR. JL CH. KB
P.M. ---
BOOK ---
JOB 15001707
SHEET NO. 1

K:\1400001\DWG\MARKETING\080505E.MXD 4/26/2019 2:27 PM JOHN SULLIVAN

CAD FILE: 15001707-04-SEDMG

Charter Township of Ypsilanti

7200 S. Huron River Dr.
Ypsilanti, MI 48197
Ph: (734) 485-3943
Fax: (734) 484-5151

Ypsilanti Charter Township
Date 05/01/2019 4:02:44 PM
Ref 00129077
Receipt 85771
Amount \$400.00


Pay by Account In Full



TOTAL AMOUNT DUE

\$ 400.00

SE MICHIGAN LAND HOLDING, LLC
12955 23 MILE RD
SHELBY TWP, MI 48315

Pay by Invoice Code	Type	Record No.	Invoice No.	Address	Amount Due
	Permit	PEB19-0001	00129077	6601 TUTTLE HILL RD Earth Balancing - Non Refu	\$ 400.00
Fee Detail: 5.00					
Total Amount Due					\$ 400.00

Ypsilanti Charter Township

Received From: DIVERSE REAL ESTATE
Date: 05/01/2019 Time: 4:02:44 PM
Receipt: 85771
Cashier: ssigler

ITEM REFERENCE	AMOUNT
BDINV Building Dept. Invoice 00129077	\$400.00
BDINV Building Dept. Invoice 00129078	\$500.00
TOTAL	\$900.00
Check 7598	\$900.00
Total Tendered:	\$900.00
Change:	\$0.00

Charter Township of Ypsilanti

7200 S. Huron River Dr.
Ypsilanti, MI 48197
(734) 485-3943
(734) 484-5151

Ypsilanti Charter Township
Invoice For Bond: BEREB19-001
Date 05/01/2019 4:02:44 PM
Print Date: 05/01/2019
Ref: 00129078
Receipt 85771
Amount \$500.00


Pay by Account In Full



Pay by Account In Full

SE MICHIGAN LAND HOLDING, LLC
12955 23 MILE RD
SHELBY TWP MI 48315

500.00

Invoice No	Invoice Date	Permit Number	Address	Amount Due
 00129078	05/01/2019	BEREB19-001	6601 TUTTLE HILL RD	500.00
Fee Details:	Quantity	Description	Amount Cost	Balance
	1.00	Invoice for bond	500.00	500.00
Total Amount Due			\$ 500.00	

**CHARTER TOWNSHIP OF YPSILANTI
OFFICE OF COMMUNITY STANDARDS**

7200 S. Huron River Drive, Ypsilanti, MI 48197
Phone: 734-485-3943 Fax: 734-484-5151

BY RECEIVED
WJW
MAY 01 2019
YPSILANTI TOWNSHIP
OCS

**PERMIT APPLICATION FOR PART 91 SOIL EROSION AND
SEDIMENTATION CONTROL**

Permit #: _____
Date Issued: _____
Expiration Date: _____
File Number: _____

1. APPLICATION (Please check if applicant is the landowner or designated agent)*

Name	<input checked="" type="checkbox"/> Landowner	<input type="checkbox"/> Designated Agent
SE MICHIGAN LAND HOLDING, LLC		
Address 13001 23 MILE ROAD, SUITE 200		
GWINDINGLAND@LOMBARDOHOMES.COM		
City	State	Zip Code
SHELBY	MI	48315
Email Address	Phone Number	
	(586) 781-2364	

2. LOCATION

Section	Town	Range	Township	County	Subdivision
26	T.3S	R.7E	Ypsilanti	Washtenaw	
Lot No.	Tax ID Number			Street Address	
	K-11-26-300-009			VACANT	

3. PROPOSED EARTH CHANGE

Describe Project TO GRADE APPROXIMATELY 10,000 CYD. OF FILL MATERIAL WITHIN THE DESIGNATED AREA TO BRING UP THE PREVIOUSLY MASS GRADED AREA TO FINAL GRADE OF THE PROPOSED DEVELOPMENT.	Project Type:	<input type="checkbox"/> Residential	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial
		<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Land Balancing	
			Earth Change size (acres or sq. ft.)	
			+/- 4.5 AC.	
Name of and Distance to Nearest Lake, Stream, or Drain		Date Project to Start	Date Project to be Completed	
+/- 1,700 FT. NORTH TO LAKE		MAY 2019	NOV. 2019	

4. SOIL EROSION AND SEDIMENTATION CONTROL PLAN (Refer to Rule 323.1703)

Note: ___ complete sets of plans must be attached.	Estimated Cost of Erosion and Sediment Control
	\$14,950
Plan Preparer's Name, Telephone Number and Fax Number	
ATWELL, LLC - JARED KIME, PE, (248) 447-2000	

5. PARTIES RESPONSIBLE FOR EARTH CHANGE

Name of Landowner (if not provided in Box No. 1 above)			Address		
City	State	Zip	Email Address	Phone Number	
Name of Individual "On Site" Responsible for Earth Change			Company Name		
Address	City	State	Zip	Telephone Number	Fax Number

6. PERFORMANCE DEPOSIT (Equal to 100% of the cost of measurers)

Amount Required \$ <u>\$14,950</u>	<input type="checkbox"/> Cash	<input type="checkbox"/> Certified Check	<input type="checkbox"/> Letter of Credit	<input type="checkbox"/> Surety Bond	
Address	City	State	Zip	Telephone Number	Fax Number

*Designated agent must submit a written statement from land owner authorizing him/her to secure a permit in the landlords name

7. REQUIRED ITEMS TO BE ON SOIL EROSION AND SEDIMENTATION CONTROL PLANS

1. Location Map with North arrow
2. Topo map which will accurately show existing natural drainage patterns
3. Drainage arrows for proposed on-site drainage
4. All lakes, streams, wetlands, drains, etc., must be shown on plans
5. Graphic location of Erosion and Sedimentation Controls on plans
6. Construction/installation details of Erosion and Sedimentation Controls
7. Provisions for proper maintenance of Erosion and Sedimentation Controls
8. Name of individual who prepared Erosion and Sedimentation control Plan
9. Identify ultimate drainage outlet
10. Sequence-of-Construction
11. Limits of earth disruption must be shown
12. Legal description of site
13. Date plans were prepared

REQUIRED ESCROW DEPOSITS MUST BE SUBMITTED WITH APPLICATION

8. INSPECTION ESCROW DEPOSIT (any unused portion will be returned to the applicant)

Total Acreage on Site = 56.17 AC.	Total Disturbed Acreage on Site = 4.5 AC.
Acreage	Inspection Fee - Balance Refundable
a. Less than 2 acres	\$2,000
b. 2 acres to 10 acres	\$2,500
c. Over 10 acres to 40 acres	\$3,500
d. Over 40 acres less than 100 acres	\$5,000
e. Greater than 100 acres	\$5,000 + \$30 per acre over 100 acres

9. REVIEW ESCROW DEPOSIT (any unused portion will be returned to the applicant)

Acreage	Review Fee - Balance Refundable	
a. Less than 2 acres	\$1,000	
b. 2 acres to 10 acres	\$1,500	
c. Over 10 acres to 40 acres	\$2,500	
d. Over 40 acres less than 100 acres	\$3,500	
e. Greater than 100 acres	\$3,500 + \$30 per acre over 100 acres	
	Non-Refundable Fee	\$100.00
Total from Section 8 - Inspection Escrow Deposit	Inspection Escrow:	\$2,500
Total from Section 9 - Review Escrow Deposit	Review Escrow:	\$1,500
	Total Fee:	\$4,100

I UNDERSTAND THIS PERMIT WILL EXPIRE ONE (1) YEAR FROM DATE OF ISSUE. Projects not completed within that year may be renewed for an additional year by written request to the Community & Economic Development Department.

I (we) affirm that the above information is accurate and that I (we) will conduct the above described earth change in accordance with Part 91, Soil Erosion and Sedimentation Control, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, applicable local ordinances, and the documents accompanying this application.

Landowner's Signature:	Print Name: <i>Anthony Lombardo</i>	Date: <i>4-29-19</i>
Designated Agent's Signature:	Print Name:	Date:

Charter Township of Ypsilanti

7200 S. Huron River Dr.
Ypsilanti, MI 48197
(734) 485-3943
(734) 484-5151

Invoice For Bond: BSE19-0008

Print Date: 05/01/2019


Pay by Account In Full



Pay by Account In Full

SE MICHIGAN LAND HOLDING, LLC
12955 23 MILE RD
SHELBY TWP MI 48315

2,500.00

Invoice No	Invoice Date	Permit Number	Address	Amount Due
 00129075	05/01/2019	BSE19-0008	6601 TUTTLE HILL RD	2,500.00
Fee Details:				
Quantity	Description	Amount Cost	Balance	
1.00	Invoice for bond	2,500.00	2,500.00	
Total Amount Due			\$ 2,500.00	

Ypsilanti Charter Township

Received From: DIVERSE REAL ESTATE
Date: 05/01/2019 Time: 4:04:05 PM
Receipt: 85773
Cashier: ssigler

ITEM REFERENCE	AMOUNT
BDINV Building Dept. Invoice 00129075	\$2,500.00
BDINV Building Dept. Invoice 00129074	\$1,500.00
BDINV Building Dept. Invoice 00129073	\$100.00
TOTAL	\$4,100.00
Check 7599	\$4,100.00
Total Tendered:	\$4,100.00
Change:	\$0.00

Ypsilanti Charter Township
Date 05/01/2019 4:04:05 PM
Ref 00129075
Receipt 85773
Amount \$2,500.00

Charter Township of Ypsilanti

7200 S. Huron River Dr.
Ypsilanti, MI 48197
(734) 485-3943
(734) 484-5151

Invoice For Bond: BSER19-0007

Print Date: 05/01/2019


SE MICHIGAN LAND HOLDING, LLC
12955 23 MILE RD
SHELBY TWP MI 48315

Pay by Account In Full



Pay by Account In Full

1,500.00

Invoice No	Invoice Date	Permit Number	Address	Amount Due
 00129074	05/01/2019	BSER19-0007	6601 TUTTLE HILL RD	1,500.00
Fee Details:				
Quantity	Description	Amount Cost	Balance	
1.00	Invoice for bond	1,500.00	1,500.00	
Total Amount Due			\$ 1,500.00	

Ypsilanti Charter Township
Date 05/01/2019 4:04:05 PM
Ref 00129074
Receipt 85773
Amount \$1,500.00

Charter Township of Ypsilanti

7200 S. Huron River Dr.

Ypsilanti, MI 48197

Ph: (734) 485-3943

Fax: (734) 484-5151

Pay by Account In Full




TOTAL AMOUNT DUE

\$ 100.00

SE MICHIGAN LAND HOLDING, LLC

12955 23 MILE RD

SHELBY TWP, MI 48315

Pay by Invoice Code	Type	Record No.	Invoice No.	Address	Amount Due
	Permit	PSE19-0008	00129073	6601 TUTTLE HILL RD	\$ 100.00
			Fee Detail: 1.00	SESC Non-Refundable Fee	
Total Amount Due					\$ 100.00

Ypsilanti Charter Township
Date 05/01/2019 4:04:05 PM
Ref 00129073
Receipt 85773
Amount \$100.00

OLD BUSINESS

A. NONE

NEW BUSINESS

A. NONE

OPEN DISCUSSION

A. NONE

PLANNING DEPARTMENT

REPORT

TOWNSHIP BOARD REPRESENTATIVE REPORT

THERE IS NO WRITTEN REPORT

TOWNSHIP ATTORNEY REPORT

THERE IS NO WRITTEN REPORT

ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

THERE IS NO WRITTEN REPORT

OTHER BUSINESS

1. Any other business that may come before the Planning Commission