



Planning Commission

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

Planning Commission Meeting Agenda
Hartland Township Hall
Thursday, February 27, 2025
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of Meeting Minutes
 - a. Planning Commission Meeting Minutes of January 23, 2025
6. Call to Public
7. Old and New Business
 - a. Site Plan/PD Application #25-003 – Highland Reserve Planned Development (PD) Amendment to the approved Preliminary PD Site Plan (SP/PD #23-008) and Amendment to the Highland Reserve Planned Development Agreement Final PD (SP/PD #24-006)
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION **DRAFT** MEETING MINUTES

JANUARY 23, 2025– 7:00 PM

1. **Call to Order:** Chair Fox called the Work Session meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call and Recognition of Visitors:**
Present – Commissioners Eckman, Fox, Grissim, Mayer, McMullen, Mitchell, & Murphy
Absent – None
4. **2025 Annual Planning Commission Organizational Meeting:**
 - a. **Hartland Township Planning Commission Rules and Procedures (By-Laws).** A Motion to approve the Rules and Procedures was made by Commissioner Grissim and seconded by Commissioner Eckman. Motion carried unanimously.
 - b. **Election of Officer.** A Motion by Commission Mayer to retain Commissioner Fox as Chair, Commissioner Mitchell as Vice-Chair, and Commissioner Murphy as Secretary, seconded by Member Murphy. Motion carried unanimously.
 - c. **Committee Appointments.** Chair Fox indicated that there would be no changes to the Committee Appointments. A vote was not necessary.
5. **Approval of the Meeting Agenda:**
A Motion to approve the January 23, 2025, Planning Commission Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner McMullen. Motion carried unanimously.
6. **Approval of Meeting Minutes:**
 - a. Joint Board of Trustees and Planning Commission Special Work Session Meeting Minutes of December 12, 2024.
A Motion to approve the Joint Board of Trustees and Planning Commission Special Work Session Meeting Minutes of December 12, 2024, was made by Commissioner Grissim and seconded by Commissioner Mitchell. Motion carried unanimously.
7. **Call to the Public:**
None
8. **Public Hearing**
 - a. Zoning Amendment #25-001 – Amendment to permit in-ground swimming pools in front yard of waterfront lots

Chair Fox explained the process and opened the Public Hearing at 7:05 PM stating all public notice requirements have been met.

Director Langer gave an overview of the history of this amendment stating the following:

- Zoning amendments alter the text in the Zoning Ordinance.

- No particular location; Township wide.
- For waterfront properties, the area between the house and the water is considered the front yard but the Zoning Ordinance prohibits swimming pools and the required fencing in the front yard.
- Applicant came requesting a swimming pool on a waterfront lot and it could not be approved.
- Discussed in a word session.
- Amendment is for inground swimming pools only and the required fencing.

Call to Public:

None

Chair Fox closed the Public Hearing at 7:09 PM.

Discussion

Chair Fox referred to the staff review letter dated January 16, 2025.

Commissioner Mayer asked about the potential for pool fencing obscuring the view of the lake for the neighbors.

Director Langer replied the requirement is for a four (4) foot fence. It was discussed noting that an obscuring fence product would block the pool owners' view and would most likely not occur. There have been very few requests for inground pools on lakefront properties but if the Planning Commission has concerns, it can be addressed.

Commissioner Grissim stated during the discussion the consensus was to make the fencing as transparent as possible. Also, the text states a minimum of four (4) feet; she would like four (4) feet to be the maximum height allowed, it must meet the code requirement but be no taller to reduce the impact on the neighbors.

Commissioner Murphy agreed with the earlier comments stating "transparent" may need to be defined.

Commissioner Eckman stated he does not feel a four (4) foot opaque fence would be detrimental or obscure much of anyone's view, the pool owner might want a little privacy.

Chair Fox stated shrubs could be planted to ensure privacy if desired, the intent is to only allow the fencing around the pool as required.

Commissioner Mayer asked about the setback from the water's edge. Director Langer responded that each Zoning District has its own setbacks but generally it is fifty (50) feet from the water's edge. Chair Fox stated typically a pool is placed closer to the house.

The Planning Commission briefly discussed the fence standards.

- Required height, no taller.
- Only around the pool.

Chair Fox asked how they should proceed. Should there be a vote? Director Langer stated yes. Then it will go to Livingston County and ultimately the Township Board for final adoption. The Effective date is typically when it is published.

The Planning Commission discussed the wording of the amendment regarding fences.

The consensus of the Planning Commission was to modify the draft ordinance amendment to read as follows with the changes in bold and tonight's changes in ALL CAPS:

AMENDMENT TO PERMIT IN-GROUND SWIMMING POOLS IN FRONT YARD OF WATERFRONT LOTS PROPOSED AMENDMENT

Section 5.14.3.D. Private Swimming Pools

*i. Location. Private swimming pools shall be permitted as an accessory use in the rear or side yard in residential districts, provided that pools in the side yard of parcels that are two (2) acres or smaller shall be screened from the road. Pools shall not be located in any road or utility right-of-way or easement, except as provided in this Section. Positive drainage shall be maintained in accordance with the Township's Engineering Design Standards. **In-ground swimming pools may be permitted between the single family house and the waterfront, on waterfront shore line properties, provided that the in-ground swimming pool complies with all other required setback requirements, lot coverage requirements, and other applicable zoning standards.***

ii. Setbacks. Private swimming pools and their associated decks or hard surface surrounds shall comply with the setback requirements for an accessory structure. The pool surrounds, including all decks and impervious perimeters shall be calculated as part of the maximum lot coverage. Pools shall be constructed no closer than ten (10) feet to any building on the same parcel.

*iii. Fencing. Private swimming pools shall be enclosed within a minimum four (4) foot high fence. All fences shall be subject to the requirements in Section 5.20. Entry shall be by means of a self-closing, self-latching gate. The latch shall be on the inside so that it is not readily available to children to open. Gates shall be securely locked when the pool is not in use. A fence shall not be required for pools that are wholly or partially above ground, provided that the wall of the pool is at least four (4) feet in height and that no ladder, deck or other structure provides access to the pool while it is unattended. **In-ground swimming pools on waterfront properties shall be permitted to install the required fencing around the pool area, WITH A HEIGHT NOT TO EXCEED THE MINIMUM REQUIRED, and is located in between the single family house and waterfront.***

Commissioner Mitchell offered the following Motion:

Move to recommend approval of Zoning Ordinance Text Amendment #25-001, as outlined in the staff memorandum dated January 16, 2025, and as amended above. Seconded by Commissioner Grissim. Motion carried unanimously.

9. Call to the Public:

None

10. Planner Report:

Director Langer mentioned the Zoning Enforcement Officer, Dan Loftus, will be leaving the Township at the end of January but has made himself available to help train a replacement.

a. Year in Review

Director Langer shared typically the Planning Department submits an annual report to the Township Manager for the Township Board, but this year's format has been revised and attached for any comments or corrections.

11. Committee Reports:

None

12. Adjournment:

A Motion to adjourn was made by Commissioner Eckman and seconded by Commissioner Mayer. Motion carried unanimously. The meeting was adjourned at approximately 7:23 PM.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan/PD Application #25-003 – Highland Reserve Planned Development (PD) Amendment to the approved Preliminary PD Site Plan (SP/PD #23-008) and Amendment to the Highland Reserve Planned Development Agreement Final PD (SP/PD #24-006)

Date: February 20, 2025

Recommended Action

Move to approve Site Plan/PD Application #25-003, a request to amend the approved Preliminary PD Site Plan for Highland Reserve Planned Development, approved under SP/PD #23-008, as outlined in the staff memorandum dated February 20, 2025.

Approval is subject to the following conditions:

1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated February 20, 2025, on the Construction Plan Set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.
2. Prior to the issuance of a land use permit for the project, the applicant shall secure all applicable permits and approvals from the Michigan Department of Transportation.
3. All prior conditions and requirements specified under SP/PD #23-008 and SD/PD #24-006 shall remain valid.
4. The Amendment to the Highland Reserve Planned Development Agreement shall be in a recordable format and shall comply with the requirements of the Township Attorney.
5. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, the Fire Code requirements, and all other government agencies, as applicable.
6. The temporary cul-de-sac turnaround and emergency vehicle access with emergency gate on Abernethy Street, shall be removed when the improvements required by the Michigan Department of Transportation (MDOT) are completed on Highland Road at the Cundy Road/Highland Road intersection and are accepted by MDOT.
7. The temporary cul-de-sac turnaround and emergency vehicle access with emergency gate on Abernethy Street shall be acceptable to the Hartland Deerfield Fire Authority.
8. (Any other conditions the Planning Commission deems necessary).

Move to recommend approval of the proposed amendment to the Highland Reserve Planned Development Agreement, a request to amend the Highland Reserve Planned Development Agreement, to address the revisions to the approved Preliminary PD Site Plan, based on the following findings:

1. The Planning Commission has determined the proposed amendment summarizes the proposed revisions to the approved site plan, which includes minor revisions to the development layout, changes to the total number of residential units, changes to the number of rental units and site condominium units, and an increase of the minimum side separation between rental homes.
2. The Planning Commission has determined that the proposed amendment is consistent with the intent of the plans and documents approved under SP/PD #23-008 (Preliminary PD) and SP/PD #24-006 (Final PD).
3. The proposed Amendment document shall be revised to address comments provided by the Township Attorney, as applicable.

Discussion

Applicant: Green Development Ventures, LLC

Site Description

The subject property is south of Highland Road and east of Hartland Glen Lane/Hartland Glen Golf Course, in Section 26 of the Township. Redwood Living Planned Development (Phase 1) has frontage along the west side of Hartland Glen Lane and is currently under construction. The subject parcel (Parcel ID #4708-26-200-002) is approximately 39.05 acres in size and zoned CA (Conservation Agricultural). The subject property is designated as Special Planning Area (SPA) on the 2020-2021 Comprehensive Plan and Future Land Use Map (FLUM) Amendment. The property is part of the M-59/Cundy/Hartland Glen Golf Course Special Planning Area.

Currently the property primarily consists of open fields which have historically been used for agricultural activities. Per the Wetland Delineation report submitted by the applicant (compiled by Fishbeck, dated May 19, 2023), three (3) wetland areas have been identified on the subject site. One wetland area is in the southeast corner. The other wetland area is on the west side of the parcel, and the third wetland area is in the northwest corner of the site. The applicant has not provided documentation that the wetland areas have been reviewed by the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE) regarding their regulatory status or permit requirements.

Wooded areas occur along the M-59 boundary (west and northeast), and along the east and west sides of the property. A stand of trees exists in the southwest corner of the site.

The property to the south is part of Hartland Glen Golf Course, addressed as 12400 Highland Road and is zoned CA (Conservation Agricultural).

To the east, is property that has been historically associated with the Newberry Place Planned Development project, which is zoned CA (Conservation Agricultural). The property is undeveloped currently.

Per the site plan, access to the site is via Highland Road, a public road, which is under the jurisdiction of the Michigan Department of Transportation (MDOT).

An additional road connection is shown from Hartland Glen Lane, west of the subject site. Hartland Glen

Lane was never formally approved as a private roadway and would be considered a non-conforming roadway. Historically this roadway has been the only access route to the clubhouse, golf course, and parking associated with Hartland Glen Golf Course. The approved plans for Redwood Living PD (SP PD #21-005 and SP PD #22-003) shows Hartland Glen Lane as paved (asphalt surfacing), twenty (20) feet wide, and without curb and gutter. Redwood Living PD has two (2) access points from Hartland Glen Lane. An access easement for ingress and egress was required as part of the Final PD documents, allowing Highland Reserve PD to take access from Hartland Glen Lane. The access easement is part of the Highland Reserve Planned Development Agreement, which was executed and recorded in December 2024.

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

Site History

Per Township records, the property was occupied by a residential home and addressed as 12690 Highland Road. The records do not indicate when the house was constructed. The house and detached building were demolished in 2000, under Land Use Permit #5344. The Township Assessing records indicate the property has been leased for agricultural purposes since 2007.

Historically, plans for Newberry Place Planned Development have included the subject property as part of that development, under several applications from 2007 to 2016 (Newberry West). Conversely, other development plans for Newberry Place PD did not include this property. The Preliminary PD for Newberry Place PD was approved by the Township Board on July 6, 2021, under SP/PD #20-012, and did not include the subject property.

Site Plan/PD Application #23-003 Highland Reserve Planned Development – Concept Plan

The Concept PD Plan was discussed under SP/PD Application #23-003. The Planning Commission reviewed the project on March 23, 2023, which was followed up by the Township Board's review on April 4, 2023.

Site Plan/PD Application #23-008 Highland Reserve Planned Development – Preliminary Plan

The Preliminary PD Plan for Highland Reserve PD was reviewed by the Planning Commission on September 28, 2023, under SP/PD #23-008. A public hearing for the proposed project was held on that date and the Planning Commission recommended approval. The Township Board approved SP/PD #23-008 at their regular meeting on October 10, 2023.

Site Plan/PD Application #24-006 Highland Reserve Planned Development – Final Plan

On June 27, 2024, the Planning Commission reviewed SP/PD #24-006 and recommended approval. The Township Board approved SP/PD #24-006 at their regular meeting on July 23, 2024.

Highland Reserve Planned Development Agreement

This document was executed in October 2024 and recorded on December 17, 2024

Overview of the Current Request – Amend Approved Preliminary PD Site Plan and PD Agreement

The current application includes two (2) different requests: a request to amend the previously approved Preliminary PD Site Plan and an amendment to the Highland Reserve Planned Development Agreement that addresses the revisions to the site plan. The requests are outlined below by topic.

Amend Preliminary PD Site Plan

The applicant has been in discussions with Planning staff in recent months regarding potential changes to the approved site plan, which in some measures were due to additional land area being dedicated for

stormwater management within the west-central portion of the site, per the applicant. The redesign of the detention basin caused other changes to the site layout, which generally revolve around Phase 1 and the rental portion of the development. Additionally, the applicant has been in discussions with the Michigan Department of Transportation (MDOT) regarding improvements MDOT is requiring on eastbound Highland Road near the Cundy Road/Hartland Glen Lane intersection. Revisions were made to the plans to address these items which resulted in a request is to amend the plans approved under SP/PD #23-008 (Preliminary PD Site Plan).

The proposed site plan changes include the following:

- Abernethy Street connection to Hartland Glen Lane is now proposed as a temporary emergency vehicle access with an emergency gate, Knox Box, and temporary cul-de-sac turnaround.
- Three (3) development phases are shown for the project, the same number of phases as shown on the Preliminary Site Plan, however the phase lines have been modified
- Additional land was required to meet the stormwater management requirements of the Livingston County Drain Commission office. The land area devoted to stormwater management has increased from 1.04 acres to 1.91 acres.
- Previously approved Kirkwall Court has been eliminated and the area along the west side of Totegan Street (formerly Ardmore Avenue) has been converted to site condominium units.
- The building envelopes for the rental portion of the development along Abernethy Street have been changed to include a mix of standard 40-foot-wide home products and narrower 20-foot-wide home product. A Sample Portfolio of Homes is attached (for the rental portion of the project).
- Minimum side separation between the rental homes has increased from 10 feet (previously approved) to 15 feet. A sample sketch is provided showing the 15-foot separation.
- The total number of rental homes has decreased by 4 units, from 35 units previously approved, to 31 rental units proposed.
- The total number of site condominium units has increased by 5 units, from 66 units previously approved to 71 units proposed.
- The total number of residential units throughout the development has increased by 1 unit, from 101 units previously approved, to 102 units proposed (rental plus site condominium units)
- Total open space has increased by approximately 0.6 acres (15.72 acres previously approved; 16.32 acres proposed).
- Some of the street names have been changed.
- Modifications made to the lighting plan (streetlights) to coordinate with the revised site layout.
- Modifications made to the landscape plan to coordinate with the revised site layout.

Comments on the landscape plan

The same design standards for street trees that were used for the landscape plan approved under SP PD #24-006) are used for the amended site plan. The planting plan for the Greenbelt and berm along Highland Road has not changed since the previously approved plan.

The landscape requirements outlined in Section 5.11 of the Zoning Ordinance will be used for the stormwater detention basin. Final design details and grading plans for the detention basin will be provided on the Construction Plan set, including the required landscaping.

Amendment to the Highland Reserve Development Agreement (Draft version)

The applicant has provided a draft version of the Amendment to the Highland Reserve Planned Development Agreement. This document proposes revised language for applicable sections of the original PD Agreement to address the proposed changes to the Preliminary PD Site Plan. The final document shall be subject to the approval of the Township Attorney.

Approval Procedure

The proposed request to amend the approved Preliminary Site Plan is reviewed by the Planning Commission who will make a final decision on the site plan. The Planning Commission will review the proposed amendment to the Planned Development Agreement and make a recommendation to the Township Board, who will make the final decision.

Other Requirements-Zoning Ordinance Standards

Nothing at this time.

Hartland Township DPW Review

A review letter is provided from the Hartland Township DPW Director, dated January 27, 2025.

Township Engineer’s Review

The Township Engineer (SDA) has reviewed the plans and recommends approval subject to items being addressed in the letter dated February 11, 2025.

Hartland Deerfield Fire Authority Review

No comments at this time.

Attachments –

1. Hartland Township DPW review letter dated 01.27.2025 – PDF version
2. Township Engineer (SDA) review letter dated 02.11.2025 – PDF version
3. Applicant’s cover letter dated 01.21.2025 – PDF version
4. Draft Amendment to Highland Reserve PD Agreement 01.02.2025 – PDF version
5. SP/PD #23-008 Prelim PD Staff Memorandum dated 09.21.2023 – PDF version
6. SP/PD #23-008 Prelim PD Approval letter dated 10.18.2023– PDF version
7. SP/PD #24-006 Final PD Approval letter dated 07.24.2024– PDF version
8. SP PD #23-008 Prelim PD Approved Site Plan 08.29.2023– PDF version
9. Rental Unit Separation Sketch – PDF version
10. Sample Portfolio of Homes for Rental Units – PDF version
11. Revised Plans dated 02.10.2025 – PDF version

CC: SDA, Twp Engineer (via email)

Scott Hable, Twp DPW Director (via email)

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

SP/PD #25-003 Highland Reserve PD – Amend PD Plan

February 20, 2025

Page 6

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2025 Planning Commission Activity\Site Plan Applications\SP PD #25-003 Highland Reserve PD Amendment\Staff Reports\PC\SP PD #25-003 Amend PD plan staff report PC 02.20.2025.docx



DEPARTMENT OF PUBLIC WORKS

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

TO: Planning Department
DATE: 1/27/2025
DEVELOPMENT NAME: Highland Reserve
PIN#: 4708-26-200-002
APPLICATION #: 25-003 Final Rev PD
REVIEW TYPE: Site Plan

Site Plans for the proposed Highland Reserve Development Site Plan proposes 102 single family homes and rental units in with 1 REU is required in Water and Sewer for each lot. Thus totaling 102 REU's for the proposed project. Currently the parcel has 67 Sewer REU's and 0 Water REU's, sufficient REU's will need to be purchased prior to development. The proposed plan also depicts a commercial use property on the corner of Hartland Glenn Dr and M59, once it is determined what may occupy that space the correct REU determination for that area can be provided. A previous review letter was sent with water REU district 1 pricing. New watermain has been installed in the time since which provides water to this area, and district 2 pricing has been adopted for areas east of Progressive Drive reflecting this project. This new water REU cost reflects those changes.

	Sewer REUs	Water REUs(Dist.2)
Owned	67	0
Required	102	102
REU Difference	35	102
Cost Each	\$9,439.20	\$6,829.67
Total Due Each	\$330,372.00	\$696,626.34
TOTAL REU COST	\$1,026,998.34	

Hartland Township Public Works approves the Highland Reserve Development site plan subject to inclusion of the following details on the construction plans:

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

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

Scott Hable
Public Works Director

Site Plan Amendment Review

February 11, 2025

Troy Langer
Planning Director
Hartland Township, MI

Re: Highland Reserve – Site Plan Amendment Review
SDA Review No. HL22-127

Dear Troy:

We have received the site plan amendment submittal for the above referenced project prepared by The Umlor Group dated February 10, 2025 and received by our office on February 11, 2025. The plans were reviewed in accordance with Hartland Township Engineering Standards and the following comments are our observations.

Recommendation

Approval of the Site Plan Amendment is recommended, with items to be addressed before Final Engineering review approval.

Project Summary

- Construction of a Planned Development (PD) clustered residential site with 31 rental units and 71 condo units at 12685 Highland Road (M-59) east of US-23 on the south side of Highland Road. Site access would be provided via private streets with access drives from Highland Road (M-59) and Hartland Glen Lane. It is noted that the site is 39.05 acres.
The proposed project is divided into 3 phases.
 - Phase 1 : 1-20 condo units and R1-R31 rental units, and a proposed detention basin.
 - Phase 2: 21-45 condo units, usable open space, and playground.
 - Phase 3: 42-71 condo units.
 - A future commercial development shown in phase 1 as parcel area 2.1 acres will be developed by others.
- Water service would be provided by an 8-inch extension from the existing 12-inch water main on the west side of Hartland Glen Lane. The proposed water main connects near the proposed entrance of Abernethy Street at GV-5, loops around the proposed units and connects near the southwest corner of the parcel at GV-20. A domestic lead would be provided to serve the proposed units along with hydrants on-site.
- Sanitary sewer service would be provided by two connection points. A proposed 8-inch extension from the existing manhole (EX-40202) located on the south side of Highland Road to serve the northerly portion of the site. And an 8-inch extension from the existing 8-inch sanitary sewer on the west side of Hartland Glen Lane, near the southwest corner of the parcel to serve the southerly portion of the site. A lead would be provided to serve the proposed units.
- Storm water would be collected by a single storm sewer collection system and discharged to an on-site detention basin and existing wetlands.

General

1. The proposed project is currently under engineering review. The main changes to the latest reviewed construction plans include, number of units, removal of Kirkwall Court and all utilities along the road, layout change to the residential along Abernethy Street, and to the stormwater management system. There are significant changes to the proposed grading, paving and utilities that additional review fees may be required with the next submittals and this will be determined at a later date.

Water Main

1. Two EGLE Act 399 permit applications are currently pending revisions from EGLE's latest comments. One for the water main connection along Hartland Glen Lane, and the other one for all the phases of the Highland Reserve Project. There are significant changes to the main water layout, this would require re-review and approval prior to resubmittals to EGLE and it could potentially delay the issuance of permits by EGLE.

Storm Drainage & Site Grading

1. The land area devoted to stormwater management has increased in acreage by approximately 0.6 acres. A single detention basin is now proposed instead of two detention basins and infiltration swales. LCDC's current standards shall govern all storm sewer and detention improvements within the Township.

Paving

1. The Hartland Township details call out residential roads as 28' wide from back of curb to back of curb and a 60-foot-wide R.O.W with no sidewalks (detail 1B). The roads at this development were designed 30' wide and a 66-foot wide R.O.W. with sidewalks per County standards. Private roads and driveways shall meet the requirement of Hartland Township's Zoning Ordinance Article 30.00, unless amended herein. The private road ordinance states that LCRC requirements must be met when serving greater than 25 units.
2. Abernethy Street connection to Hartland Glen Lane is now proposed as a temporary emergency vehicle access with an emergency gate, knox box and temporary cul-de-sac turnaround. Per the private zoning ordinance, the cul-de-sac shall be a minimum of 50 feet radius and a minimum 60 feet ROW radius. The temporary cul-de-sac turnaround is indicated as 42 feet radius, engineering does not have objections since it is a temporary turnaround, but it is conditional to the approval of the Fire Department.

Sanitary Sewer

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

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

The comments are not to be construed as approvals and are not necessarily conclusive. The final engineering plans for this development are to be prepared in accordance with the Current Design and Engineering Standards, Standard Details, and Code of Ordinances. If you have any questions regarding this letter, please contact Mark Collins or Luisa Amici at (248) 844-5400 with any questions.

Sincerely,
SPALDING DEDECKER



Luisa Amici
Engineer



Mark Collins, PE
Project Manager

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

Green Development Ventures, LLC
2186 East Centre Avenue
Portage, MI 49002

February 10, 2025

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

Re: Highland Reserve – Revised Final PD Plan (Minor Change), 12685 Highland Road (39 acres, Parcel #08-26-200-002)

Dear Troy,

As previously discussed, attached please find the revised Final PD Plan submittal for the Highland Reserve project. The proposed changes to the previously approved Final PD Plan revolve primarily around Phase 1 and the rental portion of the project, along with the Abernethy Street connection to Hartland Glen Lane. A summary of the proposed changes is provided below:

- Previously approved Kirkwall Court has been eliminated and the area along the west side of Ardmore Avenue has been converted to site condominium units.
- Building “envelopes” within the rental portion of the project along Abernethy Street have been changed to include a mix of standard 40 foot wide home product and narrower 28 foot wide home product. A Sample Portfolio of Homes is attached.
- Minimum side separations between the rental homes has been increased to 15 feet (10 feet previously approved). A sample sketch of these rental homes and separations is attached.
- Total number of rental homes has decreased by four units (35 units – previously approved; 31 units – proposed).
- Total number of site condominium units has increased by five units (66 units – previously approved; 71 units – proposed).
- Total number of units throughout the entire development has increased by one (101 units – previously approved; 102 units – proposed).
- Increase in total open space area by approximately 0.6 acre (15.72 acres – previously approved; 16.32 acres – proposed).
- Abernethy Street connection to Hartland Glen Lane is now proposed as a temporary emergency vehicle access with an emergency gate, knox box and temporary cul-de-sac turnaround.

The primary purpose for these changes is to provide additional land area for storm water management with the west-central portion of the site, as required by the Livingston County drain commissioner. As shown on the revised plans, the land area devoted to storm water management has increased from 1.04 acre to 1.91 acre.

The Abernethy Street gated emergency vehicle connection to Hartland Glen Lane is proposed as a temporary access arrangement until such time that a cost sharing agreement with Redwood and the Hartland Glen Golf Course is reached and a right-turn lane is installed in eastbound M-59 at the Hartland Glen/Cundy Road intersection, as required by MDOT. Once this cost sharing agreement is reached and the right-turn lane constructed, the emergency vehicle gate and temporary cul-de-sac will be removed and the Abernethy Street connection with Hartland Glen Lane will become a permanent full-service connection.

If you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,



Michael West, AICP
Land Planning Manager
Green Development Ventures, LLC
2186 East Centre Avenue
Portage, Michigan 49002
(269) 365-8548
mwest@allenedwin.com

**AMENDMENT TO HIGHLAND RESERVE
PLANNED DEVELOPMENT AGREEMENT**

This Amendment (the "Amendment") made this _____ day of _____, 2025, by and between the **TOWNSHIP OF HARTLAND**, a Michigan municipal corporation (the "Township"), whose address is 2655 Clark Rd., Hartland Michigan 48353, and **GREEN DEVELOPMENT VENTURES LLC**, a Michigan limited liability company (the "Applicant"), whose address is 2186 East Centre Avenue, Portage, MI 49002.

RECITALS

A. On October 20, 2024, the Township and Applicant entered into a Planned Development Agreement (the "Agreement") for the development an approximately 39 acres of real property located at 12685 Highland Road (Parcel ID #4708-26-200-002), Hartland Township, Livingston County, MI 48353 (the "Property") for development of the Highland Reserve single family residential community (the "Development"). The Property is more fully and legally described in **Exhibit "A"**.

B. The Agreement was recorded as Instrument No. 2024R-023121, Livingston County Records, on December 17, 2024.

C. Township and Applicant are the current parties to the Agreement.

D. The purpose of the Amendment is to amend the Final Plans detailed in **Exhibit "B"** and to provide for the additional amendments set forth herein.

NOW, THEREFORE, it is hereby agreed as follows:

1. Paragraph 2. **Permitted Uses** of the Agreement provides as follows:

Permitted Uses. Uses set forth herein or identified on the Final Plans are permitted and are lawful ("Permitted Uses"). The Final Plans depict the proposed residential portion of the PD consisting of 101 single family detached homes on approximately 37 acres in the following development pattern: 66 site condominium subdivision units and 35 rental homes. Single family dwellings will consist of a mixture of two-story, ranch and bi-level style homes ranging between 1,250-3,000 square feet in size with 3-5 bedrooms, 2-3 bathrooms and an attached 2-3 car garage. Driveways for each unit will be a minimum 25 feet long, as measured from the leading edge of the home to the edge of sidewalk, to accommodate residents parking two (2) vehicles and so as not to impede with the accessible sidewalk along the road. Vehicular access to the development will occur from Highland Road (M-59) via Lockerbee Lane and from Hartland Glen Lane via Abernathy Street. All residential units will be served by an internal network of private roads. All uses and structures accessory to the above uses are also considered Permitted Uses, such as temporary construction trailers, recreation uses, and maintenance.

2. Upon execution and recording of this Amendment of the Agreement, the original Paragraph 2. **Permitted Uses** will be superseded and amended as follows:

Permitted Uses. Uses set forth herein or identified on the Final Plans dated January 18, 2025 (see **Exhibit “B”**) are permitted and are lawful ("Permitted Uses"). The Final Plans depict the proposed residential portion of the PD consisting of 102 single family detached homes on approximately 37 acres in the following development pattern: 71 site condominium subdivision units and 31 rental homes. Single family dwellings will consist of a mixture of two-story, ranch and bi-level style homes ranging between 1,250-3,000 square feet in size with 3-5 bedrooms, 2-3 bathrooms and an attached 2-3 car garage. Driveways for each unit will be a minimum 25 feet long, as measured from the leading edge of the home to the edge of sidewalk, to accommodate residents parking two (2) vehicles and so as not to impede with the accessible sidewalk along the road. Vehicular access to the development will occur from Highland Road (M-59) via Lockerbee Lane and from Hartland Glen Lane via Abernathy Street. All residential units will be served by an internal network of private roads. All uses and structures accessory to the above uses are also considered Permitted Uses, such as temporary construction trailers, recreation uses, and maintenance.

3. Paragraph 4a. **Site and Architectural Standards – Residential Density** of the Agreement provides as follows:

Residential Density. One hundred and one (101) single family dwelling units are proposed and allowed on the Property. Any requested increase in residential density must be approved by the Planning Commission and Hartland Township Board, in their sole discretion.

4. Upon execution and recording of this Amendment of the Agreement, the original Paragraph 4a. **Site and Architectural Standards – Residential Density** will be superseded and amended as follows:

Residential Density. One hundred and two (102) single family dwelling units are proposed and allowed on the Property. Any requested increase in residential density must be approved by the Planning Commission and Hartland Township Board, in their sole discretion.

5. Paragraph 4c. **Minimum Setback and Separation Standards – Rental Community** of the Agreement provides as follows:

Rental Community	
Front Setback	80 feet (Highland Road) 35 feet (Hartland Glen Lane) 25 feet (Interior Private Streets)
Rear Setback	NA
Side Separation	10 feet (between homes)

6. Upon execution and recording of this Amendment of the Agreement, the original Paragraph 4c. **Minimum Setback and Separation Standards – Rental Community** will be superseded and amended as follows:

Rental Community	
Front Setback	80 feet (Highland Road) 35 feet (Hartland Glen Lane) 25 feet (Interior Private Streets)
Rear Setback	NA
Side Separation	15 feet (between homes)

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed on the day and year recited above.

[SIGNATURES ON THE FOLLOWING PAGES]

SIGNATURE PAGE OF THE TOWNSHIP

TOWNSHIP OF HARTLAND,
a Michigan municipal corporation

By: _____
Its: _____

By: _____
Its: _____

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

The foregoing Planned Development Agreement Outline was acknowledged before me by _____, _____, and _____, _____, on behalf of the Township of Hartland on the _____ day of _____, 2025.

Notary Public
State of Michigan, County of _____
My Commission Expires: _____
Acting in the County of _____

Prepared by:

when recorded, return to:

SIGNATURE PAGE OF THE APPLICANT

GREEN DEVELOPMENT VENTURES LLC, a Michigan limited liability company

By: _____

Name:

Its:

STATE OF MICHIGAN)
) ss
COUNTY OF KALAMAZOO)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2025
by _____, _____ of Green Development Ventures LLC, a Michigan limited liability company.

Notary Public
State of Michigan, County of _____
My Commission Expires: _____
Acting in the County of _____

EXHIBIT "A"

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION: Land situated in the Township of Hartland, County of Livingston in the State of Michigan and described as follows: A part of the West 1/2 of the Northeast 1/4 of Section 26, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan, more particularly described as commencing at the North 1/4 corner of said Section 26 for a point of beginning; thence North 86 degrees 38 minutes 50 seconds East, 99.75 feet along the North line of said Section 26, to a point on the Southerly right-of-way of M-59 Highway; thence 622.15 feet along a curve to the left, said curve having a radius 3879.71 feet, a central angle of 09 degrees 11 minutes 16 seconds and a chord bearing and distance of South 88 degrees 47 minutes 24 seconds East, 621.48 feet, along the Southerly right-of-way of said M-59 Highway; thence North 86 degrees 36 minutes 57 seconds East, 95.52 feet, along Southerly right-of-way of said M-59 Highway; thence North 02 degrees 39 minutes 24 seconds West 10.00 feet, along Southerly right-of-way line of said M-59 Highway; thence North 86 degrees 36 minutes 57 seconds East, 286.00 feet, along Southerly right-of-way of said M-59 Highway; thence South 02 degrees 39 minutes 24 seconds East, 10.00 feet along Southerly right-of-way of said M-59 Highway; thence North 86 degrees 36 minutes 57 seconds East, 210.00 feet, along Southerly right-of-way of said M-59 Highway; thence South 02 degrees 39 minutes 24 seconds East, 1282.07 feet; thence South 86 degrees 41 minutes 45 seconds West, 1315.86 feet to a point on the North and South 1/4 line of said Section 26; thence North 02 degrees 27 minutes 46 seconds West, 1330.13 feet along said North and South 1/4 line of said Section 26, to the point of beginning.

TAX ID# 4708-26-200-002

EXHIBIT "B"
FINAL PLAN SET
(dated January 18, 2025)

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan/PD Application #23-008, Highland Reserve Planned Development (PD) – Preliminary Site Plan

Date: September 21, 2023

Recommended Action

Move to recommend approval of Site Plan/PD #23-008, the Preliminary Planned Development Site Plan for Highland Reserve Planned Development as outlined in the staff memorandum dated September 21, 2023.

Approval is subject to the following conditions:

1. The Preliminary Planned Development Site Plan for Highland Reserve Planned Development, SP/PD #23-008, is subject to the approval of the Township Board.
2. Waiver request for the substitution of evergreen trees for 50% of the required canopy trees in the greenbelt area of the residential section of the planned development along Highland Road, is approved.
3. Waiver request to deviate from the Livingston County Road Commission design standards regarding the roadway surface width for a private road, is approved.
4. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated September 21, 2023, on the Construction Plan set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.
5. As part of the Final Plan Review, the applicant shall provide a Planned Development (PD) Agreement that includes any access and maintenance agreements. Access and maintenance agreements will be required for the use of the Hartland Glen Lane and future road connections to the east (via Melsetter Street) and south (via Ardmore Avenue). The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.
6. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, the Fire Code requirements, and all other government agencies, as applicable.
7. (Any other conditions the Planning Commission deems necessary).

Discussion

Applicant: Michael West

Site Description

The subject property is south of Highland Road and east of Hartland Glen Lane/Hartland Glen Golf Course, in Section 26 of the Township. Redwood Living Planned Development has frontage along the west side of Hartland Glen Lane and is currently under construction. The subject parcel (Parcel ID #4708-26-200-002) is approximately 39.05 acres in size and zoned CA (Conservation Agricultural). The subject property is designated as Special Planning Area (SPA) on the 2020-2021 Comprehensive Plan and Future Land Use Map (FLUM) Amendment. The property is part of the M-59/Cundy/Hartland Glen Golf Course Special Planning Area.

Currently the property primarily consists of open fields which have historically been used for agricultural activities. Per the Wetland Delineation report submitted by the applicant (compiled by Fishbeck, dated May 19, 2023), three (3) wetland areas have been identified on the subject site. One wetland area is in the southeast corner. The other wetland area is on the west side of the parcel, and the third wetland area is in the northwest corner of the site. The applicant has not provided documentation that the wetland areas have been reviewed by the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE) regarding their regulatory status or permit requirements.

Wooded areas occur along the M-59 boundary (west and northeast), and along the east and west sides of the property. A stand of trees exists in the southwest corner of the site.

The property to the south is part of Hartland Glen Golf Course, addressed as 12400 Highland Road and is zoned CA (Conservation Agricultural).

To the east, is property that has been historically associated with the Newberry Place Planned Development project, which is zoned CA (Conservation Agricultural). The property is undeveloped currently.

Per the site plan, access to the site is via Highland Road, a public road, which is under the jurisdiction of the Michigan Department of Transportation (MDOT).

An additional road connection is shown from Hartland Glen Lane, west of the subject site. Hartland Glen Lane was never formally approved as a private roadway and would be considered a non-conforming roadway. Historically this roadway has been the only access route to the clubhouse, golf course, and parking associated with Hartland Glen Golf Course. The approved plans for Redwood Living PD (SP PD #21-005 and SP PD #22-003) shows Hartland Glen Lane as paved (asphalt surfacing), twenty (20) feet wide, and without curb and gutter. Redwood Living PD has two (2) access points from Hartland Glen Lane. An access easement for ingress and egress would be required as part of the Final PD documents, allowing Highland Reserve PD to take access from Hartland Glen Lane.

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

Site History

Per Township records, the property was occupied by a residential home, and addressed as 12690 Highland Road. The records do not indicate when the house was constructed. The house and detached building were demolished in 2000, under Land Use Permit #5344. The Township Assessing records indicate the property has been leased for agricultural purposes since 2007.

Historically, plans for the Newberry Place Planned Development have included the subject property as part of that development, under several applications from 2007 to 2016 (Newberry West). Conversely, other development plans for Newberry Place PD did not include this property. The Preliminary PD for Newberry Place PD was approved by the Township Board on July 6, 2021, under SP/PD #20-012, and did not include

the subject property.

Site Plan/PD Application #23-003 Highland Reserve Planned Development – Concept Plan

The Concept PD Plan was discussed under SP/PD Application #23-003. The Planning Commission reviewed the project on March 23, 2023, which was followed up by the Township Board’s review on April 4, 2023.

Planned Development Procedure

Section 3.1.18 of the Township’s Zoning Ordinance provides standards and approval procedures for a PD (Planned Development). Approval of a Planned Development is a three-step process. A Concept Plan, Preliminary Plan, and Final Plan are all reviewed by the Planning Commission and the Township Board, with the Planning Commission making a recommendation and the Board having final approval at each step. The process usually requires a rezoning from the existing zoning district to the Planned Development (PD) zoning district. As part of the rezoning, a public hearing is held before the Planning Commission consistent with the Michigan Zoning Enabling Act; this public hearing is held at the same meeting during which the Planning Commission reviews and makes a recommendation on the Preliminary PD. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD (Planned Development).

Given the requirements for publishing a notice for the planned development, the public hearing has been scheduled for the September 28, 2023 Planning Commission meeting. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD (Planned Development).

For all intents and purposes, the Preliminary Plan step is essentially the same as a preliminary site plan review for a conventional project in the Township. All the information and details required for a preliminary site plan approval must be provided for the Preliminary PD review and approval. Final PD review will involve detailed plans for those phases for which construction is intended to begin immediately, review of the Planned Development Agreement, and other written documents as applicable.

Overview of the Preliminary Plan and Proposed Uses

Currently the subject site (39.05 acres) is zoned CA (Conservation Agricultural). The proposed planned development is comprised of two (2) proposed parcels of land with two (2) different uses. An approximate 2.1-acre parcel, in the northwest corner of the site, is designated as Future Commercial Development. To be noted, the Project Narrative and Pattern Book dated August 31, 2023 (revised), states the parcel area as 1.9 acres in size.

The remaining portion of the property, approximately 36.95 acres, is shown as a single-family residential development with a total of one hundred and one (101) detached single-family homes. Thirty-five (35) of the detached homes are homes for rent. Sixty-six (66) homes are detached, single-family condominium units, as part of a site condominium development. The Concept Plan had shown sixty-five (65) condominium units. The residential portion of the project area is slightly different than the Concept Plan, regarding the layout of the residential units (rental and condominium units). The street plan is generally the same as the Concept Plan.

Following is a discussion of each component of the Planned Development.

Future Commercial Development Area

Per the applicant, the current landowner (Lexington Homes, LLC) intends to retain the northwest corner for a commercial project, essentially proposing to go through a land division process to create that parcel. The submitted plans do not show specific development plans for this parcel; essentially the proposed parcel

is considered a place holder for commercial use(s) to be determined. The commercial development area is part of the proposed planned development.

Per the Project Narrative, the applicant specifically proposes the following uses for the commercial parcel, which are based on uses listed in Section 3.1.14 of the Zoning Ordinance (GC- General Commercial):

- Gasoline station/convenience store
- Fast-food restaurant with drive-through service
- Retail center
- Professional/medical offices
- Financial institution
- Personal service establishment
- Child care center
- Personal fitness center
- Restaurant

These will be considered permitted principal uses, specifically for this planned development, even though some are listed as special land uses in Section 3.1.14 (GC). Future development plans for commercial area will be reviewed by the Planning Commission as a Site Plan application, and the plans will be subject to the approval of the Planning Commission. None of the proposed uses are considered a Special Land Use.

The applicant states the commercial site is to be developed using the GC (General Commercial) zoning standards and all applicable design standards in the Zoning Ordinance such as landscaping, lighting, architecture, building materials, parking, and signage. Staff has concerns about setbacks and other required design guidelines if using the GC standards and/or standards for a specific use.

Single-Family Residential Development

The remaining portion of the site, approximately 36.95 acres, is shown as a single-family residential development with a total of one hundred and one (101) detached single-family homes. Thirty-five (35) of the detached homes are homes for rent. The rental homes are situated along the northern portion of the site, along Highland Road frontage, and in the central area, generally on the west side of the residential development.

The remainder of the property will be developed as a site condominium subdivision with sixty-six (66) detached owner-occupied, single-family residential condominium units. The Concept Plan had shown sixty-five (65) condominium units, for a total count of 100 residential units.

The plan shows three (3) development phases for the residential portion of the project, which are summarized below:

Phase #	#Rental units	#Site condo units
Phase 1	25	6
Phase 2	10	34
Phase 3	0	26
TOTAL UNITS	35	66

Several housing options are available for both the rental and condominium units, and include a single-story ranch, two-story and/or bi-level homes. Individual floor plans range between 1,250 to 2,800 square feet in size. Options include homes with 3-4 bedrooms, 2-3 bathrooms, and an attached two-car or three-car garage.

Product information on the building materials is found in the Sample Portfolio of Houses and in Exhibit G.

For the rental homes, the plan states the typical unit envelope as fifty (50) feet wide and sixty-five (65) feet long, however there are some dimensional variations in unit sizes. Sheet 5 in the plan set has a chart listing the size of each rental unit envelope. The rental unit envelopes are all on the same parcel thus there are no true setbacks from a property line. The applicant has stated the rental units will not be permitted to have detached accessory structures, play structures, or boats according to the rental agreement. The assumption is that the residential structure, deck, and patios will be contained within the rental unit envelope.

Exhibit A of the Project Narrative (Sample Sketches) shows sample sketches of rental unit envelopes with varying sizes of houses, garages (2-stall or 3-stall), and features such as decks or patios. The distance between two (2) adjacent structures is stated. All elements are placed within the unit envelope. The driveway and front sidewalk extend beyond the unit envelope.

The minimum lot size within the condominium subdivision is shown as 60 feet wide by 120 feet long, and approximately 7,200 square feet in area. The largest lot size is approximately 12,978 square feet.

Exhibit A of the Project Narrative (Sample Sketches) also has sample sketches of condominium units, with varying sizes of the house, garage, deck, and patio. All site elements are shown within the building envelope. The building envelope is defined by the building setbacks. The distance between adjacent structures is stated on the sample sketches and varies from 10 feet to 22.7 feet depending on the size of the condominium unit (lot) and design details (house footprint size; 2 or 3-stall garage option). Exhibit B contains aerial and street photographs of similar residential developments in other cities. Distances between structures are stated. Exhibits A and B are intended to show possible site layout scenarios for the rental or condominium units.

Sheet 5 of the site plans shows a drawing of a typical condominium lot with setbacks that define the building envelope (Typical Site Condo Unit Detail). A drawing is also provided on Sheet 5 for a Typical Rental Unit, with separation requirements stated.

Rental Unit - Setbacks and Building Separation Requirements:

Interior Streets: 25 feet (measured from street ROW to leading edge of unit envelope)
Highland Road: 80 feet (Unit #1-13; measured from ROW to edge of unit envelope)
Side: 10 feet (minimum 10-foot separation between buildings, measured side-to-side)
Rear: Not Applicable
Separation: 40 feet (minimum 40-foot separation between buildings, measured back-to-back)
(All structures, patios, decks, and other site improvements are to be placed within the rental unit envelope, except driveways and sidewalks)

Condominium Unit – Building Setbacks/Building Envelope:

Front: 25 feet
Side: 5 feet
Rear: 20 feet
(All structures, patios, decks, in-ground pools, and other site elements are to be placed within the building envelope, except driveways and sidewalks)

Lot coverage. Lot coverage is not stated on the plans. All structures and site elements are to be built within the rental unit envelope or within the buildable area of a site condominium unit, with the exception of driveways and sidewalks (from house to street). Site elements include hard surfacing (concrete patios, paver

patios, sidewalks, pool apron), deck, shed, pools, pavilion, gazebo, and other built structures.

Other Development Features

Internally, vehicular circulation is provided by a network of paved, private roads and includes two (2) cul-de-sacs. Two street stubs are shown, one on the east (Melsetter Street) and one on the south (Ardmore Avenue), which are intended to allow for future street extensions and connectivity to the adjacent properties. Ardmore Avenue extends to the south property line. Melsetter Street ends shy of the east property line. Per the applicant's explanation, off-site grading would be required to show Melsetter Street ending at the east property line. The applicant will need to work with the adjacent property owner to acquire permission to do off-site grading. Access easements for ingress and egress for the proposed road connections will be required as part of the Final PD documents.

The private roads in the proposed development will be required to meet the standards of Section 5.23 of the Zoning Ordinance. For a road serving twenty-five (25) or more units or parcels, private roads are to be constructed consistent with public road requirements of the Livingston County Road Commission (LCRC). The paved roadway portion is shown as thirty (30) feet wide with mountable concrete curb and gutter, and a 66-foot-wide right-of-way. Additional comments on the private roads are found in this memorandum under the section "Requirements for Preliminary Review".

Five (5) foot wide concrete sidewalks are shown on both sides of each private road. Natural, mowed paths are planned within the two larger open space areas of the site, with connections to the concrete sidewalks in several locations for walkability throughout the development. Benches are shown along the mowed paths. Details on the mowed path, split rail fencing, and benches are shown in Exhibit C.

Stormwater run-off from the residential portion of the project will be collected and conveyed to two (2) detention areas, in the west-central area of the site. Additionally, infiltration swales are shown in several areas, as required by the Livingston County Drain Commission. Stormwater run-off from the commercial portion of the project will be handled within the commercial site.

Approximately 15.72 acres of the site is designated as open space, equating to approximately 40.3% of the of the property, using the parcel size of 39.05 acres. Additional information is provided under the "Open Space" section of this memorandum.

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

The parcel is approximately 39.05 acres, resulting in an estimated density of 2.59 dwelling units per acre (101 units ÷ 39.05 acres). More discussion on density is provided in the next section of this report.

Eligibility Criteria (Section 3.1.18.B.)

To be eligible for PD approval, the applicant must demonstrate that the criteria in Section 3.1.18.B. will be met.

- 1. Recognizable Benefits.** *The planned development shall result in a recognizable and substantial benefit to the ultimate uses of the project and to the community and shall result in a higher quality of development than could be achieved under conventional zoning.*

The applicant has provided an explanation of the recognizable benefits in the Project Narrative dated August 31, 2023 (revised). Per the applicant, the recognizable benefits include the following:

- Substantial open space preservation (15.72 acres or 40% of overall property), which would exceed what could be achieved under conventional zoning.
- A sustainable and healthy walkable neighborhood design with approximately 9,900 lineal feet of concrete sidewalks; 1,850 lineal feet of natural walking paths; and neighborhood park with a pavilion, playground, and picnic tables.
- Quality housing for residents in Hartland Township in a price range that is more attainable for middle income individuals and families.

2. Minimum Size. *Planned Developments must be a minimum of 20 acres of contiguous land.*

The parcel is approximately 39.05 acres and complies with the minimum size for a planned development.

3. Use of Public Services. *The proposed type and density of use shall not result in an unreasonable increase in the use of public services, facilities, and utilities, and shall not place an unreasonable burden upon the subject site, surrounding land, property owners and occupants, or the natural environment.*

The residential development is accessed from Highland Road, which is under the jurisdiction of the Michigan Department of Transportation MDOT). Approval and permits from MDOT will be required for the proposed access point. A second proposed access to the residential development is via Hartland Glen Lane, an existing private roadway along the western edge of this development. Access from Hartland Glen Lane requires authorization from Redwood Living and Hartland Glen Development LLC. An ingress-egress easement agreement and road maintenance agreement between all parties are required as part of the Final PD submittal. Internally, a looped system of private roadways is proposed. The intent is that the private roads will be maintained by the Homeowner's Association per the applicant.

Access to the commercial development area will be determined when development plans are submitted for that parcel.

Regarding density, the FLUM designation for this property is Special Planning Area (SPA) which allows for a density that is flexible, but with an overall base density of four (4) dwellings per acre. Using this density, a maximum 156 dwelling units could be permitted (39.05 acres x 4 dwelling units per acre). In comparison, the proposed residential single-family development has 101 dwelling units and density of 2.59 dwelling units per acre, which could generate less traffic and have less impact on Highland Road.

Public water and sanitary sewer services will be required for the project. The Township Director of Public Works has provided comments in the review letter dated July 11, 2023. Extension of the municipal water and sanitary sewer services could benefit the adjacent properties to the east and south when they develop.

The Hartland Deerfield Fire Authority will provide fire protection and will review the proposed plans for fire hydrant placement and other safety issues. A review letter from the Fire Authority, dated March 2, 2023, is provided.

- 4. Compatibility with Comprehensive Plan.** *The proposed development shall not have an adverse impact upon the Comprehensive Plan for the Township. Notwithstanding this requirement, the Township may approve a Planned Development proposal that includes uses which are not called for on the Future Land Use Map, provided that the Planning Commission and Township Board determine that such a deviation from the Future Land Use Map is justified in light of the current planning and development objectives of the Township.*

The subject property is designated as Special Planning Area (SPA) on the 2020-2021 Comprehensive Plan and Future Land Use Map (FLUM) Amendment. The property is part of the M-59/Cundy/Hartland Glen Golf Course Special Planning Area. This category designation envisions a density that is flexible. Overall, the SPA should have an overall density of four (4) dwelling units per acre, with a higher density being more desirable in the northern portion of the SPA and a lower density in the lower portion.

Using 39.05 acres for property size and allowing a density of four (4) units per acre, a maximum 156.2 (or 156) dwelling units could be permitted (39.05 acres x 4 dwelling units per acre). The Preliminary Plan proposes a density of 2.59 dwelling units per acre (101 dwellings ÷ 39.05 acres), which is consistent with the maximum allowed density for the Special Planning Area.

Specific principles were agreed upon for the Special Planning Area in the 2020-2021 Comprehensive Plan Amendment, as listed below.

1. Development within the Special Planning Area shall provide for a variety of housing forms (for example, single family, townhouses, condominium, apartments, and senior housing), along with retail, office, recreation, and entertainment space. *The applicant proposes a residential development comprised of a combination of detached single-family homes for lease/rent and single-family site condominium units. A variety of building styles are proposed. Per the applicant, the Hartland Reserve PD is intended to provide much needed and quality housing in a price range that is amenable for the middle-income individuals and families. A commercial component is proposed in the northwest corner of the site, with the specific use(s) to be determined at a future time.*
2. Development within the Special Planning Area shall provide for public facilities and other neighborhood amenities. *The proposed extension of the public watermain and sewer to serve this site could potentially serve adjacent sites in the future. This could be considered an asset to the Township. The design of the PD provides open space areas that can be enjoyed by the Hartland Reserve PD community, that include a covered pavilion, playground, and internal walking paths.*
3. Special Planning Area shall provide pedestrian and vehicular links between land uses and adjacent property (that may not be directly included within this Special Planning Area development). *The proposed plan shows 5-foot-wide concrete sidewalks on each side of each private road. The internal sidewalks connect to the proposed 5-foot-wided concrete sidewalk along the Highland Road frontage. Vehicular access points are provided from the PD site from Hartland Glen Lane, Highland Road, as well as future connections to the east and south.*
4. Special Planning Area shall also coordinate with the Township's goal of creating walkable pathways to the Township settlements and other public and private facilities. *The PD provides an internal system of sidewalks and walking paths. Additionally, the proposed 5-foot-wide concrete sidewalk along the frontage of Highland Road has the potential to connect to future developments to the east.*

5. Developments shall be developed in harmonious coexistence with pre-existing historical and natural features within the Township. *The intent of the PD is to retain portions of existing natural features such as the wetland areas and existing trees, as shown on the plans.*
6. Special Planning Area shall include landscape, streetscape, traffic and architectural solutions that are superior in design and visually enhancing the local community with sensitivity to the existing historic features in the Township. *The residential buildings are a mix of single-story and two-story detached houses which are in keeping with the surrounding neighborhoods. The proposed landscape plan provides buffering of the buildings on the north with a berm and plantings along Highland Road. A majority of the existing trees on the east and west boundaries are shown to be preserved, which can provide buffering in those areas. Street trees are shown for each residential unit. The rental units will have planting beds on the front of each house. Standard planting plans for the rental units are found in Exhibit F.*

5. **Unified Control.** *The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project, or assuring completion of the project, in conformity with the Ordinance.*

The commercial portion of the planned development, Commercial Split Area, will be developed by the current landowner (Lexington Homes, LLC). The individual homes and exterior grounds associated with the rental portion of the residential community will be professionally managed and maintained by the developer.

The site condominium subdivision portion of the PD will be governed by a Master Deed and Bylaws. A Homeowners Association (HOA) will be established which will oversee the maintenance of open space areas, private roads, and stormwater areas. Architectural review, enforcement of community restriction, and financial management will also be under the authority of the HOA. A thorough review of the condominium documents will occur with the Final Plan submittal.

Planned Development Design Standards (Section 3.1.18.C.)

This section outlines the design standards for a planned development. Additional site standards will be discussed from applicable sections of the Zoning Ordinance.

1. **Permitted Uses.** *The predominant use on the site shall be consistent with the uses specified for the parcel on the Township's Comprehensive Plan for Future Land Uses.*

The subject area for the planned development project is designated as Special Planning Area (SPA) on the adopted 2020-2021 Comprehensive Plan and Future Land Use Map (FLUM) Amendment. This land use category envisions a variety of housing (for example, single-family, townhouses, condominiums, apartments and senior housing), as well as retail, office, recreation, and entertainment space. The proposed planned development includes rental housing options, site condominium residential units, and the potential for commercial uses for the Commercial Development Area.

2. **Residential Density.** *Residential density in a planned development shall be consistent with the density designation within the Township's Comprehensive Plan.*

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

Future Land Use Map (FLUM) Amendment. This category designation envisions a flexible density, with an overall density of four (4) dwelling units per acre.

Using the subject site acreage of 39.05 acres and allowing a density of four (4) units per acre, approximately 156.2 (or 156) dwelling units could be permitted (39.05 acres x 4 dwelling units per acre). The Preliminary Plan proposes a density of 2.59 dwelling units per acre (101 dwellings ÷ 39.05 acres), which is consistent with the allowed density of the SPA.

Per Section 3.1.18.C.iv., the Planning Commission may agree to recommend up to a forty (40%) percent increase in units on a site in recognition of outstanding attributes as listed in this section. The Township Board in its sole discretion shall have the ability to approve such density increase up to forty (40%) percent subsequent to an affirmative recommendation from the Planning Commission. In this case if the Planned Development land area could accommodate 156.2 units (39.05 acres x 4 units per acre), in accordance with the Comprehensive Plan, the Planned Development plan could include up to 218 dwelling units (156 + 62 additional units) if a maximum bonus of 40% were awarded by the Planning Commission and Township Board. A density bonus is not being considered for this PD project.

The chart below outlines residential density as discussed in this section.

Residential Density	Residential Units
Proposed	101
Permitted	156
Bonus – maximum	218

3. Design Details. *The applicant shall prepare a detailed description of design details to be implemented in the proposed planned development, to be presented in a Pattern Book.*

The design details are provided within the Project Narrative and Pattern Book and the Sample Portfolio of Houses as well as on the submitted site plans.

4. Minimum Yard Requirements. The minimum yard requirements are noted in the chart below per Section 3.1.18.C.vi.a. (Residential Use)

Yard Location	Minimum PD Standard	Proposed distance or setback*	Complies Yes/No
Along perimeter adjacent to public road (Highland Road)	50 ft.	84 ft. (closest point to a rental unit envelope on north) 70 ft. (Condo Unit 1)	Yes for both rental and condo units
Along perimeter, but not adjacent to a road (for rear yard, condo unit only)	40 ft.	20 ft.	No
Along an internal collector or local road – front yard	40 ft.	25 ft.	No

*As measured to closest point of a rental unit envelope or condo unit envelope

Section 3.1.18.C.vi.b.(2) states that minimum rear yard setback and minimum lot size for detached single-family structures in a planned development shall be based on good planning and design principles taking into account several variables as follows: degree of compatibility between adjoining uses; sensitivity to the characteristics of the site; the need for free access for emergency vehicles; the need for adequate amounts of light and air between buildings; and the need for proper amounts of open space for the exclusive use of residents on the site. The Planning Commission can evaluate the plans using those variables.

- 5. Distances Between Buildings.** Spacing requirements for buildings in a planned development for any detached single-family structure are outlined in Section 3.1.18.C.vi.b.(1). *Any detached single-family structure shall be located at least thirty (30) feet from any other detached single-family structure and shall provide a minimum side yard setback of fifteen (15) feet on both sides.*

The typical unit envelope for a rental home is fifty (50) feet by sixty-five (65) feet, with a minimum 10-foot separation between buildings. Potentially, if adjacent homes were built to meet the outer boundaries of each rental unit envelope, the separation between structures could be ten (10) feet. This would not meet the minimum required spacing standards of thirty (30) feet between any other detached single-family structure. Per Section 3.1.18.C.vi.a., modification to yard requirements may be approved by the Township Board upon recommendation from the Planning Commission, upon making the determination other setbacks would be more appropriate.

The typical lot detail drawing for the site condominium unit shows the building envelope as defined by the proposed setbacks. Based on the plans, the side yard setback is five (5) feet, which equates to ten (10) feet between two (2) structures. This would not meet the minimum required spacing standards of thirty (30) feet between any other detached single-family structure. Per Section 3.1.18.C.vi.a., modification to yard requirements may be approved by the Township Board upon recommendation from the Planning Commission, upon making the determination other setbacks would be more appropriate.

The Hartland Deerfield Fire Authority has concerns with the proposed plans as noted in the review letter dated March 2, 2023.

- 6. Building Height.** *No building in a planned development shall be greater than thirty-five (35) feet in height.*

The sample house portfolio shows one-story and two-story structures however the building height is not stated. Additional details will be required as part of the Construction Plan set.

- 7. Parking and Loading.** *Planned Developments shall comply with the parking and loading requirements specified in Section 5.8, Off-Street Parking requirements, and Section 5.9, Loading Space Requirements of the Zoning Ordinance.*

Parking requirements are listed in Section 5.8.4.H (Table of Minimum Parking Space Requirements). For the category, Residential, Family, two (2) parking spaces are required for each dwelling unit.

There are options for an attached 2-stall garage, or 3-stall garage per the sample house portfolio. This satisfies the parking requirement. Exhibit A (Sample Sketches of Rental Units and Condo Units) shows the residential driveway to be at least twenty-five (25) feet long, which could accommodate additional parking of vehicles.

8. **Landscaping.** Landscaping requirements are found in Section 3.1.18.C.vi.e. These are considered minimum design standards, typically for a commercial or office development. A more detailed review of the landscaping is provided in this memorandum using applicable landscape standards as outlined in Section 5.11 (Landscaping and Screening).
9. **Open Space.** *Open space shall be provided to complement and accentuate the high-quality design of the proposed planned development. At minimum the planned development shall provide open space consistent with the previous zoning designation for the site.*

Per this section of the Zoning ordinance (Section 3.1.18.C.vi.f.), the planned development shall provide open space consistent with the previous zoning designation for the site, at a minimum. Currently the site is zoned CA-Conservation Agricultural. In CA, the open space requirement is a minimum of 85%, for a single-family detached dwelling. The proposed plan states the overall open space is 40.3% of the site (using 39.05 acres) and thus would not comply. Historically, however, open space requirements outlined in Section 3.15 of the Zoning Ordinance have been applied for other single-family residential planned developments in the Township such as Walnut Ridge Estates and Fiddler Grove.

Section 3.15 of the Zoning Ordinance states residential condominium developments (in several zoning district classifications) should provide a minimum of 25% open space, with a minimum of 10% of the total open space to be usable open space (“usable open space” is defined as land area suitable for active recreation). For the proposed development consisting of 39.05 acres, this would equate to a minimum of 9.76 acres of open space, with a minimum of 0.976 acres of usable open space.

The Project Narrative provides a breakdown of the open space areas by category. Sheet 4 of the Site Plans shows the different categories of open space areas. All the open space areas are within the residential portion of the planned development, and none are shown in the Commercial Development Area. The open space areas include wetland and detention areas, upland areas, infiltration swales, and open areas adjacent to the rental homes on the north and center area of the site, as well as the open area in the southeast corner of the development. A series of mowed trails are proposed within the open space areas, adjacent to wetland areas, with benches along the trails. A playground and pavilion are shown in the southeast corner of the development.

Per the Project Narrative, the total open space is approximately 15.72 acres equating to 40.3% of the site (39.05 acres). The percentage of usable open space is stated as 4.69 acres or thirty (30) percent of the total open space. The useable open space includes active recreation areas such as mowed walking paths, the playground/park area, areas around the wetlands, and the Greenbelt along Highland Road.

10. **Natural Features.** *Consistent with the stated intentions for the creation of these regulations, the preservation of the natural features of the Township is an important planning consideration. A PD proposal must consider the natural topography and geologic features, scenic vistas, trees and other vegetation and natural drainage patterns that exist on the site and propose a development pattern which preserves and avoids disruption of those natural features as much as possible.*

A Topographic Survey and Tree Inventory are provided, which show the existing features of the site. A Tree Survey lists the tree species and condition of each tree on the Tree Inventory. Currently the site consists of an open field which has been farmed in the past. Wooded areas occur on the east and west boundaries of the site, and in the southwest and northwest corners. The plans indicate that trees will be preserved that are located in the east, west, and southwest areas of the site.

Three (3) wetland areas have been identified per the applicant's Wetland Delineation report. A small portion of the wetland in the southeast area will be impacted (0.176 acres). Approvals and permits from the State Department of Environment, Great Lakes and Energy (EGLE) may be required. The remaining wetland areas will be preserved and are shown as Open Space.

11. Sidewalks and Pedestrian Access. *The applicant must demonstrate the PD site, and all uses within the site, will be connected to any existing pedestrian and nonmotorized vehicle paths and trails within a public right-of-way or easement open to the public.*

A proposed 5-foot-wide concrete, sidewalk is shown along the frontage of the residential portion of the PD site on Highland Road, with connections to the 5-foot-wide sidewalks in the PD along Lockerbie Lane. The internal sidewalks along Abernathy Street extend to Hartland Glen Lane on the west; however, no sidewalks are in place along Hartland Glen Lane. Future street and sidewalk connections could occur to adjacent properties to the south and east, where street stubs are shown on the plans.

Requirements for Preliminary Review (Section 3.1.18.E.ii)

The following section is a summary of items that have not been addressed in the previous review as part of the Design Standards section.

1. Sewer and Water.

The Department of Public Works has provided a review letter dated July 11, 2023, which outlines the number of REU's required for the proposed development.

2. Stormwater and Drainage Systems.

Stormwater from the residential; portion of the project will be collected and conveyed to two (2) detention areas. Additional collection of stormwater is via infiltration bioswales which are shown in several areas. The commercial portion of the project will have its own on-site stormwater management system.

3. Traffic Impacts.

The applicant has provided a Traffic Impact Study, dated June 20, 2023, conducted by Fleis and Vandenbrink. Based on the email from the Michigan Department of Transportation (MDOT), dated August 16, 2023, MDOT has no concerns with the easterly M-59 access to the residential development (Lockerbie Lane). MDOT is working with the applicant regarding other access points from M-59 and/or Cundy Road.

4. Vehicular Circulation.

The residential portion of the project area development has one (1) entrance from Highland Road and one (1) entrance from Hartland Glen Lane. Internal circulation is via private roads that include two (2) cul-de-sacs. Section 5.23.5 of the Zoning Ordinance states when a potential number of units or parcels served is twenty-five (25) or greater, the proposed private roads must be constructed consistent with public road requirements of the Livingston County Road Commission (LCRC). The minimum required roadway surface width shall not be less than thirty (30) feet, with the dimension measured from face of curb to face of curb.

The plans show a typical cross section of the private road (half-section), and the roadway surface width is stated as thirty (30) feet, as measured from back of curb to back of curb. The curb is a mountable curb. A 66-foot wide private road right-of-way easement is shown. The roadway surface width in the cross section is not measured from face of curb to face of curb, and thus does not comply with the LCRC standards. Using the LCRC standards would add approximately four (4) feet of paved surface

area and would reduce the width of the planting area for street trees, between the back of curb and sidewalk. The deviation from the LCRC design standards is considered a waiver. The proposed road design has been approved for private roads in similar residential PD developments such as the Villas of Hartland PD and the Courtyards of Hartland PD.

Section 5.23.5.E.vi. of the Zoning Ordinance (Minimum Private Road Standards) states that private roads serving more than twenty-four (24) parcels or dwelling units or combination thereof equaling twenty-four (24) shall have at least two (2) points of access to a public road. In this case there is access to Highland Road (public road) via Lockerbie Lane. A second access is shown from Abernathy Street to Hartland Glen Lane, which is a private roadway. Hartland Glen Lane merges with Cundy Road, a public road, which intersects with Highland Road.

5. Fiscal Impacts.

The applicant has provided a response to this topic in the Project Narrative and Pattern Book dated August 31, 2023.

Landscaping (Section 5.11)

Applicable sections of Section 5.11 (Landscaping and Screening) will be applied to the PD, as outlined below.

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

- Required – Within the first 30 feet of the property, 1 canopy tree for every 30 ft of lineal of frontage; Planning Commission may approve up to 50% substitution of canopy trees with evergreen trees; PLUS 3 small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial 40 ft., and 1 per 20 ft. thereafter. Length of ROW frontage of Highland Road for residential portion of PD (1,081 lineal ft)

EQUATES TO: 36 canopy trees and 55 additional ornamental trees, or large deciduous or evergreen shrubs or combination thereof **REQUIRED**

- Proposed – 18 canopy trees; 18 evergreen trees; 3 ornamental trees; and 54 large shrubs, generally within first 30 feet of the property; on a berm that runs parallel to frontage along Highland Road
- Meets Requirement? – 50% of the trees in the greenbelt are evergreen trees. Concerns with placement of trees under the overhead wires and future conflicts with tree height. The applicant has requested a waiver for 50% of the Greenbelt trees to be conifer trees.
- Comment – **Planning Commission may approve a substitution of evergreen trees for up to 50% of the canopy trees. Existing overhead power lines are in place within the Greenbelt. A utility easement is not shown. The applicant notes that the trees are placed outside a 30-foot-wide zone associated with the overhead power lines.**

B. Canopy trees along Internal Roadways (Sec. 5.11.2.C.ii.) –

- Required – 15-foot-wide landscaped area along the length of internal roadways, planted with a minimum of 1 canopy tree or evergreen tree for every 30 feet or portion thereof. Required canopy tree size is a minimum 3-inch caliper tree at the time of planting.
- Proposed – 10-foot-wide landscaped area between sidewalk and street (curb); generally, 1 canopy tree is shown per unit and to be spaced thirty-five (35) feet on center. Proposed canopy tree size is 3-inch caliper tree, with the exception of White Oak which is stated to be a two (2) inch caliper tree.
- Meets Requirement? – Yes, except for caliper size of White Oak
- Comment – **Plan to be revised to state White Oak tree is a three (3) inch caliper tree, on the Construction Plan set.**

- C. Buffering or Screening (Sec. 5.11.2.G.i.) – Screening between Land Uses (east and south property lines where abutting single-family CA zoned properties)
- Required – landscape buffer shall be provided to create a year-round visual screen at least eight (8) feet in height along all adjoining boundaries of a non-residential use or a residential use of higher density and abutting a single-family residential zoned property. Evergreen trees to be planted in a staggered or clustered pattern with varying tree heights.
 - Proposed – EAST: random groupings of existing deciduous trees to be preserved.
Proposed – SOUTH: SW corner has wetland area and some existing deciduous trees to be preserved. Along the rear of Units 32-40, no landscaping is shown. SE area has wetland area, open space, and a few existing trees to be preserved.
 - Meets Requirement? – **TBD**
 - Comment – **Planning Commission to determine if the proposed plan meets the intent of the screening requirement.**
- D. Detention/Retention Area Landscaping (Sec. 5.11.2.H.)
- Required – Landscape materials shall be used to integrate the area with the overall landscape design; 1 canopy or evergreen tree must be planted for every 50 lineal ft. of basin perimeter as measured at the top of the bank elevation. The required trees shall be planted in a random pattern or in groupings.
Northwest Basin Perimeter - approx. 650 lineal ft. EQUATES TO: 13 canopy or evergreen trees/combination of REQUIRED
South/central Basin Perimeter – Approx. 866 lineal ft. EQUATES TO: 18 canopy or evergreen trees /combination of REQUIRED
 - Proposed –
Northwest Basin: 12 canopy trees
South/central Basin: 16 trees
 - Meets Requirement? – **TBD**
 - Comment – **Planning Commission to determine if the proposed planting plan meets the intent of the detention landscaping requirements. Trees should be planted in a random pattern or groupings.**
- E. Requirements for Single Family Residential Districts (Sec. 5.11.6.B.)
Single Family Residential properties are encouraged to plant and maintain landscaping which provides a good street side appearance. All unpaved portions of the front yard are to be planted with suitable live plan material (grass, groundcover, and shrubs) and extending to any abutting street pavement edge. Lawn is proposed around each unit as well as landscape beds in the front of the rental unit houses. A typical landscape plan is provided for these areas. Maintenance of the exterior grounds of the rental portion of the community will be professionally managed by the developer.

Landscaping around each condominium unit is up to the discretion of the individual homeowner.

Other site details

Irrigation

Irrigation is provided on the landscape berm along Highland Road (Greenbelt area).

Lighting

Street lighting is proposed and detailed information is found in the Project Narrative and Patten Book. The total height of the pole and fixture is approximately 14'-8".

Architecture/Building Materials (Sec. 5.24)

Architectural standards for façade materials are not provided in Section 5.24 for single-family buildings. The applicant provided a Sample Portfolio of Houses. The façade materials include vinyl siding and trim, dimensional shingles (roof), brick, and stone veneer. The color palette and material options are presented in Exhibit G. The vinyl products come in several colors including taupe, grey, blue, green, and red. Brick and stone veneer products are offered in earthtone colors. Additional information should be provided on the brick and stone products, such as manufacturers' name and product specifications. Façade material percentages are not required to be submitted. The applicant has been asked to bring a sample board of the façade materials to the public hearing.

Other Requirements-Zoning Ordinance Standards

Nothing additional at this time.

Hartland Township DPW Review

The DPW Director has provided a review letter dated July 11, 2023.

Hartland Township Engineer's Review (Spaulding DeDecker)

The Township Engineer (SDA) has provided a review letter dated July 24, 2023.

Hartland Deerfield Fire Authority Review

The Hartland Deerfield Fire Authority has provided comments in the review letter dated March 2, 2023.

Attachments:

1. DPW review letter 07.11.2023 – PDF version
2. Township Engineer (SDA) review letter 07.24.2023 – PDF version
3. Hartland Deerfield Fire Authority review letter 03.02.2023 – PDF version
4. Project Narrative and Pattern Book 08.31.2023 revised – PDF version
5. Traffic Impact Study 06.20.2023 – PDF version
6. Wetland Delineation 05.19.2023 – PDF version
7. Sample Portfolio of Houses 08.10.2023 – PDF version
8. Highland Reserve Greenbelt Plan 08.31.2023 – PDF version
9. MDOT email 08.16.2023 – PDF version
10. Site Plans 08.29.2023 – PDF version

CC:

Spaulding DeDecker, Twp Engineer (via email)

Mike Luce, Twp DPW Director (via email)

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

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2023 Planning Commission Activity\Site Plan Applications\SP PD #23-008 Highland Reserve PD Preliminary\Staff reports\Planning Commission\SP PD #23-008 staff report PC 09.21.2023.docx



Board of Trustees

William J. Fountain, Supervisor
Larry N. Ciofu, Clerk
Kathleen A. Horning, Treasurer

Matthew J. Germane, Trustee
Summer L. McMullen, Trustee
Denise M. O'Connell, Trustee
Joseph M. Petrucci, Trustee

October 18, 2023

Michael West
2186 East Centre Avenue
Portage, MI 49002

RE: Site Plan/PD Application #23-008 – Highland Reserve Planned Development - Preliminary Planned Development Site Plan

Dear Michael West:

On Thursday, September 28, 2023, the Planning Commission recommended approval of Site Plan/PD Application #23-008, the Preliminary Planned Development Site Plan for Highland Reserve Planned Development. The Township Board approved Site Plan/PD Application #23-008 at their regular meeting on October 17, 2023.

Approval is subject to the following conditions:

1. The Preliminary Planned Development Site Plan for Highland Reserve Planned Development, SP/PD #23-008, is subject to the approval of the Township Board.
2. Waiver request for the substitution of evergreen trees for 50% of the required canopy trees in the greenbelt area of the residential section of the planned development along Highland Road, is approved.
3. Waiver request to deviate from the Livingston County Road Commission design standards regarding the roadway surface width for a private road, is approved.
4. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated September 21, 2023, on the Construction Plan set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.
5. As part of the Final Plan Review, the applicant shall provide a Planned Development (PD) Agreement that includes any access and maintenance agreements. Access and maintenance agreements will be required for the use of the Hartland Glen Lane and future road connections to the east (via Melssetter Street) and south (via Ardmore Avenue). The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.
6. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Fire Code Requirements, and all other government agencies, as applicable.

7. The applicant shall install additional trees, as outlines in the staff memorandum, dated October 10, 2023; and the applicant shall make the storm detention/retention basin more random and natural in its appearance.
8. Any of the permitted commercial uses that are proposed in this PD, which would require a Special Land Use Permit in the GC (General Commercial), shall only be permitted by Special Land Use Permit.

If you have any questions, please contact me at (810) 632-7498.

Sincerely,



Troy Langer
Planning Director



SITE DATA

OVERALL PARCEL AREA = 3.39,05-ACRES
 COMMERCIAL PARCEL AREA = 3.21-ACRES
 EXISTING ZONE = SPECIAL PLANNING AREA (SPA)
 PROPOSED ZONING (PD) CLUSTER OPTION
 PROPOSED NO. RENTAL UNITS = 35
 PROPOSED NO. CONDO UNITS = 66
 UNIT DENSITY = 101/330.05 = 2.59 UNITS/ACRE
 PD TOTAL OPEN SPACE REQUIREMENT = 25% OR 9,763-ACRES
 PD USABLE OPEN SPACE REQUIREMENT = 10% OR 3,905-ACRES
 PROVIDED TOTAL OPEN SPACE = 815,72-ACRES 40.3%

OPEN SPACE WETLANDS = 34.50-ACRES 12%
 OPEN SPACE DETENTION = 81.04-ACRES 3%

COMMON USABLE OPEN SPACE = 4.69-ACRES 12.01%

MINIMUM LOT AREA = 2,000-SQ-FT
 FRONT BUILDING SETBACK = 25-FT.
 REAR BUILDING SETBACK = 20-FT.
 SIDE BUILDING SETBACK = 5-FT EACH SIDE
 80-FT. BUILDING SETBACK REQUIRED ALONG M-59 R.O.W.

RESIDENTIAL SINGLE DEED RENTALS
 AREA = 10.42-ACRES
 OPEN SPACE = 21.16-ACRES
 EX. WETLANDS = 11.19-ACRES
 PR. WETLAND DISTURBANCE = 0.0-ACRES
 PR. DETENTION BASIN = 0.32-ACRES

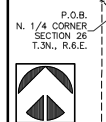
RESIDENTIAL SITE CONDO
 AREA = 23.63-ACRES
 OPEN SPACE = 7.56-ACRES
 EX. WETLANDS = 3.316-ACRES
 PR. WETLAND DISTURBANCE = 0.24-ACRES
 PR. DETENTION BASIN = 0.72-ACRES

LEGEND

- PR. COMMERCIAL PARCELS
- PR. CONDOMINIUM UNITS
- PR. RENTAL UNITS
- COMMON USABLE OPEN SPACE AREA (UPLAND)
- EX. WETLANDS
- PR. PRESERVATION AREAS
- STORM WATER PONDS
- EXISTING WOODLANDS TO REMAIN
- EXISTING REGULATED TREE TO REMAIN
- CONDOMINIUM GENERAL ELEMENT
- CONDOMINIUM UNITS

PLANNED DEVELOPMENT NOTES

- SEE ACCESS & EGRESS BY DEVELOPER TO BE SERVED BY PRIVATE ROAD MEETING LONGFORD COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
- UTILITIES: PROPOSED PROJECT WILL BE SERVED BY PRIVATE SEWER AND PUBLIC WATER. PRIVATE UTILITIES (GAS, ELECTRIC, PHONE) SHALL BE UNDERGROUND.
- SEE LIGHTING TO BE IN ACCORDANCE WITH TOWNSHIP ORDINANCES.
- STORM WATER MANAGEMENT: STORM WATER RUNOFF WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND SETBACKS IN ACCORDANCE WITH THE LONGFORD COUNTY ORAM COMMISSION STORM WATER ORDINANCE.
- SEWERAGE: SEWERAGE WILL BE IN ACCORDANCE WITH TOWNSHIP ORDINANCES.
- FLOODPLAIN: THE SITE IS NOT AFFECTED BY A REGULATED 100-YEAR FLOODPLAIN.
- WETLANDS: WETLAND BOWNS AS INDICATED BY ENVIRONMENTAL ENGINEERING TO REMAIN.
- SANITARY SEWER: SANITARY SEWER SHALL BE ACCORDANCE WITH TOWNSHIP STANDARDS.
- WATER MAIN: WATER MAIN TO BE IN ACCORDANCE WITH TOWNSHIP STANDARDS.
- PUBLIC SERVICES: THE DEVELOPER SHALL PROVIDE ALL NECESSARY PUBLIC SERVICES (FIRE DEPARTMENT, POLICE, SCHOOLS).



P.O.B. N. 1/4 CORNER SECTION 26 T.3N., R.6.E.

REDWOOD APARTMENTS (UNDER CONSTRUCTION)

HARTLAND GLEN LANE

REDWOOD HARTLAND HIGHLAND RD. P.L. LLC
 TAX ID #1708-35-100-020
 (UNDER CONSTRUCTION - MULTI-FAMILY RESIDENTIAL DEVELOPMENT)

Civil Engineering

 Land Surveying
DIFIN
 Engineering & Surveying
 24153 Tara Drive
 South Lynn, MI 48178
 P. 248.643.4244
 F. 248.378.2564
 www.Difin.com

REVISIONS

Added final wetland delineation 6-1-23

CLIENT:	ALLEN EDWIN JONES 238 E. CENTRE STREET PORTAGE, MICHIGAN 49802
SITE PLAN	HARTLAND RESERVE

SECTION 26
 TOWNSHIP 3 NORTH, RANGE 6 EAST
 HARTLAND TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN



DATE: 8-29-23
 DRAWN BY: JAC
 P. 248.643.4244
 F. 248.378.2564
 www.Difin.com
 Scale: 1" = 60'
 SHEET NO. 4



Board of Trustees

William J. Fountain, Supervisor
Larry N. Ciofu, Clerk
Kathleen A. Horning, Treasurer

Matthew J. Germane, Trustee
Summer L. McMullen, Trustee
Denise M. O'Connell, Trustee
Joseph M. Petrucci, Trustee

July 24, 2024

Michael West
2186 East Centre Avenue
Portage, MI 49002

RE: Site Plan/PD Application #24-006 – Highland Reserve Planned Development - Final Planned Development Site Plan

Dear Michael West:

On Thursday, June 27, 2024, the Planning Commission recommended approval of Site Plan/PD Application #24-006, the Final Planned Development Site Plan for Highland Reserve Planned Development. The Township Board approved Site Plan/PD Application #24-006 at their regular meeting on July 23, 2024.

Approval is subject to the following conditions:

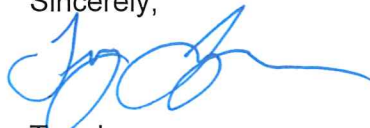
1. Final approval of Highland Reserve Planned Development (SP/PD Application #24-006) shall require an amendment to the Zoning Ordinance to revise the zoning map and designate the subject property as PD (Planned Development). The subject property, which constitutes the planned development project area (39.05 acres), is rezoned to PD (Planned Development), as follows:
 - a. Tax Parcel ID #4708-26-200-002 (39.05 acres in area)
2. Waiver request for the substitution of evergreen trees for 50% of the required canopy trees in the greenbelt area of the residential section of the planned development along Highland Road, is approved.
3. Waiver request to deviate from the Livingston County Road Commission design standards regarding the roadway surface width for a private road, is approved.
4. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandums, dated September 21, 2023 and July 16, 2024, on the Construction Plan Set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.
5. The Master Deed, Condominium By-Laws, and Planned Development Agreement shall be amended to include any access and maintenance agreements. Access and maintenance agreements will be required for the use of the Hartland Glen Lane and future road and sidewalk connections to the east (via Melsetter Street) and south (via Ardmore

Avenue). The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.

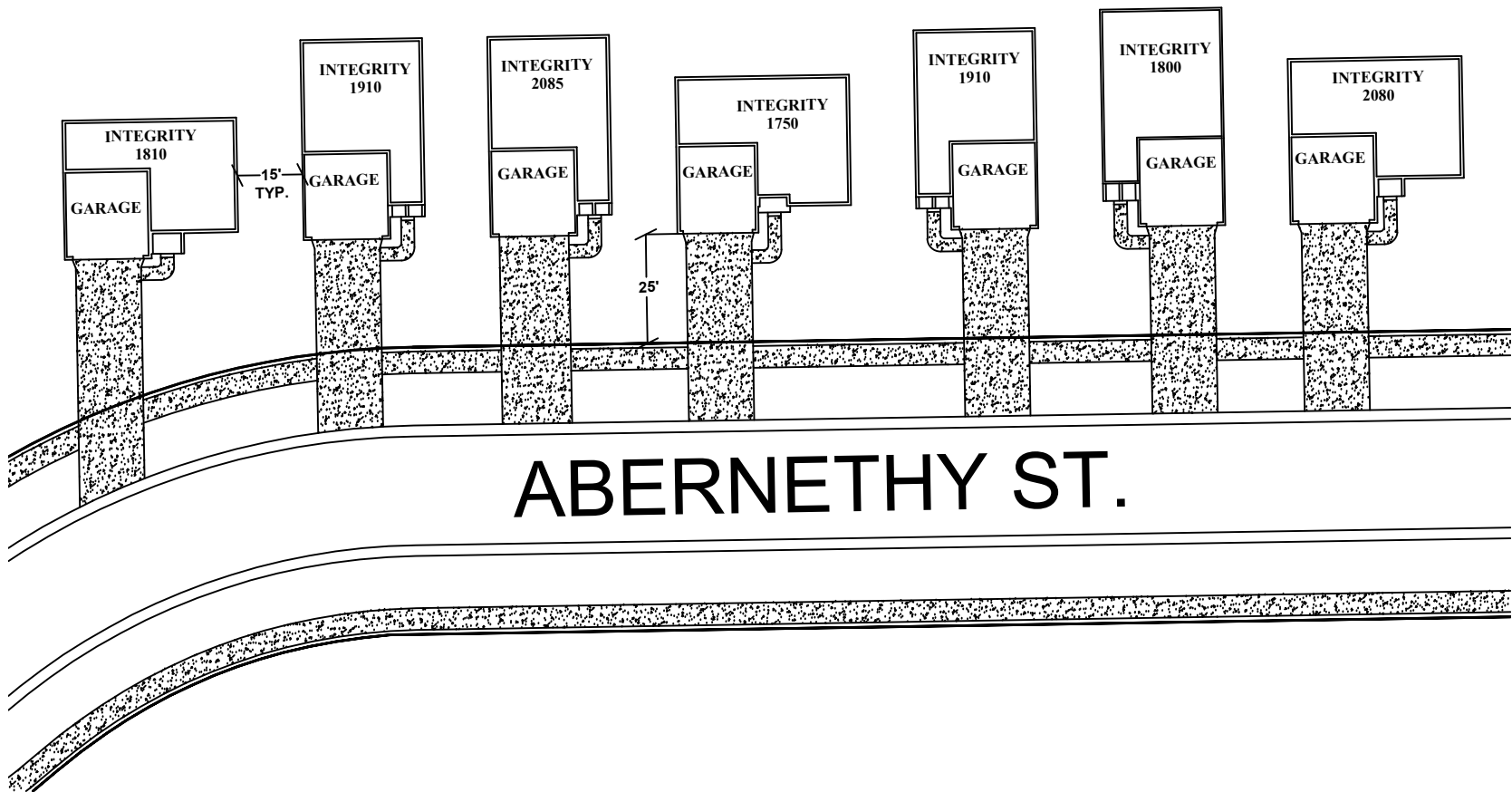
6. Highland Reserve PD shall be connected and served with municipal water and sanitary sewer.
7. The applicant shall obtain all necessary approvals from the Michigan Department of Transportation (MDOT) and the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
8. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, the Fire Code requirements, and all other government agencies, as applicable.
9. Any of the permitted commercial uses that are proposed in this PD, which would require a Special Land Use Permit in GC (General Commercial), shall only be permitted by Special Land Use Permit.

If you have any questions, please contact me at (810) 632-7498.

Sincerely,



Troy Langer
Planning Director



ABERNETHY ST.

HIGHLAND RESERVE
NEW HOME PLAN CONCEPT – RENTAL SAMPLE
1/20/2025
1" = 40'



Highland Reserve

Single Family Rental Community

Sample Portfolio of Homes

integrity 1610

1,607 SF

3-5 bedrooms

2-3 bathrooms

2-3 car attached garage



Allen Edwin Homes reserves the right to change or amend plans and specifications without prior notice. Specifications may vary per plan. All dimensions are approximate and are rounded down to the nearest 3". Information is deemed to be correct but not guaranteed. Copyright © 2015 Allen Edwin Homes. All rights reserved. The duplication, reproduction, copying, sale, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted here is strictly prohibited. Color rendering is the artist's interpretation of home. Details, products and colors may change or not be available. Please see CAD drawings of elevations for actual specifications available.



Elevation A1

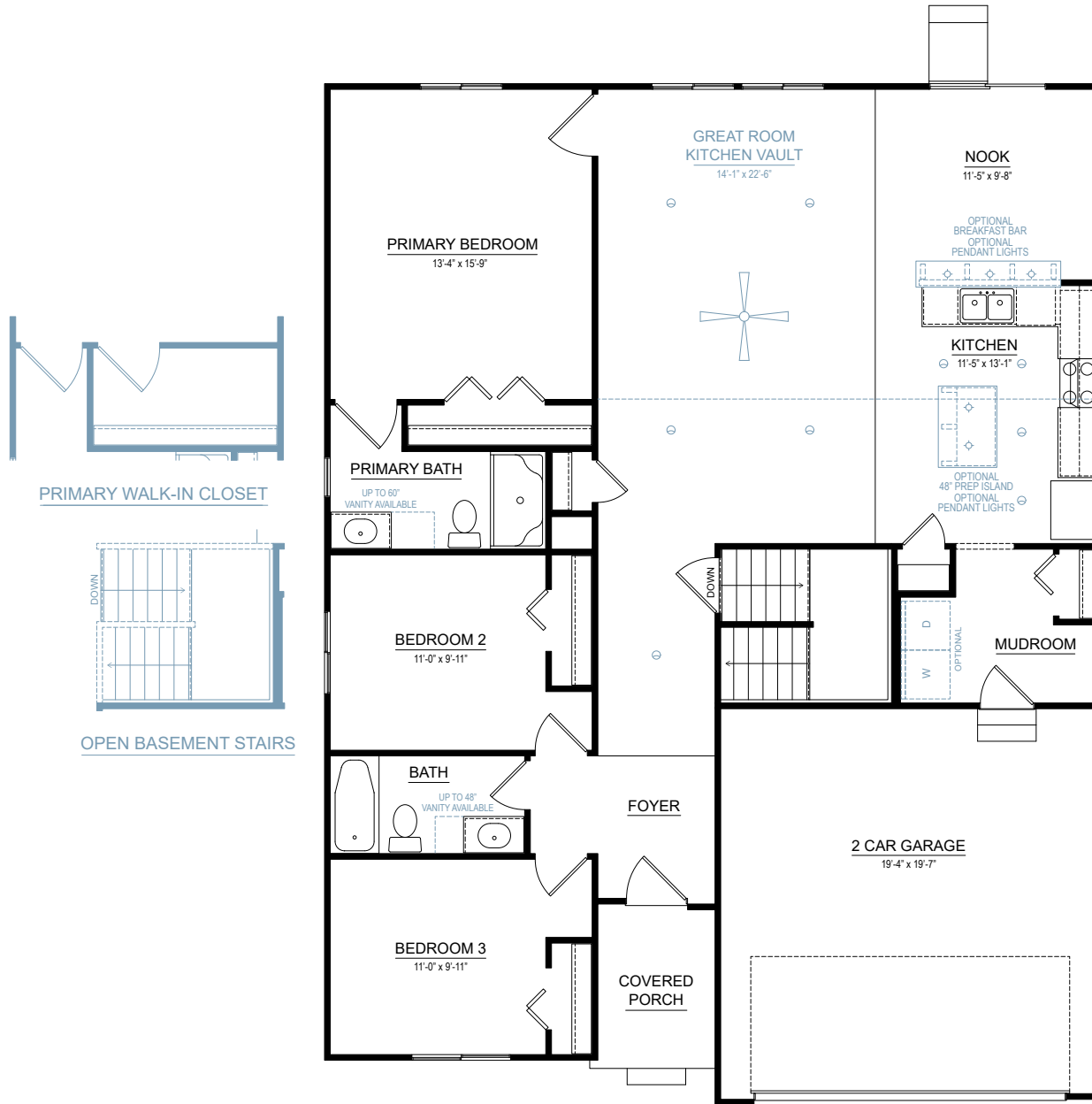


Elevation A2



Elevation A3

Elevation A



FIRST FLOOR





FINISHED BASEMENT

integrity 1750

1,662 SF

3-4 bedrooms

2-2.5 bathrooms

2-3 car attached garage



Allen Edwin Homes reserves the right to change or amend plans and specifications without prior notice. Specifications may vary per plan. All dimensions are approximate and are rounded down to the nearest 3". Information is deemed to be correct but not guaranteed. Copyright © 2015 Allen Edwin Homes. All rights reserved. The duplication, reproduction, copying, sale, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted here is strictly prohibited. Color rendering is the artist's interpretation of home. Details, products and colors may change or not be available. Please see CAD drawings of elevations for actual specifications available.



Elevation A1

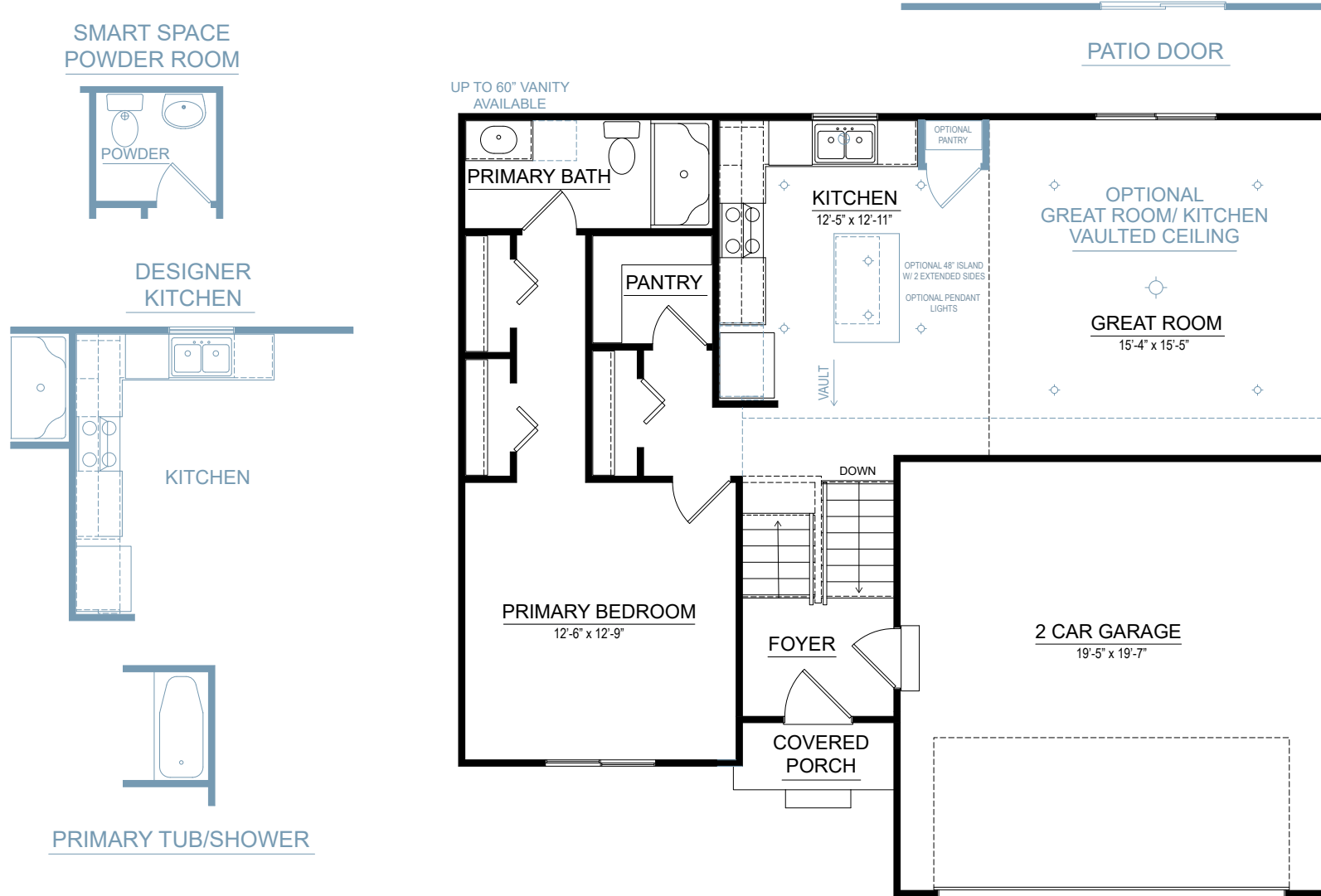


Elevation A2



Elevation A3

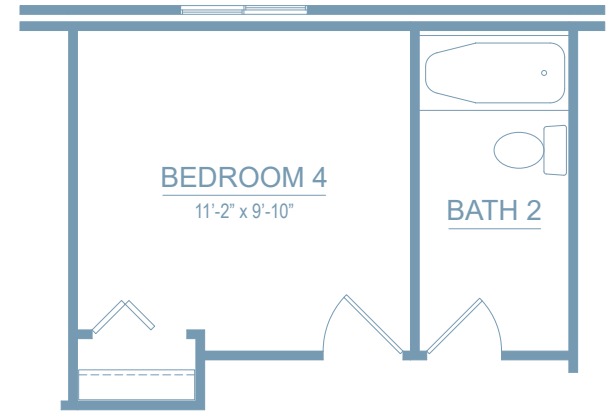
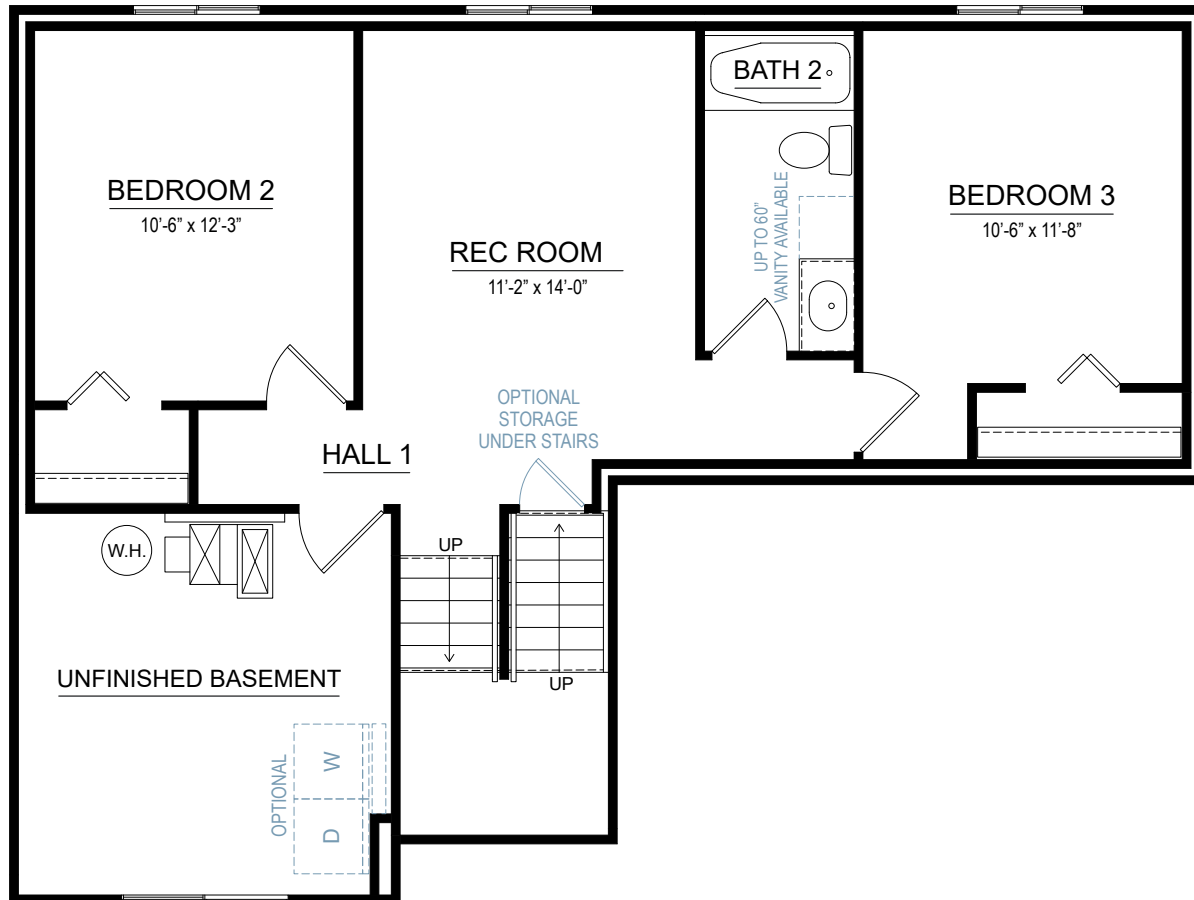
Elevation A



FIRST FLOOR



WALKOUT PATIO DOOR



SMART SPACE BEDROOM 4

LOWER LEVEL

integrity 1800

1,798 SF

3 bedrooms

2.5 bathrooms

2-car attached garage



Allen Edwin Homes reserves the right to change or amend plans and specifications without prior notice. Specifications may vary per plan. All dimensions are approximate and are rounded down to the nearest 3". Information is deemed to be correct but not guaranteed. Copyright © 2015 Allen Edwin Homes. All rights reserved. The duplication, reproduction, copying, sale, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted here is strictly prohibited. Color rendering is the artist's interpretation of home. Details, products and colors may change or not be available. Please see CAD drawings of elevations for actual specifications available.



Elevation A1

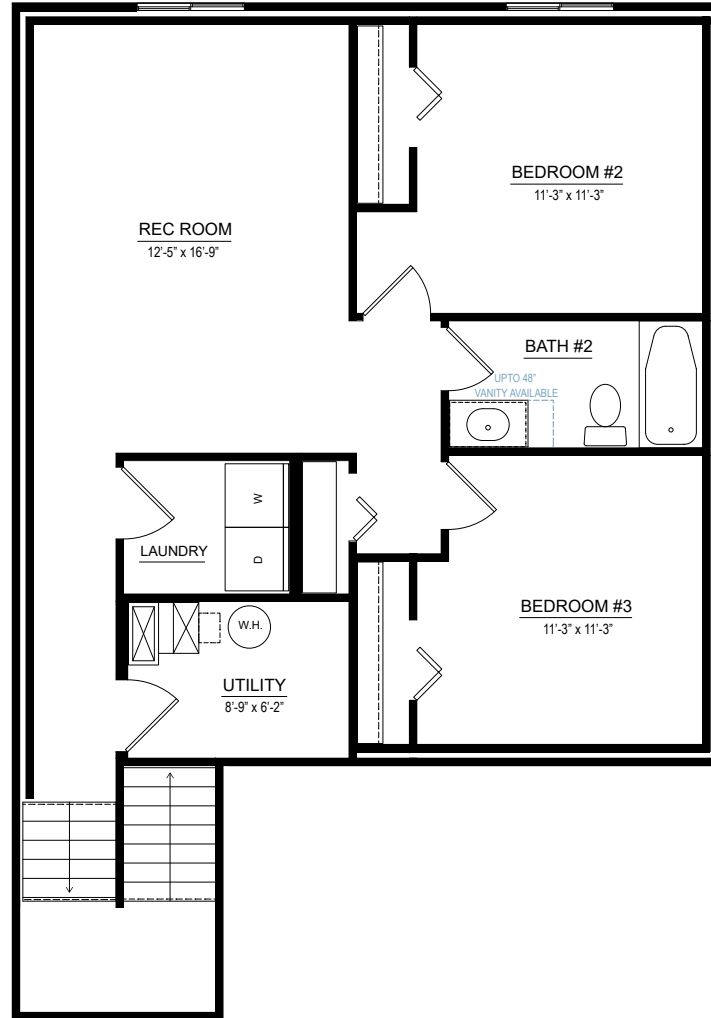


Elevation A2



Elevation A3

Elevation A



FINISHED BASEMENT

integrity 1810

1,822 SF

4 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



Allen Edwin Homes reserves the right to change or amend plans and specifications without prior notice. Specifications may vary per plan. All dimensions are approximate and are rounded down to the nearest 3". Information is deemed to be correct but not guaranteed. Copyright © 2015 Allen Edwin Homes. All rights reserved. The duplication, reproduction, copying, sale, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted here is strictly prohibited. Color rendering is the artist's interpretation of home. Details, products and colors may change or not be available. Please see CAD drawings of elevations for actual specifications available.



Elevation A1

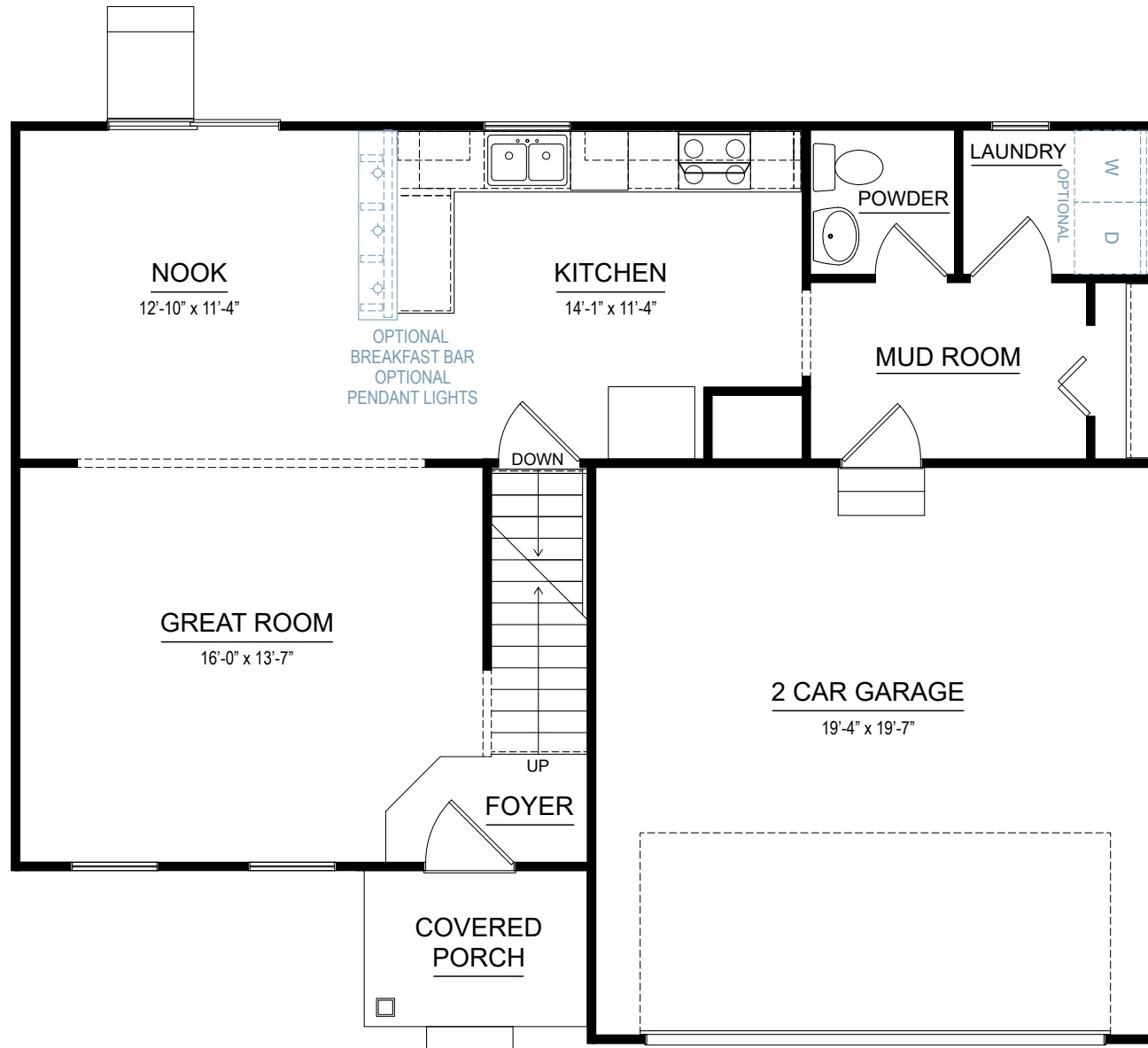


Elevation A2



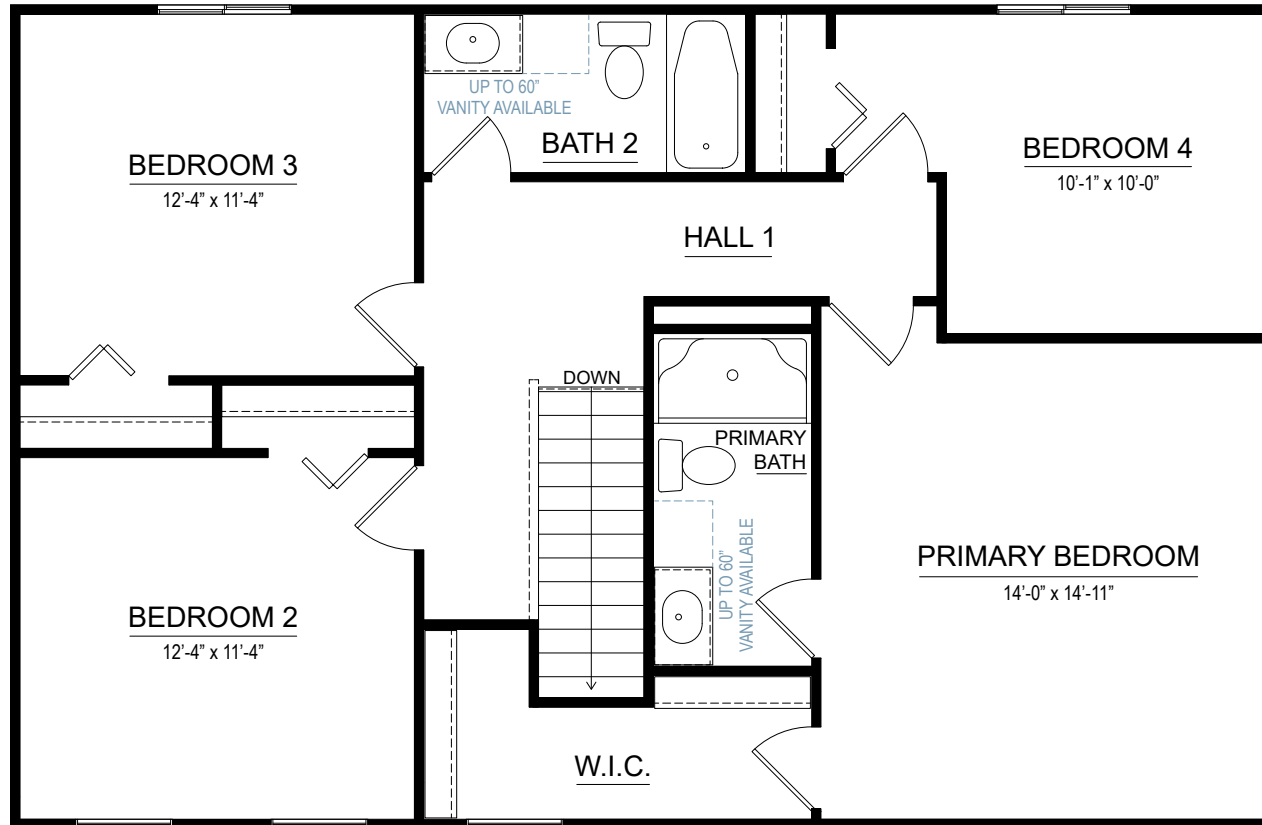
Elevation A3

Elevation A



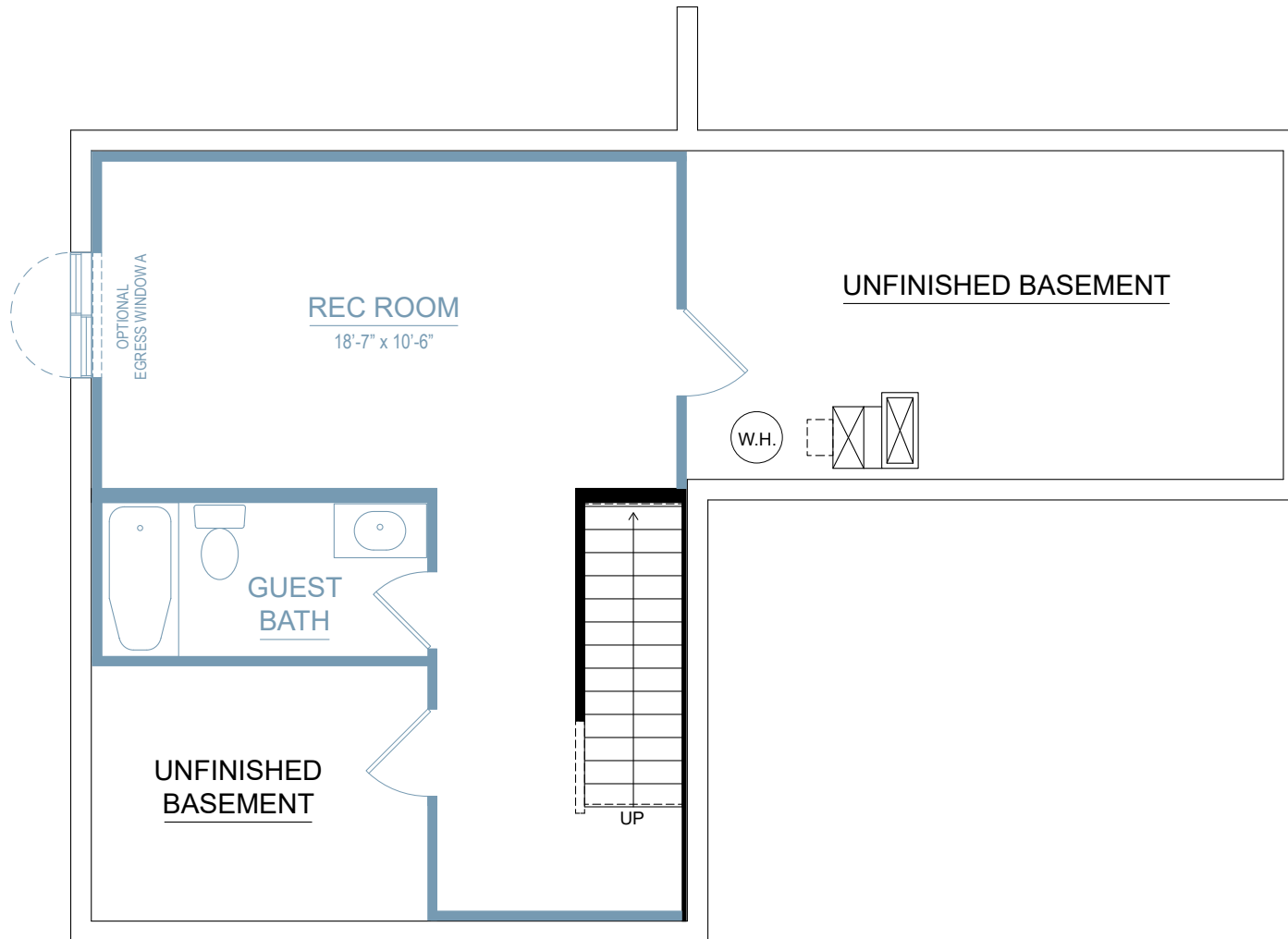
FIRST FLOOR





SECOND FLOOR





FINISHED BASEMENT

integrity 1910

1911 SF

4-5 bedrooms

2.5 bathrooms

2-car attached garage



Allen Edwin Homes reserves the right to change or amend plans and specifications without prior notice. Specifications may vary per plan. All dimensions are approximate and are rounded down to the nearest 3". Information is deemed to be correct but not guaranteed. Copyright © 2015 Allen Edwin Homes. All rights reserved. The duplication, reproduction, copying, sale, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted here is strictly prohibited. Color rendering is the artist's interpretation of home. Details, products and colors may change or not be available. Please see CAD drawings of elevations for actual specifications available.



Elevation A1

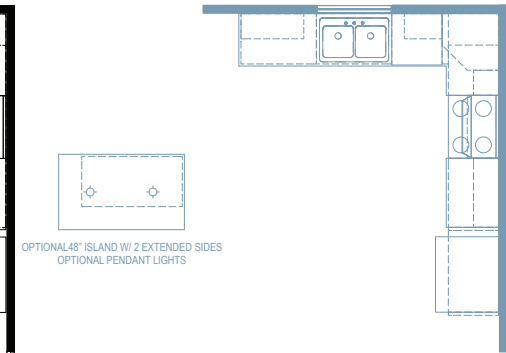
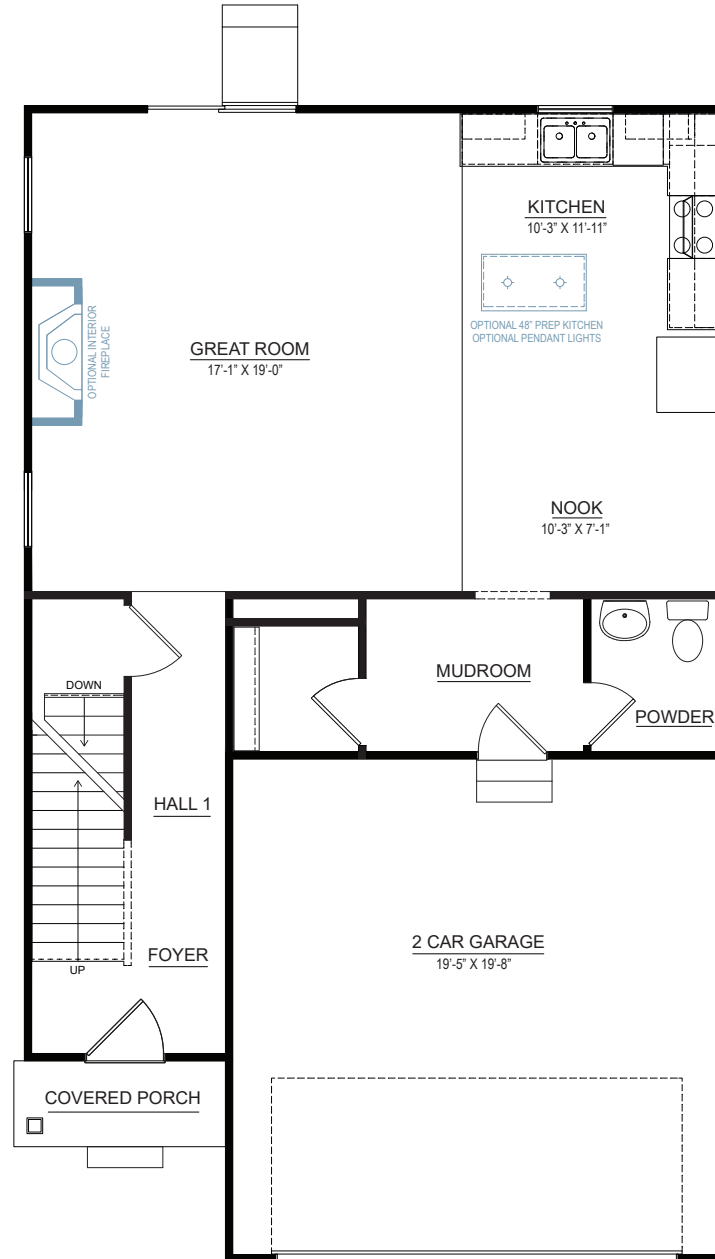


Elevation A2



Elevation A3

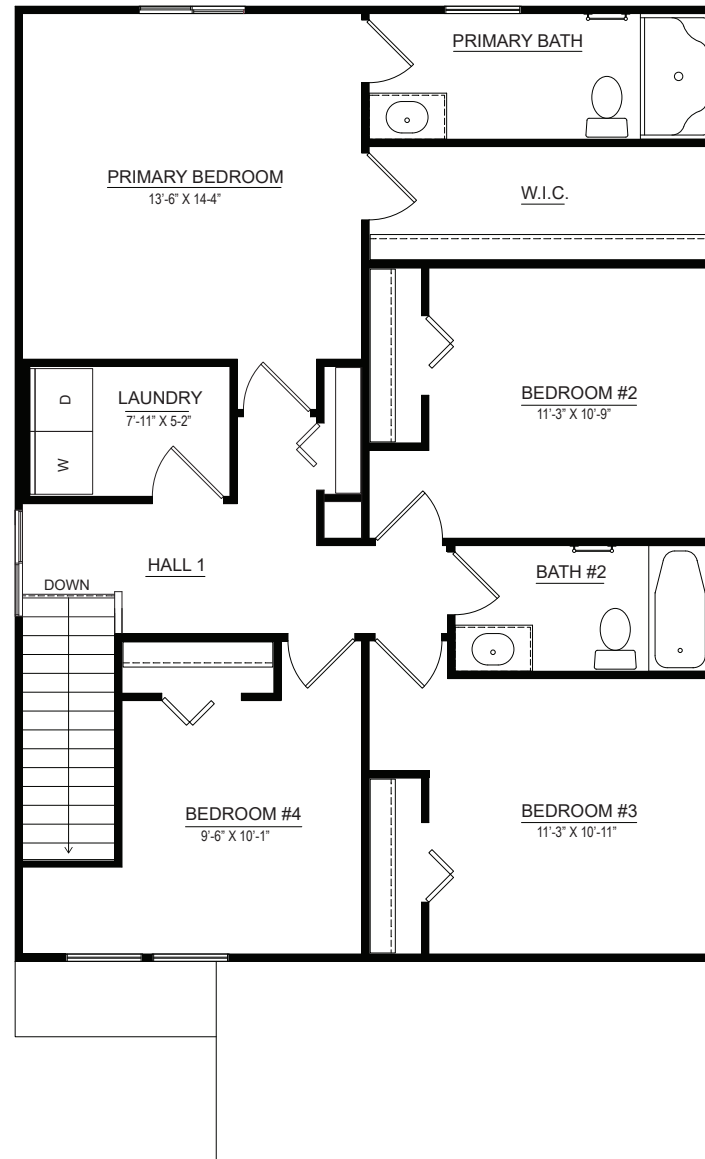
Elevation A



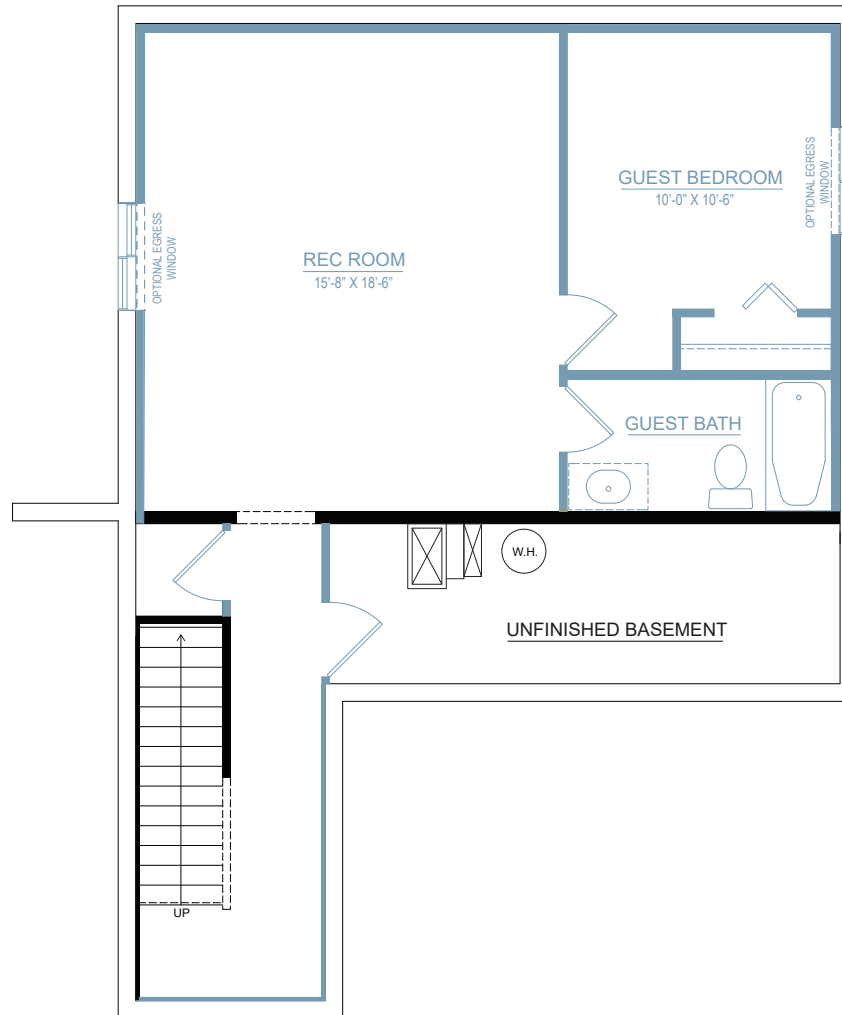
DESIGNER KITCHEN

FIRST FLOOR





SECOND FLOOR



FINISHED BASEMENT



integrity 2000

2,022 SF

4-5 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



Allen Edwin Homes reserves the right to change or amend plans and specifications without prior notice. Specifications may vary per plan. All dimensions are approximate and are rounded down to the nearest 3". Information is deemed to be correct but not guaranteed. Copyright © 2015 Allen Edwin Homes. All rights reserved. The duplication, reproduction, copying, sale, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted here is strictly prohibited. Color rendering is the artist's interpretation of home. Details, products and colors may change or not be available. Please see CAD drawings of elevations for actual specifications available.



Elevation A1

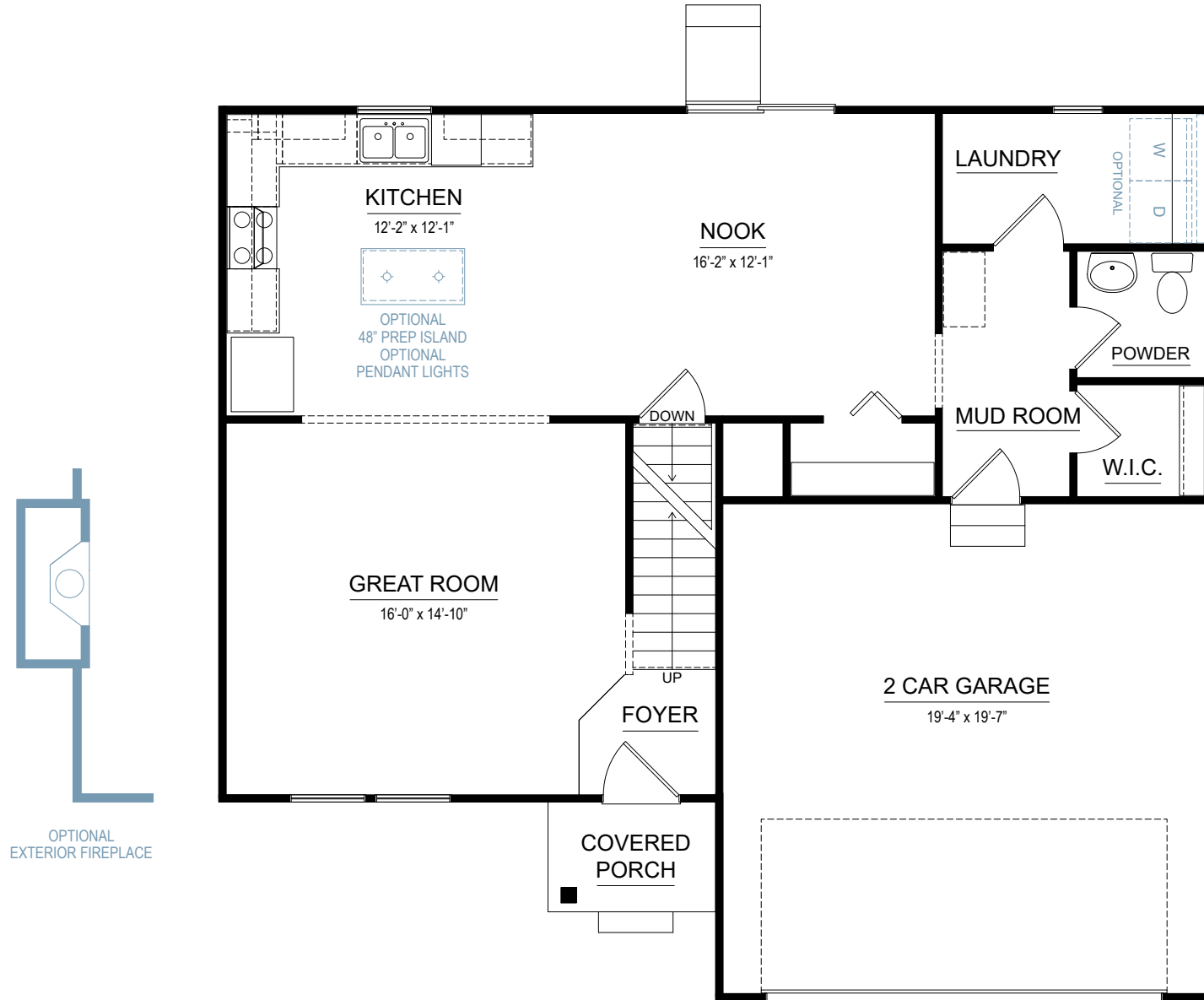


Elevation A2



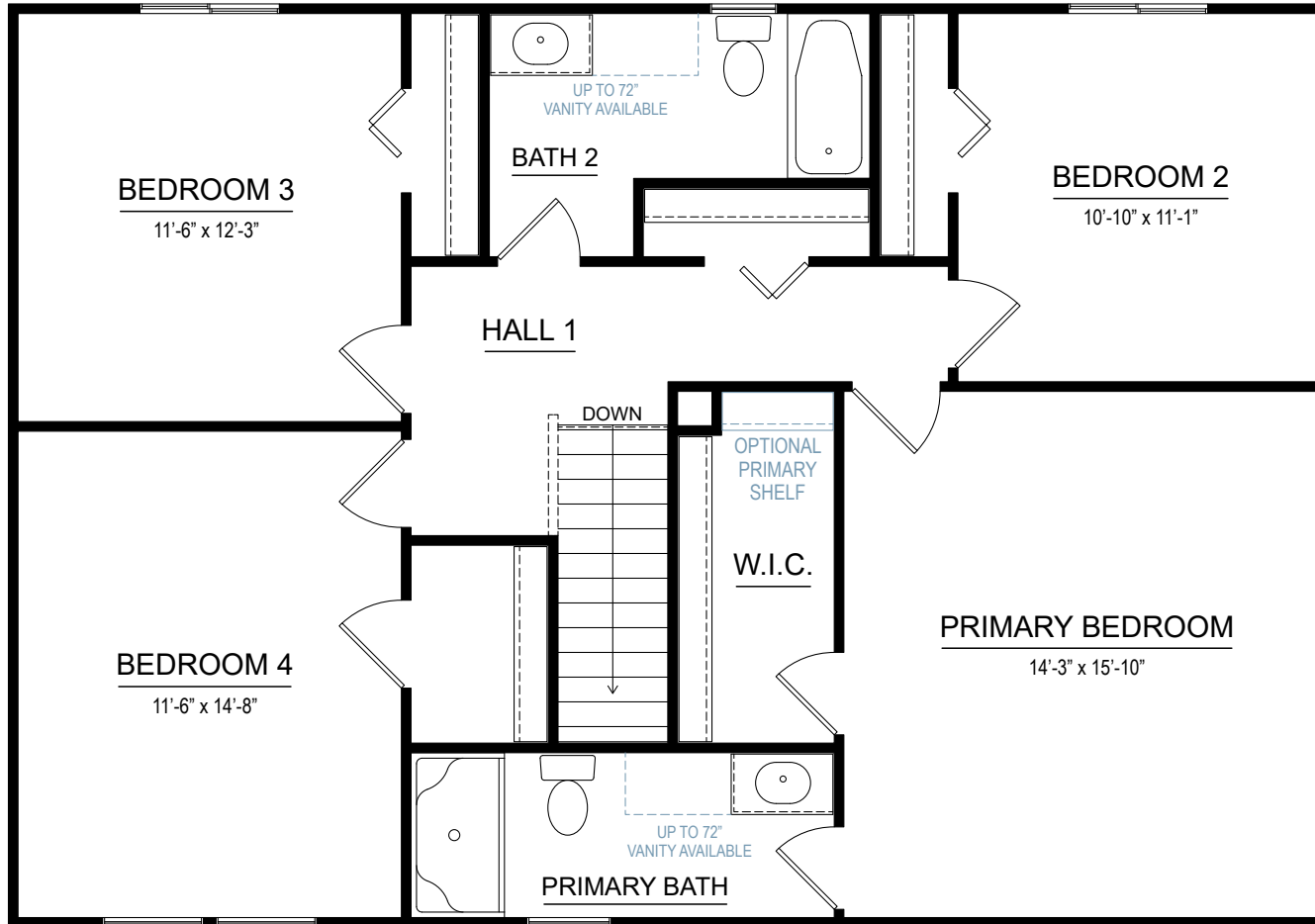
Elevation A3

Elevation A



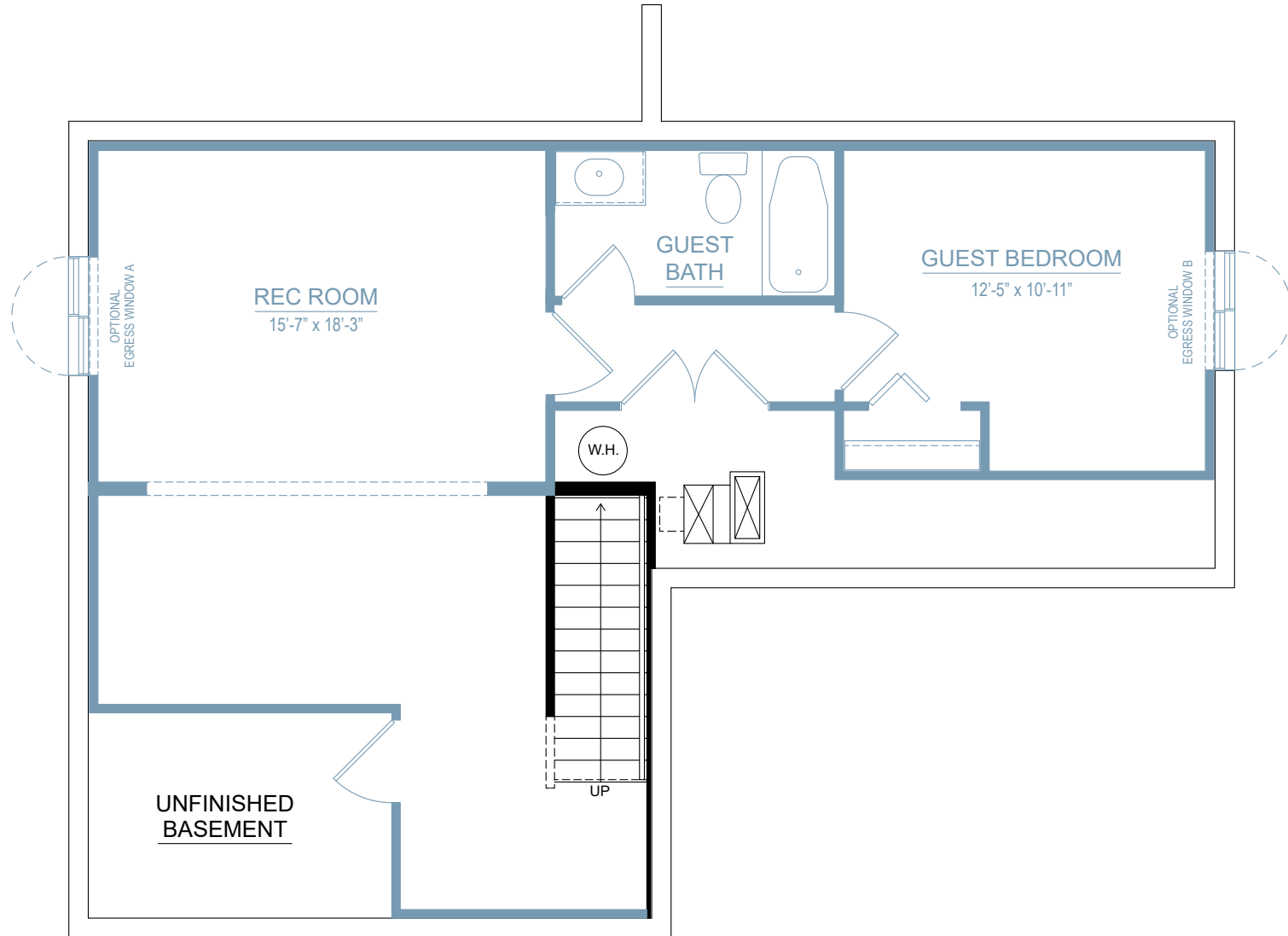
FIRST FLOOR





SECOND FLOOR





FINISHED BASEMENT



integrity 2080

2062 SF

4 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



Allen Edwin Homes reserves the right to change or amend plans and specifications without prior notice. Specifications may vary per plan. All dimensions are approximate and are rounded down to the nearest 3". Information is deemed to be correct but not guaranteed. Copyright © 2015 Allen Edwin Homes. All rights reserved. The duplication, reproduction, copying, sale, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted here is strictly prohibited. Color rendering is the artist's interpretation of home. Details, products and colors may change or not be available. Please see CAD drawings of elevations for actual specifications available.



Elevation A1

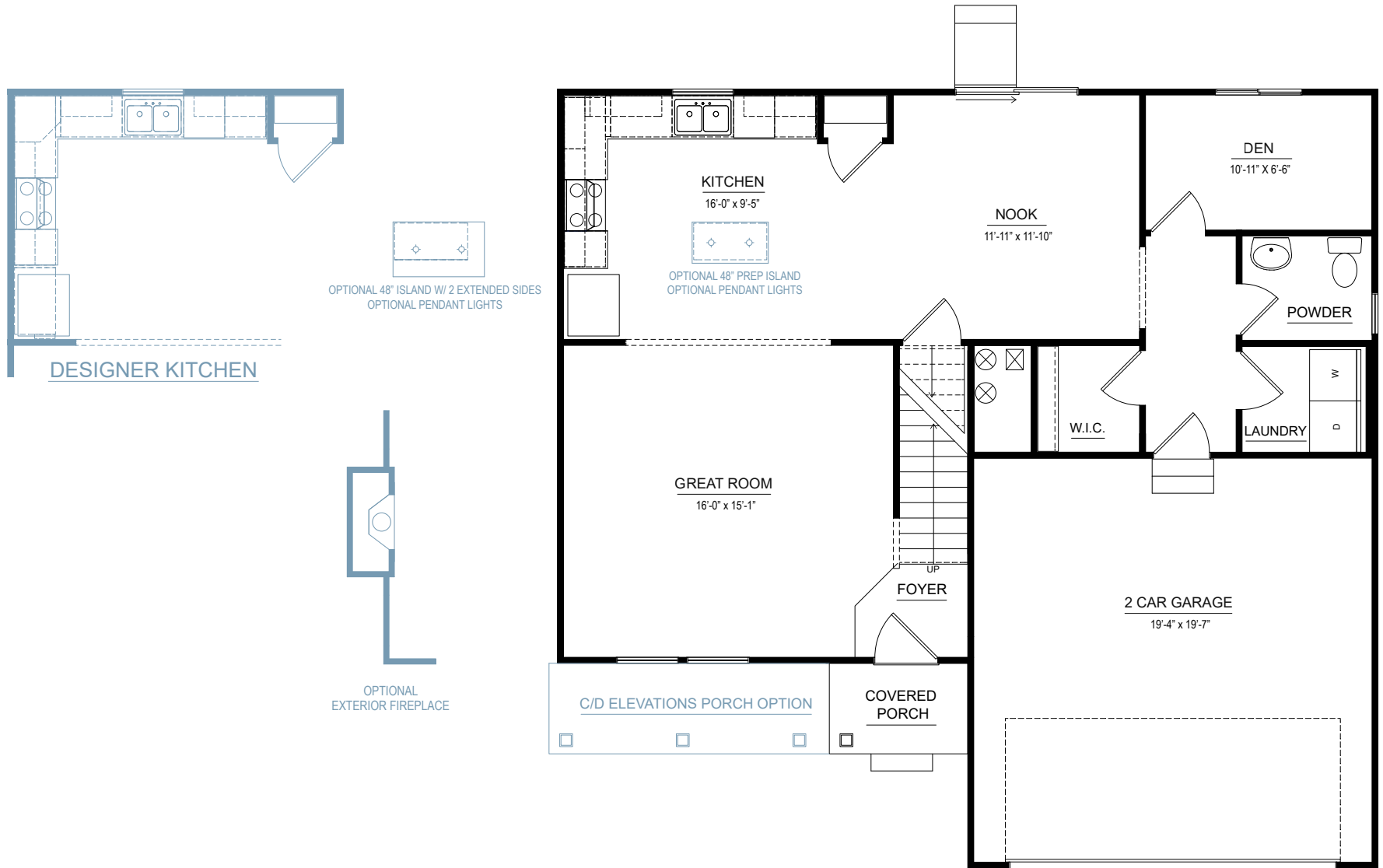


Elevation A2

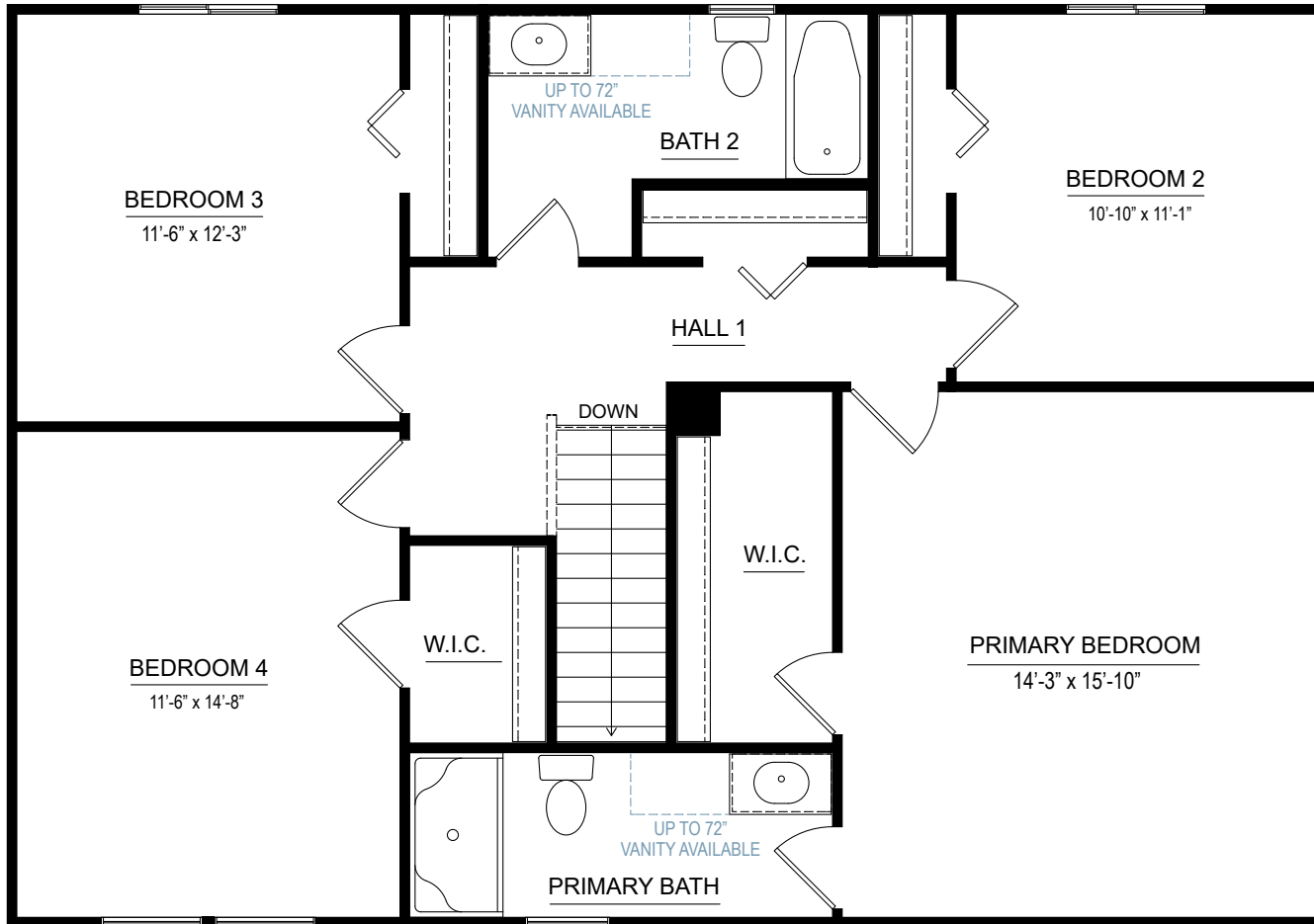


Elevation A3

Elevation A

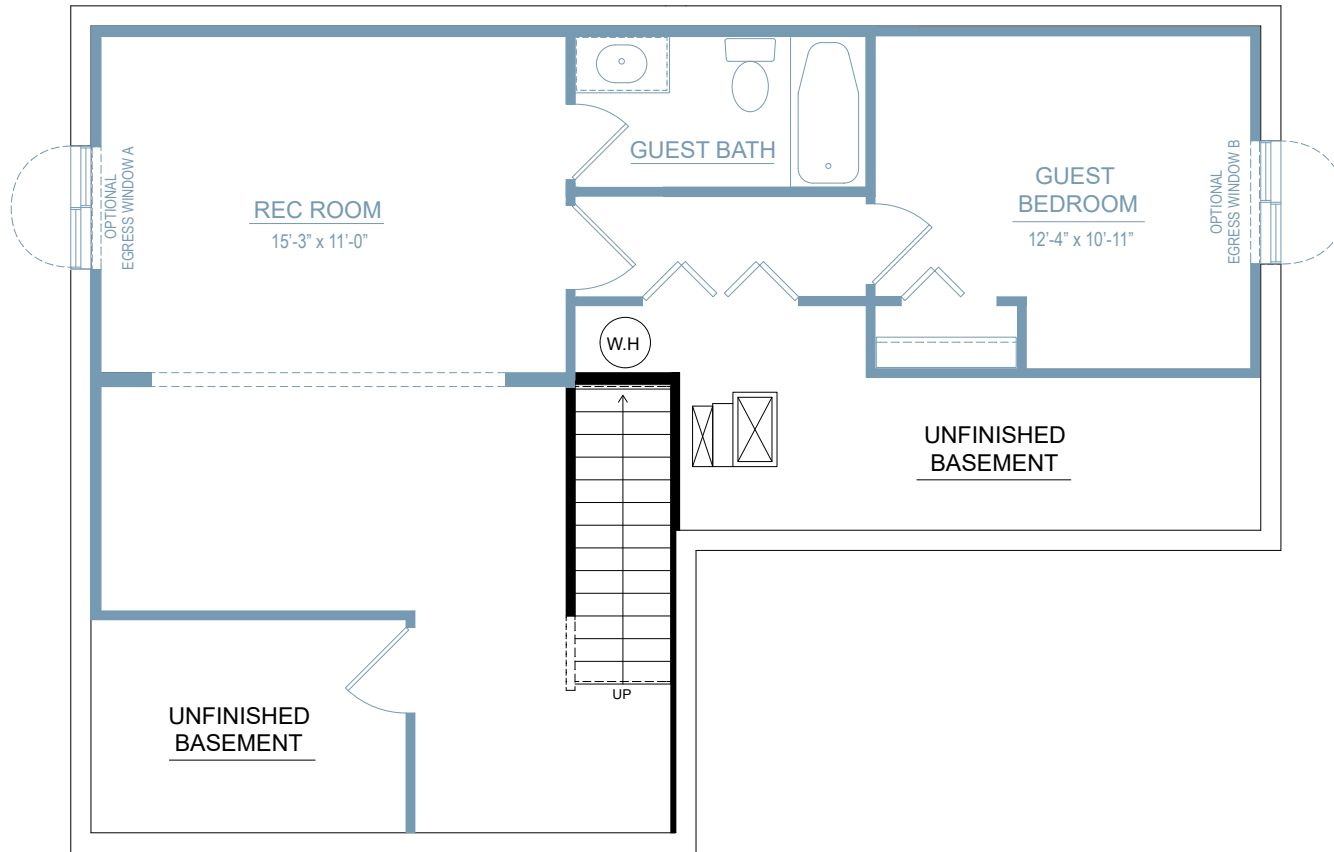


FIRST FLOOR



SECOND FLOOR





FINISHED BASEMENT

integrity 2085

2083 SF

5 bedrooms

2.5 bathrooms

2 car attached garage



Allen Edwin Homes reserves the right to change or amend plans and specifications without prior notice. Specifications may vary per plan. All dimensions are approximate and are rounded down to the nearest 3". Information is deemed to be correct but not guaranteed. Copyright © 2015 Allen Edwin Homes. All rights reserved. The duplication, reproduction, copying, sale, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted here is strictly prohibited. Color rendering is the artist's interpretation of home. Details, products and colors may change or not be available. Please see CAD drawings of elevations for actual specifications available.



Elevation A1

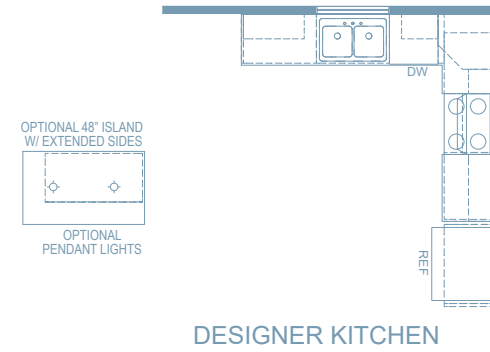
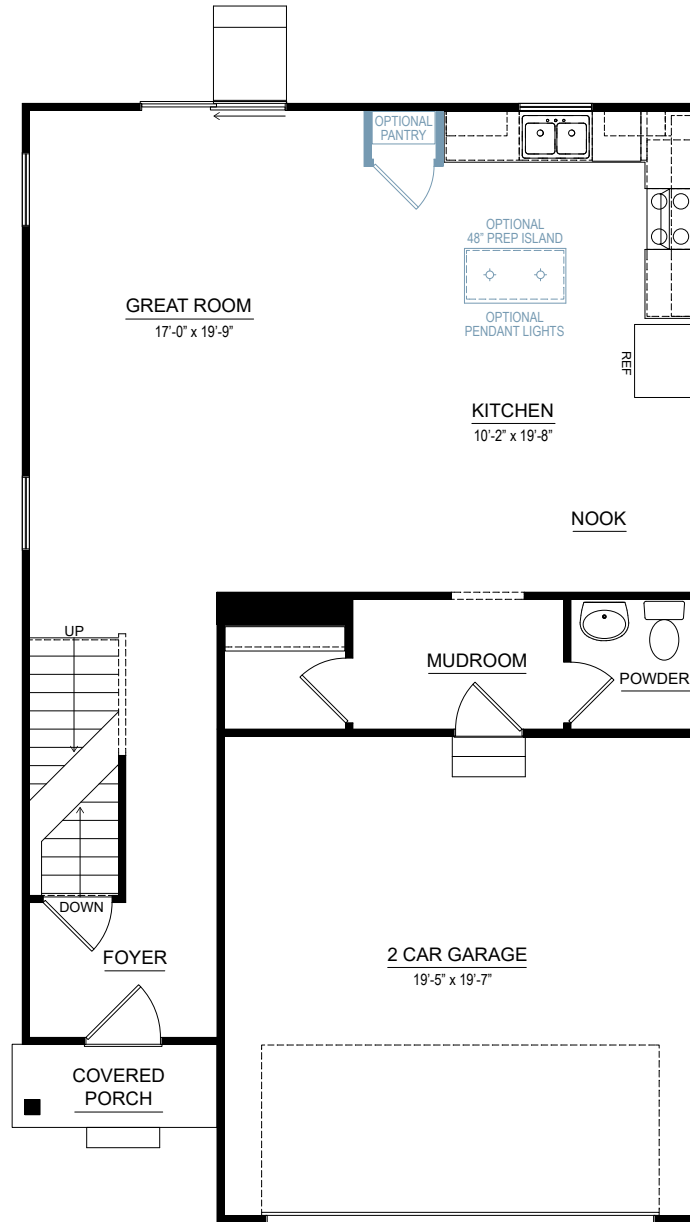


Elevation A2



Elevation A3

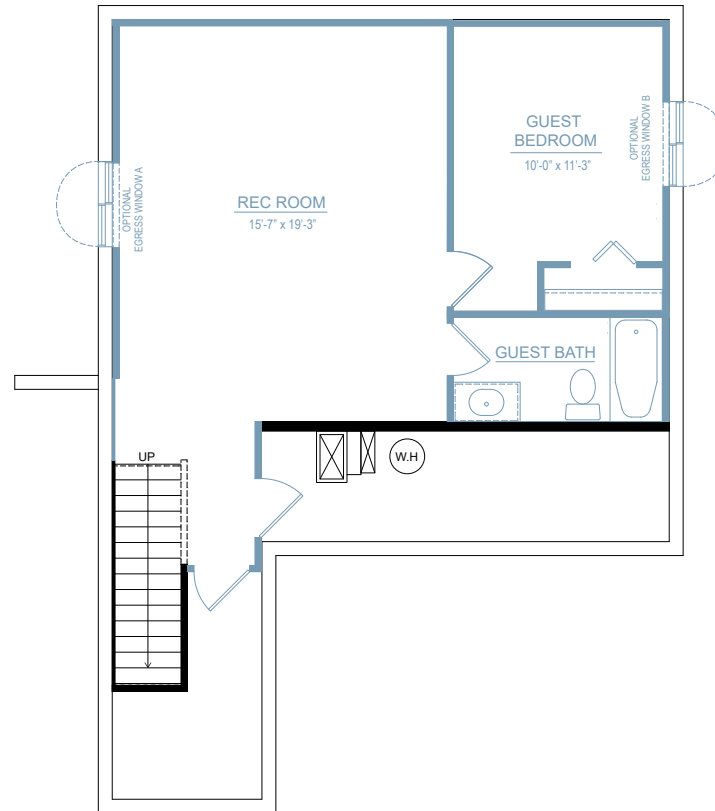
Elevation A



FIRST FLOOR

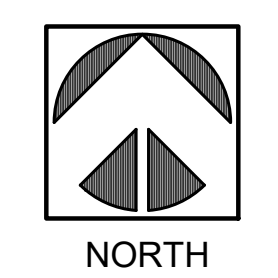


SECOND FLOOR



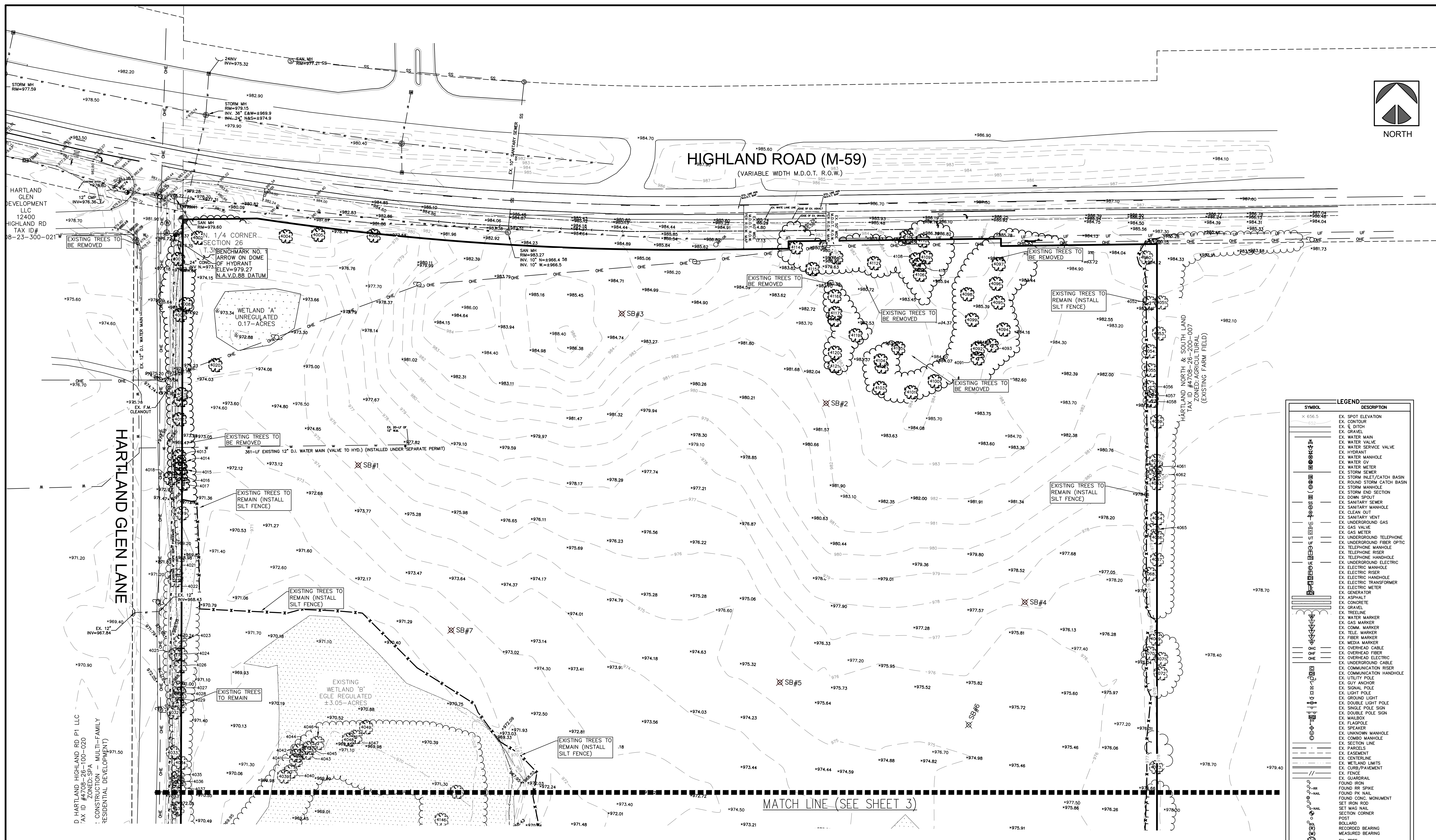
FINISHED BASEMENT





REVISIONS

REV. PER LCDC	3-20-24 REVIEW
REV. PER GCDC	3-22-24 REVIEW
TWP ENGINEER'S	3-23-24 REVIEW
REV. PER LCDC	3-26-24 REVIEW
TWP ENGINEER'S	5-28-24 REVIEW
REV. PER LCDC	6-11-24 REVIEW



LEGEND

SYMBOL	DESCRIPTION
556.5	EX. SPOT ELEVATION
---	EX. CONTOUR
---	EX. G. DIVISION
---	EX. GRAVEL
---	EX. WATER MAIN
---	EX. WATER VALVE
---	EX. WATER SERVICE VALVE
---	EX. HYDRANT
---	EX. WATER MANHOLE
---	EX. WATER GUY
---	EX. WATER METER
---	EX. STORM SEWER
---	EX. STORM INLET/CATCH BASIN
---	EX. ROUND STORM CATCH BASIN
---	EX. STORM MANHOLE
---	EX. STORM END SECTION
---	EX. DOWN SPOUT
---	EX. SANITARY SEWER
---	EX. SANITARY MANHOLE
---	EX. CLEAN OUT
---	EX. GAS VALVE
---	EX. UNDERGROUND GAS
---	EX. GAS METER
---	EX. UNDERGROUND TELEPHONE
---	EX. UNDERGROUND FIBER OPTIC
---	EX. TELEPHONE MANHOLE
---	EX. TELEPHONE RISER
---	EX. TELEPHONE HANDHOLE
---	EX. UNDERGROUND ELECTRIC
---	EX. ELECTRIC MANHOLE
---	EX. ELECTRIC RISER
---	EX. ELECTRIC HANDHOLE
---	EX. ELECTRIC TRANSFORMER
---	EX. ELECTRIC METER
---	EX. GENERATOR
---	EX. ASPHALT
---	EX. CONCRETE
---	EX. GRAVEL
---	EX. TREELINE
---	EX. WATER MARKER
---	EX. GAS MARKER
---	EX. COMM. MARKER
---	EX. TELE. MARKER
---	EX. FIBER MARKER
---	EX. MEDIA MARKER
---	EX. OVERHEAD CABLE
---	EX. OVERHEAD FIBER
---	EX. OVERHEAD ELECTRIC
---	EX. UNDERGROUND CABLE
---	EX. COMMUNICATION RISER
---	EX. COMMUNICATION HANDHOLE
---	EX. UTILITY POLE
---	EX. GUY ANCHOR
---	EX. SIGNAL POLE
---	EX. LIGHT POLE
---	EX. GROUND LIGHT
---	EX. DOUBLE LIGHT POLE
---	EX. SINGLE POLE SIGN
---	EX. DOUBLE POLE SIGN
---	EX. MARKER
---	EX. FLAGPOLE
---	EX. SPEAKER
---	EX. UNKNOWN MANHOLE
---	EX. COMBO MANHOLE
---	EX. SECTION LINE
---	EX. PARCELS
---	EX. EASEMENT
---	EX. CENTERLINE
---	EX. WETLAND LIMITS
---	EX. CURB/PAVEMENT
---	EX. FENCE
---	EX. QUARRIED IRON
---	FOUND RR SPIKE
---	FOUND PK NAIL
---	FOUND CONC. MONUMENT
---	SET IRON ROD
---	SET MAG NAIL
---	SECTION CORNER
---	POST
---	BOLLARD
---	RECORDED BEARING
---	MEASURED BEARING
---	EX. TREE
---	DEMO TREE

PROPERTY DESCRIPTION:
Land situated in the Township of Hartland, County of Livingston in the State of Michigan and described as follows:
A part of the West 1/2 of the Northeast 1/4 of Section 26, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan, more particularly described as commencing at the North 1/4 corner of said Section 26 for a point of beginning; thence North 86 degrees 38 minutes 50 seconds East, 99.75 feet along the North line of said Section 26, to a point on the Southerly right-of-way of M-59 Highway; thence 622.15 feet along a curve to the left, said curve having a radius 3879.71 feet, a central angle of 09 degrees 11 minutes 16 seconds and a chord bearing and distance of South 88 degrees 47 minutes 24 seconds East, 621.48 feet, along the Southerly right-of-way of said M-59 Highway; thence North 86 degrees 36 minutes 57 seconds East, 95.52 feet, along Southerly right-of-way of said M-59 Highway; thence North 02 degrees 39 minutes 24 seconds West 10.00 feet, along Southerly right-of-way line of said M-59 Highway; thence North 86 degrees 36 minutes 57 seconds East, 286.00 feet, along Southerly right-of-way of said M-59 Highway; thence South 02 degrees 39 minutes 24 seconds East, 10.00 feet along Southerly right-of-way of said M-59 Highway; thence North 86 degrees 36 minutes 57 seconds East, 210.00 feet, along Southerly right-of-way of said M-59 Highway; thence South 02 degrees 39 minutes 24 seconds East, 1282.07 feet; thence South 86 degrees 41 minutes 45 seconds West, 1315.86 feet to a point on the North and South 1/4 line of said Section 26; thence North 02 degrees 27 minutes 46 seconds West, 1330.13 feet along said North and South 1/4 line of said Section 26, to the point of beginning.
TAX ID# 4708-26-200-002
PARCEL AREA = ±39.05-ACRES

CLIENT:
ALLEN EDWIN HOMES
2186 E. CENTRE STREET
PORTAGE, MICHIGAN 49002

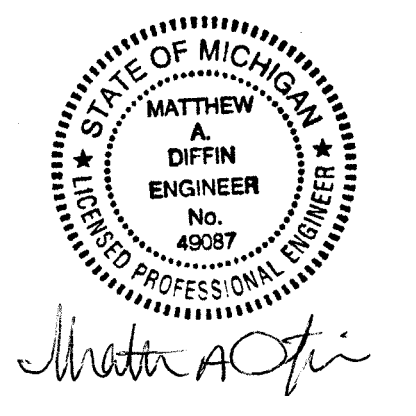
TOPOGRAPHIC SURVEY - NORTH
HIGHLAND RESERVE

These documents are instruments of service in respect of the project and shall be void without the Surveying (DES) for the specific purposes intended. Will be at User's sole risk and without liability or legal recourse if used for any other purpose. All damages, losses and expenses including attorneys' fees arising out of or resulting therefrom, in each verification or confirmation of rates to be agreed upon by User and DES.

SECTION 26
TOWN 3 NORTH, RANGE 6 EAST
HARTLAND TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

DATE: 8-14-24
No.
P.E.: MD

1" = 60'
Job No.: 221215
Sheet No.



Matthew A. Diffin

REVISIONS

REV. PER LCDC	3-20-24	REVIEW
REV. PER GDC	3-22-24	REVIEW
TWP ENGINEER'S	3-23-24	REVIEW
REV. PER LCDC	3-26-24	REVIEW
TWP ENGINEER'S	5-28-24	REVIEW
REV. PER LCDC	6-11-24	REVIEW

CLIENT: ALLEN EDWIN HOMES
2186 E. CENTRE STREET
PORTAGE, MICHIGAN 49002

TOPOGRAPHIC SURVEY - SOUTH
HIGHLAND RESERVE

These documents are instruments of service in respect of the project and shall be void without the Surveying (DES) for the specific purposes intended will be at Users sole risk and without liability or legal remedies DES from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom, any such verification or confirmation of rates to be agreed upon by User and DES.

SECTION 26
TOWNSHIP 3 NORTH, RANGE 6 EAST
HARTLAND TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

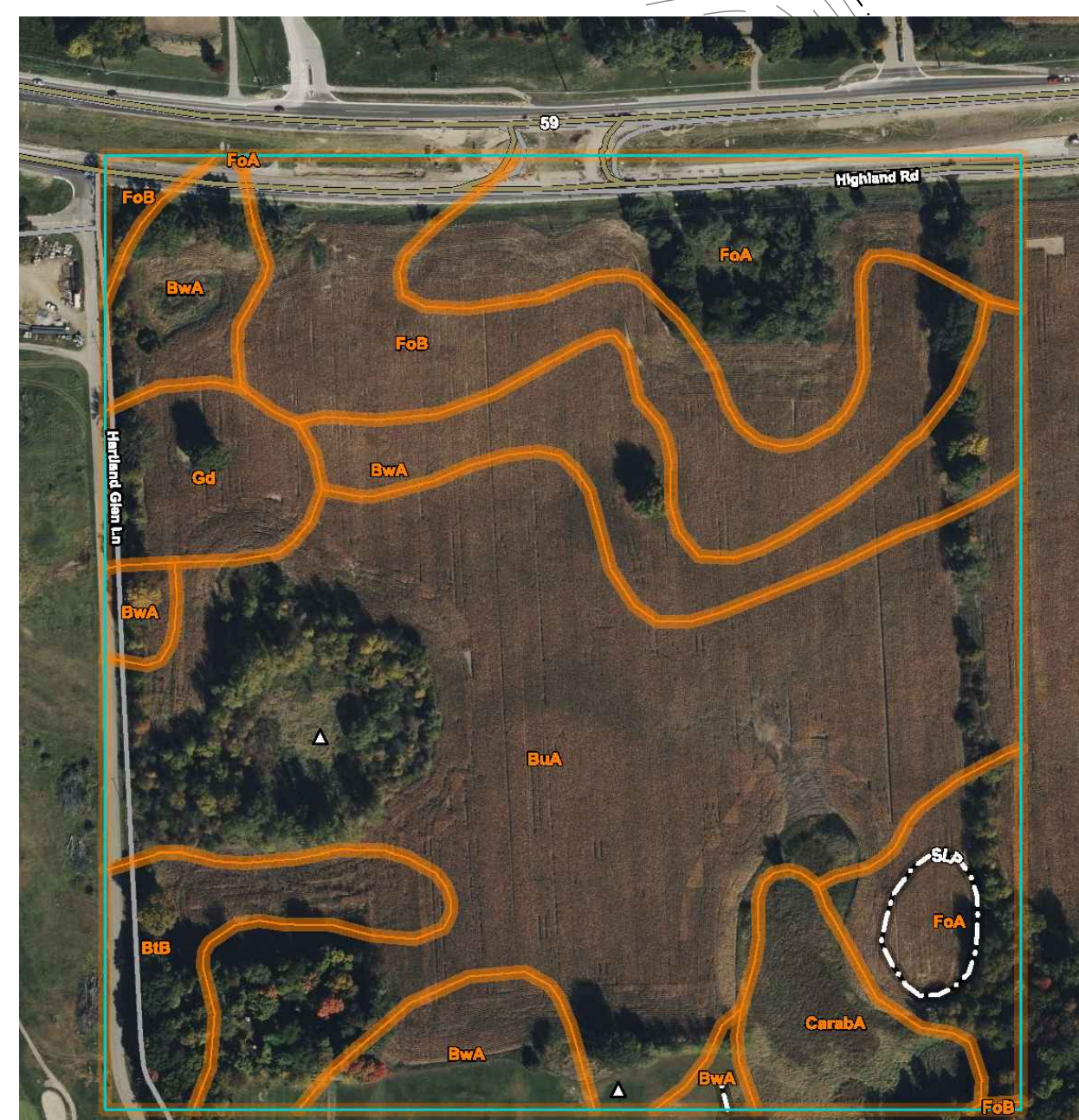
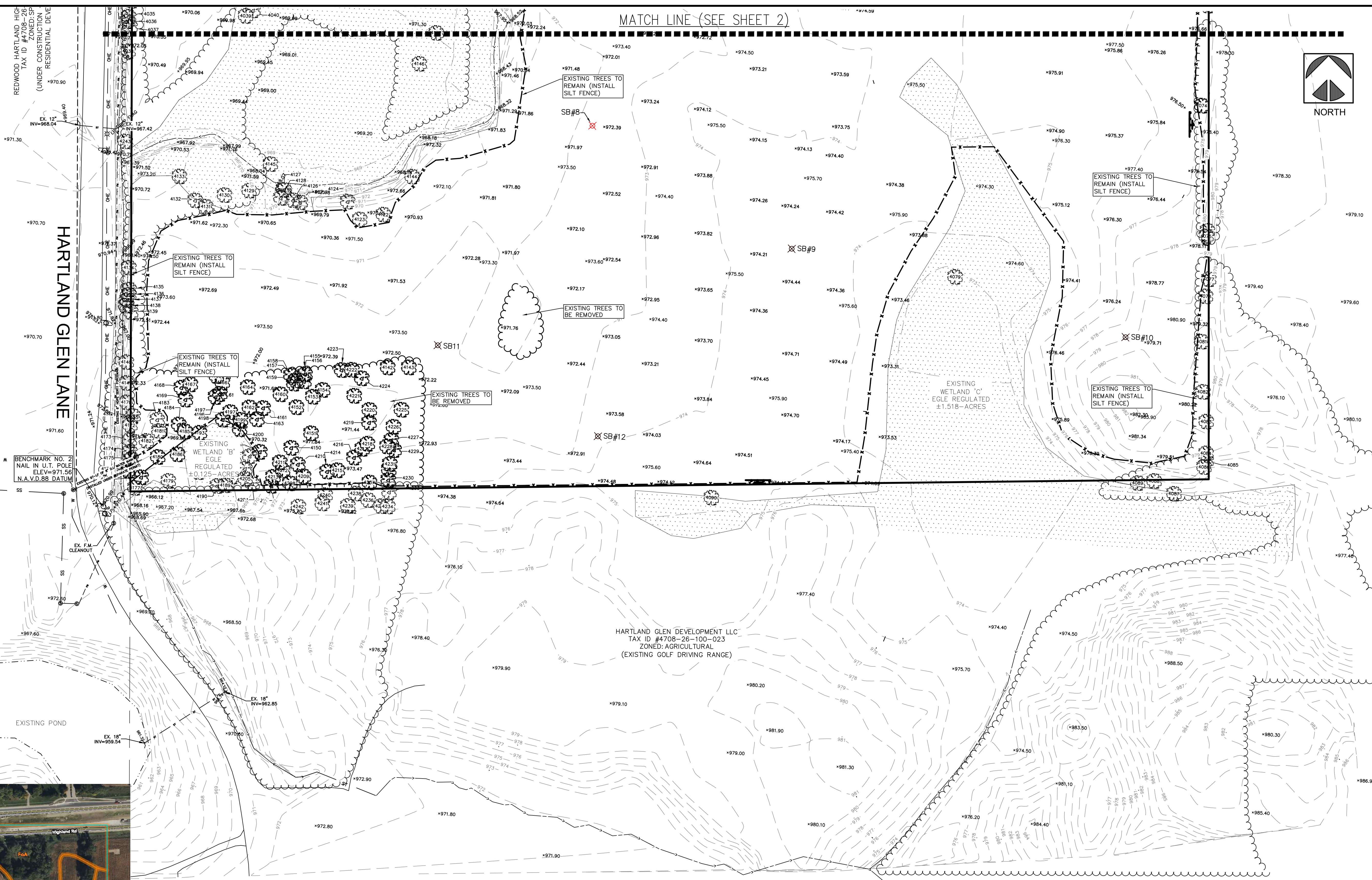
DATE: 8-14-24
Drawn By: XX
P.E.: MD

Job No.: 221215
Sheet No.

3

LEGEND

SYMBOL	DESCRIPTION
EX. 656.5	EX. SPOT ELEVATION
---	EX. CONTOUR
---	EX. & DITCH
---	EX. GRAVEL
---	EX. WATER MAIN
---	EX. WATER VALVE
---	EX. WATER SERVICE VALVE
---	EX. HYDRANT
---	EX. WATER MANHOLE
---	EX. WATER DV
---	EX. WATER METER
---	EX. STORM INLET/CATCH BASIN
---	EX. ROUND STORM CATCH BASIN
---	EX. STORM MANHOLE
---	EX. STORM END SECTION
---	EX. DOWN SPOUT
---	EX. SANITARY SEWER
---	EX. TELEPHONE MANHOLE
---	EX. CLEAN OUT
---	EX. SANITARY VENT
---	EX. UNDERGROUND GAS
---	EX. GAS VALVE
---	EX. GAS METER
---	EX. UNDERGROUND TELEPHONE
---	EX. UNDERGROUND FIBER OPTIC
---	EX. TELEPHONE MANHOLE
---	EX. TELEPHONE RISER
---	EX. UNDERGROUND ELECTRIC
---	EX. ELECTRIC MANHOLE
---	EX. ELECTRIC RISER
---	EX. ELECTRIC HANDHOLE
---	EX. ELECTRIC TRANSFORMER
---	EX. ELECTRIC METER
---	EX. GENERATOR
---	EX. ASPHALT
---	EX. CONCRETE
---	EX. TREETRUNK
---	EX. WATER MARKER
---	EX. GAS MARKER
---	EX. COMM. MARKER
---	EX. TELE. MARKER
---	EX. FIBER MARKER
---	EX. MEDIA MARKER
---	EX. OVERHEAD CABLE
---	EX. OVERHEAD FIBER
---	EX. OVERHEAD ELECTRIC
---	EX. UNDERGROUND CABLE
---	EX. COMMUNICATION RISER
---	EX. COMMUNICATION HANDHOLE
---	EX. UTILITY POLE
---	EX. OUT ANCHOR
---	EX. SIGNAL POLE
---	EX. LIGHT POLE
---	EX. GROUND LIGHT
---	EX. DOUBLE LIGHT POLE
---	EX. SINGLE POLE SIGN
---	EX. DOUBLE POLE SIGN
---	EX. MAILBOX
---	EX. FLAGPOLE
---	EX. SPEAKER
---	EX. UNKNOWN MANHOLE
---	EX. COMBO MANHOLE
---	EX. SECTION LINE
---	EX. PARCELS
---	EX. EASEMENT
---	EX. CENTERLINE
---	EX. WETLAND LIMITS
---	EX. CURB/PAVEMENT
---	EX. FENCE
---	EX. GUARDRAIL
---	FOUND IRON
---	FOUND RR SPIKE
---	FOUND PK NAIL
---	FOUND CONC. MONUMENT
---	SET IRON ROD
---	SET MAG. NAIL
---	SECTION CORNER POST
---	BOLLARD
---	RECORDED BEARING
---	MEASURED BEARING
---	EX. TREE
---	DEMO TREE



SOILS LEGEND

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BbB	Boyer-Oshlebo loamy sands, 2 to 6 percent slopes	2.4	4.9%
BuA	Brady loamy sand, 0 to 2 percent slopes	21.0	42.3%
BwA	Bronson loamy sand, 0 to 2 percent slopes	7.7	15.5%
CarabA	Carlisle muck, 0 to 2 percent slopes	1.9	3.9%
FoA	Fox sandy loam, 0 to 2 percent slopes	7.9	16.0%
FoB	Fox sandy loam, 2 to 6 percent slopes	6.8	13.8%
Gd	Gifford sandy loam, 0 to 2 percent slopes, gravelly subsoil	1.9	3.8%
Totals for Area of Interest		48.7	100.0%

PROPERTY DESCRIPTION:

Land situated in the Township of Hartland, County of Livingston in the State of Michigan and described as follows:

A part of the West 1/2 of the Northeast 1/4 of Section 26, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan, more particularly described as commencing at the North 1/4 corner of said Section 26 for a point of beginning; thence North 86 degrees 38 minutes 50 seconds East, 99.75 feet along the North line of said Section 26, to a point on the Southerly right-of-way of M-59 Highway; thence 622.15 feet along a curve to the left, said curve having a radius 3879.71 feet, a central angle of 09 degrees 11 minutes 16 seconds and a chord bearing and distance of South 88 degrees 47 minutes 24 seconds East, 621.43 feet, along the Southerly right-of-way of said M-59 Highway; thence North 86 degrees 36 minutes 57 seconds East, 95.52 feet, along Southerly right-of-way of said M-59 Highway; thence North 02 degrees 39 minutes 24 seconds West 10.00 feet, along Southerly right-of-way line of said M-59 Highway; thence North 86 degrees 36 minutes 57 seconds East, 286.00 feet, along Southerly right-of-way of said M-59 Highway; thence South 02 degrees 39 minutes 24 seconds East, 10.00 feet along Southerly right-of-way of said M-59 Highway; thence North 86 degrees 36 minutes 57 seconds East, 210.00 feet, along Southerly right-of-way of said M-59 Highway; thence South 02 degrees 39 minutes 24 seconds East, 1282.07 feet; thence South 86 degrees 41 minutes 45 seconds West, 1315.86 feet to a point on the North and South 1/4 line of said Section 26; thence North 02 degrees 27 minutes 46 seconds West, 1330.13 feet along said North and South 1/4 line of said Section 26, to the point of beginning.

TAX ID # 4708-26-200-002
PARCEL AREA = ±39.05-ACRES

SOILS MAP
NOT TO SCALE

STATE OF MICHIGAN
MATTHEW A. DIFFIN
ENGINEER
No. 49397
LICENSED PROFESSIONAL ENGINEER

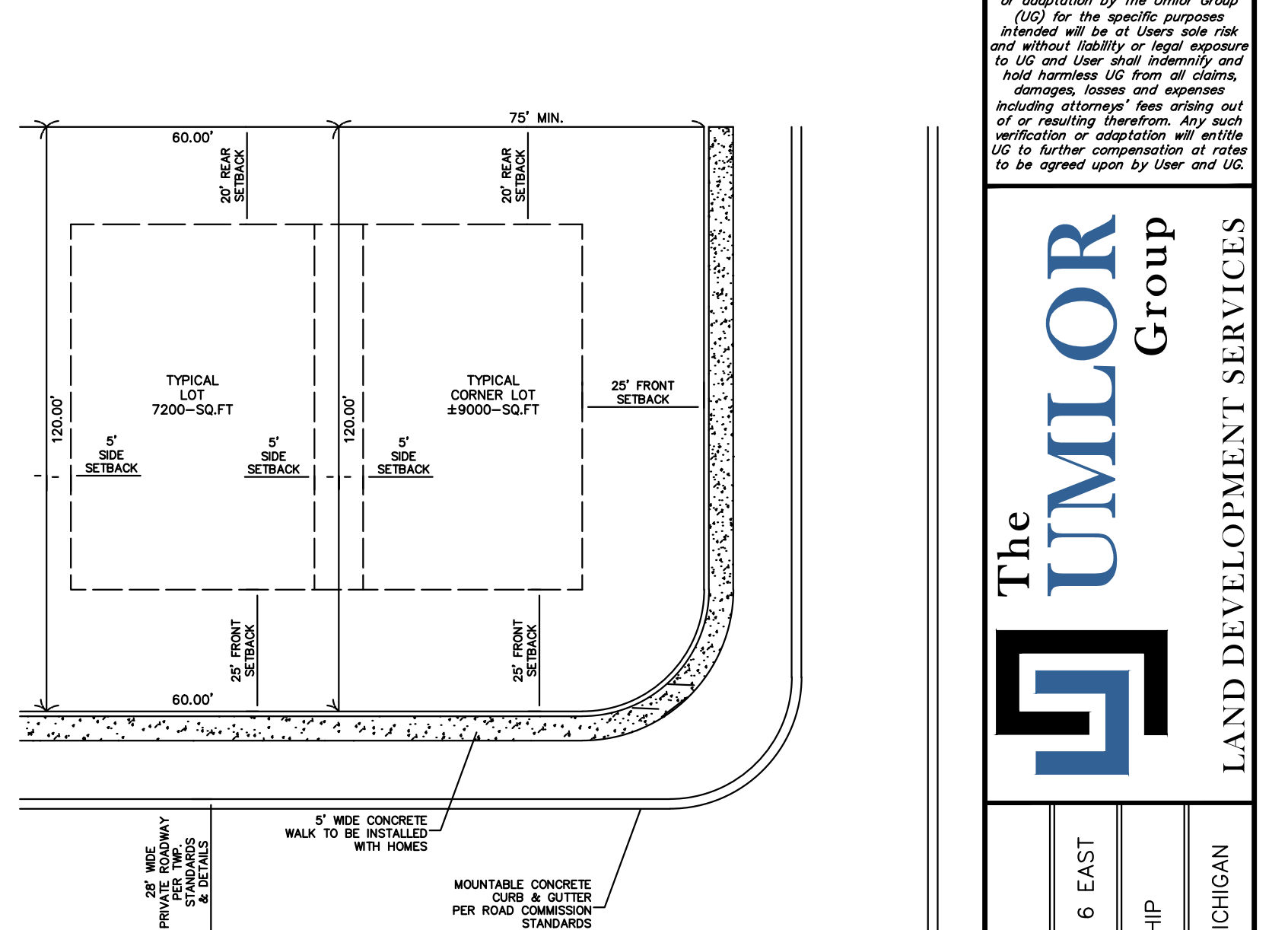
Matthew A. Diffin



SITE DATA
 OVERALL PARCEL AREA = ±39.05-ACRES
 COMMERCIAL PARCEL AREA = ±2.1-ACRES
 EXISTING ZONE = SPECIAL PLANNING AREA (SPA)
 PROPOSED ZONING (PD) CLUSTER OPTION
 PROPOSED NO. CONDO UNITS = 71
 UNIT DENSITY = 102/39.05 = 2.61 UNITS/ACRE
 PD TOTAL OPEN SPACE REQUIREMENT = 25% OR 9,763-ACRES
 PROVIDED TOTAL OPEN SPACE = ±16,516-ACRES 41.8%
 OPEN SPACE WETLANDS = ±4,668-ACRES 12.0%
 OPEN SPACE DETENTION = ±1,913-ACRES 4.9%
 OPEN SPACE UPLANDS = ±9,735-ACRES 24.9%
 COMMON USEABLE OPEN SPACE = ±6,111-ACRES 15.6%
 MINIMUM LOT SIZE 60'(W)x120'(L)
 MINIMUM LOT AREA = 7,200-SQ.FT
 FRONT BUILDING SETBACK = 25-FT
 REAR BUILDING SETBACK = 20-FT
 SIDE BUILDING SETBACK = 5-FT EACH SIDE
 80-FT BUILDING SETBACK REQUIRED ALONG M-59 R.O.W.

RESIDENTIAL SINGLE DEED RENTALS
 AREA = ±10.15-ACRES
 OPEN SPACE = ±5,790-ACRES
 EX. WETLANDS = ±1.19-ACRES
 PR. WETLAND DISTURBANCE = ±0.0-ACRES
 PR. DETENTION BASIN = ±1,908-ACRES

RESIDENTIAL SITE CONDO
 AREA = ±27.36-ACRES
 OPEN SPACE = ±7,551-ACRES
 EX. WETLANDS = ±3,318-ACRES
 PR. WETLAND DISTURBANCE = ±0.24-ACRES
 PR. DETENTION BASIN = ±0.05-ACRES



PLANNED DEVELOPMENT NOTES

- SITE ACCESS & ROADWAYS**
 THE DEVELOPMENT WILL BE SERVED BY PRIVATE ROADS MEETING THE STANDARDS AND SPECIFICATIONS OF HARTLAND TOWNSHIP AND LIVINGSTON COUNTY ROAD COMMISSION. SEE HARTLAND TWP. PAVING DETAIL SHEET FOR ROAD CROSS SECTION.
- UTILITIES**
 PROPOSED PROJECT WILL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER. PRIVATE UTILITIES (GAS, ELECTRIC, PHONE) SHALL BE UNDERGROUND.
- SITE LIGHTING**
 STREET LIGHTING TO BE IN ACCORDANCE WITH HARTLAND TOWNSHIP ORDINANCES.
- STORM WATER MANAGEMENT**
 STORM WATER RUNOFF WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND DETAINED IN ACCORDANCE WITH THE LIVINGSTON COUNTY DRAIN COMMISSION STORM WATER ORDINANCE.
- SIDEWALKS**
 SIDEWALKS WILL BE IN ACCORDANCE WITH TOWNSHIP ORDINANCES.
- FLOODPLAIN**
 THE SITE IS NOT AFFECTED BY A REGULATED 100-YEAR FLOODPLAIN.
- WETLANDS**
 WETLAND SHOWN AS PROVIDED BY ENVIROLOGIC ENVIRONMENTAL CONSULTING AND SERVICES.
- SANITARY SEWER**
 SANITARY SEWER TO BE IN ACCORDANCE WITH LCCC CURRENT STANDARDS EXCEPT WHERE MODIFIED BY THE TOWNSHIP.
- WATER MAIN**
 WATER MAIN TO BE IN ACCORDANCE WITH TOWNSHIP STANDARDS.

LEGEND

- PR. COMMERCIAL PARCEL
- PR. CONDOMINIUM UNITS
- PR. RENTAL UNITS
- OPEN SPACE AREA (UPLAND)
- EX. WETLANDS
- PR. PRESERVATION AREAS
- STORM WATER PONDS
- EXISTING WOODLANDS TO REMAIN
- EXISTING REGULATED TREE TO REMAIN
- CONDOMINIUM GENERAL COMMON ELEMENT
- CONDOMINIUM LIMITED COMMON ELEMENT
- PROJECT PHASING LIMITS
- TEMPORARY EASEMENT

REVISIONS

NO.	DATE	DESCRIPTION
1	2-10-25	1-15-25 SITE PLAN
2	2-10-25	2-10-25 SITE PLAN

CLIENT: HIGHLAND RESERVE
 ALLEN EDWIN HOMES
 2186 E. CENTER STREET
 PORTAGE, MI 49002

DR BY: MS
CK BY: JF
 P.M. JF
SCALE: 0 30 60
1" = 60 FEET
JOB NO.: 240916
SHEET NO.: 4

STATE OF MICHIGAN
JASON MICHAEL
 ENGINEER
 021058708
 PROFESSIONAL ENGINEER

REDWOOD HARTLAND HIGHLAND RD P1 LLC
 TAX ID #4708-26-100-020
 (UNDER CONSTRUCTION - MULTI-FAMILY RESIDENTIAL DEVELOPMENT)

HARTLAND GLEN LANE

HARTLAND GLEN LANE

DATE: 2-10-25

SECTION 26
 TOWN 3 NORTH, RANGE 6 EAST
 HARTLAND TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN

HIGHLAND RESERVE
 ALLEN EDWIN HOMES
 2186 E. CENTER STREET
 PORTAGE, MI 49002

SITE PLAN & PHASING PLAN

DR BY: MS
 CK BY: JF
 P.M. JF
 SCALE: 0 30 60
 1" = 60 FEET
 JOB NO. 240916
 SHEET NO. 4

SHEET 4 OF 8

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND ACCEPTS 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.

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

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

COPYRIGHT © 2025 THE UMLOR GROUP. ALL RIGHTS RESERVED.

These documents are instruments of service in respect of the Project and any cause without written verification or certification by the User Group (UG) for the specific purposes intended will be of Users sole risk and without liability or legal exposure to UG and User shall indemnify and hold harmless UG from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such certification or attestation will entitle UG to further compensation at rates to be agreed upon by User and UG.

The UMLOR Group
 LAND DEVELOPMENT SERVICES

DATE: 2-10-25

REVISIONS

1-15-25 SITE PLAN

2-10-25 SITE PLAN

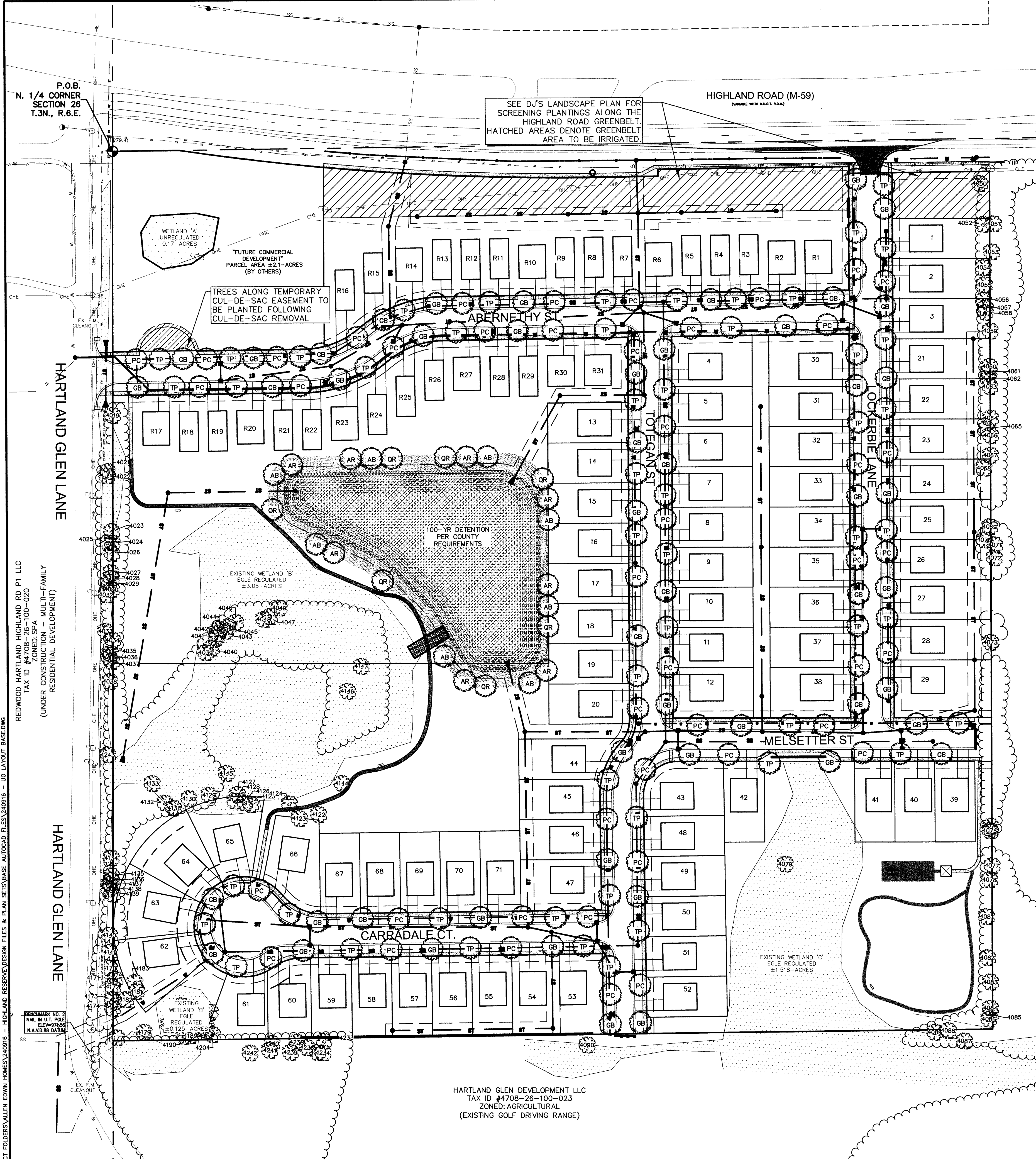
SECTION 26
 TOWN 3 NORTH, RANGE 6 EAST
 HARTLAND TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN

HIGHLAND RESERVE
 ALLEN EDWIN HOMES
 2186 E. CENTER STREET
 PORTAGE, MI 49002

SITE PLAN & PHASING PLAN

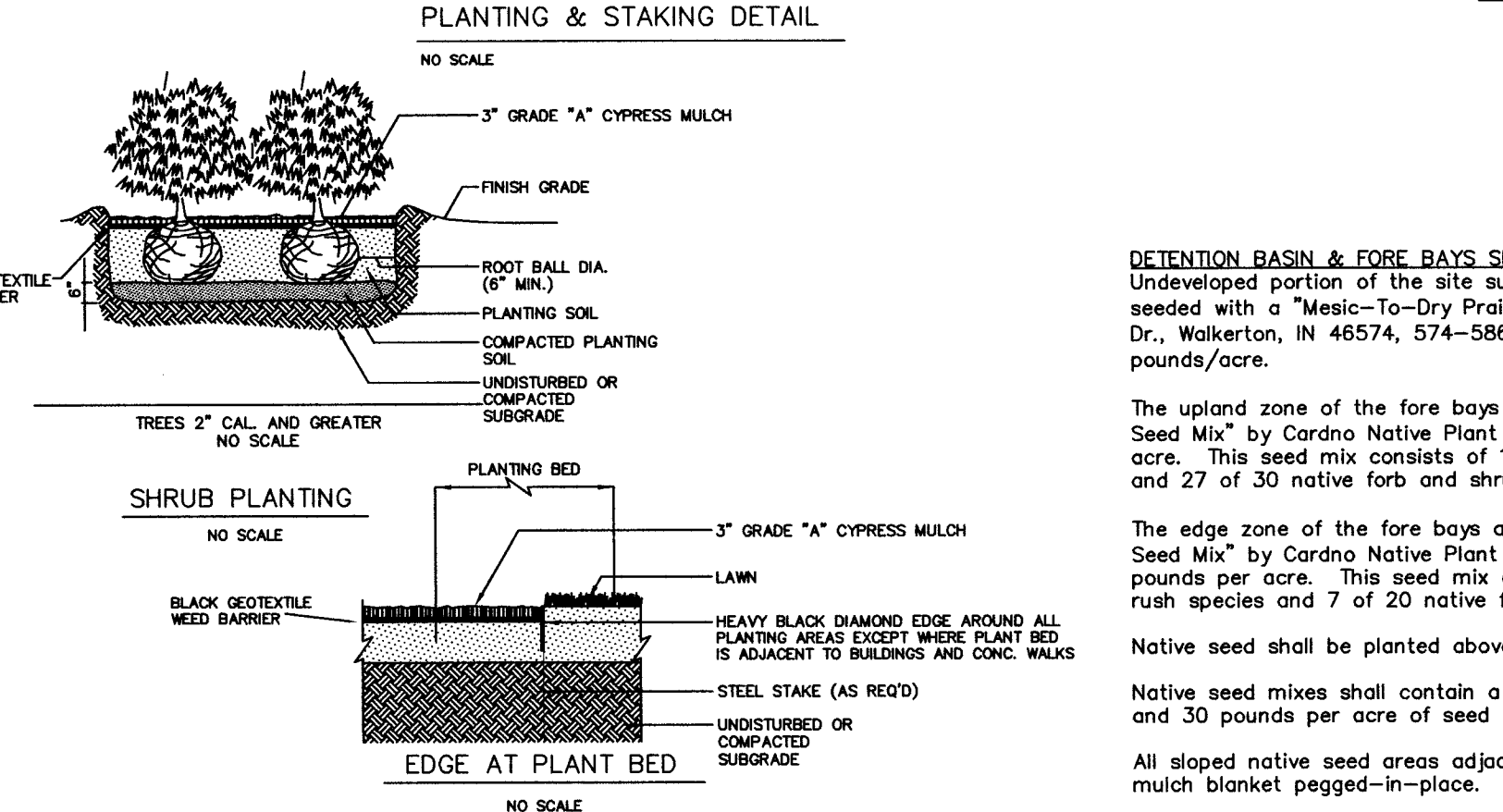
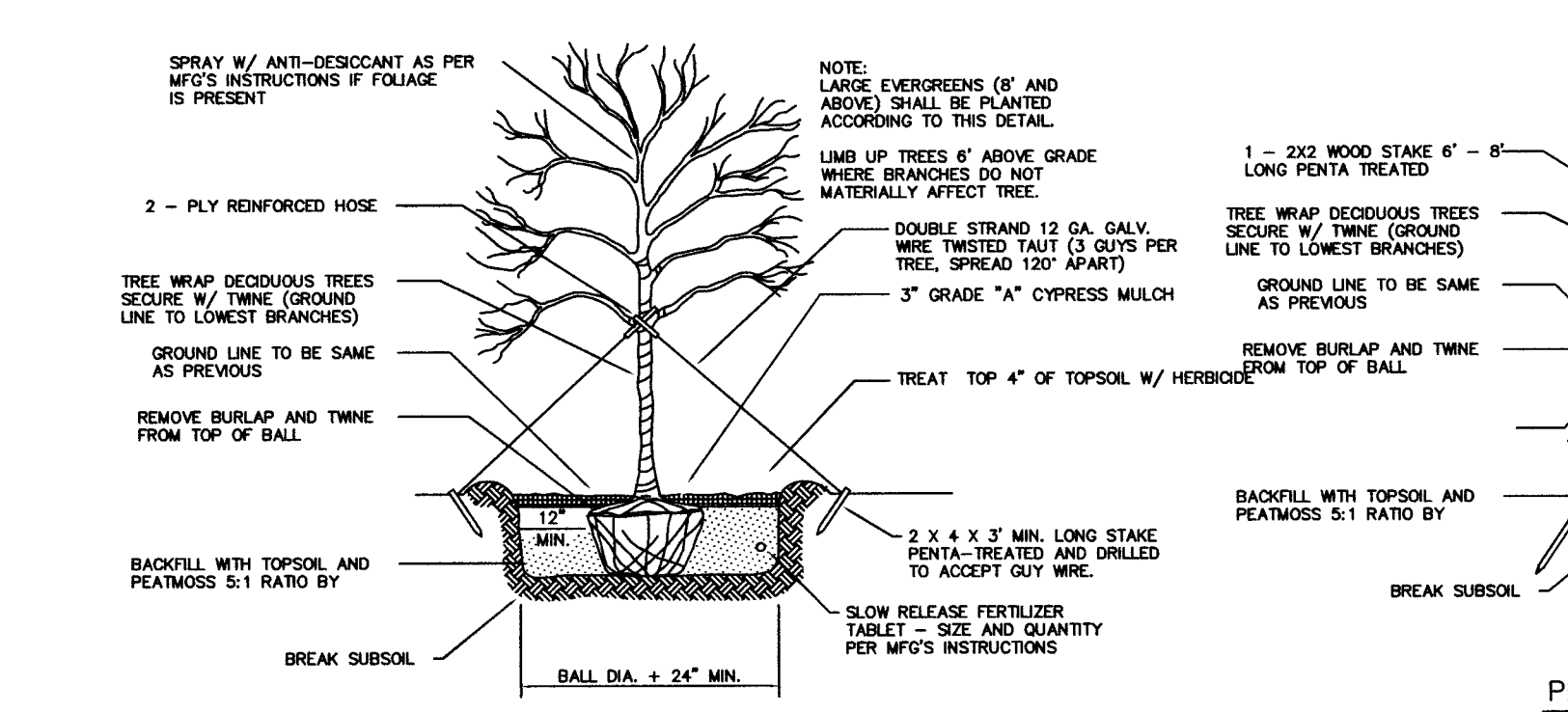
DR BY: MS
 CK BY: JF
 P.M. JF
 SCALE: 0 30 60
 1" = 60 FEET
 JOB NO. 240916
 SHEET NO. 4

SHEET 4 OF 8

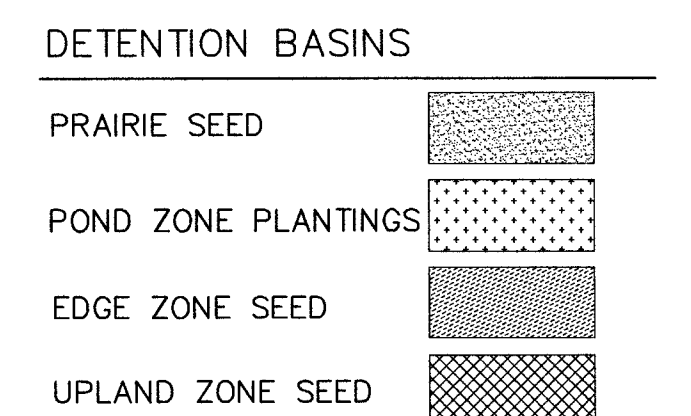


PLANTING SCHEDULE FOR SITE LANDSCAPING

KEY	QUAN.	SIZE	BOTANICAL NAME	COMMON NAME
TP	52	3.0" Cal.	Tilia cordata "Greenspire"	Linden Greenspire
AB	12	3.0" Cal.	Acer x freemanii "Jeffersred"	Autumn Blaze Maple
AR	14	3.0" Cal.	Acer rubrum	Red Maple
PC	49	3.0" Cal.	Ulmus americana "Princeton"	Princeton Elm
GB	55	3.0" Cal.	Liriodendron tulipifera	Tulip Tree
QR	14	3.0" Cal.	Quercus alba	White Oak



- GENERAL NOTES**
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
 - ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
 - ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
 - ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
 - ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
 - THE DEVELOPER SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
 - AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH PINE BARK MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
 - LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
 - SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 - ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
 - ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOP SOIL, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THIS IS EXCLUDING ALL LANDSCAPED ISLANDS AND ENTRANCE AREAS.
- PLANTING NOTES**
- LOAM USED IN PLANTING BEDS SHALL BE UNIFORM IN COMPOSITION, FREE OF STONES LARGER THAN 1", AND SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH.
 - CREATE A PLANTING MIX COMPRISED OF 2/3 SCREENED LOAM AND 1/3 PEAT MOSS OR LEAF COMPOST, AMENDED WITH PLANTING ORGANIC FERTILIZER, OR EQUAL AT THE RATE RECOMMENDED BY MANUFACTURER.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THIS DRAWING.
 - ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - PLANT PITS SHALL BE DUG TWICE THE WIDTH OF THE ROOTBALL. PLANT PITS AND PLANTING BEDS SHALL BE BACKFILLED WITH THE AMENDED PLANTING MIX IN LIFTS TO AVOID AIR POCKETS IN BACKFILL.
 - ALL PLANT MATERIAL TO BE SET PLUMB, AND TO BEAR NATURAL RELATIONSHIP WITH FINISHED GRADE.
 - ALL BIODEGRADABLE BURLAP SHALL BE UNTIED AND PULLED DOWN ON THE BALL. WIRE BASKETS AND OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO BREAK OR DISTURB ROOTBALL OF PLANTS.
 - ALL PLANTS SHALL BE WATERED IMMEDIATELY AFTER PLANTING.
 - 3" OF COMPOSTED PINE BARK MULCH SHALL BE SPREAD OVER ALL PLANT BEDS.
 - THE CONTRACTOR SHALL MAINTAIN ALL PLANTS FOR 90 DAYS AFTER THE COMPLETION OF PLANT INSTALLATION. MAINTENANCE SHALL CONSIST OF KEEPING ALL PLANTS IN A HEALTHY GROWING CONDITION.
 - PLANTS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AFTER ACCEPTANCE OF THE PROJECT AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL FAILING PLANT MATERIALS, AND REPLACE THEM WITH THE SAME KIND AND SIZE OF MATERIAL AS SPECIFIED IN THE PLANT LIST, WITH THE SAME GUARANTEE AS INITIAL PLANTING.
 - ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER, AND THE CITY OF ROMULUS PLANNING DEPARTMENT.
 - CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER.
 - ALL PLANTING BEDS AND GREENBELT AREAS SHALL RECEIVE SIX INCHES (6") OF SCREENED TOPSOIL, MEASURED AFTER COMPACTION, PRIOR TO INSTALLATION OF PLANTS, SEEDING, OR SOODING.
 - ALL LANDSCAPE ISLANDS SHALL BE FILLED SUCH THAT THEY ARE CROWNED IN THE MIDDLE TO PROVIDE POSITIVE DRAINAGE AND TO PREVENT POOLING WITHIN THE LANDSCAPED AREA (TYP.)



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

Know what's below. Call before you dig.

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

CONTRACTOR © 2025 THE UMLOR GROUP. ALL RIGHTS RESERVED.

These documents are instruments of service in respect of the Project and any amendments thereto, and are subject to the terms and conditions of the contract or adaptation by The Umlor Group (UG) for the specific purposes intended. It will be the User's sole risk and without liability to UG from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle UG to further compensation at rates to be agreed upon by User and UG.

The UMLOR Group
LAND DEVELOPMENT SERVICES

SECTION 26
TOWN 3 NORTH, RANGE 6 EAST
HARTLAND TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

DATE: 2-6-25

REVISIONS

1-15-25 SITE PLAN
2-6-25 SITE PLAN

HIGHLAND RESERVE
ALLEN EDWIN HOMES
2186 E. CENTER STREET
PORTAGE, MI 49002

LANDSCAPING PLAN

DR BY: MS
CK BY: JF
SCALE: 0 40 80
1" = 80 FEET
JOB NO. 240916
SHEET NO. 5
SHEET 5 OF 9

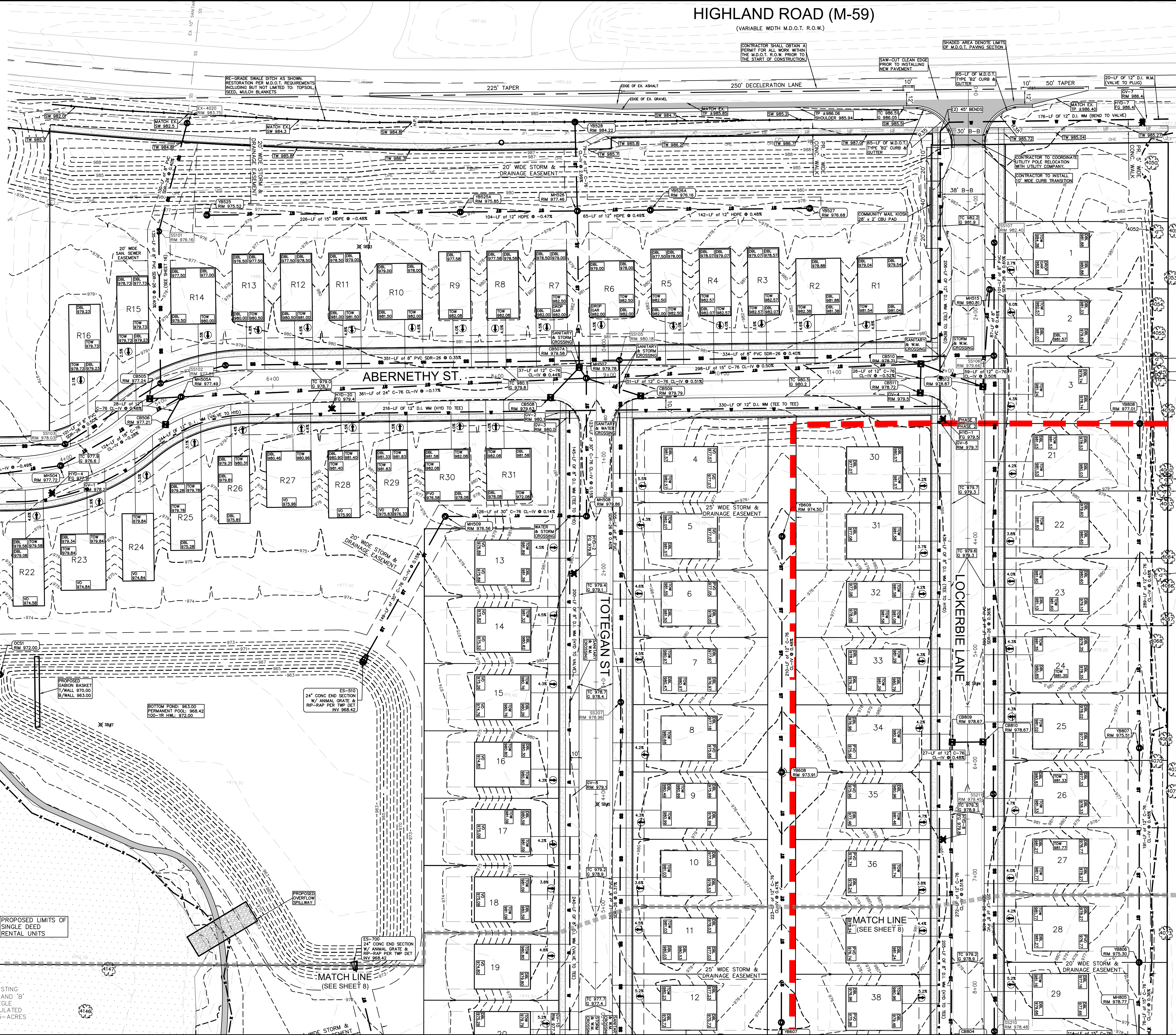
HIGHLAND ROAD (M-59)

(VARIABLE WIDTH M.D.O.T. R.O.W.)



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED TOP OF CURB
- PROPOSED TOP OF WALK
- PROPOSED SWALE
- PR. MIN. VIEW-OUT BASEMENT OPENING
- PR. MIN. VIEW-OUT BASEMENT OPENING
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- CLASS II SAND BACKFILL
- PROPOSED DRIVEWAY
- PHASE LINE
- PLAN SHEET MATCH LINE



M:\UMLOR GROUP PROJECT FOLDERS\ALLEN EDWIN HOMES\240916 - UG LAYOUT BASE.DWG

GRADING NOTES

ALL SIDE SWALES BETWEEN UNITS AND REAR YARD SWALES (EXCLUDING INFILTRATION SWALES) SHALL HAVE A MINIMUM OF 1.0% MINIMUM GRADE.

MAXIMUM ALLOWABLE GRADE SHALL BE 1 VERTICAL TO 4 HORIZONTAL.

MAXIMUM ALLOWABLE DRIVEWAY SLOPE SHALL BE 8.0% UTILITY NOTES

ALL WATER MAINS, SANITARY, AND STORM SEWER SHALL BE CONSTRUCTED IN CONFORMANCE WITH TOWNSHIP STANDARD DETAILS AND SPECIFICATIONS INCLUDING TESTING AND INSPECTION REQUIREMENTS. PUBLIC UTILITIES LOCATED WITHIN THE EXISTING AND/OR PROPOSED ROAD RIGHT-OF-WAY SHALL ALSO CONFORM TO THE LIVINGSTON CO. ROAD COMMISSION AND/OR M.D.O.T. STANDARD DETAILS AND SPECIFICATIONS.

WATER SERVICES SHALL BE 1" K COPPER WITH STOP BOXES PLACED 15' BEHIND BACK OF CURB TYPICAL AT THE OUTSIDE EDGE OF THE WATER AND/OR SANITARY SEWER EASEMENT. ALL SERVICES SHALL BE EXTENDED PAST THE PROPOSED FRANCHISE UTILITY EASEMENT.

HORIZONTAL SEPARATION OF 10'-FEET AND VERTICAL SEPARATION OF 1.5'-FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS, MEASURED FROM OUTSIDE OF THE PIPES.

WATER MAINS AND SERVICES SHALL BE INSTALLED AT 5'-0" MIN. COVER.

WATER MAINS SHALL BE LEAKAGE AND PRESSURE TESTED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AWWA STANDARD C600 FOR DUCTILE IRON PIPE PRIOR TO BEING PUT INTO SERVICE. THE HYDROSTATIC PRESSURE TEST SHALL BE CONDUCTED FOR A MINIMUM OF TWO HOURS WITH A MAXIMUM LOSS THAT MEETS THE LATEST VERSION OF THE C600 STANDARD.

WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651, MOST CURRENT VERSION, PRIOR TO BEING PUT INTO SERVICE. BACTERIOLOGICAL SAMPLING SHALL BE IN ACCORDANCE WITH R325.11110 OF THE ADMINISTRATIVE RULES PROMULGATED UNDER THE MICHIGAN SAFE DRINKING WATER ACT, 1976 PA 390, AS AMENDED, TWO CONSECUTIVE SAMPLES COLLECTED 24 HOURS APART AT EACH SAMPLING SITE.

ALL PUBLIC WATER MAINS SHALL BE LOCATED WITHIN THE ROAD RIGHT-OF-WAY OR A 20' WIDE DEDICATED EASEMENT.

ALL PUBLIC SANITARY SEWERS SHALL BE LOCATED WITHIN THE ROAD RIGHT-OF-WAY OR A 20' WIDE DEDICATED EASEMENT.

CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING BUCKEYE PIPELINE LOCATED ALONG RICHARDSON COURT AND NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THAT SHOWN ON PLANS AND ACTUAL FIELD CONDITIONS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND 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.

Know what's below. Call before you dig.

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

These documents are instruments of service in respect of the Project and any reuse without written verification or authorization by The Umlor Group will be of Users sole risk and without liability or legal exposure to UG and User shall indemnify and hold harmless UG from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or authorization shall entitle UG to further compensation at rates to be agreed upon by User and UG.

COPYRIGHT © 2025 THE UMLOR GROUP. ALL RIGHTS RESERVED.

The UMLOR Group

LAND DEVELOPMENT SERVICES

SECTION 26
TOWN 3 NORTH, RANGE 6 EAST
HARTLAND TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

DATE: 2-10-25

REVISIONS
1-15-25 SITE PLAN
2-10-25 SITE PLAN

HIGHLAND RESERVE

ALLEN EDWIN HOMES
2186 E. CENTER STREET
PORTAGE, MI 49002

CLIENT:

DR BY: MS
CK BY: JF
P.M. JF
SCALE 0 20 40
1" = 40 FEET

JOB NO. 240916
SHEET NO. 6
SHEET 6 OF 8

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



Know what's below. Call before you dig.

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

These documents are instruments of service in respect of the Project and any reuse without written verification or adaptation by the User Group (UG) for the specific purposes intended will be at User's sole risk and without liability or legal exposure to UG and User shall indemnify and hold harmless UG from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle UG to further compensation at rates to be agreed upon by User and UG.

The UMLOR Group
LAND DEVELOPMENT SERVICES

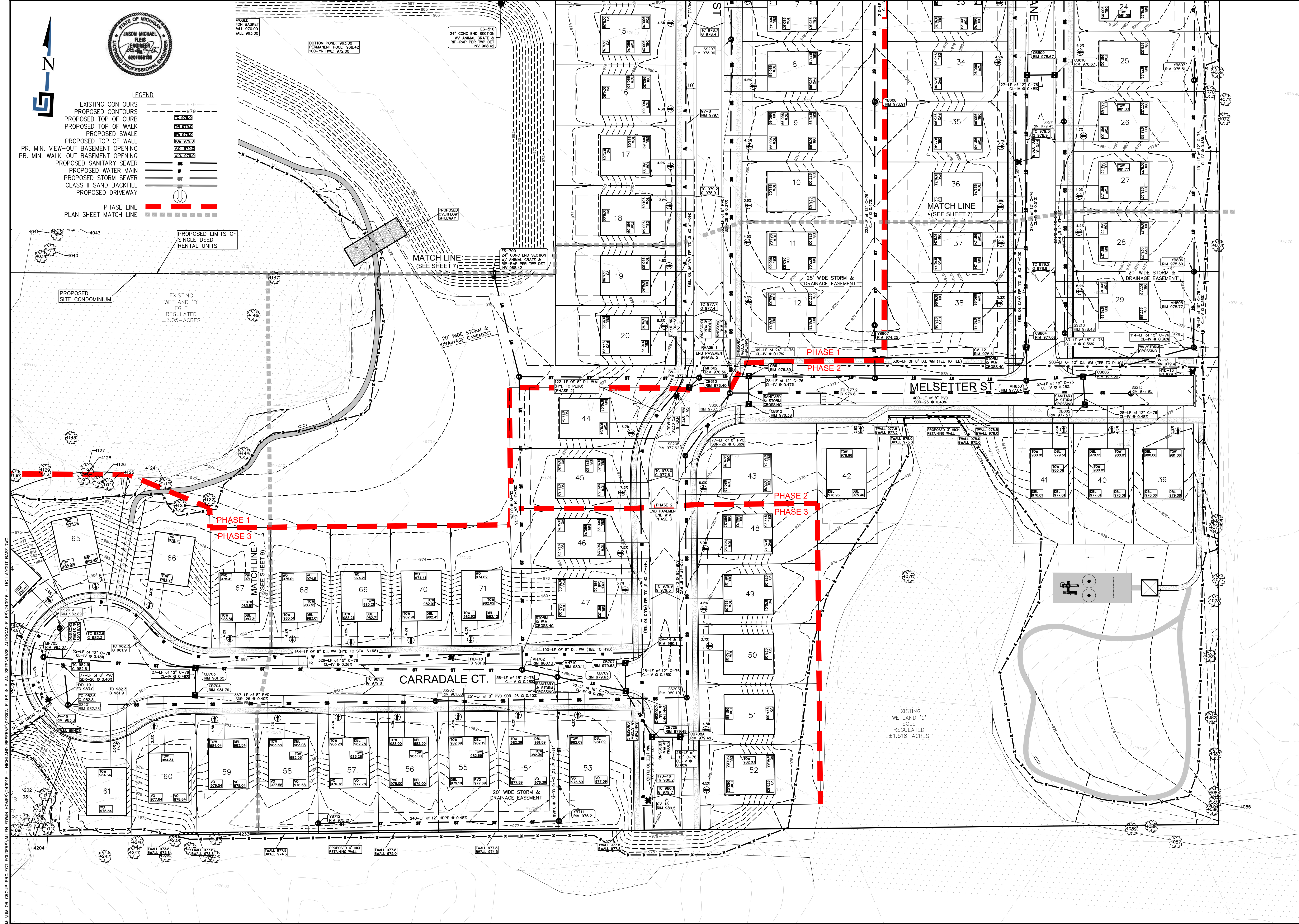
SECTION 26
TOWN 3 NORTH, RANGE 6 EAST
HARTLAND TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

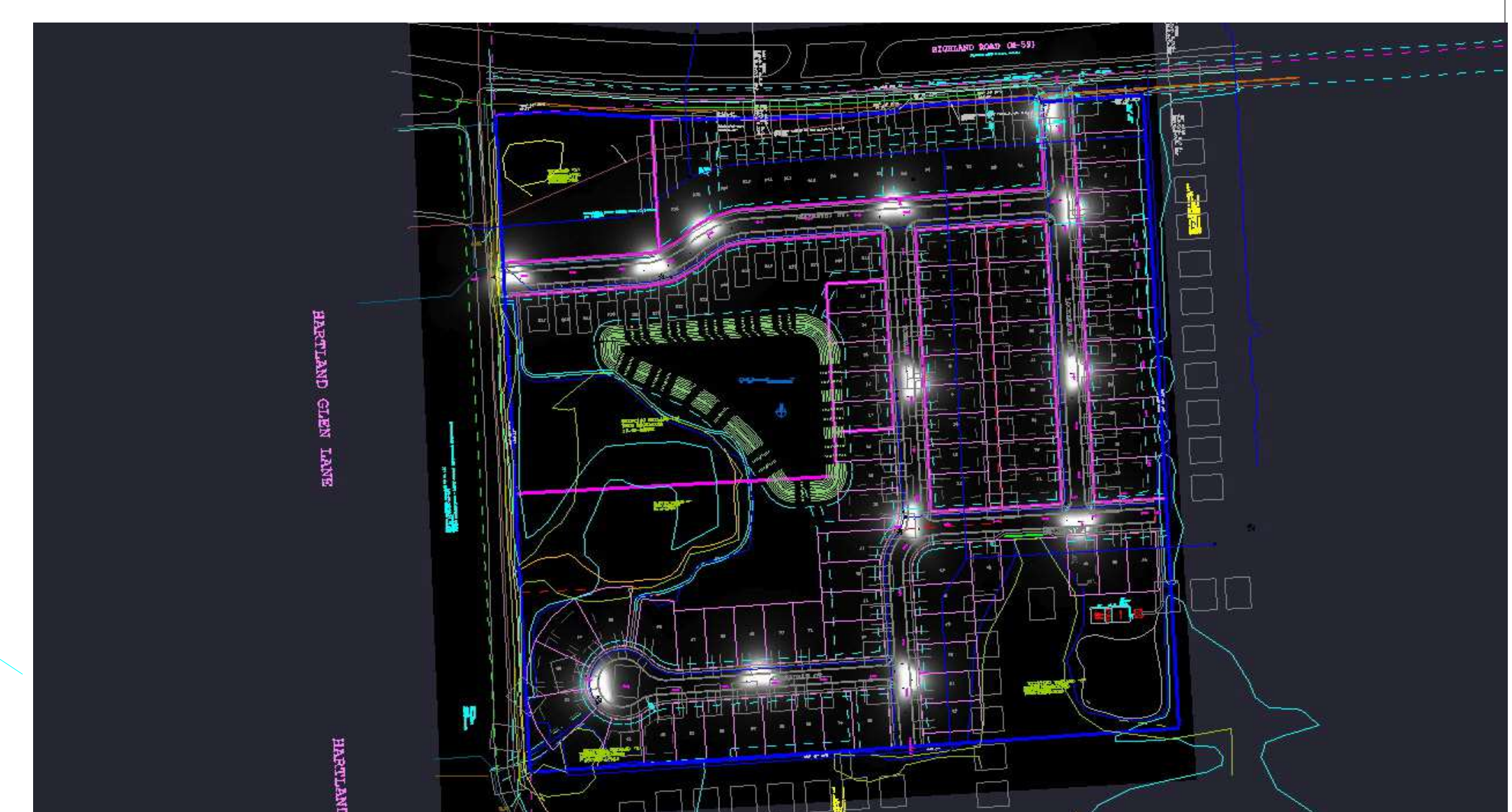
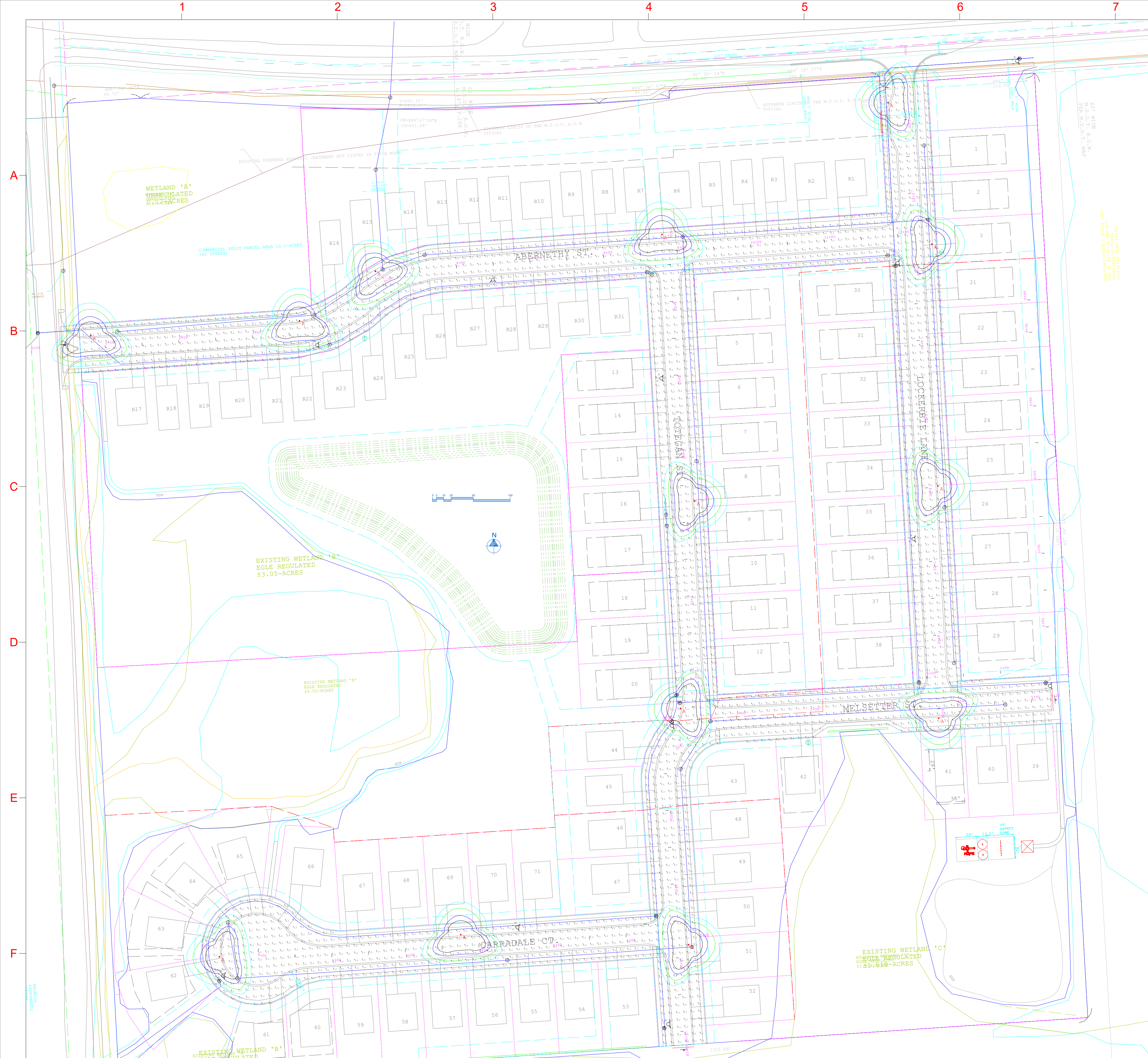
DATE: 2-10-25
REVISIONS
1-15-25 SITE PLAN
2-10-25 SITE PLAN

HIGHLAND RESERVE
ALLEN EDWIN HOMES
2186 E. CENTER STREET
PORTAGE, MI 49002

SITE GRADING / UTILITY PLAN
NO. 2 - SOUTHEAST

DR BY: MS
CK BY: JF
P.M. JF
SCALE 0 20 40
1" = 40 FEET
JOB NO. 240916
SHEET NO. 7
SHEET 7 OF 8



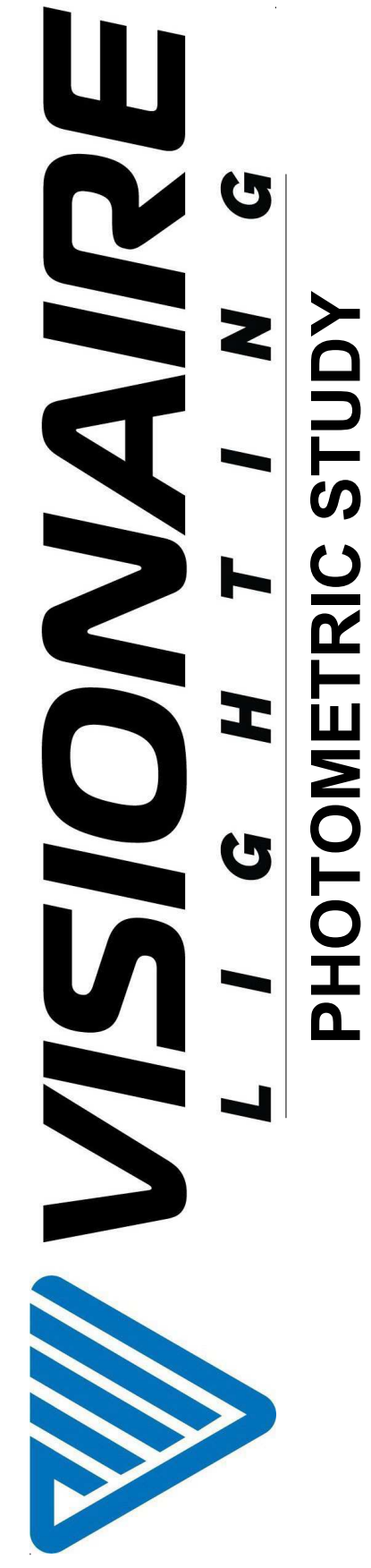


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Calc Points @ 0'	Illuminance	Fc	0.26	5.5	0.0	N.A.	N.A.
AFF							

Luminaire Schedule						Arr. Lum. Lumens	BUG Rating	Lum. Watts	Total Watts
Symbol	Qty	Label	Arrangement	LLF	Description				
	13	A	Single	0.950	VISIONAIRE LSO-M_T3_5L_3K_PTD @ 14' MTG. HT.	6695	B2-U0-G2	52.1	677.3

DRAWING NUMBER :	LS010825CL-HARTLAND TWP RESIDENTIAL-05
LAYOUT DESIGNER :	LS
DESIGNER EMAIL :	Lsalgado@visionairelighting.com
PROJECT DATE :	01/09/25
REVISION DATE :	01/15/25
REP :	CLARUS LIGHTING
NOTE/S:	-

www.visionairelighting.com
 Phone: (310) 512-6480 Fax: (310) 512-6486
 19645 Rancho Way-Rancho Dominguez, CA. 90220
 POINT-BY-POINT CALCULATION
 Illuminance at Grade (Footcandles), unless otherwise specified.



DISCLAIMER
 BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE PROJECT ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THE LIGHTING DATA REPRESENTS ILLUMINATION LEVELS TAKEN FROM A LABORATORY SETTING UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL PERFORMANCE MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, INSTALLATION, TOLERANCE LEVELS, BUILDINGS, OTHER LIGHTING, AND OTHER VARIABLES THAT WERE NOT CONSIDERED WHEN THIS PHOTOMETRIC REPORT WAS CREATED. IT IS THE RESPONSIBILITY OF THE OWNER OR PROJECT ENGINEER TO ENSURE COMPLIANCE OF ALL STANDARDS IN EFFECT. THIS PHOTOMETRIC LAYOUT IS THE PROPERTY OF VISIONAIRE LIGHTING AND IT CANNOT BE USED FOR INSTALLATION OF PRODUCTS OTHER THAN SPECIFIED.
 ALL PHOTOMETRIC LAYOUTS, SUBMITTALS, AND QUOTES BY VISIONAIRE AND OTHERS MUST BE PROVIDED AT THE TIME OF PURCHASE ORDER ENTRY. VISIONAIRE IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN PROVIDED PRODUCT DOCUMENTS ARE NOT SUPPLIED.
 COPYRIGHT © 2015 VISIONAIRE LIGHTING, LLC. THIS DOCUMENT AND THE IDEAS AND DESIGN CONCEPTS INCORPORATED HEREIN CANNOT BE USED IN WHOLE OR IN PART FOR THIS OR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF VISIONAIRE LIGHTING.