CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
SUPERIOR CHARTER TOWNSHIP HALL
3040 N. PROSPECT RD., SUPERIOR TOWNSHIP, MI 48198
SEPTEMBER 15, 2025
7:00 p.m.
AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. CITIZEN PARTICIPATION
6. SUPERVISOR COMMENTS
7. PRESENTATIONS
8. CONSENT AGENDA
    A. APPROVAL OF MINUTES
        1. August 18, 2025, Regular Meeting

    B. REPORTS
        1. Departmental Reports: Assessing Department, Building Department, Fire Department, OHM Status Update, Parks and Recreation Commission Minutes, Sheriff's Department, Utility Department Report
        2. Monthly Financial Reports, July 2025
        3. Treasurer's July 2025 Reconciliation Report

    C. COMMUNICATIONS
        1. Committee to Promote Superior Township (C2PST)

9. ITEMS REMOVED FROM THE CONSENT AGENDA
10. UNFINISHED BUSINESS
11. NEW BUSINESS
    A. Ordinance No. 198 – First Reading: Ordinance to Establish a Commission for Setting Salaries of Elected Township Officials
    B. Resolution 2025-58, Resolution to Approve Promotion of Fire Lieutenants
    C. Resolution 2025-59, Resolution to Approve and Adopt the Personnel Manual
    D. Resolution 2025-60, Resolution Providing for the Release of Withheld Salary Increases and a Moratorium on Further Adjustments and Increases During the Hiring Freeze
    E. Resolution 2025-61, Resolution to Approve a Proposal from OHM Advisors for GIS Application Development to Support Sewer and Water System Management.
    F. Resolution 2025-62, Resolution to Approve a Proposal from OHM for Ridge Road Water Main Design Services

G. Resolution 2025-63, Resolution to Approve the Development Agreement for Prospect Pointe West Phase 3
H. Resolution, 2025-64, Resolution to Approve Camera System Installation at Township Facilities
I. Motion to Adopt the Annual Investment Policy
J. Motion to Schedule Truth in Taxation Hearing for October 20, 2025

13. DISCUSSION
14. BILLS FOR PAYMENT AND RECORD OF DISBURSEMENTS
15. PLEAS AND PETITIONS
16. ADJOURNMENT

Angela Robinson, Clerk, Superior Township, 3040 N. Prospect, Superior Township, MI 48198
Telephone: 734-482-6099; Email: arobinson@superior-twp.org

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1. CALL TO ORDER

The regular meeting of the Charter Township of Superior Board of Trustees was called to order by Supervisor Emily Dabish Yahkind at 7:00 p.m. on August 18, 2025, at the Superior Charter Township Hall, 3040 N Prospect Rd, Superior Charter Township, Michigan.

2. PLEDGE OF ALLEGIANCE

Supervisor Dabish Yahkind led the assembly in the Pledge of Allegiance.

3. ROLL CALL

The board members present included Supervisor Emily Dabish Yahkind, Clerk Angela Robinson, Treasurer Lisa Lewis, Trustee Dana Greene Jr., and Trustee Brenda McKinney.

Absent: Trustee Sarah Devereaux, Trustee Ken Schwartz

4. ADOPTION OF AGENDA

The motion was made by Trustee McKinney and supported by Treasurer Lewis to approve the agenda.

The motion carried unanimously.

Documents submitted at the table will appear at the end of these minutes

5. CITIZEN PARTICIPATION

- **Tom Brennan,** Chair of the Zoning Board of Appeals, introduced himself and welcomed the new ZBA nominees. He also raised a concern about unredacted bank account information in the packet, which was confirmed as acceptable by Plante Moran.
- **Brenda Baker** highlighted The Community to Promote Superior Township's monthly infographic, introduced a new neighborly approach for recognizing "Superior People," and announced participation with a promotional table at the upcoming Michigan Folk School Folk Festival.

6. SUPERVISOR COMMENTS

- **Supervisor Dabish Yahkind** reported ongoing collaboration with HUD, MISHDA, Legal Services, the Sheriff's Office, and community leaders at Sycamore Meadows and Danbury on safety and trust-building efforts. Recent community highlights included hosting a "Shop with a Cop" event providing 220 backpacks and water play with the fire department, and continued outreach to Westridge and Arbor Woods mobile home parks

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regarding resources and advocacy. The nearly completed Geddes Road Pathway is expected to open soon with a ribbon cutting, improving access for nearby neighborhoods. Two new firefighters have joined the township, and discussions are underway to address speeding on Plymouth Road using a new state law that allows speed limits to be set at the 50th percentile.

7. PRESENTATIONS

8. CONSENT AGENDA

The motion was made by Treasurer Lewis and supported by Trustee McKinney to approve the consent agenda with corrections to the July 21, 2025 minutes.

A. APPROVAL OF MINUTES
1. **JULY 21, 2025, REGULAR MEETING MINUTES**
2. **JULY 25, 2025, WORK SESSION MINUTES**

B. REPORTS
1. **SUPERVISOR REPORT**
2. **BUILDING DEPARTMENT**
3. **FIRE DEPARTMENT**
4. **PARKS COMMISSION MINUTES**
5. **UTILITY DEPARTMENT**
6. **PLANNING AND ZONING DEPARTMENT**
7. **ACCOUNTING REPORT**
8. **MONTHLY FINANCIAL REPORTS, JUNE 2025**

C. COMMUNICATIONS
1. **COMMITTEE TO PROMOTE SUPERIOR TOWNSHIP (C2PST)**

The motion carried unanimously.

9. ITEMS REMOVED FROM THE CONSENT AGENDA

10. UNFINISHED BUSINESS

A. RESOLUTION 2025-43, RESOLUTION TO APPROVE SERVICE AGREEMENT WITH THE WOODHILL GROUP

The motion was made by Trustee McKinney and supported by Trustee Greene to approve the resolution.

~~**CHARTER TOWNSHIP OF SUPERIOR**~~
~~**WASHTENAW COUNTY, MICHIGAN**~~

RESOLUTION TO APPROVE SERVICE AGREEMENT WITH THE WOODHILL GROUP

RESOLUTION NUMBER: 2025-43

DATE: AUGUST 18, 2025

WHEREAS, the Charter Township of Superior ("Township") desires to retain the services of The WoodHill Group, LLC ("WHG") to provide professional accounting and budget support services to assist the Township with its financial management and compliance obligations; and

WHEREAS, WHG has agreed to provide such services under the terms and conditions set forth in a Service Agreement dated August 18, 2025, for a one-year period ending August 17, 2026, with a total contract budget not to exceed **$100,000**; and

WHEREAS, compensation under the Agreement is based on the following hourly rates:

- **$250.00 per hour** for principal and senior members,
- **$200.00 to $225.00 per hour** for program managers,
- **$85.00 to $175.00 per hour** for other staff assignments,
- Reimbursement of reasonable time costs for travel (at half-time) and mileage at the standard IRS rate; and

WHEREAS, the Board has reviewed the terms of the Service Agreement, including the detailed scope of work and compensation schedule, and finds that entering into such agreement is in the best interests of the Township.

WHEREAS, WHG will perform remote work to meet required timelines and will be onsite 1–2 days per month and as needed. WHG will report directly to the Township Supervisor, Clerk, and Treasurer.

WHEREAS, The Township will provide administrative-level access to BS&A and QuickBooks, remote access to Township systems, shared network file access, and office space during onsite work.

NOW, THEREFORE, BE IT RESOLVED that the Superior Charter Township Board hereby approves the Service Agreement between the Township and The WoodHill Group, LLC, as presented, including the scope of duties and hourly compensation outlined above, and authorizes the Township Supervisor and Clerk to execute said Agreement on behalf of the Township.

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~~**BE IT FURTHER RESOLVED** that the Township Supervisor, Clerk, Treasurer, and other appropriate Township officials are hereby authorized to take any and all actions necessary to implement the Agreement and carry out its intent and purpose, including payment of invoices consistent with the hourly rate structure set forth in the Agreement.~~

Roll Call
Aye: Clerk Robinson
Nay: Supervisor Dabish Yahkind, Trustee Greene, Treasurer Lewis, Trustee McKinney
Absent: Trustee Devereaux, Trustee Schwartz

The motion was denied.

B. RESOLUTION 2025-44, RESOLUTION TO APPROVE OPTION AGREEMENT FOR EASEMENT – SBA MONARCH TOWERS III, LLC

The motion was made by Treasurer Lewis and supported by Trustee McKinney to approve the resolution.

SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE OPTION AGREEMENT FOR EASEMENT – SBA MONARCH TOWERS III, LLC

RESOLUTION NUMBER: 2025-44

DATE: AUGUST 18, 2025

WHEREAS, SBA Monarch Towers III, LLC has proposed an Option Agreement granting SBA the exclusive right to enter into a fifty-five (55) year communications easement and to assume the Township's interest in the existing ground lease for the property known as Site ID MI41274-T (Superior Township Maintenance Facility); and

WHEREAS, under the terms of the Option Agreement, SBA will pay Superior Township a one-time purchase price of $676,000.00, with an additional monthly revenue share of $300.00 beginning with the fourth broadband tenant on SBA's structure, escalating by 3% annually; and

WHEREAS, the Township will cooperate with SBA in executing all required documents necessary to effectuate the transaction and ensure the issuance of title insurance, and the transaction is contingent upon conditions acceptable to SBA, including satisfactory title, survey, and governmental approvals;

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NOW, THEREFORE, BE IT RESOLVED, that the Superior Charter Township Board of Trustees hereby approves the Option Agreement with SBA Monarch Towers III, LLC, and authorizes the Township Supervisor to execute the agreement and all related documents necessary to complete the transaction, subject to legal review.

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on August 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 8/18/2025 Date Certified

Roll Call
Aye: Supervisor Dabish Yahkind, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson
Nay: None
Absent: Trustee Devereaux, Trustee Schwartz

The motion carried unanimously.

11. NEW BUSINESS

A. RESOLUTION 2025-46, RESOLUTION TO APPROVE PROFESSIONAL SERVICES AGREEMENT WITH PLANTE & MORAN, PLLC FOR TEMPORARY FINANCE ASSISTANCE

The motion was made by Trustee McKinney and supported by Treasurer Lewis to approve the resolution with an amendment.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE PROFESSIONAL SERVICES AGREEMENT WITH PLANTE & MORAN, PLLC FOR TEMPORARY FINANCE ASSISTANCE

RESOLUTION NUMBER: 2025-46

DATE: AUGUST 18, 2025

WHEREAS, Superior Charter Township ("Township") requires temporary finance assistance services to ensure continuity and efficiency in financial operations; and

WHEREAS, Plante & Moran, PLLC ("PM") has proposed to provide such services in accordance with the terms and conditions set forth in its Professional Services Agreement – Temporary Finance Assistance, dated July 16, 2025, including advisory support, project deliverables, confidentiality provisions, and fee arrangements; and

WHEREAS, the Agreement outlines the scope of services, management responsibilities, review and supervision requirements, payment terms, and other provisions necessary for the Township to obtain high-quality financial support services; and

WHEREAS, the fees for such services will be based on the actual time expended and billed at the blended rate of $195/hour for all personnel. ~~following discounted hourly rates: Accounting Consultant – $165/hour, Senior Accounting Consultant – $185/hour, Manager – $250/hour, Partner – $400/hour, with an optional blended rate of $195/hour for all personnel; and~~

WHEREAS, the Board of Trustees has reviewed the Agreement and determined that engaging PM for these services is in the best interest of the Township.

NOW, THEREFORE, BE IT RESOLVED, the Superior Charter Township Board of Trustees hereby approves the Professional Services Agreement – Temporary Finance Assistance with Plante & Moran, PLLC, dated July 16, 2025, and authorizes the Township Supervisor and Clerk to execute all documents necessary to implement the Agreement.

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on August 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson

Angela Robinson, Township Clerk

8/18/2025
Date Certified

Roll Call
Aye: Supervisor Dabish Yahkind, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson
Nay: None
Absent: Trustee Devereaux, Trustee Schwartz

The motion carried unanimously.

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B. <u>RESOLUTION 2025-47, RESOLUTION TO APPROVE NOMINATION TO THE ZONING BOARD OF APPEALS</u>

The motion was made by Trustee McKinney and supported by Trustee Greene to approve the resolution.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE NOMINATION
TO THE ZONING BOARD OF APPEALS

RESOLUTION NUMBER: 2025-47

DATE: AUGUST 18, 2025

<u>NOMINEE</u>

William Schoefield, term expires August 18, 2028

NOW, THEREFORE, BE IT RESOLVED that the board member is hereby duly nominated to serve on the committees, commissions, boards, and authorities of Superior Township, as outlined above, and shall undertake their respective role with the dedication and expertise required to further the goals and responsibilities of these bodies.

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on August 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 8/18/2025 Date Certified

<u>Roll Call</u>
Aye: Supervisor Dabish Yahkind, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson
Nay: None

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Absent: Trustee Devereaux, Trustee Schwartz

The motion carried unanimously

C. RESOLUTION 2025-48, RESOLUTION TO APPROVE NOMINATION AS AN ALTERNATE TO THE ZONING BOARD OF APPEALS

The motion was made by Trustee Greene and supported by Treasurer Lewis to approve the resolution.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE NOMINATION AS AN ALTERNATE TO THE ZONING BOARD OF APPEALS

RESOLUTION NUMBER: 2025-48

DATE: AUGUST 18, 2025

NOMINEE

Austin Anderson, term expires August 18, 2028

NOW, THEREFORE, BE IT RESOLVED that the board member is hereby duly nominated to serve on the committees, commissions, boards, and authorities of Superior Township, as outlined above, and shall undertake their respective role with the dedication and expertise required to further the goals and responsibilities of these bodies.

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on August 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 8/18/2025 Date Certified

The motion carried unanimously.

D. <u>RESOLUTION 2025-49, RESOLUTION TO AWARD CONTRACT FOR ROOF REPLACEMENT – FIRE STATION #1</u>

The motion was made by Treasurer Lewis and supported by Trustee McKinney to approve the resolution.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO AWARD CONTRACT FOR ROOF REPLACEMENT – FIRE STATION #1

RESOLUTION NUMBER: 2025-49

DATE: AUGUST 18, 2025

WHEREAS, the roof at Fire Station #1 is over 25 years old and has experienced ongoing leaks despite repeated repairs; and

WHEREAS, bids for a full roof replacement were solicited through Bidnet with the assistance of OHM Advisors, and four bids were received and reviewed on July 22, 2025; and

WHEREAS, the lowest bidder, Sterling Construction, failed to submit a required bid bond, and the second-lowest bidder, Armstrong Enterprises, submitted a complete and qualified bid; and

WHEREAS, OHM Advisors and the Fire Chief recommend awarding the bid to Armstrong Enterprises, 11185 Country Lane, Pinckney, MI, in the amount of $74,950.00, with a contingency of $10,000.00 for a total not-to-exceed cost of $84,950.00; and

WHEREAS, funding for this project will come from the Township's Building Reserve Fund, which currently has a balance of $471,000.00.

NOW, THEREFORE, BE IT RESOLVED that the Superior Charter Township Board of Trustees hereby approves awarding the contract for roof replacement at Fire Station #1 to Armstrong Enterprises for a total amount not to exceed $84,950.00.

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on August 18,

2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 8/18/2025 Date Certified

Roll Call
Aye: Supervisor Dabish Yahkind, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson
Nay: None
Absent: Trustee Devereaux, Trustee Schwartz

The motion carried unanimously.

E. RESOLUTION 2025-50, RESOLUTION TO APPROVE PURCHASE OF BEDROOM FURNITURE FOR FIRE STATION #2

The motion was made by Treasurer Lewis and supported by Trustee Greene to approve the resolution.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE PURCHASE OF BEDROOM FURNITURE FOR FIRE STATION #2

RESOLUTION NUMBER: 2025-50

DATE: AUGUST 18, 2025

WHEREAS, the Superior Township Fire Department requires additional bedroom furniture at Fire Station #2 to accommodate the recent hiring of three new firefighters; and

WHEREAS, the proposed purchase includes two (2) twin bed frames, three (3) wall lockers, three (3) night stands, one (1) room divider, three (3) pedestals for lockers, and associated delivery and installation; and

WHEREAS, West Michigan Office Interiors (WMOI) has provided a quote for the specified items in the amount not to exceed $7,147.64, and has been a prior vendor for the Township; and

DRAFT

WHEREAS, WMOI is the sole source provider for this purchase and delivery is time-sensitive, with a target date of September 6, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Charter Township of Superior Board of Trustees hereby approves the purchase of bedroom furniture for Fire Station #2 from West Michigan Office Interiors in an amount not to exceed $7,147.64.

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on August 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 8/18/2025 Date Certified

Roll Call
Aye: Supervisor Dabish Yahkind, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson
Nay: None
Absent: Trustee Devereaux, Trustee Schwartz

The motion carried unanimously.

F. RESOLUTION 2025-51, RESOLUTION TO APPROVE PURCHASE OF CLERK'S OFFICE COMPUTERS

The motion was made by Treasurer Lewis and supported by Trustee Greene to approve the resolution with an amendment.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE PURCHASE OF CLERK'S OFFICE COMPUTERS

RESOLUTION NUMBER: 2025-51

DATE: AUGUST 18, 2025

DRAFT

WHEREAS, the Clerk's Office requires necessary computer upgrades to ensure secure and reliable operations for the upcoming November 4, 2025, election and to comply with the end of Windows 10 support in October 2025; and

WHEREAS, TAZ Networks has provided a quote for the purchase of two Lenovo desktop computers and one Lenovo laptop, along with related consulting services, tailored to the Township's environment and focused on reliability and security; and

WHEREAS, the total estimated cost is $4,900.95 ~~$5,557.43~~, which may be reduced through available discounts and tax-exempt status; and

WHEREAS, the Clerk recommends proceeding with the purchase to ensure timely preparation and uninterrupted election operations.

NOW, THEREFORE, BE IT RESOLVED, the Superior Charter Township Board of Trustees hereby approves the purchase of the specified computer equipment and services from TAZ Networks in an amount not to exceed $4,900.95 ~~$5,557.43~~.

~~**BE IT FURTHER RESOLVED**, the Township Clerk is authorized to finalize the purchase and make necessary adjustments for discounts or tax-exempt status.~~

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on August 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 8/18/2025 Date Certified

Roll Call
Aye: Supervisor Dabish Yahkind, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson
Nay: None
Absent: Trustee Devereaux, Trustee Schwartz

The motion carried unanimously.

G. RESOLUTION 2025-52, RESOLUTION TO AMEND THE RATES, FEES, AND CHARGES RELATED TO WATER SERVICES PROVIDED BY THE TOWNSHIP'S UTILITY DEPARTMENT

The motion was made by Treasurer Lewis and supported by Trustee Greene to approve the resolution.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO AMEND THE RATES, FEES, AND CHARGES RELATED TO WATER SERVICES PROVIDED BY THE TOWNSHIP'S UTILITY DEPARTMENT

DATE: AUGUST 18, 2025

RESOLUTION NUMBER: 2025-52

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WHEREAS, this Board is authorized by statute and by the provisions of Township Ordinance No. 169 to determine by resolution rates, fees and charges for services and benefits by Township's sewer and water systems, and

WHEREAS, the Ypsilanti Community Utilities Authority has increased the charge for water by 5.69% and sewer by 6.34%, and

WHEREAS, the Superior Charter Township Utility Fund may not operate at a deficit, and

WHEREAS, after an analysis of the effect of the new charges for water, it was determined that it would be adequate to increase our water rates by 6.69%, and sewer rates by 7.34% and

WHEREAS, this Board finds that the amended proposed schedule of fees is reasonable and necessary for the continuing operations of the Township Utility System and consistent with the past practices and policies of the Township;

NOW, THEREFORE, BE IT RESOLVED, that the Superior Charter Township Board does hereby determine that the fees for services and benefits furnished by the Township's water and sewer systems shall be amended per the attached Schedule A and Appendix B; and

BE IT FURTHER RESOLVED that this Resolution and attached schedule shall be published pursuant to Section 8 of the Charter Township Act being MCL 42.8 by posting in the Office of the Clerk, 3040 N. Prospect, Ypsilanti 48198 and on the Township website – www.superiortownship.org – with notice of such in *MLive*, an online newspaper of general circulation in the Township qualified under state law to publish legal notices, said rate changes shall be effective immediately upon publication thereof.

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on August 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 8/18/2025 Date Certified

Roll Call
Aye: Supervisor Dabish Yahkind, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson
Nay: None
Absent: Trustee Devereaux, Trustee Schwartz

The motion carried unanimously.

H. RESOLUTION 2025-53, RESOLUTION TO APPROVE FY2026 AAATA PURCHASE OF SERVICE AGREEMENT

The motion was made by Trustee Greene and supported by Clerk Robinson to approve the resolution.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE FY2026 AAATA PURCHASE OF SERVICE AGREEMENT

RESOLUTION NUMBER: 2025-53

DATE: AUGUST 18, 2025

WHEREAS, the Ann Arbor Area Transportation Authority (AAATA) and Superior Township have established an ongoing Purchase of Service Agreement (POSA) to provide public transit services for Township residents; and

WHEREAS, the POSA outlines fixed-route and demand-response services for the period of October 1, 2025 through September 30, 2026, with automatic annual renewals unless terminated with notice; and

DRAFT

WHEREAS, the total cost for services in FY2026 is $132,173, including $86,613 for fixed-route services, $27,231 for A-Ride demand-response services, and $18,328 for capital costs; and

WHEREAS, continuation of this agreement is essential to ensure uninterrupted public transportation services beginning October 1, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Superior Charter Township Board of Trustees hereby approves the FY2026 Purchase of Service Agreement with the Ann Arbor Area Transportation Authority in the amount of $132,173.

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on August 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 8/18/2025 Date Certified

Roll Call
Aye: Supervisor Dabish Yahkind, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson
Nay: None
Absent: Trustee Devereaux, Trustee Schwartz

The motion carried unanimously.

I. RESOLUTION 2025-54, RESOLUTION OF SUPPORT FOR THE SUBMISSION OF A WASHTENAW COUNTY CONNECTING COMMUNITIES GRANT FOR AN ENGINEERING STUDY OF THE PLYMOUTH ROAD PATHWAY EXTENSION FROM THE DIXBORO PROJECT TO TANGLEWOOD

The motion was made by Trustee Greene and supported by Trustee McKinney to approve the resolution.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

DRAFT

RESOLUTION OF SUPPORT FOR THE SUBMISSION OF A WASHTENAW COUNTY CONNECTING COMMUNITIES GRANT FOR AN ENGINEERING STUDY OF THE PLYMOUTH ROAD PATHWAY EXTENSTION FROM THE DIXBORO PROJECT TO TANGLEWOOD

RESOLUTION NUMBER: 2025-54

DATE: AUGUST 18, 2025

WHEREAS, the Charter Township of Superior previously received a Washtenaw County Parks and Recreation Commission (WCPARC) Connecting Communities grant for the Plymouth Road Pathway within Dixboro constructed in 2024; and,

WHEREAS, the Charter Township of Superior desires to extend the Plymouth Road Pathway east from The Dixboro Project to Tanglewood Drive to provide pedestrian and bicycle access to the Tanglewood subdivision, Church Street, and the commercial buildings at Ford Road; and,

WHEREAS, the project would provide a continuous non-motorized pathway on Plymouth Road through the Hamlet of Dixboro; and,

WHEREAS, the project is indicated as a Priority 1 connection in the Non-Motorized Pathway Plan within the 2023-2027 Superior Township Parks, Recreation, and Open Space Master Plan; and

WHEREAS, initial feasibility studies and preliminary engineering are required to create preliminary drawings and construction cost estimates for the project; and

WHEREAS, the Washtenaw County Parks and Recreation Commission Connecting Communities Program has a total of $600,000 committed to funding non-motorized transportation projects in Washtenaw County in 2025, including $100,000 for feasibility and engineering studies; and,

WHEREAS, applications are due for the 2025 program on August 28, 2025, by 4:00 P.M.; and,

WHEREAS, OHM Advisors has prepared a preliminary engineering study proposal for a fee of $35,000; and,

WHEREAS, a resolution of support is required to be submitted with the application from the Charter Township of Superior Board of Trustees.

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NOW, THEREFORE BE IT RESOLVED that the Charter Township of Superior Board of Trustees supports the submission of an application for $25,000 to the Washtenaw County Connecting Communities Program, with $8,500 in local match, for the preliminary engineering study of the Plymouth Road Pathway Phase II.

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on August 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 8/18/2025 Date Certified

Roll Call
Aye: Supervisor Dabish Yahkind, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson
Nay: None
Absent: Trustee Devereaux, Trustee Schwartz

The motion carried unanimously.

J. RESOLUTION 2025-55, RESOLUTION TO LIFT THE HIRING MORATORIUM FOR THE UTILITY DEPARTMENT

The motion was made by Treasurer Lewis and supported by Trustee Greene to approve the resolution.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO LIFT THE HIRING MORATORIUM FOR THE UTILITY DEPARTMENT

RESOLUTION NUMBER: 2025-55

DATE: AUGUST 18, 2025

WHEREAS, on January 21, 2025, the Charter Township of Superior enacted a hiring moratorium in response to fiscal concerns and workforce reassessment needs; and

WHEREAS, the hiring freeze was implemented as a temporary measure to stabilize township expenditures and evaluate staffing efficiency across departments; and

WHEREAS, the Township Board has since undertaken a review of the township's financial position, staffing needs, and departmental workloads, with particular attention to the operational demands of the Utility Department; and

WHEREAS, the Board finds that adequate staffing within the Utility Department is essential to maintain uninterrupted public services, meet regulatory obligations, and ensure the continued safety and efficiency of township utility operations; and

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of Superior hereby **lifts the hiring freeze moratorium enacted on January 21, 2025, solely for the Utility Department**, effective immediately upon passage of this resolution; and

BE IT FURTHER RESOLVED that the Utility Department is authorized to proceed with recruitment and hiring activities in accordance with township policies, budgetary constraints, and in consultation with the Township Supervisor and Accounting Administrator.

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on August 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 8/18/2025 Date Certified

Roll Call
Aye: Supervisor Dabish Yahkind, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson
Nay: None
Absent: Trustee Devereaux, Trustee Schwartz

The motion carried unanimously.

K. RESOLUTION 2025-56, RESOLUTION TO APPROVE THE DEVELOPMENT AGREEMENT FOR THE MEADOWS AT HAWTHORNE MILL – PHASE 1

The motion was made by Clerk Robinson and supported by Trustee Greene to approve the resolution.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE THE DEVELOPMENT AGREEMENT FOR THE MEADOWS AT HAWTHORNE MILL – PHASE 1

RESOLUTION NUMBER: 2025-56

DATE: AUGUST 18, 2025

WHEREAS, Pulte Homes of Michigan LLC ("Developer") has proposed to develop Phase 1 of The Meadows at Hawthorne Mill, a five-phase residential condominium project located on approximately 71.57 acres south of Geddes Road and adjacent to the Prospect Pointe West Subdivision in Section 33 of Superior Charter Township; and

WHEREAS, the Township Planning Commission granted Final Site Plan approval for Phase 1 (STPC #21-01) on November 15, 2023, with an extension granted January 22, 2025, subject to conditions, which have been satisfied; and

WHEREAS, Section 10.05(G) of the Superior Township Zoning Ordinance requires the execution of a Development Agreement in connection with Final Site Plan approval; and

WHEREAS, the Development Agreement, attached hereto and incorporated herein by reference, outlines the terms, conditions, and responsibilities of the Developer and the Township regarding Phase 1 of the Development, including infrastructure installation, stormwater management, road improvements, tree replacement, performance guarantees, and other obligations; and

WHEREAS, the Township's consultants have reviewed the Agreement and found it consistent with Township ordinances, engineering standards, and applicable law; and

WHEREAS, the Township Board finds it to be in the best interest of the Township to approve the Development Agreement to ensure orderly development, adequate infrastructure, and compliance with all applicable regulations.

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of Superior Board of Trustees hereby approves the Development Agreement for The Meadows at Hawthorne Mill – Phase 1 between the Charter Township of Superior and Pulte Homes of Michigan LLC, in substantially the form attached hereto, and authorizes the Supervisor and Clerk to execute the Agreement on behalf of the Township.

DRAFT

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on August 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 8/18/2025 Date Certified

Roll Call
Aye: Supervisor Dabish Yahkind, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson
Nay: None
Absent: Trustee Devereaux, Trustee Schwartz

The motion carried unanimously.

L. RESOLUTION 2025-57, BUDGET AMENDMENTS FOR ALL FUNDS

The motion was made by Clerk Robinson and supported by Trustee Greene to approve the resolution.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

BUDGET AMENDMENTS FOR ALL FUNDS

RESOLUTION NUMBER: 2025-57

DATE: AUGUST 18, 2025

WHEREAS, the Charter Township of Superior Board of Trustee's has carefully reviewed the Township's current spending, and

WHEREAS, the Charter Township of Superior Board of Trustees recognizes its responsibility to the citizens of the Charter Township of Superior to carefully monitor the Township funds and provide for the needs of the Township, and

WHEREAS, the Board of Trustees of the Charter Township of Superior has carefully

reviewed the revenues and expenditures for 2025 and offers the following budget amendments.

NOW THEREFORE BE IT RESOLVED that the Charter Township of Superior Board of Trustees adopt the proposed budget amendments as set forth in the attached spreadsheet.

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on August 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 8/18/2025 Date Certified

Roll Call
Aye: Supervisor Dabish Yahkind, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson
Nay: None
Absent: Trustee Devereaux, Trustee Schwartz

The motion carried unanimously.

12. DISCUSSION

A. HIRING FREEZE

The board discussed continuing the hiring freeze due to projected overspending and scrutiny from the State of Michigan Treasury Department. Members expressed concern that granting raises during the freeze created long-term financial obligations without a clear process. They agreed the new personnel manual should establish a consistent, annual, performance-based system for raises. Concerns were also raised about how the township's financial situation could affect bond ratings and emergency borrowing for utilities or fire services. Ultimately, the board acknowledged the freeze must remain in place until finances improve.

B. STREET SWEEPING

The board discussed flooding concerns in Oakbrook, Washington Square, and other neighborhoods, with street sweeping proposed as a partial solution. The Road Commission quoted $17,000 for additional summer sweeps (with matching funds),

supplementing the usual spring and fall runs. Members stressed resident responsibility to bag leaves and avoid pushing debris into streets, as this clogs drains. Jurisdiction over drainage varies—older subdivisions fall under the Road Commission, newer ones involve HOAs, and private complexes remain owner-maintained—causing confusion that the township hopes to clarify through its GIS system. Public education and neighborly cooperation were emphasized, alongside ongoing infrastructure work such as new stormwater structures on Stamford Road.

13. BILLS FOR PAYMENT AND RECORD OF DISBURSEMENTS

The motion was made by Trustee Greene and supported by Clerk Robinson to approve bills for payment and record of disbursements.

Roll Call
Aye: Supervisor Dabish Yahkind, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson
Nay: None
Absent: Trustee Devereaux, Trustee Schwartz

The motion carried unanimously.

14. PLEAS AND PETITIONS

- **Brenda McKinney** suggested exploring a free document-shredding event for township residents, similar to one offered by the Ypsilanti Library. Costs are estimated at $700–$1,200, with potential discounts through county partnerships. Location and logistics could be coordinated by the Sheriff and Fire Departments.
- **T.C. Collins** proposed installing marker rods in flood-prone areas to help identify clogged drains, suggested community shredding events that recycle paper into "seed biscuits" to promote pollinator awareness, and provided an update on the Clay Hill Community Farm and Garden, which has expanded to three weekly market days to meet growing demand and reduce food waste.
- **Mrs. Muhammad** reminded board members to use microphones and noted that mics remain live during breaks on Zoom. She echoed concerns about board member absences and pay, questioned why RFPs for a new auditing firm have not been issued, and urged Clerk Robinson to act promptly so the township is not forced to reuse the previous firm due to delays.
- **Rhonda McGill** stressed the need for board members to attend meetings, asked when the township newsletter will return for those not following meetings, and noted that Geddes Ridge lacks a sign.
- **Irma Golden** called for a forensic audit and a new auditor to ensure truth, transparency, and accountability.

DRAFT

- **Steph** requested an update on expanded lighting for Geddes Ridge, stating one proposed DTE light is insufficient, and asked for the timeline on installing the subdivision sign budgeted for this year, now that the Geddes pathway project is nearly complete.
- **Jan W.** opposed installing a Geddes Ridge sign due to current budget constraints.
- **Dana Greene Jr.,** announced that on August 21 the Ypsilanti District Library on Michigan Ave. will host a "Pull Up and Plug In" event offering free IDs, voter education and registration, community resources, a clothing giveaway, and free toiletries.

15. ADJOURNMENT

The motion was made by Trustee Greene and supported by Trustee McKinney to adjourn the meeting. The motion carried and the meeting adjourned at 8:31 pm.

Respectfully submitted,

Angela Robinson, Clerk

Emily Dabish Yahkind, Supervisor

DRAFT

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AUGUST 2025 ASSESSING DEPARTMENT REPORT

TO: Superior Township Board of Trustees

FROM: Paula Calopisis, Assessor

SUBJECT: Assessing Department Activity Report for the September 15, 2025 Meeting (not a complete list)

The assessor conducted the following business activities during the month of August:

- Worked with TAZ several times to re-establish a VPN connection
- Created a BS&A backup and new database before updating to the new Assessor's Manual calculations. Also checked to see if there were any problems after the update
- Prepared the department budget information for a meeting with the supervisor
- Submitted information for a FOIA request
- Answered numerous questions regarding potential land divisions
- Created a list of all residential and agricultural addresses for Priority Waste
- Reviewed and signed the Principal Residence Exemptions and sent some to the county
- Continued working on the vacant land sales
- Continued adjusting land values for the 2026 assessed values
- Assisted various appraisers, attorneys, and title companies via e-mails and phone calls
- Answered many questions regarding rental properties for the new rental inspections

The appraisers conducted the following business activities during the month of August:

- Assisted residents with assessing questions at the counter and on the phone
- Completed site visits and measurements for 32 final building inspections which included new construction
- Accepted and entered 73 property transfers, principal residence exemptions, and rescinds
- Assisted a veteran with exemption paperwork
- Conducted 63 re-appraisals and other site visits
- Updated the mobile home name and address information
- Created a new address list for mailing the township newsletter to residents

Building Department Report

10 September, 2025

1) New home construction continues at Prospect Pointe West. Phase 2 is well underway. Phase 3 has been approved and Phase 4 is under Engineering review.
2) Huron Dental Clinic at 5387 Plymouth /AA rd. is open for business.

3) There are 8 new homes under construction at Kinsley. One is finished.

4) We currently have 13 separate custom homes being built in the Township.

5) The latest word on the Blight/Hoarding situation at 4745 Napier Ct. There was a hearing before Judge Barr at 14-A2 District Court on July 15th. After listening to all the reasons for non-activity, he said he was tired of this dragging out so long and ordered that the house and outbuilding be demolished and the property totally cleared of all trash and debris within 90 days. This order was signed on July 25th. Our court appointed receiver is currently securing bids for demolition. Should the property be sold within the 90 days, the buyer will assume responsibility. If not, the Township will need to have it demolished and Bill the owner. If not paid , it will become a lien on the property.

6) The abandoned property at 9900 Ford rd. is sold. The new owner has already started to clean it up and is in the process of submitting plans for renovation.

7) There is a new Cranbrook Homes development off Curtis Rd. north of Warren. This is a 17-parcel property with lot size minimums of 5 acres. The first home has been started and we are receiving documents for the second.

8) We have a Blight case open for 9400 Geddes, near the entrance to Arbor Woods Mobile Home Park. The clean up is slow but continuing.

Building

Permit #	Contractor	Job Address	Fee Total	Const. Value
PB25-0179	AMISON EDWARD & GLORIA	9214 ABBEY LN	$100.00	$10,935
Work Description:	Installing 6.075 kW roof mounted PV system			
PB25-0193	S E MICHIGAN LAND HOLDINC	7426 ABIGAIL DR	$2,936.00	$451,677
Work Description:	Construct new 2 story SFD on unfinished "garden view" basement with 2 car attached garage. 4ft side extension and 173 SF kitchen nook addition. "Austin" model			
PB25-0194	ABDULJABER ABIGAIL TRUST	7477 ABIGAIL DR	$100.00	$15,252
Work Description:	Construct 12'x20' free standing, composite deck with landing and stairs			
PB25-0205	GRABOWSKI ADAM	10231 E AVONDALE CIR	$100.00	$12,478
Work Description:	Tear off and re-roof house and attached garage			
PB25-0188	FINE INVESTMENTS LLC	8760 BARRINGTON DR	$260.00	$40,000
Work Description:	Finish construction of new 2 story SFD on unfinished basement with 2 car attached garage. Mold test report required. Original work begun under PB17-0037.			
PB25-0171	RUDNICKI DANA M & THOMAS	9039 CHERRY HILL RD	$3,250.00	$50,000
Work Description:	Construct new 1 story SFD on unfinished basement. With 3 car side entry attached garage w/ 350 SF bonus room above. Must comply with 2015 Michigan Residential Code and 2021 Energy Code.			
PB25-0177	COLLINS SPENCER	590 W CLARK RD	$100.00	$5,018
Work Description:	Interior drain and sump pump			
PB25-0197	LEE JAMES & CARMEN GREEN-	3671 DEER RIDGE CT	$544.00	$83,700
Work Description:	Tear off and re-roof			
PB25-0192	KOSENKA-EVANS NICHOLAS	1726 DEVON ST	$100.00	$14,580
Work Description:	Install 8.1 kW roof mounted PV system			
PB25-0212	GOODMAN RICHARD M	4910 DIXBORO RD	$100.00	$14,000
Work Description:	Add 221 square foot deck addition to existing deck. Deck to include 5ftx21ft ramp.			
PB25-0184	LAYMAN JOEL O ELBEKHTI FA	1669 FAIRWAY GLENS DR	$115.00	$17,712
Work Description:	Install 9.84kW roof mounted PV system			
PB25-0214	HYUNDAI AMERICA TECHNIC/	6800 GEDDES RD	$9,761.00	$1,501,664
Work Description:				

remain. Install 1/2" HD Coverboard. Install new 60 mil TPO membrane.
Roof 1B - Remove existing membrane & 1st layer of insulation (1.5" insulation to remain). Install new 1.5" insulation. Install 1/2" HD Coverboard. Install new 60 mil TPO membrane.
Roof 1D - Remove existing roof system to deck. Install (2) layers 2-6" insulation. Install 1/2" HD Coverboard. Install new 60 mil TPO membrane.
Roof 1D (Chiller Area) - Remove existing roof system down to deck. Install (2) layers 3" insulation. Install new 60 mil TPO membrane.

PB25-0199	KELLY MICHAEL & REDIES CA'	8367 GLENDALE DR	$100.00	$10,000

Work Description: Tear off and re-roof

PB25-0166	GORDON EDGAR	9563 GLENHILL DR	$182.00	$27,938

Work Description: Install 7.29kW roof mounted PV system

PB25-0210	KOZLOWSKI VIRGINIA M TRUS	3747 GOTFREDSON RD	$227.00	$35,000

Work Description: Construct 16'x40'x9' high pole barn

PB25-0207	DAVE KETANKUMAR B & SNEH	7940 HALLIE DR	$102.00	$15,759

Work Description: Install 136' of interior drain to existing sump

PB25-0187	CHANDERRAJ RISHI & ERIKA	1806 HAMLET DR	$100.00	$13,898

Work Description: Tear off and re-roof house and attached garage

PB25-0165	LAFOREST DAWN	1825 HAMLET DR	$133.00	$20,412

Work Description: Install 11.34kW roof mounted PV system

PB25-0215	CHURILLA ANDREW R & SIMON	2630 HARRIS RD	$163.00	$25,000

Work Description: Kitchen and bathroom remodel. No structural changes.

PB25-0169	MANIER EDWIN & SHARON	2029 HUNTERS CREEK DR	$134.00	$20,616

Work Description: Bathroom remodel

PB25-0216	MELESSE TOJO	1918 MAGGIE LN	$100.00	$7,800

Work Description: Construct 19'x14' deck

PB25-0195	JACOBS KEVIN L & CRAWFORD	1925 MAGGIE LN	$102.00	$15,750

Work Description: Construct 12'x16' free standing composite deck

PB25-0170	ZHU YUFEI & YE NING	1949 MAGGIE LN	$169.00	$26,000

Work Description: Construct 24'x15' deck attached to the house. Ledger attachment to conform with R507 of 2015 Michigan Residential Code.
Also see Handout provided.

PB25-0191	WATSON GARY & AMANDA	8744 NOTTINGHAM DR	$167.00	$25,678

Work Description: Tear off and re-roof house and attached garage

PB25-0201	SAWICKI STEPHINE & ENERSO	8836 NOTTINGHAM DR	$137.00	$21,081

Work Description: Install 5.74kW roof mounted PV system

PB25-0185	MAYFIELD II ROBERT G	8660 PINE CT	$100.00	$6,561

Work Description: Install 3.645 kW roof mounted PV system

PB25-0190	FORSHEE JOHN H TRUSTEE	2960 PROSPECT RD	$100.00	$15,350

Work Description: Replace 292 SF of wood lap siding
Reframe and replace 4 windows.
Strip interior walls on 2 walls, insulate and sheet with plywood.

PB25-0204	SHUTER JEREMY L/PORCIUNCI	1660 SAVANNAH CT	$299.00	$46,061

Work Description: Tear off and re-roof house and attached garage

PB25-0175	MITCHELL DEBORAH/COVINC	1664 SAVANNAH CT	$130.00	$20,000

Work Description: Construct 16'x22', Free Standing, Composite Deck

PB25-0211	HINES DUANE & PATTY	8591 SOMERSET LN	$100.00	$9,056

Work Description: Construct 4'x8' deck with stairs

PB25-0203	MILLARD JOHN C & KATHLEEI	8824 SOMERSET LN	$100.00	$14,800

Work Description: Tear off and re-roof house and attached garage

PB25-0200	WINTER JAMES A & DEBORAH	8181 STAMFORD RD	$169.00	$26,000

Work Description: Install 8.36kW roof mounted PV system

PB25-0176	GREGORY MARCELLUS LAMAR	1600 STEPHENS DR	$100.00	$11,366

Work Description: Tear off and Re-roof house

PB25-0189	OAK TRAILS SCHOOL INC	6727 WARREN RD	$122.00	$18,698

Work Description: Tear off and re-roof school building. 2nd story and rear shed roof only.

PB25-0206	FACKLER MITCHELL& ELANA	8316 N WARWICK CT	$104.00	$16,035

Work Description: Tear off and re-roof

PB25-0180	INFINITY ACQUISITIONS LLC	1427 WEEPING WILLOW CT	$1,802.00	$277,309

Work Description: Construct new 2 story SFD on unfinished basement with 2 car attached garage.
"Enclave" model - Elevation 'B'

PB25-0181	INFINITY ACQUISITIONS LLC	1446 WEEPING WILLOW CT	$1,936.00	$297,887

Work Description: Construct new 2 story SFD on unfinished basement with 2 car attached garage
"Nantucket" model - Elevation 'C'

PB25-0183	INFINITY ACQUISITIONS LLC	1452 WEEPING WILLOW CT	$1,823.00	$280,520

Work Description: Construct new 2 story SFD on unfinished basement with 2 car attached garage.
"Madison" model - Elevation 'B'

PB25-0182	INFINITY ACQUISITIONS LLC	1458 WEEPING WILLOW CT	$1,936.00	$297,887

Work Description: Construct new 2 story SFD on unfinished basement with 2 car attached garage.
"Nantucket" model - Elevation 'A'

PB25-0167	MASSEY GIOIA K	1683 WEEPING WILLOW CT	$152.00	$15,645

Work Description: Install roof mounted 5.3 KW PV system

PB25-0196	STOWE RYAN M & ERICA C	3324 WOODHILL CIR	$100.00	$5,000

Work Description: Construct small 4'x6' landing with stairs

Total Permits For Type:	**41**
Total Fees For Type:	**$28,355.00**
Total Const. Value For Type:	**$3,840,123**

Report Summary

Population: All Records

Permit.PermitType = Building
AND
Permit.DateIssued in <Previous month> [08/01/25 - 08/31/25]

Grand Total Fees:	**$28,355.00**
Grand Total Permits:	**41**
Grand Total Const. Value:	**$3,840,123**

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
August 2025

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Other Building	*$1,520,362.00*	*$9,883.00*	*2*
Electrical	*$0.00*	*$7,760.00*	*34*
Mechanical	*$0.00*	*$8,735.00*	*52*
Plumbing	*$0.00*	*$4,260.00*	*24*
Res-Additions (Inc. Garages)	*$35,000.00*	*$227.00*	*1*
Res-New Building	*$1,655,280.00*	*$13,683.00*	*6*
Res-Other Building	*$528,515.00*	*$3,905.00*	*28*
Res-Renovations	*$100,966.00*	*$657.00*	*4*
Totals	***$3,840,123.00***	***$49,110.00***	***151***

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT

January 2025 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family New Building	*$4,698,000.00*	*$30,537.00*	*2*
Com/Multi-Family Other Building	*$2,002,358.00*	*$13,067.00*	*5*
Com/Multi-Family Renovations	*$2,553,842.00*	*$16,604.00*	*4*
Com-Other Non-Building	*$40,000.00*	*$260.00*	*1*
Electrical	*$0.00*	*$56,120.00*	*233*
Mechanical	*$0.00*	*$49,945.00*	*291*
Plumbing	*$0.00*	*$35,625.00*	*163*
Res-Additions (Inc. Garages)	*$1,010,751.00*	*$6,570.00*	*7*
Res-Manufactured/Modular	*$110,000.00*	*$1,050.00*	*7*
Res-New Building	*$16,092,143.00*	*$107,568.00*	*37*
Res-Other Building	*$2,063,862.00*	*$15,587.00*	*114*
Res-Other Non-Building	*$306,929.00*	*$2,048.00*	*8*
Res-Renovations	*$1,436,980.00*	*$9,386.00*	*23*
Totals	***$30,314,865.00***	***$344,367.00***	***895***

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SUPERIOR TOWNSHIP FIRE DEPARTMENT

MEMO

To: Emily Dabish-Yahkind, Angela Robinson, Lisa Lewis

CC: Christina Benitez

From: Vic Chevrette, Fire Chief

Date: 9/9/2025

Re: Fire Chief/Fire Marshal Activity Report August 2025

The following is the August 2025 activity report for the Fire Chief and Fire Marshal.

FOIA Request: 3

CMS Reporting: 1

Meetings Attended: OHM Roof Project pre-bid & bid Review. Meeting with Twp. Supervisor. Department Head meetings. Meeting with OHM, Road Commission ref. Stamford Road Flooding problems. Fire Department Officers meeting. Meet with WMOI for bedding furniture at Station 2. Meeting with Servpro ref. insulation at Station 2.

Training:

Fire Prevention/Education:

Investigations: None

Fire Inspections: 1

Fire Service Casualty: One firefighter with back injury lifting a patient.

Other: Station 2 was closed at various times due to staffing issues. Lieutenant Oral Board Exam.

Total calls for service June 2025: 161

Respectfully Submitted, Victor G. Chevrette, Fire Chief

The following is the August 2025 activity report for the Fire Marshal

Fire Suppression Plan Reviews/Zoom Conference:

Fire Suppression Inspections: 2

Fire Protection Inspections: 1

Fire Department Access inspection: 1

Fire Pump Inspection:

Fire Pump Flow Test:

Plan Review: 1

Plan Review Zoom meetings:

Building Inspection: 2

Food Truck Inspections:

Knox Box Installation:

Consultation, Fire Protection:

Fire Alarm Plan Review:

Fire Alarm Inspection / test: 3

Fire Investigation:

Fire Investigations follow up:

Burning Complaint:

Burn Permits issued:

Officers Meeting: 1

Meetings: 2

EMT Training:

Code Research: 1

Food Truck: 1

Inspector Training:

Battery Fire Suppression Classes:

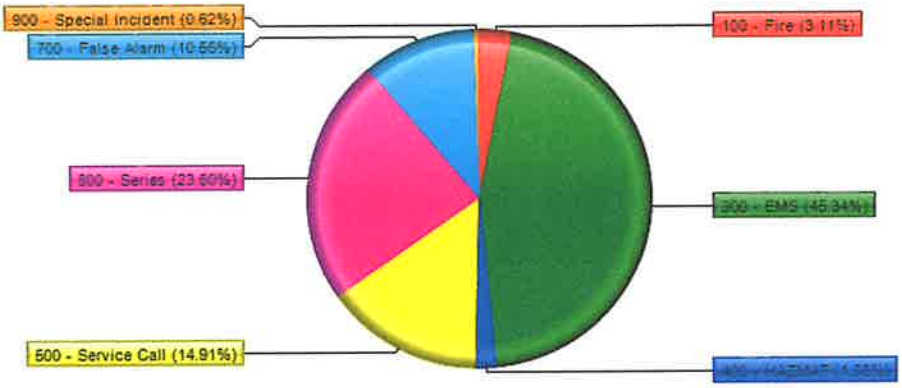
Site Inspection:

Stabler Farms tour: 1

Respectfully Submitted,
Dan Kimball, Fire Marshal

Fire Incident Type Breakdown

Incident Type Group	
100 - Fire	5
300 - EMS	73
400 - HAZMAT	3
500 - Service Call	24
600 - Series	38
700 - False Alarm	17
900 - Special Incident	1
	161



Major Fires with Propery Loss > $1M

Incident Date	Incident Number	Alarm Date	Incident Type	Incident Type Code	Property Use	Property Use Code	Estimated Property Loss

No records were found.

Major Fires (Civilian Casualties)

Incident Date	Incident Number	Property Use	Property Use Code	Structure Fires	Estimated Property Loss	Injury or Death	Civilian Casualty	Severity Code	Civilian Deaths	Incident Type Code
8/3/2025 12:00:00 AM	4166243	1 or 2 family dwelling	419	01 - Residential - Private Dwelling	$0.00	Not Recorded	0		0	113
8/29/2025 12:00:00 AM	4177631	Outbuilding or shed	808	11 - Storage in Structures	$500.00	Not Recorded	0		0	161
8/1/2025 12:00:00 AM	4165094	1 or 2 family dwelling	419	01 - Residential - Private Dwelling		Not Recorded	0		0	111
7/31/2025 12:00:00 AM	4164602	1 or 2 family dwelling	419	01 - Residential - Private Dwelling		Not Recorded	0		0	111
8/4/2025 12:00:00 AM	4166647	Open land or field	931	12 - Other Structures		Not Recorded	0		0	151
					Total Loss $500.00					

Part III - Breakdown of Fires (Incident Type 110-129)

Structure Fires	Estimated Property Loss	Civilian Casualty	Civilian Deaths	Total
01 - Residential - Private Dwelling	$0.00	0	0	3
	Total Loss $0.00			**3**

If Property Use is not shown in the output, then value is 0

Part III - Lines 5 and 13 on NFPA Form

Residential or Structure	Estimated Property Loss	Civilian Casualty	Deaths	Total
05 - Residential	$0.00	0	0	3
				3

Part III - Lines 14a through 25

Fires in Structure by Property Use	Estimated Property Loss	Total
15 - Fires Outside of Structures	$500.00	1
17 - Fires in Rubbish		1
20 - Rescue, EMS Response		75
21 - False Alarm Responses		17
23a - Hazmat (spills, leaks)		1
23b - Hazmat Other		2
24 - All Other Responses		43
		140

Fire - Confined vs Non-Confined

Residential or Structure	Click for Details
05 - Residential	3 Rows

Part IV - Breakdown of False Alarm Responses

False Alarm Breakdown	Total
2. System Malfunction (IT 730-739)	9
3. Unintentional (IT 740-749)	8
	17

Part V - Intentionally Set Fires in Structures and Vehicles

Structure v Vehicle	Civilian Deaths	Civilian Injuries	Total Estimated Loss	Total

No records were found.

Fire Service Casualty - Injury Info

Severity	Age	Cause of Fire Fighter Injury	Factor Contributing To Injury	Primary Part of Body Injured	Activity at Time of Injury	Cause of Fire Fighter Injury	Factor Contributing To Injury	Primary Apparent Symptom

No records were found.

Fire Casualty - Injury Information

Age	Severity	Physical Condition Just Prior to Injury	Activity at Time of Injury	Cause of Fire Fighter Injury	Object Involved In Injury	Factor Contributing To Injury	Primary Apparent Symptom	Primary Part of Body Injured	Inside or Outside a Structure

No records were found.

Civilian Injuries

Severity	Incident Date	Incident Number	Activity When Injured	Activity When Injured	Primary Apparent Symptom	Primary Area Of Body Injured	Transported to Emergency Care	Location at Time of Incident	General Location at Time of Injury	Specific Location at Time of Injury

No records were found.

Fire - False Alarms	Date: Tuesday, September 9, 2025 Time: 10:09:42 AM

Incident Date	Incident Number	NFIRS Number	Alarm Date	Incident Type	Incident Type Code	Street Or Highway Name	Property Use	Incident Narrative
8/2/2025 12:00:00 AM	4165453	0001075	8/2/2025 1:13:52 AM	Smoke detector activation due to malfunction	733	Kenwyck	Multifamily dwelling	KUJAWA, JEFFREY Aug 02 2025 04:34PM:FD was dispatched to the above location for a residential fire alarm. Owners smoke detector was chipping 3 beeps, that indicated a malfunction. Homeowner stated she would replace the smoke detector in morning. FD cleared the scene. KUJAWA, JEFFREY Aug 02 2025 04:38PM:cancelled while responding KUJAWA, JEFFREY Aug 02 2025 04:38PM:FD was dispatched to the above location for a residential fire alarm. Owners smoke detector was chipping 3 beeps, that indicated a malfunction. Homeowner stated she would replace the smoke detector in morning. FD cleared the scene.
8/19/2025 12:00:00 AM	4173209	0001157	8/19/2025 2:37:55 PM	Smoke detector activation due to malfunction	733	Hillshire	1 or 2 family dwelling	FRENCH, JEFF Aug 19 2025 08:36PM:Dispatched to the listed address for a reported fire alarm. E11-1 arrived to find the home owner in the driveway she stated the the system was malfunctioning.
8/23/2025 12:00:00 AM	4174859	0001181	8/23/2025 7:44:12 AM	Smoke detector activation due to malfunction	733	Sheffield	1 or 2 family dwelling	BURNS, JORDAN Aug 23 2025 07:43PM:STFD E11-2 & L11-1 responded to a

								Smoke detector activation @ above-listed address. Upon E11-2 arrival, nothing was found showing—E-2 crew. The homeowner contacted the crew and found it to be a bad detector. L11-1 was cleared in service. STFD cleared in service.
8/27/2025 12:00:00 AM	4176538	0001201	8/27/2025 12:06:40 AM	Smoke detector activation due to malfunction	733	Barrington	1 or 2 family dwelling	MONDAY, DEREK Aug 27 2025 11:11AM:SUTFD E 11-2 and L 11-1 were dispatched to the above location for an alarm activation. Upon arrival and after investigating we discovered the alarm activated due to a malfunctioning alarm system and all STFD units returned in service.
8/28/2025 12:00:00 AM	4176957	0001205	8/28/2025 12:08:53 AM	Smoke detector activation due to malfunction	733	Brian	1 or 2 family dwelling	OBERSTAEDT, COREY Aug 28 2025 04:56AM:STFD dispatched for a reported carbon monoxide alarm at the above listed address. E11-1 responded once clear of a previous run and arrived on scene. The homeowner was outside of the home and stated that the alarm made a loud noise that woke her up. STFD entered the home and monitored the air throughout with the four gas monitor. The homeowner pointed to the alarm that had sounded and STFD investigated further. The alarm was displaying a red light that was on a timed sequence. It was determined that this was a smoke alarm and not a combination alarm

								with carbon monoxide. The entire home was cleared with the four gas monitor and all levels were within the normal range. STFD personnel put a new 9V battery in the smoke alarm and the red light turned off. The scene was left with the homeowner and all STFD personnel returned in service.
8/30/2025 12:00:00 AM	4177877	0001216	8/30/2025 3:30:26 AM	Smoke detector activation due to malfunction	733	Pheasant	1 or 2 family dwelling	COKER, TYLER Aug 30 2025 08:09AM:STFD was dispatched to an Alarm Activation at the dispatched address. E11-1 responded and arrived to nothing showing being met by the home occupant. The home owner took FD to the basement where a smoke alarm, battery operated was malfunctioning. FD disabled it for the resident to use to get a new detector to match. Once completed STFD returned in service. COKER, TYLER Aug 30 2025 08:14AM:STFD was dispatched to an Alarm Activation at the dispatched address. E11-1 responded and arrived to nothing showing being met by the home occupant. The home owner took FD to the basement where a smoke alarm, battery operated was malfunctioning. FD disabled it for the resident to use to get a new detector to match. Once completed STFD returned in service.

8/13/2025 12:00:00 AM	4170615	0001141	8/13/2025 3:37:52 PM	Alarm system sounded due to malfunction	735	Geddes	Parking garage, general vehicle	GAKEN, JAMES Aug 15 2025 01:20AM:SUTFD was dispatched for a fire alarm at the above address. E11-2 and T11-1 responded from their stations without delay and no issues on the way. E11-2 arrived to find a large two story garage with nothing showing. Personnel were met by security that stated power washers got water on an alarm sensor and set it off. No hazards were found and all SUTFD units cleared and returned in service without incident.
8/11/2025 12:00:00 AM	4169760	0001128	8/11/2025 8:03:07 PM	CO detector activation due to malfunction	736	Napier	1 or 2 family dwelling	CONKLIN, BARRY Aug 12 2025 02:20AM:T 11-1 ATF TWO PEOPLE STANDING OUTSIDE REPORTING AN AUTABLE ALARM STATING CO IN THE HOUSE. FD WENT INTO THE HOUSE WITH THE CO MONITOR AND CHECKED THE ENTIRE HOUSE INCLUDING THE BASEMENT. THERE WAS NO ALARM GOING OFF IN THE HOUSE AND THE FD CO MONITOR DID NOT READ ANY CO. THE OCCUPANTS WERE INFORMED AND T 11-1 WENT IN SERVICE.
8/26/2025 12:00:00 AM	4176270	0001197	8/26/2025 12:44:55 PM	CO detector activation due to malfunction	736	Berkshire	1 or 2 family dwelling	MONDAY, DEREK Aug 27 2025 12:50AM:STFD E11-2 arrived on scene to discover no readings on our 4gas meter and just 2 malfunctioning detectors due to the age of them. Informed the homeowners and returned in service

8/3/2025 12:00:00 AM	4166169	0001089	8/3/2025 7:04:54 PM	Smoke detector activation, no fire - unintentional	743	Red Fox	1 or 2 family dwelling	GAKEN, JAMES Aug 04 2025 11:25AM:SUTFD was dispatched for a fire alarm at the above address. E11-2 responded priority one from Geddes and Gale Rd after diverting from the previous call they were already enroute to. E11-2 arrived to find a medium two story single family dwelling with nothing showing. E11-2 went into offensive mode to investigate and were met by the homeowner at the front door. The homeowner stated they were changing batteries and set the alarms off. E11-2 then advised dispatch and cleared the scene. E11-2 returned in service without incident.
8/19/2025 12:00:00 AM	4173171	0001155	8/19/2025 1:07:30 PM	Smoke detector activation, no fire - unintentional	743	Plymouth	Specialty shop	FRENCH, JEFF Aug 19 2025 05:24PM:Dispatched to the listed address for a reported fire alarm while responding the alarm was CNX. Engine 11-1 continued for information and confirmed false alarm
8/22/2025 12:00:00 AM	4174628	0001177	8/22/2025 6:07:22 PM	Smoke detector activation, no fire - unintentional	743	Joy	1 or 2 family dwelling	COKER, TYLER Aug 22 2025 11:40PM:STFD was dispatched to an Alarm Activation at the dispatched address. E11-1 responded and arrived to a large two story home with nothing showing out investigating. FD made contact with homeowner and stated the BBQ grill smoke set off the

								alarm. There was no fire at the resident. E11-1 returned in service. COKER, TYLER Aug 22 2025 11:42PM:STFD was dispatched to an Alarm Activation at the dispatched address. E11-1 responded and arrived to a large two story home with nothing showing out investigating. FD made contact with homeowner and stated the BBQ grill smoke set off the alarm. There was no fire at the resident. E11-1 returned in service.
8/25/2025 12:00:00 AM	4175864	0001191	8/25/2025 2:18:24 PM	Smoke detector activation, no fire - unintentional	743	Avondale	1 or 2 family dwelling	GAKEN, JAMES Aug 25 2025 06:40PM:SUTFD was dispatched to the above address for a fire alarm. L11-1 and E11-2 responded from their stations without delay and no issues on the way. E11-2 arrived to a small two story single family residential with nothing showing and were met by the homeowner. The home owner stated that they had workers working on pipes in the basement and they set the smoke alarm off while brazing pipes. Personnel checked it out and found no hazards. L11-1 was canceled at this time. Personnel then collected information and then cleared and returned in service without incident.
8/1/2025 12:00:00 AM	4165200	0001069	8/1/2025 1:38:00 PM	Detector activation, no fire - unintentional	744	Joy	Elementary school, including kindergarten	PIERCE, LANCE Aug 01 2025 05:57PM:Units were dispatched to the

								above location for a commercial fire alarm. Dispatched advised units that a callback from location advised to cancel, false alarm. U-11-1 continued and made contact with work crew on scene, and they advised work on the system was on going. Scene was left with the work crew.
8/9/2025 12:00:00 AM	4168818	0001114	8/9/2025 5:55:56 PM	Alarm system activation, no fire - unintentional	745	Tanglewood	Residential, other	OBERSTAEDT, COREY Aug 10 2025 12:33AM:STFD dispatched for a fire alarm at the above listed address. T11-1 responded and central quickly notified that it was going to be a cooking mishap and a false alarm. T11-1 continued for a report. The homeowner stated that there was no damage to the home. All STFD units returned in service.
8/22/2025 12:00:00 AM	4174408	0001176	8/22/2025 9:38:31 AM	Alarm system activation, no fire - unintentional	745	Avondale	Residential, other	OBERSTAEDT, COREY Aug 22 2025 10:45PM:STFD dispatched for a smoke alarm at the above listed address. L11-1 and E11-1 responded to the scene. While en route central advised that per the alarm company this was going to be a false alarm. L11-1 and E11-1 continued for a report and arrived to a 2 story residential home with nothing showing. STFD personnel utilized this call as a training scenario and simulated hooking up to a hydrant and stretching a cross-

								lay to the front door. The homeowner stated that it was a cooking mishap and there was no damage to the home. Personnel picked up equipment and all STFD units returned in service.
8/28/2025 12:00:00 AM	4177375	0001208	8/28/2025 10:03:58 PM	Alarm system activation, no fire - unintentional	745	Paddock	1 or 2 family dwelling	MONDAY, DEREK Aug 29 2025 02:35AM:SUTFD E 11-2 was dispatched to the above location for a full alarm activation, We arrived on scene with WCSD and were met by the homeowner who informed us he changed a battery in a smoke detector and set the alarm off. All STFD units returned in service.

Fire - Incident Types Codes with Detail Breakdown	Date: Tuesday, September 9, 2025 Time: 10:11:37 AM

Incident Type Group	Incident Type Code	Alarm Date	Incident Number	NFIRS Number	Incident Type	Action Taken 1	Property Use Code	Property Use
100 - Fire								
	111							
		7/31/2025 12:34:16 AM	4164602	0001060	Building fire	Extinguishment by fire service personnel	419	1 or 2 family dwelling
		8/1/2025 8:55:28 AM	4165094	0001071	Building fire	Extinguishment by fire service personnel	419	1 or 2 family dwelling
					2			
	113							
		8/3/2025 11:06:32 PM	4166243	0001090	Cooking fire, confined to container	Investigate	419	1 or 2 family dwelling
					1			
	151							
		8/4/2025 9:23:48 PM	4166647	0001096	Outside rubbish, trash or waste fire	Extinguishment by fire service personnel	931	Open land or field
					1			
	161							
		8/29/2025 2:29:02 PM	4177631	0001212	Outside storage fire	Extinguishment by fire service personnel	808	Outbuilding or shed
					1			
5								
300 - EMS								
	311							
		7/31/2025 6:22:22 AM	4164651	0001061	Medical assist, assist EMS crew	Provide manpower	419	1 or 2 family dwelling
		7/31/2025 9:32:51 AM	4164701	0001063	Medical assist, assist EMS crew	Information, investigation & enforcement, other	400	Residential, other

		8/1/2025 3:14:59 AM	4165035	0001067	Medical assist, assist EMS crew	Emergency medical services, other	419	1 or 2 family dwelling
		8/1/2025 11:06:42 PM	4165427	0001074	Medical assist, assist EMS crew	Information, investigation & enforcement, other	965	Vehicle parking area
		8/2/2025 1:32:19 AM	4165458	0001076	Medical assist, assist EMS crew	Information, investigation & enforcement, other	429	Multifamily dwelling
		8/2/2025 3:47:02 AM	4165479	0001078	Medical assist, assist EMS crew	Information, investigation & enforcement, other	400	Residential, other
		8/2/2025 1:43:38 PM	4165641	0001080	Medical assist, assist EMS crew	Information, investigation & enforcement, other	400	Residential, other
		8/4/2025 12:55:08 PM	4166427	0001093	Medical assist, assist EMS crew	Information, investigation & enforcement, other	400	Residential, other
		8/6/2025 1:59:34 PM	4167406	0001102	Medical assist, assist EMS crew	Provide manpower	311	24-hour care Nursing homes, 4 or more persons
		8/8/2025 10:50:58 AM	4168227	0001107	Medical assist, assist EMS crew	Provide basic life support (BLS)	419	1 or 2 family dwelling
		8/9/2025 4:41:01 PM	4168792	0001113	Medical assist, assist EMS crew	Information, investigation & enforcement, other	965	Vehicle parking area
		8/10/2025 9:35:51 AM	4169067	0001116	Medical assist, assist EMS crew	Provide basic life support (BLS)	419	1 or 2 family dwelling
		8/11/2025 10:46:52 PM	4169815	0001129	Medical assist, assist EMS crew	Information, investigation & enforcement, other	965	Vehicle parking area
		8/12/2025 11:45:35 AM	4170021	0001132	Medical assist, assist EMS crew	Assistance, other	429	Multifamily dwelling
		8/17/2025 4:26:22 PM	4172432	0001152	Medical assist, assist EMS crew	Provide manpower	419	1 or 2 family dwelling
		8/17/2025 7:53:09 PM	4172524	0001153	Medical assist, assist EMS crew	Provide basic life support (BLS)	419	1 or 2 family dwelling
		8/18/2025 12:57:47 PM	4172744	0001154	Medical assist, assist EMS crew	Provide manpower	429	Multifamily dwelling

		8/19/2025 9:07:21 PM	4173357	0001161	Medical assist, assist EMS crew	Information, investigation & enforcement, other	400	Residential, other
		8/20/2025 12:26:58 AM	4173391	0001163	Medical assist, assist EMS crew	Information, investigation & enforcement, other	400	Residential, other
		8/20/2025 2:47:12 PM	4173628	0001164	Medical assist, assist EMS crew	Provide manpower	419	1 or 2 family dwelling
		8/21/2025 1:49:00 PM	4174040	0001169	Medical assist, assist EMS crew	Provide manpower	961	Highway or divided highway
		8/21/2025 10:26:33 PM	4174269	0001173	Medical assist, assist EMS crew	Assistance, other	419	1 or 2 family dwelling
		8/23/2025 1:04:06 AM	4174798	0001180	Medical assist, assist EMS crew	Information, investigation & enforcement, other	400	Residential, other
		8/24/2025 12:29:13 PM	4175409	0001183	Medical assist, assist EMS crew	Provide manpower	419	1 or 2 family dwelling
		8/25/2025 3:38:54 AM	4175683	0001187	Medical assist, assist EMS crew	Provide manpower	419	1 or 2 family dwelling
		8/26/2025 10:44:51 AM	4176224	0001196	Medical assist, assist EMS crew	Standby	419	1 or 2 family dwelling
		8/26/2025 3:11:45 PM	4176334	0001198	Medical assist, assist EMS crew	Standby	419	1 or 2 family dwelling
		8/26/2025 8:15:23 PM	4176479	0001195	Medical assist, assist EMS crew	Standby	419	1 or 2 family dwelling
		8/27/2025 10:01:27 AM	4176649	0001202	Medical assist, assist EMS crew	Information, investigation & enforcement, other	311	24-hour care Nursing homes, 4 or more persons
		8/27/2025 12:04:10 PM	4176691	0001203	Medical assist, assist EMS crew	Information, investigation & enforcement, other	400	Residential, other
		8/27/2025 11:57:28 PM	4176955	0001204	Medical assist, assist EMS crew	Information, investigation & enforcement, other	400	Residential, other
		8/29/2025 4:11:20 AM	4177460	0001209	Medical assist, assist EMS crew	Standby	429	Multifamily dwelling
		8/30/2025 11:32:28 PM	4178360	0001219	Medical assist, assist EMS crew	Emergency medical services, other	311	24-hour care Nursing homes, 4 or more persons

					33			
	321							
		8/1/2025 10:52:03 AM	4165138	0001072	EMS call, excluding vehicle accident with injury	Standby	311	24-hour care Nursing homes, 4 or more persons
		8/2/2025 2:32:01 PM	4165659	0001083	EMS call, excluding vehicle accident with injury	Information, investigation & enforcement, other	000	Property Use, other
		8/3/2025 6:45:57 PM	4166159	0001097	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	429	Multifamily dwelling
		8/4/2025 7:22:02 AM	4166312	0001092	EMS call, excluding vehicle accident with injury	Information, investigation & enforcement, other	400	Residential, other
		8/6/2025 3:14:17 AM	4167225	0001100	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	419	1 or 2 family dwelling
		8/7/2025 9:10:59 PM	4168030	0001119	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	419	1 or 2 family dwelling
		8/10/2025 6:22:40 PM	4169264	0001124	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	962	Residential street, road or residential driveway
		8/11/2025 12:13:07 PM	4169580	0001126	EMS call, excluding vehicle accident with injury	Information, investigation & enforcement, other	429	Multifamily dwelling
		8/11/2025 11:30:41 PM	4169826	0001130	EMS call, excluding vehicle accident with injury	Information, investigation & enforcement, other	429	Multifamily dwelling
		8/12/2025 11:02:11 AM	4169996	0001133	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	429	Multifamily dwelling
		8/13/2025 2:04:07 AM	4170363	0001134	EMS call, excluding vehicle accident with injury	Provide basic life support (BLS)	419	1 or 2 family dwelling
		8/13/2025	4170686	0001142	EMS call.	Provide first	419	1 or 2 family

		6:28:52 PM			excluding vehicle accident with injury	aid & check for injuries		dwelling
		8/14/2025 6:07:38 PM	4171134	0001137	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	429	Multifamily dwelling
		8/15/2025 6:00:58 AM	4171304	0001143	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	419	1 or 2 family dwelling
		8/15/2025 11:50:38 AM	4171428	0001144	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	419	1 or 2 family dwelling
		8/15/2025 6:13:24 PM	4171601	0001147	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	429	Multifamily dwelling
		8/15/2025 8:56:50 PM	4171662	0001148	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	429	Multifamily dwelling
		8/16/2025 7:54:52 PM	4172082	0001151	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	419	1 or 2 family dwelling
		8/19/2025 2:01:26 PM	4173198	0001156	EMS call, excluding vehicle accident with injury	Investigate	962	Residential street, road or residential driveway
		8/19/2025 2:13:40 PM	4173201	0001158	EMS call, excluding vehicle accident with injury	Provide manpower	419	1 or 2 family dwelling
		8/19/2025 5:35:55 PM	4173275	0001160	EMS call, excluding vehicle accident with injury	Provide basic life support (BLS)	419	1 or 2 family dwelling
		8/20/2025 3:30:47 PM	4173651	0001165	EMS call, excluding vehicle accident with injury	Information, investigation & enforcement, other	400	Residential, other
		8/20/2025 6:37:20 PM	4173722	0001166	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	419	1 or 2 family dwelling

		8/21/2025 7:26:58 PM	4174194	0001170	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	429	Multifamily dwelling
		8/23/2025 5:25:07 PM	4175073	0001184	EMS call, excluding vehicle accident with injury	Provide basic life support (BLS)	500	Mercantile, business, other
		8/25/2025 9:44:10 PM	4176018	0001192	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	419	1 or 2 family dwelling
		8/26/2025 7:13:08 PM	4176455	0001199	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	419	1 or 2 family dwelling
		8/26/2025 7:54:01 PM	4176471	0001200	EMS call, excluding vehicle accident with injury	Provide basic life support (BLS)	419	1 or 2 family dwelling
		8/28/2025 4:56:27 PM	4177256	0001206	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	960	Street, other
		8/28/2025 10:40:33 PM	4177389	0001210	EMS call, excluding vehicle accident with injury	Provide basic life support (BLS)	419	1 or 2 family dwelling
		8/29/2025 2:46:25 PM	4177641	0001215	EMS call, excluding vehicle accident with injury	Notify other agencies.	429	Multifamily dwelling
		8/30/2025 4:22:20 PM	4178108	0001222	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	429	Multifamily dwelling
		8/30/2025 7:44:56 PM	4178219	0001220	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	419	1 or 2 family dwelling
		8/30/2025 10:38:11 PM	4178338	0001221	EMS call, excluding vehicle accident with injury	Provide first aid & check for injuries	429	Multifamily dwelling
					34			
	322							
		8/1/2025	4165170	0001073	Motor vehicle	Hazardous	962	Residential

		12:15:18 PM			accident with injuries	materials spill control and confinement		street, road or residential driveway
		8/3/2025 6:56:06 PM	4166161	0001168	Motor vehicle accident with injuries	Provide first aid & check for injuries	965	Vehicle parking area
		8/7/2025 3:44:59 PM	4167869	0001104	Motor vehicle accident with injuries	Provide first aid & check for injuries	962	Residential street, road or residential driveway
		8/29/2025 3:16:40 AM	4177449	0001211	Motor vehicle accident with injuries	Provide first aid & check for injuries	419	1 or 2 family dwelling
					4			
	324							
		8/20/2025 5:04:33 AM	4173431	0001162	Motor vehicle accident with no injuries.	Investigate	962	Residential street, road or residential driveway
		8/25/2025 8:27:32 AM	4175731	0001189	Motor vehicle accident with no injuries.	Investigate	962	Residential street, road or residential driveway
					2			
73								
400 - HAZMAT								
	424							
		8/25/2025 1:26:35 AM	4175665	0001188	Carbon monoxide incident	Investigate	419	1 or 2 family dwelling
					1			
	442							
		8/16/2025 5:38:01 PM	4172031	0001145	Overheated motor	Investigate	419	1 or 2 family dwelling
					1			
	463							
		8/25/2025 8:06:56 AM	4175725	0001190	Vehicle accident, general cleanup	Remove hazard	961	Highway or divided highway
					1			

3								
500 - Service Call								
	500							
		8/14/2025 12:21:41 AM	4170815	0001140	Service Call, other	Emergency medical services, other	419	1 or 2 family dwelling
					1			
	531							
		8/10/2025 5:21:08 PM	4169232	0001121	Smoke or odor removal	Investigate	419	1 or 2 family dwelling
					1			
	541							
		8/5/2025 7:47:21 AM	4166762	0001099	Animal problem	Investigate	962	Residential street, road or residential driveway
					1			
	542							
		8/11/2025 12:13:15 PM	4169581	0001125	Animal rescue	Rescue, remove from harm	938	Graded and cared-for plots of land
					1			
	551							
		8/21/2025 9:18:00 PM	4174242	0001172	Assist police or other governmental agency	Assistance, other	449	Hotel/motel, commercial
		8/28/2025 1:55:11 PM	4177171	0001207	Assist police or other governmental agency	Investigate	960	Street, other
					2			
	553							
		8/3/2025 10:46:00 AM	4165998	0001086	Public service	Assistance, other	419	1 or 2 family dwelling
					1			
	554							
		7/31/2025 8:41:19	4164944	0001065	Assist invalid	Information, investigation &	400	Residential, other

		PM				enforcement, other		
		8/4/2025 4:16:05 PM	4166517	0001091	Assist invalid	Information, investigation & enforcement, other	400	Residential, other
		8/4/2025 8:42:36 PM	4166633	0001094	Assist invalid	Information, investigation & enforcement, other	400	Residential, other
		8/7/2025 9:21:34 AM	4167713	0001103	Assist invalid	Assist physically disabled	419	1 or 2 family dwelling
		8/7/2025 6:42:30 PM	4167969	0001120	Assist invalid	Assist physically disabled	419	1 or 2 family dwelling
		8/8/2025 7:14:15 PM	4168457	0001109	Assist invalid	Assist physically disabled	419	1 or 2 family dwelling
		8/9/2025 9:47:21 PM	4168928	0001115	Assist invalid	Information, investigation & enforcement, other	400	Residential, other
		8/16/2025 3:53:21 PM	4171994	0001150	Assist invalid	Assist physically disabled	419	1 or 2 family dwelling
		8/21/2025 8:48:00 PM	4174226	0001171	Assist invalid	Assist physically disabled	419	1 or 2 family dwelling
		8/21/2025 10:16:48 PM	4174265	0001174	Assist invalid	Assistance, other	429	Multifamily dwelling
		8/23/2025 10:39:17 AM	4174906	0001182	Assist invalid	Provide manpower	419	1 or 2 family dwelling
		8/25/2025 3:03:50 AM	4175677	0001186	Assist invalid	Provide manpower	419	1 or 2 family dwelling
		8/26/2025 2:56:17 AM	4176091	0001193	Assist invalid	Provide manpower	419	1 or 2 family dwelling
		8/29/2025 12:08:58 PM	4177568	0001213	Assist invalid	Information, investigation & enforcement, other	400	Residential, other
		8/30/2025 9:54:35 PM	4178320	0001218	Assist invalid	Assistance, other	311	24-hour care Nursing homes, 4 or more persons
					15			
	561							
		8/2/2025 8:06:23 PM	4165797	0001084	Unauthorized burning	Investigate	938	Graded and cared-for plots of land

		8/5/2025 11:46:00 AM	4166853	0001098	Unauthorized burning	Investigate	500	Mercantile, business, other
					2			
24								
600 - Series								
	600							
		8/2/2025 4:15:00 AM	4165482	0001087	Good intent call, other	Investigate	962	Residential street, road or residential driveway
					1			
	611							
		8/1/2025 1:37:08 AM	4165016	0001066	Dispatched & canceled en route	Cancelled en route		
		8/1/2025 7:47:54 AM	4165077	0001068	Dispatched & canceled en route	Cancelled en route	419	1 or 2 family dwelling
		8/1/2025 3:46:00 PM	4165264	0001070	Dispatched & canceled en route	Cancelled en route		
		8/2/2025 3:47:32 AM	4165477	0001079	Dispatched & canceled en route	Cancelled en route		
		8/2/2025 2:01:22 PM	4165647	0001081	Dispatched & canceled en route	Cancelled en route		
		8/3/2025 6:07:58 PM	4166141	0001088	Dispatched & canceled en route	Cancelled en route		
		8/6/2025 8:21:17 AM	4167278	0001101	Dispatched & canceled en route	Cancelled en route		
		8/7/2025 1:58:13 PM	4167822	0001105	Dispatched & canceled en route	Cancelled en route		
		8/7/2025 7:55:50 PM	4167995	0001106	Dispatched & canceled en route	Cancelled en route		
		8/7/2025 11:37:42 PM	4168068	0001123	Dispatched & canceled en route	Cancelled en route	419	1 or 2 family dwelling
		8/9/2025 8:21:08 AM	4168625	0001110	Dispatched & canceled en route	Cancelled en route		
		8/9/2025 9:04:52	4168638	0001111	Dispatched & canceled en	Cancelled en route		

		AM			route			
		8/10/2025 5:28:59 PM	4169236	0001122	Dispatched & canceled en route	Cancelled en route		
		8/11/2025 5:53:13 AM	4169438	0001127	Dispatched & canceled en route	Cancelled en route		
		8/13/2025 2:19:42 AM	4170366	0001138	Dispatched & canceled en route	Cancelled en route		
		8/13/2025 8:01:23 AM	4170430	0001139	Dispatched & canceled en route	Cancelled en route		
		8/15/2025 7:00:40 PM	4171622	0001146	Dispatched & canceled en route	Cancelled en route		
		8/17/2025 7:16:58 AM	4172249	0001149	Dispatched & canceled en route	Cancelled en route		
		8/19/2025 3:03:47 PM	4173222	0001159	Dispatched & canceled en route	Cancelled en route	419	1 or 2 family dwelling
		8/21/2025 6:47:56 AM	4173876	0001167	Dispatched & canceled en route	Cancelled en route		
		8/22/2025 11:23:56 PM	4174770	0001179	Dispatched & canceled en route	Cancelled en route		
		8/24/2025 4:04:04 PM	4175475	0001185	Dispatched & canceled en route	Cancelled en route	311	24-hour care Nursing homes, 4 or more persons
		8/26/2025 5:35:28 PM	4176407	0001194	Dispatched & canceled en route	Cancelled en route		
		8/29/2025 11:33:44 AM	4177545	0001214	Dispatched & canceled en route	Cancelled en route		
					24			
	621							
		8/14/2025 3:19:00 PM	4171072	0001136	Wrong location	Investigate	961	Highway or divided highway
					1			
	622							
		7/31/2025 4:41:35 PM	4164863	0001062	No incident found on arrival at dispatch address	Investigate	965	Vehicle parking area
		8/2/2025 11:32:20	4165590	0001077	No incident found on	Investigate	962	Residential street, road

		AM			arrival at dispatch address			or residential driveway
		8/2/2025 3:13:20 PM	4165674	0001112	No incident found on arrival at dispatch address	Information, investigation & enforcement, other	963	Street or road in commercial area
		8/2/2025 9:40:39 PM	250802-221741-SUTFD	0001085	No incident found on arrival at dispatch address	Standby	961	Highway or divided highway
		8/4/2025 9:43:12 PM	4166653	0001095	No incident found on arrival at dispatch address	Information, investigation & enforcement, other	400	Residential, other
		8/8/2025 5:45:54 PM	4168417	0001108	No incident found on arrival at dispatch address	Investigate	961	Highway or divided highway
		8/10/2025 3:16:38 AM	4169007	0001118	No incident found on arrival at dispatch address	Investigate	961	Highway or divided highway
		8/12/2025 10:27:00 AM	4169986	0001131	No incident found on arrival at dispatch address	Investigate	961	Highway or divided highway
		8/14/2025 5:34:56 AM	4170866	0001135	No incident found on arrival at dispatch address	Investigate	961	Highway or divided highway
		8/22/2025 8:58:29 PM	4174715	0001178	No incident found on arrival at dispatch address	Investigate	961	Highway or divided highway
		8/30/2025 10:45:18 AM	4177967	0001217	No incident found on arrival at dispatch address	Investigate	962	Residential street, road or residential driveway
					11			
	651							
		7/31/2025 10:33:14 AM	4164728	0001064	Smoke scare, odor of smoke	Provide manpower	241	Adult education center, college classroom
					1			

38								
700 - False Alarm								
	733							
		8/2/2025 1:13:52 AM	4165453	0001075	Smoke detector activation due to malfunction	Investigate	429	Multifamily dwelling
		8/19/2025 2:37:55 PM	4173209	0001157	Smoke detector activation due to malfunction	Investigate	419	1 or 2 family dwelling
		8/23/2025 7:44:12 AM	4174859	0001181	Smoke detector activation due to malfunction	Investigate	419	1 or 2 family dwelling
		8/27/2025 12:06:40 AM	4176538	0001201	Smoke detector activation due to malfunction	Investigate	419	1 or 2 family dwelling
		8/28/2025 12:08:53 AM	4176957	0001205	Smoke detector activation due to malfunction	Information, investigation & enforcement, other	419	1 or 2 family dwelling
		8/30/2025 3:30:26 AM	4177877	0001216	Smoke detector activation due to malfunction	Investigate	419	1 or 2 family dwelling
					6			
	735							
		8/13/2025 3:37:52 PM	4170615	0001141	Alarm system sounded due to malfunction	Investigate	882	Parking garage, general vehicle
					1			
	736							
		8/11/2025 8:03:07 PM	4169760	0001128	CO detector activation due to malfunction	Investigate	419	1 or 2 family dwelling
		8/26/2025 12:44:55 PM	4176270	0001197	CO detector activation due to malfunction	Investigate	419	1 or 2 family dwelling
					2			

	743							
		8/3/2025 7:04:54 PM	4166169	0001089	Smoke detector activation, no fire - unintentional	Investigate	419	1 or 2 family dwelling
		8/19/2025 1:07:30 PM	4173171	0001155	Smoke detector activation, no fire - unintentional	Investigate	549	Specialty shop
		8/22/2025 6:07:22 PM	4174628	0001177	Smoke detector activation, no fire - unintentional	Investigate	419	1 or 2 family dwelling
		8/25/2025 2:18:24 PM	4175864	0001191	Smoke detector activation, no fire - unintentional	Investigate	419	1 or 2 family dwelling
					4			
	744							
		8/1/2025 1:38:00 PM	4165200	0001069	Detector activation, no fire - unintentional	Investigate	213	Elementary school, including kindergarten
					1			
	745							
		8/9/2025 5:55:56 PM	4168818	0001114	Alarm system activation, no fire - unintentional	Information, investigation & enforcement, other	400	Residential, other
		8/22/2025 9:38:31 AM	4174408	0001176	Alarm system activation, no fire - unintentional	Information, investigation & enforcement, other	400	Residential, other
		8/28/2025 10:03:58 PM	4177375	0001208	Alarm system activation, no fire - unintentional	Investigate	419	1 or 2 family dwelling
					3			
17								
900 - Special Incident								
	911							
		8/2/2025 2:47:45 PM	4165665	0001082	Citizen complaint	Investigate	938	Graded and cared-for plots of land

	1	
1		

Aid Given Or Received	Incident Number	NFIRS Number	Alarm Date	Aid Given Or Received Code	Aided Agency Name	Aiding Agency Name	Report Writer Last Name
Automatic aid given							
	4171622	0001146	8/15/2025 7:00:40 PM	4	Ypsilanti City Fire Department		BURNS
	4165094	0001071	8/1/2025 8:55:28 AM	4	Ypsilanti Township Fire Department		FRENCH
	4167278	0001101	8/6/2025 8:21:17 AM	4	Ypsilanti Township Fire Department		BURNS
	4169236	0001122	8/10/2025 5:28:59 PM	4	Ypsilanti Township Fire Department		CLARK
	4164602	0001060	7/31/2025 12:34:16 AM	4	Ypsilanti Township Fire Department		FRENCH
	4164728	0001064	7/31/2025 10:33:14 AM	4	Ann Arbor Township Fire Department		OBERSTAEDT
Automatic aid received							
	4177631	0001212	8/29/2025 2:29:02 PM	2		Ann Arbor Township Fire Department	KUJAWA
	4177631	0001212	8/29/2025 2:29:02 PM	2		Ypsilanti Township Fire Department	KUJAWA
	4177631	0001212	8/29/2025 2:29:02 PM	2		Ypsilanti City Fire Department	KUJAWA

Aided Agency Name	Details
Ann Arbor Township Fire Department	1 Rows
Ypsilanti City Fire Department	1 Rows
Ypsilanti Township Fire Department	4 Rows
	6 Rows

Alarm Date	Incident Number	NFIRS Number	Aid Given Or Received	Aiding Agency Name	Aided Agency Name
8/29/2025 2:29:02 PM	4177631	0001212	Automatic aid received	Ann Arbor Township Fire Department	
8/29/2025	4177631	0001212	Automatic aid	Ypsilanti Township Fire	

2:29:02 PM			received	Department	
8/29/2025 2:29:02 PM	4177631	0001212	Automatic aid received	Ypsilanti City Fire Department	

Incident Type Code	Incident Date	Incident Number	Contents Loss	Incident Type	District	Zip	Apparatus Total	Total Value	Total Loss	Percent Saved	Property Value	Percent Lost	Property Loss	Contents Value	Contents Loss	NFIRS Number
111																
								$0.00	$0.00							
	7/31/2025	4164602		Building fire	Out Of District	48198	3	$0.00	$0.00	NaN		NaN				0001060
	8/1/2025	4165094		Building fire	Out Of District	48198	2	$0.00	$0.00	NaN		NaN				0001071
113																
								$0.00	$0.00							
	8/3/2025	4166243	$0.00	Cooking fire, confined to container	Superior Township 36	48198	2	$0.00	$0.00	NaN		NaN	$0.00		$0.00	0001090
151																
								$0.00	$0.00							
	8/4/2025	4166647		Outside rubbish, trash or waste fire	Superior Township 1	48170-5166	2	$0.00	$0.00	NaN		NaN				0001096
161																
								$7,500.00	$3,000.00							
	8/29/2025	4177631	$2,500.00	Outside storage fire	Superior Township 28	48198	1	$7,500.00	$3,000.00	60.00%	$5,000.00	40.00%	$500.00	$2,500.00	$2,500.00	0001212
311																
								$0.00	$0.00							
	7/31/2025	4164701		Medical assist, assist EMS crew	Superior Township 36	48198	1	$0.00	$0.00	NaN		NaN				0001063
	7/31/2025	4164651		Medical assist, assist EMS crew	Superior Township 33	48198	1	$0.00	$0.00	NaN		NaN				0001061
	8/1/2025	4165035		Medical assist, assist EMS crew	Superior Township 36	48198	1	$0.00	$0.00	NaN		NaN				0001067
	8/1/2025	4165427		Medical assist, assist EMS crew	Superior Township 34	48198	1	$0.00	$0.00	NaN		NaN				0001074
	8/2/2025	4165458		Medical assist, assist EMS crew	Superior Township 34	48198	1	$0.00	$0.00	NaN		NaN				0001076
	8/2/2025	4165479		Medical assist, assist EMS crew	Superior Township 34	48198	2	$0.00	$0.00	NaN		NaN				0001078
	8/2/2025	4165641		Medical assist, assist EMS crew	Superior Township 36	48198	1	$0.00	$0.00	NaN		NaN				0001080
	8/4/2025	4166427		Medical assist, assist EMS crew	Superior Township 30	48105	1	$0.00	$0.00	NaN		NaN				0001093

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Charter Township of Superior
Project Status Update
September 9, 2025

TOWNSHIP PROJECTS					
OHM PROJECT NO.	**REMAINING ENG. BUDGET**	**CONSTRUCTION COST ESTIMATE**	**APPROX. PERCENT COMPLETE**	**PROJECT NAME**	**PROJECT COMMENTS**
0140-19-0053	n/a	n/a	100%	Clark Road Sewer Pump Station (LaSalle)	LaSalle v. Superior Charter Township, facilitation hearing on Feb 22nd, 2024. Deposition of G. Tsakoff (OHM) taken on 4/16/25 by LaSalle attorney. Mark Sassek / Ron Deneweth at DVS Law are representing Superior Township and their consultants.
0140-19-0071	$0.00		95%	Sanitary Sewer Pipe and Manhole Rehabilitation	Anticipating final design and bidding documents in 2026 when Utilites Dept authorizes next steps to proceed. This is part of sanitary CIP to finish in next couple years.
0140-22-0070	$0.00	$396,000.00	99%	Fireman's Park Drainage and Amenities Improvements - Final Engineering, Bidding, CA/CE	Final closeout in progress.
0140-22-0080	$5,000.00	$630,643.00	80%	ADA Sidewalk Ramp Improvement Program	TAP grant received for fiscal year 2025, will be moved to FY2026 due to ROW delay. Engineer's Estimate is $630,643 with $126,000 local match (20%). $498,514 TAP award. GI submittal sent to MDOT in April and GI Meeting held in May. OHM working on GI comments and potential ROW concern (5 existing curb ramps built outside the ROW). OHM will bring Township estimate of additional cost required for ROW resolution.
0140-21-0091	$0.00	$869,870.00	99%	Plymouth Road Pathway - CA/CE	Waiting on final punch list from WCRC to be addressed. One ramp at Cherry Hill needs to be repaired.
0140-22-0011	$3,000.00	$683,187.19	90%	Geddes Road Pathway - CA/CE	MDOT project - $592,150 TAP grant (74.75% SEMCOG/25.25% Twp match). CACE services are through WCRC. Fonson back in mid-September to complete fence, rumble strips. Grass is starting to grow. Final closeout paperwork after final work.
0140-23-0073	$0.00	n/a	98%	Stamford Water Main Replacement - CACE	ICC resolving remaining punch list items. Then final payment and closeout.
0140-25-0010	$15,000.00	$84,950.00	100% Design	Fire Station No. 1 Roof Replacement	Bid awarded to Armstrong. Precon meeting 9/9.
0140-24-0040	$7,500.00	n/a	70%	Utilities Standards Updates	Drafts of updated Detail Sheets being developed based on discussions with Utility Dept. staff
FUTURE/PLANNED PROJECTS					
				Geddes Road Pathway (Wexford to Ridge Rd)	OHM sent preliminary engineering proposal to Supervisor for review. No funding identified yet. Likely engineering will need to be locally funded.
				Stamford Water Main Phase 2	Towship Utilities Department evaluating next segment of Stamford WM replacement.
				Fireman's Park Parking Lot Repaving	OHM sent draft proposal to County to review funding opportuntities. Waiting on funding amount available from CDBG, scope accepted. If enough funding, will bring engineering proposal to BOT in the Fall.
				Plymouth Rd Pathway (Extension to Tanglewood)	Connecting Communities applications sent to WCPARC. Waiting on funding decision. Preliminary engineering proposal will be brought to Board after funding identified.
				Ridge Rd Water Main	Design proposal on agenda for September BOT meeting. Work will fill gap in existing water main between Ridge Rd and Scarlet Oak Dr.
				GIS Application Development	Proposal on agenda for September BOT meeting. Work involves development of GIS based field mapping applications for Utilities Department water distribution and sanitary system maintenance operations.

DEVELOPMENT PROJECTS (Applicant Funded escrow accounts)					
OHM PROJECT NO.			PROJECT STATUS	PROJECT NAME	PROJECT COMMENTS
0140-21-0083			Punchlist/Close-Out	Woodside Village Phase 1 Close-Out	Sidewalk ramps need to be replaced. Plan submitted and reviewed for Ridge Road path.
0140-20-1020			Punchlist	Woodside Village Phase 2	Punchlist phase; Record drawings, Grading Certificate and easements requested but not received.
0140-22-1030			Construction	Woodside Village Phase 3	Water services remain to be completed before punchlist can be generated. Initial plan submitted for rear yard sump pump lead collector was reviewed in early December and waiting for resubmittal.
0140-21-0100			Punchlist/Close Out	Arbor Hills Animal Clinic	Site work has been completed, and Temporary C of O issued. Drive connection to adjacent Huron Dental Site has been constructed but cannot be utilized until Huron Dental site is completed. At that time temporary drive to Plymouth Road will need to be removed. Record drawings have been requested.
0140-19-1050			Substantial Completion	Prospect Pointe West - Phase 1	Sustantial Completion Letter for Utilities and Streets has been issued. Record drawings and easements have been submitted and have been approved. Home construction well underway.
0140-19-1050			Substantial Completion	Prospect Pointe West - Phase 2	Utilities have been installed and roads have been paved. Substantial Completetion Letter sent on 3/26/25
0140-19-1050			Engineering Review	Prospect Pointe West - Phase 3	Engineering Plan re-submittal recevied 8/27/25 are under review. Approval of the Phase 3 Development Agreement (DA) is on the agenda for the September BOT meeting.
0140-20-1010			Pre-Construction	The Meadows - Phase 1	Engineering Plan review has been completed, and the Development Agreement (DA) was approved at the August BOT meeting. Developer is still working with the WCRC on final approvals for the Geddes/Ridge intersection improvements. Construction is anticpated to start next Spring (2026) as they do not anticipate being able to complete on-site paving this year.
0140-22-1030			Substantial Completion	Kinsley Development	Road construction has been completed. Record drawings have been submitted for review. Substantial Completion Letter has been issued. Contractor will begin house construction and submit permits through building department. OHM will perform final inspection at completion of houses.
0140-23-1010			Punchlist	Huron Dental	Parking lot and drive approach have been constructed. Building construction and overall project is nearing completion. As-Builts have been received and are under review.
0140-23-1030			Engineering Review	Brookwood	Final Site Plan approved by PC at their regular May meeting on 5/28/25. Review of updated Engineering Plan submittal received on 7/10/25 being completed.
0140-23-1040			Construction	Garrett's Space	Work began in March, 2025 and is underway.
0140-23-1050			Rezoning and Area Plan	Clay Hill Community Farm and Garden	On 6/28/23 the PC recommended approval of the area plan and rezoning by the BOT, and on 8/21/23 they were were approved by the BOT. A combined Preliminary and Final Site Plan submittal is anticipated in future.
0140-24-1010			Preliminary Site Plan	DTE Substation (Dixboro Rd)	DTE submitted Preliminary Site Plan application for upgrades to substation at 3270 N. Dixboro Rd. PSP approval was postponed by the PC at their regular meeting in February. More information is required from the applicant.
0140-25-1020			Engineering Review	Hyundai Fuel Farm Replacement	Site plan was approved with conditions at the August PC Meeting. Construction is anticipated to start late September.
0140-25-1030			Area Plan	Prospect Pointe South	A public hearing was held at the August PC meeting. Action on the Area Plan was postponed by the PC to allow the applicant to work on unresolved items.
0140-25-1040			Preliminary/Final Site Plan	Trinity Health ER Renovations	Initial submittal is under review.

Superior Charter Township Park Commission
Regular Meeting
July 28, 2025

Approved Minutes

1. Call to Order
   The meeting was called to order by Chair Nahid Sanii-Yahyai at 6:35 pm.

2. Roll Call
   Park Commissioners present: Nahid Sanii-Yahyai, Greg Vessels, Martha Kern-Boprie, Jack Smiley, Sharon Bryant-Phillips, Curtis Freeman, Matthew Yahyai

   Park Commissioners absent: none

   Others present: Trustee Sarah Devereaux; Juan Bradford, Parks & Recreation Director; Brenda Baker

3. Flag Salute
   Chair Nahid Sanii-Yahyai led those assembled in the Pledge of Allegiance to the Flag.

4. Agenda Approval
   It was moved by Matthew Yahyai and supported by Greg Vessels to approve the agenda as drafted. The motion carried.

5. Prior Meeting Minutes Approval
   A. June 23, 2025
      It was moved by Jack Smiley and supported by Sharon Bryant-Phillips to approve the minutes of 6/23/25 as drafted. The motion carried.

6. Citizen Participation
   There was none.

7. Reports
   A. Chairperson
      Chair Nahid Sanii-Yahyai reported she and Matthew attended the Movie on the Green. The movie and snacks were well received. Approximately 60 to 70 people attended. This seemed to be a bit less than previous years. Nahid also attended the Board of Trustees meeting on July 21. She concurred with Trustee Sarah Devereaux' report.

   B. Director's Report
      Director Juan Bradford submitted a written report. The Bug Hunt was very successful, with about 150 people attending. Suggestions to improve this event in future years included providing some transportation to help those with mobility limitations and/or small tired children, and possibly staging the event, so there are not so many people present at the same time. The "Storybook Walk" will be installed in Fireman's Park this week. A zoom meeting was held with Southeast Michigan Land Conservancy (SMLC). SMLC will provide maintenance/management plans for natural areas in Superior Township for use by park staff. The Ann Arbor Summer Festival will collaborate with CLR and the Park Commission to produce a pop-up concert on September 13 in Fireman's Park. The concert will take place in early evening. Discussion took place among park commissioners and Juan about methods to seek input from township residents about what the Park Commission does well, where it could improve, and how residents find out about events presented by Parks.

C. Board Liaison
Trustee Sarah Devereaux provided a detailed report on the Township Board meeting held July 21, 2025 and on the Board Work Session held July 25, 2025.

D. Board Attendee
Sharon Bryant-Phillips was scheduled to attend the July 21 Township Board meeting, but did not attend.

E. Park Steward – no report

F. Safety
There were no accidents or injuries in the past month.

It was moved by Curtis Freeman and supported by Matthew Yahyai to receive the reports. The motion carried.

8. Communications
   A. Washtenaw County Parks Victory Gardens Volunteer
   Washtenaw County Parks is seeking someone to coordinate the Victory Gardens project.

   B. SMLC Midsummer Greenway Delight
   This is a walking event on August 24 at 2:00 pm in Cherry Hill Nature Preserve.

   It was moved by Martha Kern-Boprie and supported by Curtis Freeman to receive the communications. The motion carried.

9. Old Business
   A. Birdsong Nature Preserve Update
   Jack Smiley provided a detailed update on restoration plans for BirdSong Nature Preserve, and projects completed thus far. Bluebird boxes have been installed, occupied by nesting bluebirds, and chicks have hatched. The restoration and improvements are projected to take over two years and cost a total of $225,000. Work will be performed in stages, and reimbursed by a grant as stages are completed.

   It was moved by Jack Smiley and supported by Nahid Sanii-Yahyai to adopt the Restoration and Site Improvement Plan for BirdSong Nature Preserve. The motion carried.

10. New Business
    A. Proposed BirdSong Nature Preserve & Superior Township Community Farm Announcement
    Edits were made:
    Paragraph One, last sentence: remove parentheses
    Paragraph Two, first sentence, remove “a” after “observation platform,” and “a butterfly garden” so that it reads “observation platform, butterfly garden,”
    Paragraph Two: add this sentence at the end of the paragraph “Bluebirds have already taken up residence on the bluebird trail.”

    It was moved by Sharon Bryant-Phillips and supported by Martha Kern-Boprie to approve the text of the announcement, with the edits noted above. The motion carried.

    B. Movies in the Park Volunteers: Saturday August 9 8:00 – 10:30 pm
    Movies in the Park will take place in Oakbrook Park.
    Volunteers
    Nahid Sanii-Yahyai

Matthew Yahyai
Sharon Bryant-Phillips

C. Shop with a Cop
This is an opportunity for children to shop for back-to-school items with a sheriff deputy on Tuesday August 12 from 12:30 to 4:00 pm in Fireman's Park.
Volunteers
Nahid Sanii-Yahyai
Greg Vessels (maybe)

Curtis Freeman commented that the sheriff deputies should not be heavily armed for this event, as this will not make children comfortable.

D. Proposed Dixboro Village Green and Schoolhouse improvements
A list of planned site improvements to the Dixboro Village Green and Schoolhouse was reviewed by park commissioners. Construction and installation of Accessible Bathrooms and a gravel parking area are to be provided by the Township Board as part of the purchase agreement. Other improvements will be paid for by parks resources and/or donations.

E. Transient and Amusement Permit Application: Willow Run Acres
Presented for park commissioner's information only. No action needed.

F. DTE Easement: North Prospect Park
DTE will relocate and replace some poles. Easement permits them to access North Prospect Park for this purpose. Presented for park commissioner's information only. No action needed.

G. Superior Road Roundabout Beautification
A suggestion was made to make the Superior Road Roundabout more attractive with plantings and/or artwork. The Washtenaw County Road Commission said this is permissible.

11. Bills for Payment
It was moved by Curtis Freeman and supported by Martha Kern-Boprie to approve payment of the bills totaling $32,234.43 through 7/28/2025. The motion carried.

12. Financial Statements
A. June 2025 Revenue & Expenditure Report
It was moved by Matthew Yahyai and supported by Curtis Freeman to receive the June 2025 Revenue & Expenditure Report. The motion carried.

13. Pleas and Petitions
Brenda Baker asked that roundabout beautification be considered for the roundabout at Geddes and Ridge roads as well as the one at Geddes and Superior roads.

Curtis Freeman asked if Park Commissioners can have a Superior Township email address. They can. Juan Bradford asked all commissioners who want a superior township email address to let him know, and he will get the process started.

14. Adjournment
It was moved by Curtis Freeman and supported by Matthew Yahyai to adjourn the meeting at 7:40 pm. The motion carried.

Submitted by,

Martha Kern-Boprie
Park Commissioner and Secretary

EXECUTIVE SUMMARY

Distribution Date: 9/10/25

August 2025

WCSO Patrol Operations responded to calls for service, conducted traffic enforcement, and completed criminal investigations in support of our community's quality of life.

During August 2025, there were 870 calls for service in Superior Twp. Calls for service have decreased 10.1 % compared to the previous year, year to date.

Please refer to the *Monthly Data Report* for the complete overview of Police Services data for the month.

SIGNIFICANT INCIDENTS:

Below are the incidents WCSO deemed significant for your area. If you require additional information on a specific incident, please contact your area Lieutenant.

INCIDENT #	DATE	VERIFIED OFEENSE
250055020	8/11/2025	Assault w/Intent to Murder
250059656	8/29/2025	Animal cruelty/neglect

WASHTENAW COUNTY
OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF

EXECUTIVE SUMMARY

Distribution Date: 9/10/25

August 2025

COMMUNITY DIRECTED ENFORCEMENT

DATE	LOCATION	COMPLAINT	INITIATIVES
ongoing	GEDDES/ CLARK/ PROSPECT RD		High visiblity; radar
7/30-8/06	STIRLING CT	Vacation Watch	property check
ongoing	Sycamore/Danbury		High visiblity

STAFFING

11 / 14 Deputies (Billable for 11)

EXECUTIVE SUMMARY

Distribution Date: 9/10/25

August 2025

WASHTENAW ALERT (EVERBRIDGE)

As a reminder for residents, they can sign up for "Up-to-the-minute updates" from the Washtenaw County Sheriff's Office by email or cell phone at www.washtenaw.org/alerts

HOUSE WATCH

If you plan on being gone for a period of time sign your house up for house checks. The house watch form can be found at:

https://www.washtenaw.org/1743/House-Watch

NEW FACES

The Sheriff's Office is hiring! We continue to hire highly qualified, motivated, and diverse people that are committed to pursuing our mission: "Together, we are committed to creating a safer, more just, and compassionate Washtenaw County for all".

If you are interested in joining us in serving your community in Police Services, Corrections, Communications, Emergency Services or Community Corrections please check us out at: https://www.washtenaw.org/1124/Sheriff

PUBLIC DASHBOARD

Check out our Data & Information Dashboard!
https://www.washtenaw.org/3915/Sheriff-Data-Information-Dashboard

COMMONLY USED ABBREVIATIONS

AWIM: Assault with Intent to Murder

CCW: Carrying Concealed Weapon

CSC: Criminal Sexual Conduct

DV: Domestic Violence

OUID: Operating Under the Influence of Drugs

OWI: Operating While Intoxicated

R&O: Resisting & Obstructing

UDAA: Unlawfully Driving Away an Automobile

Police Service Data Report

Reporting Period: August

Incidents	Month 2025	2025 YTD	2024 YTD	% Change
Animal Complaints	27	211	207	8.0%
Assaultive Crimes	9	85	111	-50.0%
Burglaries		11	14	-100.0%
Larcenies	5	25	40	-64.3%
Medical Assists	13	101	91	18.2%
OWI		2	16	-100.0%
Robberies		3	1	-100.0%
Traffic Crashes	23	244	242	-28.1%
Traffic Stops	152	1,141	2,404	-45.5%
Vehicle Theft	2	8	17	-60.0%
Calls For Service Total	870	6,462	7,501	-10.1%
Community Engagement		2		-
Citations	11	156	401	-61.1%

In/Out of Area Time	Minutes
Into Area Time	10
Secondary Road Patrol - Into Area	85
Collab Out of Area Time	1,365

Into Area Time: The time that other areas contracted deputies spent in SUT. *ACO, SRP, Command, Countywide, and DB are excluded*

Out of Area Time: Time that ANT/SUT contracted deputies spent anywhere other than SUT/ANT, including non-contract areas.

Secondary Road Patrol – Into Area: The time SRP spent in SUT.

CFS Summary

Reporting Period: August

Classification	Month 2025	2025 YTD	2024 YTD	% Change
AGGRAVATED/FELONIOUS ASSAULT	3	40	54	-25.9%
ANIMAL CRUELTY			2	-100.0%
BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)			2	-100.0%
BURGLARY -FORCED ENTRY		11	14	-21.4%
DAMAGE TO PROPERTY	5	35	53	-34.0%
EMBEZZLEMENT			1	-100.0%
EXTORTION		1	2	-50.0%
FORGERY/COUNTERFEITING		2	2	0%
FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE		2	1	100.0%
FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	1	12	14	-14.3%
FRAUD - IDENTITY THEFT	1	4	6	-33.3%
FRAUD -WIRE FRAUD		2	2	0%
INTIMIDATION/STALKING		6	10	-40.0%
KIDNAPPING/ABDUCTION			1	-100.0%
LARCENY -OTHER	4	11	15	-26.7%
LARCENY -THEFT FROM BUILDING		5	13	-61.5%
LARCENY -THEFT FROM MOTOR VEHICLE	2	8	11	-27.3%
LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES		2		-
MOTOR VEHICLE, AS STOLEN PROPERTY		2		-
MOTOR VEHICLE THEFT	2	8	18	-55.6%
MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	1	1		-
NARCOTIC EQUIPMENT VIOLATIONS	1	2		-
NONAGGRAVATED ASSAULT	6	55	66	-16.7%
RETAIL FRAUD -THEFT		2	3	-33.3%
ROBBERY		3	2	50.0%
SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE		1	2	-50.0%
SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	1	5	3	66.7%
SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE		2		-
SEXUAL PENETRATION ORAL/ANAL -CSC IST DEGREE		3	1	200.0%
SEXUAL PENETRATION PENIS/VAGINA -CSC IST DEGREE		2	6	-66.7%
STOLEN PROPERTY	1	4	2	100.0%
VIOLATION OF CONTROLLED SUBSTANCE ACT	3	7	9	-22.2%



WEAPONS OFFENSE- CONCEALED	2	4	12	-66.7%
WEAPONS OFFENSE -OTHER		4	2	100.0%
Sum:	**33**	**226**	**295**	**-23.4%**

Classification	Month 2025	2025 YTD	2024 YTD	% Change
BURGLARY - UNLAWFUL ENTRY (NO INTENT)			4	-100.0%
DISORDERLY CONDUCT	1	3		-
FAMILY -ABUSE/NEGLECT NONVIOLENT	1	9	13	-30.8%
FAMILY -NONSUPPORT			2	-100.0%
FRAUD -BAD CHECKS	1	1	1	0%
HEALTH AND SAFETY			1	-100.0%
HIT and RUN MOTOR VEHICLE ACCIDENT		1	1	0%
JUVENILE RUNAWAY	1	8	10	-20.0%
LIQUOR VIOLATIONS -OTHER		1		-
MISCELLANEOUS CRIMINAL OFFENSE		1	3	-66.7%
OBSTRUCTING JUSTICE	2	20	33	-39.4%
OBSTRUCTING POLICE	3	13	18	-27.8%
OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS		7	27	-74.1%
PUBLIC PEACE -OTHER		1	1	0%
TRESPASS		3		-
Sum:	**9**	**65**	**111**	**-41.4%**

Classification	Month 2025	2025 YTD	2024 YTD	% Change
ALARMS	31	172	226	-23.9%
ANIMAL COMPLAINTS	28	224	215	4.2%
JUVENILE OFFENSES AND COMPLAINTS	6	53	44	20.5%
MISCELLANEOUS COMPLAINTS	189	1,319	1,388	-5.0%
MISCELLANEOUS TRAFFIC COMPLAINTS	171	1,277	2,593	-50.8%
NON - CRIMINAL COMPLAINTS	255	1,869	1,632	14.5%
SICK / INJURY COMPLAINT	37	348	300	16.0%
TRAFFIC CRASHES	23	246	248	-0.8%
TRAFFIC OFFENSES	2	19	18	5.6%
WARRANTS	11	39	56	-30.4%
Sum:	**753**	**5,541**	**6,701**	**-17.3%**

CFS Summary

Reporting Period: August

Classification	Month 2025	2025 YTD	2024 YTD	% Change
HAZARDOUS TRAFFIC CITATIONS / WARNINGS			1	-100.0%
MISCELLANEOUS A THROUGH UUUU	2	50	34	47.1%
PARKING CITATIONS		1	1	0%
Sum:	**2**	**51**	**36**	**41.7%**

Classification	Month 2025	2025 YTD	2024 YTD	% Change
FIRE CLASSIFICATIONS		1		-
Sum:		**1**		**-**

Classification	Month 2025	2025 YTD	2024 YTD	% Change
CANINE ACTIVITIES		10	2	400.0%
COURT / WARRANT ACTIVITIES	1	13	1	1200.0%
CRIME PREVENTION ACTIVITIES	3	13	17	-23.5%
INVESTIGATIVE ACTIVITIES	26	203	103	97.1%
MISCELLANEOUS ACTIVITIES (6000)	30	206	86	139.5%
MISCELLANEOUS ACTIVITIES (6100)	30	237	290	-18.3%
Sum:	**90**	**682**	**499**	**36.7%**

Sum:	**887**	**1,012**		

CCW Report

Reporting Period: August

Incident Number	Report Date	Offense	Case Status Disposition
250054757	08/10/25	CCW-Concealed Weapons - Carrying Concealed	Pending Prosecutors Review
250057956	08/22/25	Concealed Weapons - Firearm in Auto (CCW)	Warrant Issued

Out of Area Report

Reporting Period: August

ANN ARBOR CITY

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Duration in Minutes
250052606	ANN ARBOR-SUPERIOR TWP COLLABORATION	DISPATCHED CALLS	08/02/2025 22:53:00	12
			Sum:	**12**

COUNTY OWNED PROPERTY

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Duration in Minutes
250054669	ANN ARBOR-SUPERIOR TWP COLLABORATION	DISPATCHED CALLS	08/10/2025 16:50:00	25
			Sum:	**25**

PITTSFIELD TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Duration in Minutes
250056094	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/15/2025 17:59:00	35
250056145	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/15/2025 22:00:00	20
			Sum:	**55**

SALEM TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Duration in Minutes
250053915	ANN ARBOR-SUPERIOR TWP COLLABORATION	DISPATCHED CALLS	08/07/2025 19:15:00	35
250056809	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/18/2025 17:34:00	42
			Sum:	**77**

Out of Area Report

Reporting Period: August

Out of Area Report

Reporting Period: August

SCIO TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Duration in Minutes
	ANN ARBOR-SUPERIOR TWP COLLABORATION	FOLLOW-UP	08/06/2025 04:02:00	123
			Sum:	**123**

WEBSTER TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Duration in Minutes
250052383	ANN ARBOR-SUPERIOR TWP COLLABORATION	DISPATCHED CALLS	08/01/2025 23:31:00	60
			Sum:	**60**

YPSILANTI TWP

Incident #	Patrol Area Desc	Activity Category	Activity Start Date	Duration in Minute
250052406	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/02/2025 02:25:00	156
250052552	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/02/2025 18:40:00	25
250052609	ANN ARBOR-SUPERIOR TWP COLLABORATION	DISPATCHED CALLS	08/02/2025 23:45:00	10
250052812	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/03/2025 21:26:00	80
250052812	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACK-UP TRAFFIC STOP	08/03/2025 21:26:00	2
250054064	ANN ARBOR-SUPERIOR TWP COLLABORATION	FOLLOW-UP	08/08/2025 10:33:00	73
250054218	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/08/2025 21:37:00	18
250054218	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/08/2025 21:40:00	10
250054265	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/09/2025 02:10:00	30
250054276	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/09/2025 03:40:00	5
250054538	ANN ARBOR-SUPERIOR TWP COLLABORATION	DISPATCHED CALLS	08/10/2025 02:05:00	20

Out of Area Report

Reporting Period: August

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Out of Area Report

Reporting Period: August

250054539	ANN ARBOR-SUPERIOR TWP COLLABORATION	DISPATCHED CALLS	08/10/2025 01:40:00	10
250054540	ANN ARBOR-SUPERIOR TWP COLLABORATION	TRAFFIC STOP	08/10/2025 01:40:00	10
250054548	ANN ARBOR-SUPERIOR TWP COLLABORATION	DISPATCHED CALLS	08/10/2025 04:30:00	60
250055041	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACK-UP TRAFFIC STOP	08/12/2025 00:14:00	18
250055048	ANN ARBOR-SUPERIOR TWP COLLABORATION	DISPATCHED CALLS	08/12/2025 00:32:00	0
250056141	ANN ARBOR-SUPERIOR TWP COLLABORATION	TRAFFIC STOP	08/15/2025 21:30:00	5
250056412	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACK-UP TRAFFIC STOP	08/16/2025 21:44:00	31
250056412	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACK-UP TRAFFIC STOP	08/16/2025 21:50:00	5
250056414	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/16/2025 21:55:00	5
250056427	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACK-UP TRAFFIC STOP	08/16/2025 23:10:00	20
250056430	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/16/2025 23:30:00	0
250057550	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/21/2025 15:45:00	73
250057550	ANN ARBOR-SUPERIOR TWP COLLABORATION	DISPATCHED CALLS	08/21/2025 15:45:00	80
250057979	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACK-UP TRAFFIC STOP	08/22/2025 23:37:00	29
250057998	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/23/2025 00:52:00	12
250058192	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/23/2025 19:55:00	30
250058192	ANN ARBOR-SUPERIOR TWP COLLABORATION	DISPATCHED CALLS	08/23/2025 19:50:00	10
250058287	ANN ARBOR-SUPERIOR TWP COLLABORATION	DISPATCHED CALLS	08/24/2025 04:00:00	35
250058742	ANN ARBOR-SUPERIOR TWP COLLABORATION	DISPATCHED CALLS	08/26/2025 01:25:00	35
250059411	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/28/2025 14:03:00	7
250059413	ANN ARBOR-SUPERIOR TWP COLLABORATION	COMMUNITY DIRECTED ACTIVITIES	08/28/2025 13:18:00	12

Out of Area Report

Reporting Period: August

Out of Area Report

Reporting Period: August

250059417	ANN ARBOR-SUPERIOR TWP COLLABORATION	DISPATCHED CALLS	08/28/2025 13:31:00	19
250059491	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/28/2025 17:55:00	8
250060172	ANN ARBOR-SUPERIOR TWP COLLABORATION	BACKUP DISPATCHED CALLS	08/31/2025 13:10:00	10
	ANN ARBOR-SUPERIOR TWP COLLABORATION	FOLLOW-UP	08/31/2025 20:30:00	60
			Sum:	**1,013**

Out of Area Report

Reporting Period: August



Into Area Report

Reporting Period: August

SALEM TWP

Incident #	Reporting Area	Activity Category	Activity Start Date	Minutes
250052379	SUPERIOR TWP	TRAFFIC STOP	08/01/2025 23:00:00	10
250052702	SUPERIOR TWP	CITATIONS	08/03/2025 12:20:00	0
250052702	SUPERIOR TWP	TRAFFIC STOP	08/03/2025 12:15:00	10
250053604	SUPERIOR TWP	BACKUP DISPATCHED CALLS	08/06/2025 19:50:00	10
250055163	SUPERIOR TWP	BACKUP DISPATCHED CALLS	08/12/2025 12:01:00	24
250055272	SUPERIOR TWP	DISPATCHED CALLS	08/12/2025 19:40:00	15
250057575	SUPERIOR TWP	DISPATCHED CALLS	08/21/2025 17:00:00	10
250058823	SUPERIOR TWP	BACKUP DISPATCHED CALLS	08/26/2025 13:20:00	45
			Sum:	**124**

Into Area Report

Reporting Period: August

YPSILANTI TWP

Incident #	Reporting Area	Activity Category	Activity Start Date	Minutes
250052397	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/02/2025 01:05:00	7
250052820	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/03/2025 21:52:00	4
250054006	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/08/2025 02:40:00	15
250054007	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/08/2025 02:30:00	20
250054007	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/08/2025 02:35:00	5
250054610	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/10/2025 12:00:00	30
250054610	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/10/2025 12:07:00	27
250054610	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/10/2025 12:10:00	50
250054610	MACARTHUR BLVD CONTRACT	DISPATCHED CALLS	08/10/2025 12:05:00	30
250054720	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/10/2025 21:00:00	35
250054757	MACARTHUR BLVD CONTRACT	DISPATCHED CALLS	08/11/2025 00:05:00	10
250055020	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/11/2025 22:35:00	40
250055020	MACARTHUR BLVD CONTRACT	DISPATCHED CALLS	08/11/2025 22:45:00	30
250055153	MACARTHUR BLVD CONTRACT	DISPATCHED CALLS	08/12/2025 11:25:00	10
250055154	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/12/2025 11:24:00	2
250055154	MACARTHUR BLVD CONTRACT	DISPATCHED CALLS	08/12/2025 11:20:00	5
250055278	MACARTHUR BLVD CONTRACT	DISPATCHED CALLS	08/12/2025 19:17:00	24
250055278	MACARTHUR BLVD CONTRACT	DISPATCHED CALLS	08/12/2025 19:18:00	22
250055325	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/12/2025 22:18:00	6
250058497	MACARTHUR BLVD CONTRACT	DISPATCHED CALLS	08/25/2025 00:15:00	10
250058497	MACARTHUR BLVD CONTRACT	DISPATCHED CALLS	08/25/2025 00:16:00	8
250058823	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/26/2025 13:21:00	55
250058823	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/26/2025 13:39:00	3
250058823	SUPERIOR TWP	BACKUP DISPATCHED CALLS	08/26/2025 13:38:00	4
250059726	MACARTHUR BLVD CONTRACT	BACKUP DISPATCHED CALLS	08/29/2025 16:52:00	56
250060284	SUPERIOR TWP	BACKUP DISPATCHED CALLS	08/31/2025 21:27:00	29
250060284	SUPERIOR TWP	BACKUP DISPATCHED CALLS	08/31/2025 21:35:00	10
250060284	SUPERIOR TWP	DISPATCHED CALLS	08/31/2025 21:30:00	10
			Sum:	**557**

Into Area Report

Reporting Period: August

Violations

Reporting Period: August

Violation Description	Violation Count
DISOBEYED TRAFFIC SIGNAL	1
DROVE WHILE UNLICENSED/WITHOUT OBTAINING LICENSE WITHIN 3 YRS	1
NO PROOF OF INSURANCE	1
REGISTRATION AND/OR PLATE EXPIRED CI	6
SPEEDING 26 - 30 MPH OVER	1
VIOLATION OF CHILD RESTRAINT LAW	1
Sum:	**11**

Traffic Stops

Reporting Period: August

TS Reason For Contact	Activities Count
Alcohol/Drugs	1
Equipment Vio	24
Other	21
Speed	48
Traffic Vio.	67
	161

Utility Department Memorandum

To: Superior Township Board of Trustees
From: Mary Burton, Utility Director
Date September 15, 2025
Re: Utility Department Report

- **Harvest Lane Sewer Repair:**
  Written quotes have been received from two contractors for the Harvest Lane sewer repair. Quotes will be presented to the Board for review at the September meeting.

- **Hydrant Winterization:**
  Utility maintenance crews have begun winterizing hydrants throughout the township. Winterization will be completed by the end of September.

- **EPA UCMR 5 Sampling:**
  UCMR 5 sampling continues for Superior Township this month per EPA requirements. Sampling will continue until the end of 2025.

- **Preventive Maintenance Work:**
  Prospect Point lift station was cleaned out and cleared of debris.

  Pumps at all lift stations will be greased in September for proper functioning.

  Brush was cleared and removed at all utility assets to gain better access.

- **Valve Repair:**
  Maintenance crews accessed a 12-inch inoperable valve and repaired it at the Utility Admin Building.

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Assets ***			
Cash			
101-000-001.001	CHASE 5503 - DAILY OPERATING CHECKING	124,332.15	275,896.61
101-000-001.002	HUNT 0768 CHK - DIXBORO SCHOOL HOUSE	12,393.09	12,562.60
101-000-001.003	HUNT 6873 HYB - FIRE INSURANCE WITHHOLD	17,657.32	9,657.32
101-000-001.004	COMERICA 9108 CHKG - CREDIT CARDS	5,687.35	4,110.54
101-000-001.005	COMERICA 5286 CHKG - ACCRUED ABSENCES	19,427.33	19,427.33
101-000-002.002	COMERICA 6074 JFUND DIXBORO SCHOOL HOUSE	25,695.34	27,134.84
101-000-004.001	PETTY CASH	100.00	100.00
101-000-004.002	REGISTER DRAWER CASH	100.00	300.00
101-000-009.000	MICHIGAN CLASS -0002	0.00	251,985.15
101-000-017.001	CHASE 5503 - GOVERNMENT T-BILLS	589,580.09	0.00
101-000-017.002	COMERICA - GOVERNMENT T-BILLS	118,098.87	0.00
Cash		913,071.54	601,174.39
Accounts Receivable			
101-000-040.001	A/R - CABLE FEES AT&T AND COMCAST	145,269.21	137,006.31
101-000-040.002	A/R - OTHER	228,802.14	121,887.39
101-000-078.003	A/R - STATE OF MICHIGAN EVIP	37,252.00	36,879.00
101-000-089.001	A/R - HCSP FORFEITURE RECEIVABLE	0.00	21,708.00
Accounts Receivable		411,323.35	317,480.70
Fixed Assets			
101-000-188.000	LEASE RECEIVABLE - LONG TERM	0.00	366,724.00
Fixed Assets		0.00	366,724.00
Other Assets			
101-000-056.000	A/R - ACCRUED INCOME	107.78	94.68
101-000-062.000	LEASE RECEIVABLE - CURRENT	0.00	13,837.00
101-000-123.000	PRE-PAID EXPENSES MISC.	1,637.45	373.99
101-000-123.050	PREPAID INSURANCE	17,174.26	24,103.17
101-000-126.000	UNREALIZED GAINS/LOSSES	70,767.32	0.00
Other Assets		89,686.81	38,408.84
Due From Other Funds			
101-000-084.203	DUE FROM SIDE STREET MAINTENANCE	0.00	5,000.00
101-000-084.206	DUE FROM FIRE FUND	0.00	831.14
101-000-084.211	DUE FROM LEGAL DEFENSE FUND	98,225.50	0.00
101-000-084.249	DUE FROM BUILDING FUND	71.97	0.00
101-000-084.508	DUE FROM PARK FUND	0.00	16.99
101-000-084.592	DUE FROM UTIL	98.16	0.00
101-000-084.701	DUE FROM TRUST & AGENCY	0.00	2,650.00
101-000-084.704	DUE FROM PAYROLL FUND	4,937.79	4,937.79
Due From Other Funds		103,333.42	13,435.92
Total Assets		**1,517,415.12**	**1,337,223.85**
*** Liabilities ***			
Accounts Payable			
101-000-202.000	A/P - VENDORS	744,182.74	19,135.38
101-000-202.200	A/P - CREDIT CARD ACCOUNT	3,861.53	1,679.26
Accounts Payable		748,044.27	20,814.64
Liabilities-ST			
101-000-237.001	FIRE INSURANCE WITHHOLD PROGRAM	17,500.00	9,500.00
101-000-257.000	ACCURED WAGES PAYABLE	40,541.00	40,157.00
101-000-260.000	ACCRUED PTO	3,979.00	3,333.00
Liabilities-ST		62,020.00	52,990.00
Liabilities-LT (under 1 year)			

COMPARATIVE BALANCE SHEET FOR SUPERIOR TOWNSHIP
PREPARED BY: NANCY MASON, ACCOUNTING
INCOMPLETE
Fund 101 GENERAL

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Liabilities ***			
	Liabilities-LT (under 1 year)	0.00	0.00
	Liabilities-LT (over 1 year)		
101-000-361.000	DEFERRED INFLOW - LEASES	0.00	363,316.00
	Liabilities-LT (over 1 year)	0.00	363,316.00
	Due To Other Funds		
101-000-214.701	DUE TO TRUST AND AGENCY	100.51	0.00
101-000-214.704	DUE TO PAYROLL FUND	(43,839.58)	16,344.22
	Due To Other Funds	(43,739.07)	16,344.22
	Total Liabilities	**766,325.20**	**453,464.86**
*** Fund Balance ***			
	Unassigned		
101-000-390.000	FUND BALANCE - UNDESIGNATED	1,610,485.09	524,172.41
	Unassigned	1,610,485.09	524,172.41
	Assigned		
101-000-385.001	FUND BALANCE - DIXBORO SCHOOL HOUSE	220,612.68	38,966.28
101-000-385.002	FUND BALANCE - NM TRAILS MAINT.	30,659.02	30,193.74
101-000-385.003	FUND BALANCE - RIGHT OF WAY	18,195.35	26,915.76
101-000-385.004	FUND BALANCE - ACCRUED ABSENCES	61,042.29	71,733.11
101-000-385.005	FUND BALANCE - TREE PRESERVATION FUND	247,500.00	241,425.00
	Assigned	578,009.34	409,233.89
	Total Fund Balance	**2,188,494.43**	**933,406.30**
	Beginning Fund Balance	**2,188,494.43**	**933,406.30**
	Net of Revenues VS Expenditures	**(1,437,404.51)**	**(49,647.31)**
	Ending Fund Balance	**751,089.92**	**883,758.99**
	Total Liabilities And Fund Balance	**1,517,415.12**	**1,337,223.85**

COMPARATIVE BALANCE SHEET FOR SUPERIOR TOWNSHIP
PREPARED BY: NANCY MASON, ACCOUNTING
INCOMPLETE
Fund 203 SIDE STREET MAINTENANCE

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Assets ***			
Cash			
203-000-001.001	CHASE 5503 - DAILY OPERATING CHECKING	26,309.20	5,469.53
Cash		26,309.20	5,469.53
Accounts Receivable			
203-000-020.000	A/R - TAXROLL REVENUE	0.00	25,436.00
Accounts Receivable		0.00	25,436.00
Total Assets		**26,309.20**	**30,905.53**
*** Liabilities ***			
Accounts Payable			
Accounts Payable		0.00	0.00
Liabilities-LT (under 1 year)			
Liabilities-LT (under 1 year)		0.00	0.00
Due To Other Funds			
203-000-214.101	DUE TO GENERAL FUND	0.00	5,000.00
Due To Other Funds		0.00	5,000.00
Total Liabilities		**0.00**	**5,000.00**
*** Fund Balance ***			
Unassigned			
203-000-390.000	FUND BALANCE - UNDESIGNATED	14,316.72	12,822.50
Unassigned		14,316.72	12,822.50
Total Fund Balance		**14,316.72**	**12,822.50**
Beginning Fund Balance		**14,316.72**	**12,822.50**
Net of Revenues VS Expenditures		**11,992.48**	**13,083.03**
Ending Fund Balance		**26,309.20**	**25,905.53**
Total Liabilities And Fund Balance		**26,309.20**	**30,905.53**

COMPARATIVE BALANCE SHEET FOR SUPERIOR TOWNSHIP
PREPARED BY: NANCY MASON, ACCOUNTING
INCOMPLETE
Fund 206 FIRE OPERATING FUND

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Assets ***			
Cash			
206-000-001.001	HUNT 6014 - DAILY OPERATING CHECKING	222,285.38	213,429.54
206-000-002.001	COMERICA 5587 J-FUND - ACCRUED ABSENCES	466,392.85	487,626.52
206-000-002.002	COMERICA 5588 J-FUND - DAILY OPERATING	651,129.90	680,774.49
206-000-009.000	MICHIGAN CLASS - 0003	0.00	1,938,571.87
206-000-017.001	HUNT 4740 - GOVERNMENT T-BILLS	350,853.47	2,652.12
206-000-017.002	COMERICA - GOVERNMENT T-BILLS	326,945.40	0.00
206-000-017.003	HUNT 5377 - GOVERNMENT T-BILLS	999,557.85	0.00
Cash		3,017,164.85	3,323,054.54
Accounts Receivable			
Accounts Receivable		0.00	0.00
Other Assets			
206-000-056.000	A/R - ACCRUED INCOME	4,863.95	4,075.80
206-000-123.000	PRE-PAID EXPENSES MISC.	398.08	270.90
206-000-123.050	PREPAID INSURANCE	83,722.74	96,919.43
206-000-126.000	UNREALIZED GAINS/LOSSES	50,833.52	0.00
Other Assets		139,818.29	101,266.13
Due From Other Funds			
206-000-084.704	DUE FROM PAYROLL FUND	0.00	5.35
Due From Other Funds		0.00	5.35
Total Assets		**3,156,983.14**	**3,424,326.02**
*** Liabilities ***			
Accounts Payable			
206-000-202.000	A/P - VENDORS	7,029.04	56,624.24
Accounts Payable		7,029.04	56,624.24
Liabilities-ST			
206-000-257.000	ACCURED WAGES PAYABLE	58,806.00	74,747.00
206-000-260.000	ACCRUED PTO	43,841.00	28,503.00
Liabilities-ST		102,647.00	103,250.00
Liabilities-LT (under 1 year)			
Liabilities-LT (under 1 year)		0.00	0.00
Liabilities-LT (over 1 year)			
Liabilities-LT (over 1 year)		0.00	0.00
Due To Other Funds			
206-000-214.101	DUE TO GENERAL FUND	0.00	831.14
206-000-214.704	DUE TO PAYROLL FUND	(62,140.55)	41,747.85
Due To Other Funds		(62,140.55)	42,578.99
Total Liabilities		**47,535.49**	**202,453.23**
*** Fund Balance ***			
Unassigned			
206-000-390.000	FUND BALANCE - UNDESIGNATED	1,313,774.97	839,835.49
Unassigned		1,313,774.97	839,835.49

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Fund Balance ***			
Assigned			
206-000-385.000	FUND BALANCE - BUILDING RESERVE	471,875.84	471,875.84
206-000-385.001	FUND BALANCE - TRUCK RESERVE	12,084.19	12,084.19
206-000-385.002	FUND BALANCE - ACCRUED ABSENCES	496,512.95	541,464.54
206-000-385.003	FUND BALANCE - BOND PAYMENT RESERVE	123,160.30	123,160.30
	Assigned	1,103,633.28	1,148,584.87
	Total Fund Balance	**2,417,408.25**	**1,988,420.36**
	Beginning Fund Balance	**2,417,408.25**	**1,988,420.36**
	Net of Revenues VS Expenditures	**692,039.40**	**1,233,452.43**
	Ending Fund Balance	**3,109,447.65**	**3,221,872.79**
	Total Liabilities And Fund Balance	**3,156,983.14**	**3,424,326.02**

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Assets ***			
Cash			
211-000-001.001	CHASE 5503 - DAILY OPERATING CHECKING	299.89	76,229.58
211-000-009.000	MICHIGAN CLASS - 0011	0.00	101,107.97
211-000-017.001	CHASE 5503 - GOVERNMENT T-BILLS	253,860.60	0.00
Cash		254,160.49	177,337.55
Other Assets			
211-000-126.000	UNREALIZED GAINS/LOSSES	24,687.68	0.00
Other Assets		24,687.68	0.00
Total Assets		**278,848.17**	**177,337.55**
*** Liabilities ***			
Accounts Payable			
211-000-202.000	A/P - VENDORS	0.00	200.00
Accounts Payable		0.00	200.00
Other Liabilities			
Other Liabilities		0.00	0.00
Due To Other Funds			
211-000-214.101	DUE TO GENERAL FUND	98,225.50	0.00
Due To Other Funds		98,225.50	0.00
Total Liabilities		**98,225.50**	**200.00**
*** Fund Balance ***			
Unassigned			
211-000-390.000	FUND BALANCE - UNDESIGNATED	193,251.70	177,538.98
Unassigned		193,251.70	177,538.98
Total Fund Balance		**193,251.70**	**177,538.98**
Beginning Fund Balance		**193,251.70**	**177,538.98**
Net of Revenues VS Expenditures		**(12,629.03)**	**(401.43)**
Ending Fund Balance		**180,622.67**	**177,137.55**
Total Liabilities And Fund Balance		**278,848.17**	**177,337.55**

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Assets ***			
Cash			
219-000-001.001	CHASE 5503 - DAILY OPERATING CHECKING	66,980.73	21,019.79
219-000-009.000	MICHIGAN CLASS -0013	0.00	50,396.79
Cash		66,980.73	71,416.58
Accounts Receivable			
219-000-020.000	A/R - TAXROLL REVENUE	0.00	0.72
Accounts Receivable		0.00	0.72
Other Assets			
Other Assets		0.00	0.00
Due From Other Funds			
Due From Other Funds		0.00	0.00
Total Assets		**66,980.73**	**71,417.30**
*** Liabilities ***			
Accounts Payable			
219-000-202.000	A/P - VENDORS	8,067.98	7,993.77
Accounts Payable		8,067.98	7,993.77
Liabilities-LT (under 1 year)			
Liabilities-LT (under 1 year)		0.00	0.00
Due To Other Funds			
Due To Other Funds		0.00	0.00
Total Liabilities		**8,067.98**	**7,993.77**
*** Fund Balance ***			
Unassigned			
219-000-390.000	FUND BALANCE - UNDESIGNATED	115,684.49	120,812.99
Unassigned		115,684.49	120,812.99
Total Fund Balance		**115,684.49**	**120,812.99**
Beginning Fund Balance		**115,684.49**	**120,812.99**
Net of Revenues VS Expenditures		**(56,771.74)**	**(57,389.46)**
Ending Fund Balance		**58,912.75**	**63,423.53**
Total Liabilities And Fund Balance		**66,980.73**	**71,417.30**

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Assets ***			
Cash			
249-000-001.001	CHASE 5503 - DAILY OPERATING CHECKING	467,151.10	115,576.71
249-000-004.001	PETTY CASH	100.00	100.00
249-000-009.000	MICHIGAN CLASS - 0007	0.00	907,150.29
249-000-017.001	CHASE 5503 - GOVERNMENT T-BILLS	236,393.29	0.00
249-000-017.002	COMERICA - GOVERNMENT T-BILLS	141,207.72	0.00
Cash		844,852.11	1,022,827.00
Accounts Receivable			
Accounts Receivable		0.00	0.00
Other Assets			
249-000-123.050	PREPAID INSURANCE	1,101.62	916.23
249-000-126.000	UNREALIZED GAINS/LOSSES	39,049.05	0.00
Other Assets		40,150.67	916.23
Due From Other Funds			
Due From Other Funds		0.00	0.00
Total Assets		**885,002.78**	**1,023,743.23**
*** Liabilities ***			
Accounts Payable			
249-000-202.000	A/P - VENDORS	114.47	2,398.93
Accounts Payable		114.47	2,398.93
Liabilities-ST			
249-000-257.000	ACCURED WAGES PAYABLE	7,283.00	8,228.00
249-000-260.000	ACCRUED PTO	1,042.00	301.00
Liabilities-ST		8,325.00	8,529.00
Due To Other Funds			
249-000-214.101	DUE TO GENERAL FUND	71.97	0.00
249-000-214.704	DUE TO PAYROLL FUND	(6,688.59)	3,465.10
Due To Other Funds		(6,616.62)	3,465.10
Total Liabilities		**1,822.85**	**14,393.03**
*** Fund Balance ***			
Unassigned			
249-000-390.000	FUND BALANCE - UNDESIGNATED	765,212.01	915,527.56
Unassigned		765,212.01	915,527.56
Assigned			
249-000-385.000	FUND BALANCE - ACCRUED ABSENCES	6,570.32	8,716.02
Assigned		6,570.32	8,716.02
Total Fund Balance		**771,782.33**	**924,243.58**
Beginning Fund Balance		**771,782.33**	**924,243.58**
Net of Revenues VS Expenditures		**111,397.60**	**85,106.62**

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
	Ending Fund Balance	**883,179.93**	**1,009,350.20**
	Total Liabilities And Fund Balance	**885,002.78**	**1,023,743.23**

COMPARATIVE BALANCE SHEET FOR SUPERIOR TOWNSHIP
PREPARED BY: NANCY MASON, ACCOUNTING
INCOMPLETE
Fund 266 LAW ENFORCEMENT FUND

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Assets ***			
Cash			
266-000-001.001	CHASE 5503 - DAILY OPERATING CHECKING	732,468.64	295,578.12
266-000-009.000	MICHIGAN CLASS - 0001	0.00	5,256,621.49
266-000-017.001	CHASE 5503 - GOVERNMENT T-BILLS	3,144,285.92	0.00
266-000-017.002	COMERICA - GOVERNMENT T-BILLS	186,577.71	0.00
Cash		4,063,332.27	5,552,199.61
Accounts Receivable			
266-000-040.002	A/R - SYCAMORE REG PATROLS	50,981.72	154,545.08
266-000-040.003	A/R - DANBURY REG PATROLS	23,180.67	7,726.89
Accounts Receivable		74,162.39	162,271.97
Other Assets			
266-000-123.050	PREPAID INSURANCE	500.00	1,500.00
266-000-126.000	UNREALIZED GAINS/LOSSES	159,839.89	0.00
Other Assets		160,339.89	1,500.00
Due From Other Funds			
Due From Other Funds		0.00	0.00
Total Assets		**4,297,834.55**	**5,715,971.58**
*** Liabilities ***			
Accounts Payable			
266-000-202.000	A/P - VENDORS	3,774.54	3,779.55
Accounts Payable		3,774.54	3,779.55
Liabilities-ST			
Liabilities-ST		0.00	0.00
Liabilities-LT (over 1 year)			
Liabilities-LT (over 1 year)		0.00	0.00
Due To Other Funds			
Due To Other Funds		0.00	0.00
Total Liabilities		**3,774.54**	**3,779.55**
*** Fund Balance ***			
Unassigned			
266-000-390.000	FUND BALANCE - UNDESIGNATED	2,790,518.87	3,666,109.30
Unassigned		2,790,518.87	3,666,109.30
Total Fund Balance		**2,790,518.87**	**3,666,109.30**
Beginning Fund Balance		**2,790,518.87**	**3,666,109.30**
Net of Revenues VS Expenditures		**1,503,541.14**	**2,046,082.73**
Ending Fund Balance		**4,294,060.01**	**5,712,192.03**
Total Liabilities And Fund Balance		**4,297,834.55**	**5,715,971.58**

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Assets ***			
Cash			
464-000-001.001	HUNT 4758 CHK - OPERATING	47,200.04	211,070.83
464-000-003.002	HUNTINGTON 9243- CD	1,000,000.00	0.00
464-000-009.000	MICHIGAN CLASS -0006	0.00	603,535.85
Cash		1,047,200.04	814,606.68
Accounts Receivable			
Accounts Receivable		0.00	0.00
Due From Other Funds			
Due From Other Funds		0.00	0.00
Total Assets		**1,047,200.04**	**814,606.68**
*** Liabilities ***			
Accounts Payable			
464-000-202.000	A/P - VENDORS	41,116.00	0.00
Accounts Payable		41,116.00	0.00
Liabilities-LT (over 1 year)			
464-000-339.000	DEFERRED REVENUE	1,060,663.60	781,449.66
Liabilities-LT (over 1 year)		1,060,663.60	781,449.66
Due To Other Funds			
Due To Other Funds		0.00	0.00
Total Liabilities		**1,101,779.60**	**781,449.66**
*** Fund Balance ***			
Unassigned			
464-000-390.000	FUND BALANCE - UNDESIGNATED	8,424.47	63,344.42
Unassigned		8,424.47	63,344.42
Assigned			
Assigned		0.00	0.00
Total Fund Balance		**8,424.47**	**63,344.42**
Beginning Fund Balance		**8,424.47**	**63,344.42**
Net of Revenues VS Expenditures		**(63,004.03)**	**(30,187.40)**
Ending Fund Balance		**(54,579.56)**	**33,157.02**
Total Liabilities And Fund Balance		**1,047,200.04**	**814,606.68**

COMPARATIVE BALANCE SHEET FOR SUPERIOR TOWNSHIP
PREPARED BY: NANCY MASON, ACCOUNTING
INCOMPLETE
Fund 508 PARKS & RECREATION

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Assets ***			
Cash			
508-000-001.001	CHASE 5503 - DAILY OPERATING CHECKING	361,863.39	152,558.08
508-000-009.000	MICHIGAN CLASS - 0010	0.00	402,550.88
508-000-017.001	CHASE 5503 - GOVERNMENT T-BILLS	67,926.54	0.00
508-000-017.002	COMERICA - GOVERNMENT T-BILLS	184,721.05	0.00
Cash		614,510.98	555,108.96
Accounts Receivable			
Accounts Receivable		0.00	0.00
Other Assets			
508-000-123.050	PREPAID INSURANCE	7,507.44	7,305.39
508-000-126.000	UNREALIZED GAINS/LOSSES	27,587.18	0.00
Other Assets		35,094.62	7,305.39
Due From Other Funds			
Due From Other Funds		0.00	0.00
Total Assets		**649,605.60**	**562,414.35**
*** Liabilities ***			
Accounts Payable			
508-000-202.000	A/P - VENDORS	6,542.18	2,963.21
Accounts Payable		6,542.18	2,963.21
Liabilities-ST			
508-000-257.000	ACCURED WAGES PAYABLE	7,881.00	9,908.00
508-000-260.000	ACCRUED PTO	325.00	2,354.00
Liabilities-ST		8,206.00	12,262.00
Liabilities-LT (under 1 year)			
Liabilities-LT (under 1 year)		0.00	0.00
Other Liabilities			
Other Liabilities		0.00	0.00
Due To Other Funds			
508-000-214.101	DUE TO GENERAL FUND	0.00	16.99
508-000-214.592	DUE TO UTILITY FUND	0.00	49.93
508-000-214.704	DUE TO PAYROLL FUND	(15,120.01)	2,986.05
Due To Other Funds		(15,120.01)	3,052.97
Total Liabilities		**(371.83)**	**18,278.18**
*** Fund Balance ***			
Unassigned			
508-000-390.000	FUND BALANCE - UNDESIGNATED	38,330.89	21,667.34
Unassigned		38,330.89	21,667.34
Assigned			
508-000-385.000	FUND BALANCE - BUILDING RESERVE	401,730.53	355,730.53
508-000-385.001	FUND BALANCE - ACCRUED ABSENCES	19,556.88	23,261.03

COMPARATIVE BALANCE SHEET FOR SUPERIOR TOWNSHIP
PREPARED BY: NANCY MASON, ACCOUNTING
INCOMPLETE
Fund 508 PARKS & RECREATION

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Fund Balance ***			
508-000-385.002	FUND BALANCE - SCHROETER	50.00	50.00
508-000-385.003	PARKS & PRESERVES IMPROVEMENT FUND	80,000.00	80,000.00
508-000-385.006	VEHICLE & LARGE EQUIPMENT REPLACEMENT	60,000.00	60,000.00
508-000-385.007	PROGRAM DEVELOPMENT FUND	20,000.00	20,000.00
508-000-385.008	EMERGENCY REPAIRS	16,196.16	16,196.16
Assigned		597,533.57	555,237.72
Restricted			
Restricted		0.00	0.00
Total Fund Balance		**635,864.46**	**576,905.06**
Beginning Fund Balance		**635,864.46**	**576,905.06**
Net of Revenues VS Expenditures		**14,112.97**	**(32,768.89)**
Ending Fund Balance		**649,977.43**	**544,136.17**
Total Liabilities And Fund Balance		**649,605.60**	**562,414.35**

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Assets ***			
Cash			
701-000-001.002	DAILY CHECKING - CHASE	428,317.86	212,497.26
701-000-009.000	MICHIGAN CLASS - 0014	0.00	503,907.86
Cash		428,317.86	716,405.12
Accounts Receivable			
Accounts Receivable		0.00	0.00
Other Assets			
Other Assets		0.00	0.00
Due From Other Funds			
701-000-084.101	DUE FROM GENERAL FUND	100.51	0.00
Due From Other Funds		100.51	0.00
Total Assets		**428,418.37**	**716,405.12**
*** Liabilities ***			
Accounts Payable			
701-000-202.000	A/P - VENDORS	31,945.25	3,550.00
Accounts Payable		31,945.25	3,550.00
Liabilities-ST			
701-000-283.035	DELINQUENT PERSONAL/MANUF PROP TAX	21,374.53	45,647.27
701-000-283.037	PARK PAVILLION SECURITY DEPOSIT	300.00	0.00
Liabilities-ST		21,674.53	45,647.27
Other Liabilities			
701-000-283.001	9220 FORD ROAD WETLAND ESCROW	675.00	675.00
701-000-283.002	CONSTRUCTION BONDS	8,000.00	8,000.00
701-000-283.003	DG RES.-WOODSIDE VILLAGE SURETY BOND	40,000.00	0.00
701-000-283.004	WOODSIDE VILLAGE	5,463.75	(709.75)
701-000-283.007	TEMPORARY OCCUPANCY	4,660.00	12,160.00
701-000-283.008	HYUNDAI SITE EXPANSION	25,150.50	18,857.75
701-000-283.010	SELECTIVE GROUP 2003 UNCLAIMED BOND	42,000.00	42,000.00
701-000-283.012	HAWTHORNE MILL AREA PLAN	155.00	0.00
701-000-283.013	ARBOR HILLS ANIMAL CLINIC CUP	3,509.50	3,209.50
701-000-283.014	YPSI DISTRICT LIBRARY SUPERIOR BRANCH	1,859.00	1,619.00
701-000-283.015	PROSPECT PT WEST SITE PLAN PH1	20,679.25	12,961.25
701-000-283.018	HSHV SHED ADDITION	1,363.75	1,363.75
701-000-283.019	KINSLEY DEVELOPMENT	46,926.52	35,329.27
701-000-283.020	DIXBORO HOUSE RESTAURANT	1,578.00	1,578.00
701-000-283.021	CR DEVCO - PROSPECT & BERKSHIRE	7.50	7.50
701-000-283.022	HYUNDAI PARKING LOT 2021	7,605.00	7,605.00
701-000-283.023	BROMLEY PARK CONDOS	1,122.50	1,122.50
701-000-283.024	THE MEADOWS	19,390.25	7,927.75
701-000-283.025	AUTUMN WOODS ESCROW	1,788.92	1,788.92
701-000-283.026	HUMANE SOCIETY PARKING LOT	3,919.00	3,919.00
701-000-283.027	DG RES.(MCTAVISH) BROOKSIDE 3 TREE BOND	10,000.00	6,570.00
701-000-283.028	DG RES.(MCTAVISH) BROOKSIDE 3 UTIL. BOND	34,630.00	34,630.00
701-000-283.029	SJMH THE FARM AT ST JOES	(1,860.75)	0.00
701-000-283.031	TAX COLLECTION 2020	2,020.72	2,020.72
701-000-283.032	CLOVER GROUP	80.00	80.00
701-000-283.036	GARRETT'S SPACE	4,390.00	25,351.25
701-000-283.038	ARBOR HILLS PERFORMANCE BOND	15,000.00	15,000.00
701-000-283.039	5288 GEDDES RD WATER MAIN	(410.25)	(1,350.75)
701-000-283.041	BROOKWOOD	5,000.00	28,973.50
701-000-283.044	HURON DENTAL	27,518.25	20,663.50
701-000-283.045	PLYMOUTH & NAPIER REZONING	440.00	440.00
701-000-283.046	PPW PH 1 UTILITY REPAIR BOND	39,215.00	341,715.00

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Liabilities ***			
701-000-283.047	PROSPECT PTE WEST PH 2	1,358.50	(23,390.25)
701-000-283.048	DTE SUBSTATION	0.00	(1,053.75)
701-000-283.049	PPW PH 2 UTILITY REPAIR BOND	0.00	23,600.00
701-000-283.050	MAJESTIC OAKS - 2024	0.00	(140.00)
701-000-283.052	9101 CHERRY HILL LOT SPLIT	0.00	1,480.00
701-000-283.053	PROSPECT POINTE WEST PHASE 3	0.00	3,320.00
701-000-283.055	PULTE - THE MEADOWS	0.00	1,785.00
701-000-283.056	PROSPECT PT SOUTH - M/I HOMES	0.00	16,900.00
701-000-283.057	HYUNDAI FUEL FARM	0.00	3,500.00
701-000-283.058	TRINITY HEALTH EMERGENCY FAMILY SHELTER	0.00	3,500.00
Other Liabilities		373,234.91	663,008.66
Due To Other Funds			
Due To Other Funds		0.00	0.00
Total Liabilities		**426,854.69**	**712,205.93**
*** Fund Balance ***			
Unassigned			
701-000-390.000	FUND BALANCE - UNDESIGNATED	0.00	0.30
Unassigned		0.00	0.30
Total Fund Balance		**0.00**	**0.30**
Beginning Fund Balance		**0.00**	**0.30**
Net of Revenues VS Expenditures		**1,563.68**	**4,198.89**
Ending Fund Balance		**1,563.68**	**4,199.19**
Total Liabilities And Fund Balance		**428,418.37**	**716,405.12**

GL Number	Description	PERIOD ENDED 07/31/2024	PERIOD ENDED 07/31/2025
*** Assets ***			
Cash			
704-000-007.000	HUNT 9485 CHECKING	90,931.07	33,768.02
Cash		90,931.07	33,768.02
Accounts Receivable			
704-000-040.002	DUE FROM OTHERS	93,175.78	0.00
Accounts Receivable		93,175.78	0.00
Other Assets			
Other Assets		0.00	0.00
Due From Other Funds			
704-000-085.101	DUE FROM GENERAL FUND	(43,839.58)	16,344.22
704-000-085.206	DUE FROM FIRE FUND	(62,140.55)	41,747.85
704-000-085.249	DUE FROM BUILDING FUND	(6,688.59)	3,465.10
704-000-085.508	DUE FROM PARK FUND	(15,120.01)	2,986.05
704-000-085.592	DUE FROM UTIL	(26,488.83)	11,382.36
Due From Other Funds		(154,277.56)	75,925.58
Total Assets		**29,829.29**	**109,693.60**
*** Liabilities ***			
Accounts Payable			
704-000-259.003	DUE TO HCSP NON-UNION - EMPLOYEE	3,564.57	5,756.42
704-000-259.004	DUE TO HCSP FIRE UNION - EMPLOYEE	1,614.53	2,062.00
704-000-259.005	DUE TO HCSP-NON-UNION-EMPLOYER	3,324.00	945.00
704-000-259.006	DUE TO HCSP - UNION - EMPLOYER	0.00	3,144.65
704-000-262.000	DUE TO JOHN HANCOCK-EMPLOYEE	1,453.59	1,731.80
704-000-262.001	DUE TO JOHN HANCOCK-EMPLOYER	2,907.18	3,463.60
704-000-262.002	DUE TO MERS #1 FIRE MERS-EMPLOYEE	5,803.33	9,585.98
704-000-262.003	DUE TO MERS#1 FIRE -EMPLOYER	21,568.89	37,145.55
704-000-262.004	DUE TO MERS#2-EMPLOYEE	6,368.76	9,779.02
704-000-262.005	DUE TO MERS#2-EMPLOYER	20,927.74	31,136.44
Accounts Payable		67,532.59	104,750.46
Liabilities-ST			
704-000-228.002	STATE WITHHOLDING	(5,565.11)	0.00
704-000-229.000	FEDERAL & FICA 941 TAXES	(37,075.98)	0.00
Liabilities-ST		(42,641.09)	0.00
Due To Other Funds			
704-000-214.101	DUE TO GENERAL FUND	4,937.79	4,937.79
704-000-214.206	DUE TO FIRE FUND	0.00	5.35
Due To Other Funds		4,937.79	4,943.14
Total Liabilities		**29,829.29**	**109,693.60**
Beginning Fund Balance		**0.00**	**0.00**
Net of Revenues VS Expenditures		**0.00**	**0.00**
Ending Fund Balance		**0.00**	**0.00**
Total Liabilities And Fund Balance		**29,829.29**	**109,693.60**

Superior Township Utility Department
Balance Sheet
INCOMPLETE

	Jul 31, 25	Jun 30, 25	Jul 31, 24
ASSETS			
Current Assets			
Checking/Savings			
100 · CASH - O&M			
101 · Checking - Chase 205000485529	271,411.44	133,734.43	348,687.52
101.5 · Michigan Class - 0009 - O & M (Transfer Funds to Michigan Class)	806,926.61	803,935.76	
104 · O&M Petty Cash	100.00	100.00	100.00
Total 100 · CASH - O&M	1,078,438.05	937,770.19	348,787.52
120 · CASH - CAPITAL RESERVE			
125 · CR Chkg. - Chase 639918234	329,765.14	333,846.78	2,107,491.16
125.5 · Michigan Class - 0010 - Cap Res (Funds Transferred to Michigan...	707,755.90	705,132.60	
1251 · CR Checking-Huntington Bank4855	265,438.42	265,134.42	96,246.87
1252 · CD - Huntington - CR			1,600,000.00
1253 · Michigan Class - 0012 - A/C4855 (Funds Transferred to Michigan ...	1,550,190.65	1,544,444.87	
Total 120 · CASH - CAPITAL RESERVE	2,853,150.11	2,848,558.67	3,803,738.03
140 · CASH - DEBT SERVICE RESERVE			
147 · T Bills - Huntington Bank-5151	502,598.13	500,815.12	480,619.14
Total 140 · CASH - DEBT SERVICE RESERVE	502,598.13	500,815.12	480,619.14
Total Checking/Savings	4,434,186.29	4,287,143.98	4,633,144.69
Accounts Receivable			
160 · A/R - Due From Other Funds			
160-GF · Due From General Fund	226.28	226.28	
160-PR · Due From Parks & Rec.		49.93	
Total 160 · A/R - Due From Other Funds	226.28	276.21	
161 · A/R - Other Customers	130,167.26	142,005.65	18.50
162 · A/R - Water/Sewer Bills (UB)	1,336,419.43	1,325,908.79	962,013.65
Total Accounts Receivable	1,466,812.97	1,468,190.65	962,032.15
Other Current Assets			
164 · Undeposited Funds	7,262.37	(22,743.85)	126,400.68
166 · Prepaid Expenses	67,121.29	67,121.29	32,357.32
170 · Inventory - Meters & Parts	33,193.94	33,193.94	35,736.22
Total Other Current Assets	107,577.60	77,571.38	194,494.22
Total Current Assets	6,008,576.86	5,832,906.01	5,789,671.06
Fixed Assets			
174 · Buildings	3,332,204.74	3,332,204.74	3,434,386.74
175 · Acc. Dep. - Buildings	(1,938,179.54)	(1,929,131.87)	(1,916,164.75)
176 · Water & Sewer System	29,750,381.95	29,750,381.95	29,645,877.95
177 · Acc. Dep. - Water & Sewer Sys.	(11,109,986.13)	(11,062,004.96)	(10,925,191.26)
178 · Improvements & Equipment	271,548.76	271,548.76	294,591.76
179 · Acc. Dep - Imp. & Equipment	(15,359.25)	(14,457.67)	(143,700.29)
180 · Office Improvements	136,360.16	136,360.16	125,975.16
181 · Acc. Dep. - Office Improvements	(63,163.92)	(62,735.17)	(56,782.25)
182 · Office Furniture & Equipment	73,300.27	73,300.27	73,300.27
183 · Acc. Dep. - Off. Furn. & Equip.	(78,134.89)	(77,329.06)	(74,441.76)
184 · Vehicles	914,994.57	914,994.57	647,673.57
185 · Acc. Dep. - Vehicles	(539,767.44)	(536,614.06)	(551,188.84)
186 · Metering Program	45,919.87	45,919.87	45,919.87
187 · Acc. Dep. - Meter Program	(2,745.00)	(2,287.25)	(46,211.75)
188 · Land	210,462.50	210,462.50	210,462.50
190 · Const. in Progress	787,138.36	787,138.36	(9,178.68)
Total Fixed Assets	21,774,975.01	21,837,751.14	20,755,328.24
TOTAL ASSETS	27,783,551.87	27,670,657.15	26,544,999.30

Superior Township Utility Department
Balance Sheet
INCOMPLETE

	Jul 31, 25	Jun 30, 25	Jul 31, 24
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
200 · A/P - Due To Other Funds			
200-GF · Due To General Fund		3,750.00	
200-PF · Due To Payroll Fund	11,382.36		3,432.00
Total 200 · A/P - Due To Other Funds	11,382.36	3,750.00	3,432.00
205 · A/P - Vendors	327,079.59	278,181.99	89,764.94
Total Accounts Payable	338,461.95	281,931.99	93,196.94
Other Current Liabilities			
219 · Contracts Payable			
224 · Michigan Finance Authority Bond	2,632,353.00	2,632,353.00	2,649,319.00
Total 219 · Contracts Payable	2,632,353.00	2,632,353.00	2,649,319.00
225 · Accrued Vacation & Sick Pay	145,981.05	145,981.05	117,008.16
226 · Accrued Wages			31,622.00
Total Other Current Liabilities	2,778,334.05	2,778,334.05	2,797,949.16
Total Current Liabilities	3,116,796.00	3,060,266.04	2,891,146.10
Total Liabilities	3,116,796.00	3,060,266.04	2,891,146.10
Equity			
390 · Retained Earnings	24,325,388.32	24,325,388.32	23,450,212.84
Net Income	341,367.55	285,002.79	203,640.36
Total Equity	24,666,755.87	24,610,391.11	23,653,853.20
TOTAL LIABILITIES & EQUITY	27,783,551.87	27,670,657.15	26,544,999.30

GENERAL BANK - JULY 2025 RECONCILIATION

Fund Account	Description	Beginning Balance 07/01/2025	Total Debits	Total Credits	Ending Balance 07/31/2025
Fund 101 GENERAL					
001.001	CHASE 5503 - DAILY OPERATING CHECKING	$ 427,073.19	$ 94,141.53	$ 245,118.11	$ 276,096.61
Fund 203 SIDE STREET MAINTENANCE					
001.001	CHASE 5503 - DAILY OPERATING CHECKING	$ 5,755.87	$ 5,013.67	$ 5,300.01	$ 5,469.53
Fund 211 LEGAL DEFENSE FUND					
001.001	CHASE 5503 - DAILY OPERATING CHECKING	$ 76,138.98	$ 190.60	$ 100.00	$ 76,229.58
Fund 219 STREET LIGHT FUND					
001.001	CHASE 5503 - DAILY OPERATING CHECKING	$ 28,838.77	$ 52.56	$ 7,871.54	$ 21,019.79
Fund 249 BUILDING					
001.001	CHASE 5503 - DAILY OPERATING CHECKING	$ 394,908.88	$ 50,752.98	$ 330,085.15	$ 115,576.71
Fund 266 LAW ENFORCEMENT FUND					
001.001	CHASE 5503 - DAILY OPERATING CHECKING	$ 914,646.78	$ 102,489.08	$ 721,557.74	$ 295,578.12
Fund 508 PARKS & RECREATION					
001.001	CHASE 5503 - DAILY OPERATING CHECKING	$ 360,321.37	$ 33,242.78	$ 241,006.07	$ 152,558.08
	TOTAL - ALL FUNDS	$ 2,207,683.84	$ 285,883.20	$ 1,551,038.62	$ 942,528.42

Bank Balance per statement	$984,075.56
Outstanding Checks	-$42,647.14
Deposits/CC in Transit	$700.00
Misc Items	$400.00
Total	**$942,528.42**

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Committee to Promote Superior Township

A Volunteer Committee

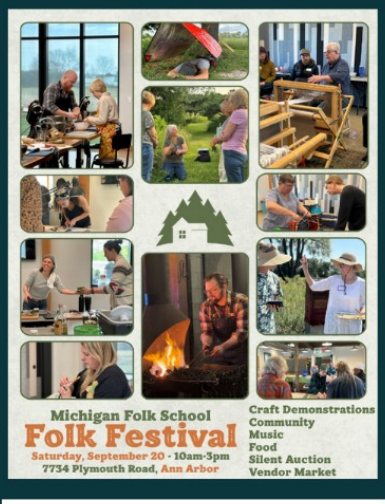
Fostering pride, unity and a sense of place among Superior Township residents

Est. 2008

C2PST September Highlights

- **Social Media:** We've seen strong growth in new users. Our focus is shifting to more frequent, diverse content to encourage return visits and spread the word about all things Superior. Recent contributions came from Parks & Rec, the Ypsilanti District Library, and the Supervisor's Office.
- **Library Display:** A new display highlights the official announcement of the BirdSong Nature Preserve and Superior Township Community Farm, complete with maps and photos.
- **C2PST Booth at Folk Festival:** On September 20, C2PST will host an information booth at the Michigan Folk School Folk Festival. Similar to our Dixboro Farmers' Market booth, this one will place added emphasis on township history.
- **Dixboro Farmers' Market Vendor Spotlight:** Our new social media feature spotlighting vendors at the Dixboro Farmers' Market continues to see strong engagement and positive responses. So far this month, we've highlighted Vera's Kuntry Bakery, showcasing the delicious variety of homemade baked goods she brings to the community.







Special Thank you to our Working Committee

Brenda Baker, Margery Dosey, Katie Russo, Carole Hann, Nancy Caviston, Haneen Alaouie

Join our committee – just email us!
C2PST@superior-twp.org

Connect with us

Instagram
@superiorchartertownship

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@SuperiorCharterMI

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CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form per agenda item.

TO: Superior Township Board of Trustees

FROM: Dana Greene

DATE SUBMITTED: 08/29/2025

BOARD MEETING DATE: 09/15/2025

ITEM TITLE: Salary Commission Ordinance

DESCRIPTION OF ITEM/RESOLUTION:

An ordinance to establish a commission to establish salaries for elected township officials.

REQUESTED BOARD ACTION:

I'm presenting this ordinance for a first reading. No vote is required.

BACKGROUND/JUSTIFICATION:

Superior Township currently approves the salaries for township officials and trustees on an annual bases during budget review. Currently there is no external review process for board members salaries. Creating a salary commission provides an external accountability and creates transparency.

Currently there are three townships in Washtenaw County who use salary commissions:
1.) Pittsfield Charter Township
2.) Dexter Township
3.) Scio Township

IMPACT ON TOWNSHIP BUDGET (if any):

There would be no impact on this current budget.

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

All superior township board members will be affected by the adoption of this ordinance.

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

CONTACT PERSON FOR QUESTIONS:

Name: Dana Greene Jr.

Title: Trustee

Phone: 313-670-0408

Email: dgreene@superior-twp.org

Please attach this form with all supporting documents in the same email and CC the following individuals: arobinson@superior-twp.org, cbenitez@superior-twp.org, krankin@superior-twp.org, edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

ORDINANCE NUMBER 198

ORDINANCE ESTABLISHING A COMMISSION TO SET SALARIES FOR ELECTED TOWNSHIP OFFICIALS.

FIRST READING: SEPTEMBER 15, 2025

SUPERIOR TOWNSHIP ORDAINS:

Section 1. Title.

This ordinance shall be known as the Salary Commission Ordinance.

Section 2. Purpose, Composition and Compensation.

2.1. **Purpose**. The salary commission (hereafter referred to as the "commission") shall determine the salary of each township elected official.

2.2. **Composition**. The commission shall consist of 5 members who are registered electors of the township, appointed by the supervisor subject to confirmation by a majority of the members elected and serving on the township board. The terms of office shall be 3 years, except that of the members first appointed; 1 shall be appointed for a term of 1 year; 2 shall be appointed for a term of 2 years; and 2 shall be appointed for a term of 3 years. The first members shall be appointed within 30 days after the effective date of the ordinance. Subsequent members shall be appointed within 30 days after a term expires or a vacancy occurs. Vacancies shall be filled for the remainder of an unexpired term. An officer or employee of a government agency or unit or member of the immediate family of an officer or employee shall not be appointed to the commission.

2.3. **Chair.** The commission shall elect a chairperson from among its members.

2.4. **Compensation.** The members of the commission shall not receive compensation, but shall be entitled to actual and necessary expenses incurred in the performance of official duties.

Section 3. Commission Meetings.

3.1. The commission shall meet for not more than 15 session days in each odd numbered year and shall make its determination within 45 calendar days of its first meeting. As used in this section, "session days" means calendar days on which the commission meets and a quorum is present.

3.2. A majority of the members of the commission constitutes a quorum for conducting the

business of the commission.

3.3. The business that the commission may perform shall be conducted at a public meeting of the commission held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976.

3.4. The commission shall not take action or make a determination without a concurrence of a majority of the members appointed and serving on the commission.

Section 4. Salary Determination.

4.1. Subject to Section 4.2 of this ordinance, the commission shall determine the salary of each member of the township board, which shall be effective at the beginning of the next fiscal year

4.2. The salary of an elected township official shall not be decreased during the official's term of office as long as the responsibilities and requirements of that office are not diminished during the term of the official's term of office, and the salary of an elected township official shall not be decreased during the official's term of office unless the official consents in writing to the reduction in salary.

4.3. The determination of the commission shall be the salary unless the township board by resolution adopted by 2/3 of the members elected to and serving on the board rejects the determination. The determination of the commission shall be effective 30 days following filing of the determination with the township clerk unless rejected by the township board. If the determination is rejected, the existing salary shall prevail.

Section 5. Expenses

An expense allowance or reimbursement paid to elected officials in addition to salary shall be for expenses incurred in the course of township business and accounted for to the township.

Section 6. Repealer

All ordinances or parts thereof in conflict herewith are hereby repealed and shall be of no further force and effect.

Section 7. Severability

Any and all sections, terms, provisions and/or clauses herein shall be deemed independent and severable. Should any court of competent jurisdiction hold any section, term, provision or clause void and/or invalid, all remaining sections, terms, provisions and/or clauses not held void and/or invalid shall continue in force and effect.

Section 8. Effective Date

This Ordinance shall take force and effect upon publication.

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form per agenda item.

TO: Superior Township Board of Trustees

FROM: Fire Chief Vic Chevrette

DATE SUBMITTED: 09/03/2025

BOARD MEETING DATE: 09/22/2025

ITEM TITLE: Request for Promotion of Fire Lieutenants

DESCRIPTION OF ITEM/RESOLUTION:

On 09/03/2025 the Superior Township Fire Department completed the Promotional Exam for the position of two (2) Fire Lieutenant. The exam process was conducted in accordance with IAFF Local 3292 contract and completed with EMPCO Inc.

REQUESTED BOARD ACTION:

Request that the Superior Township Board of Trustee's approve the Promotion of Fire Fighter Corey Oberstaedt and Fire Fighter James Gaken to the position of Fire Lieutenant effective 1 October 2025.

BACKGROUND/JUSTIFICATION:

Currently, the Fire Department has one Shift Captain on duty per shift and is based at Fire Station 1. The purpose of a Fire Lieutenant is for supervision at Fire Station 2 and allows for immediate supervision on emergency incidents. Our goal is to have three Fire Lieutenants, one per shift. In 03/06/2025 one promotion was approved for Lt. Lance Pierce. The two additional promotions would complete the two positions. The current Union Contract allows for the positions of Fire Lieutenant to include the pay scale.
Both Fire Fighter Oberstaedt and Fire Fighter Gaken meet the requirements of the State of Michigan Firefighting Training Council General Rules and IAFF local 3292 Contract.
Four Fire fighters Applied and two completed the testing process.

IMPACT ON TOWNSHIP BUDGET (if any):

Increase in pay from Fire Fighter to Lieutenant.

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

EMPCO Inc of Troy, Michigan. Independant testing company.

DEADLINES OR URGENCY (if applicable):

10/01/2025

SUPPORTING DOCUMENTS ATTACHED:

CONTACT PERSON FOR QUESTIONS:

Name: Victor G. Chevrette

Title: Fire Chief

Phone: 734-896-3547

Email: vchevrette@superior-twp.org

Please attach this form with all supporting documents in the same email and CC the following individuals: arobinson@superior-twp.org, cbenitez@superior-twp.org, krankin@superior-twp.org, edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION NUMBER 2025-58

DATE: SEPTEMBER 15, 2025

RESOLUTION TO APPROVE THE PROMOTION OF FIRE LIEUTENANTS

WHEREAS, the Superior Township Fire Department currently operates with one Shift Captain per shift based at Station 1, and seeks to improve supervision by assigning one Fire Lieutenant per shift, stationed at Fire Station 2; and

WHEREAS, the department aims to staff three Fire Lieutenants total—one per shift—and previously promoted Fire Fighter Lance Pierce to Lieutenant on March 6, 2025; and

WHEREAS, on September 3, 2025, the department completed a promotional exam for two (2) additional Fire Lieutenant positions, in accordance with the IAFF Local 3292 contract and conducted by EMPCO Inc.; and

WHEREAS, four Fire Fighters applied, two completed the process, and both **Fire Fighter Corey Oberstaedt** and **Fire Fighter James Gaken** met all requirements under State of Michigan rules and the IAFF Local 3292 contract; and

WHEREAS, the union contract provides for the Fire Lieutenant position and corresponding pay scale, and promotions will result in a pay increase;

NOW, THEREFORE, BE IT RESOLVED that the Superior Township Board of Trustees approves the promotion of **Fire Fighter Corey Oberstaedt** and **Fire Fighter James Gaken** to **Fire Lieutenant**, effective **October 1, 2025**.

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Emily Dabish Yahkind

DATE SUBMITTED: 9/8/25

BOARD MEETING DATE: 9/15/25

ITEM TITLE: Pesonnel Manual

DESCRIPTION OF ITEM/RESOLUTION:
Provide a clear/concise summary of the item being presented.
Adoption of the updated Superior Charter Township Personnel Manual (Last Revised: August 2025) establishing current policies for non-union employees.

REQUESTED BOARD ACTION:
Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).
Approve and adopt the Personnel Manual and authorize the Supervisor (or designee) to implement and administer it.

BACKGROUND/JUSTIFICATION:
Provide relevant history, previous board actions, community input, or project developments.
The manual consolidates and updates employment policies (e.g., at-will status, EEO/harassment, classifications, PTO, discipline, grievances) to ensure clarity, legal compliance, and consistent administration across departments.

IMPACT ON TOWNSHIP BUDGET (if applicable):
Minimal administrative costs for distribution, training, and possible HR/legal consultation, with no immediate material change to approved compensation or benefits beyond policies outlined.

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

Supervisors Office, Clerk, Treasurer, Utilities, Parks, and Personnel/HR

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

Effective upon adoption, with prompt distribution and collection of employee acknowledgment forms to ensure timely compliance.

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

(1) Resolution Adopting Personnel Manual; (2) Personnel Manual—Last Revised August 2025

CONTACT PERSON FOR QUESTIONS:

Name: Emily Dabish Yahkind

Title: Supervisor

Phone:

Email: edy@superior-twp.org

Please attach this form with all supporting documents in the same email and CC the following: arobinson@superior-twp.org, cbenitez@superior-twp.org, krankin@superior-twp.org, edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION ADOPTING THE "SUPERIOR CHARTER TOWNSHIP PERSONNEL MANUAL (LAST REVISED: AUGUST 2025)" FOR NON-UNION EMPLOYEES AND AUTHORIZING IMPLEMENTATION

RESOLUTION NUMBER: 2025-59

DATE: SEPTEMBER 15, 2025

WHEREAS, Superior Charter Township ("Township") employs non-union personnel to deliver essential public services to residents and businesses; and

WHEREAS, the Township seeks to maintain clear, consistent, and up-to-date policies governing employment classifications; work schedules; compensation and benefits; leaves of absence; workplace conduct; performance management and progressive discipline; grievance and complaint resolution; and separation and termination processes; and

WHEREAS, Township administration has prepared an updated Superior Charter Township Personnel Manual (Last Revised: August 2025) (the "Manual") applicable to non-union employees and not applicable to elected officials, their appointed deputies, or employees covered by collective bargaining agreements; and

WHEREAS, the Manual affirms the Township's employment-at-will status (except where otherwise provided by law), sets forth equal employment opportunity and anti-harassment policies consistent with Michigan and federal law, and provides procedures to ensure fair, transparent, and legally compliant administration of personnel matters; and

WHEREAS, the Board of Trustees finds that adoption of the Manual is in the best interest of the Township to promote effective governance, operational continuity, and employee clarity.

NOW, THEREFORE, BE IT RESOLVED:

1. Adoption. The Superior Charter Township Personnel Manual (Last Revised: August 2025) is hereby adopted and approved as presented and attached hereto as Exhibit A and is incorporated by reference with the same force and effect as if fully set forth herein.

2. Scope. The Manual applies to all non-union Township employees. It does not apply to elected officials or their appointed deputies, or to any employee whose employment is governed by a collective bargaining agreement, civil service protection, or other controlling statute or contract.

3. Employment at Will. The Manual's employment-at-will statement is affirmed. Nothing in this Resolution or the Manual creates an express or implied contract of employment.

4. Superseder; Repealer. All prior personnel manuals, handbooks, policies, memoranda, and Board actions inconsistent with the Manual are hereby repealed or superseded to the extent of any conflict. Department-level practices must conform to the Manual unless a different rule is expressly authorized by the Board.

5. Administrative Authority & Implementation. a. The Township Supervisor (or designee) is authorized to implement, interpret, and administer the Manual; to issue administrative guidelines and forms necessary for implementation; and to make non-substantive updates (e.g., formatting, contact names, form links). b. Substantive policy changes to the Manual require Board approval. c. The Supervisor may engage HR professionals or legal counsel, as needed, to ensure compliance with applicable law.

6. Employee Acknowledgment. The Supervisor (or designee) shall distribute the Manual to all covered employees and obtain a signed Employee Acknowledgment Form from each employee, to be retained in the employee's personnel file.

7. Effective Date; Transition. a. This Resolution and the Manual shall take effect upon adoption unless a later effective date is specified by the Board.

SUPERIOR CHARTER TOWNSHIP
PERSONNEL MANUAL

WASHTENAW COUNTY, MICHIGAN

Last Revised: August 2025

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1. INTRODUCTION

1.1 Purpose & Scope

This Personnel Manual applies to all non-union employees of Superior Charter Township. It does not apply to elected officials or their appointed deputies, or any employee whose employment is governed by a collective bargaining agreement. This manual provides guidance on employment policies, procedures, and benefits. It is intended to be informational and is not an employment contract.

It may be modified as needed over time, and any modifications shall be at the sole discretion of the Township Board (the Board). Furthermore, it is the responsibility of the Township Supervisor, either directly or through delegated representatives, to provide reasonable prior notice of changes or modifications to this manual to any affected employees.

1.2 Employment at Will

Employment with Superior Charter Township (the Township) is at-will, meaning either the Township or the employee may terminate employment at any time, with or without cause or notice, except as otherwise provided by law. This manual does not create an express or implied contract of employment, nor does it alter the at-will nature of employment.

This at-will policy does not apply to employees covered by collective bargaining agreements, civil service protections, or statutory provisions that grant specific termination rights. Employment decisions must comply with federal and state laws prohibiting discrimination or retaliation.

No representative of Superior Charter Township, other than the Township Board through a formal written agreement, has the authority to enter into any employment contract or make commitments regarding continued employment. The Township reserves the right to modify or amend this manual at any time, except where prohibited by law.

2. EQUAL EMPLOYMENT OPPORTUNITY & HARASSMENT POLICIES

2.1 Non-Discrimination Policy

Superior Charter Township is committed to providing equal employment opportunities without regard to race, color, religion, sex, national origin, age, disability, marital status, height, weight, or other protected statuses. All employment decisions — including hiring, compensation, benefits, promotions, transfers, and layoffs — will be based on individual qualifications, job-related skills,

and organizational needs. The Township Supervisor is responsible for overseeing civil rights compliance, subject to review by the Board.

2.2 Anti-Harassment Policy

Superior Charter Township is committed to maintaining a workplace free of harassment, or any kind or nature, and complies with the Michigan Elliott-Larsen Civil Rights Act (ELCRA) and Title VII of the Civil Rights Act of 1964. Harassment of any kind will not be tolerated.

Harassment includes, but is not limited to:

a. Sexual harassment, including unwelcome advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature..

b. Employment decisions based on an employee's submission to or rejection of sexual conduct.

c. Conduct that interferes with an employee's work performance or creates an intimidating, hostile, or offensive work environment.

2.3 Procedures for Processing Harassment and Discrimination Complaints

a. **Report the Complaint:** If you have a complaint about harassment or discrimination, report it to the Township Supervisor. If the complaint involves the Supervisor, report it to the Township Clerk or Treasurer instead.

b. **Initiate Investigation:** The Township will begin an investigation as soon as possible after receiving a complaint.

c. **Conduct Investigation:**

(i) The investigation will usually be done by the Township Supervisor.
(ii) If the complaint involves the Supervisor or a member of the Township Board, a neutral third-party investigator will be used. This could be an HR consultant, lawyer, or someone appointed by the Board (referred to as the "In-House Investigator").
(iii) The investigation will involve interviewing people and reviewing evidence.

d. **Document Findings:** The In-House Investigator will write down what they find and decide if a policy was violated.

e. **Prepare Report:** The In-House Investigator will create a written report of their findings and give a copy to the person who complained and the Township

Board.

f. **Corrective Action (If Complaint is True):** If the investigation finds that discrimination or harassment did happen, the Township will take action. This could include firing the person who did it.

g. **Complaint Not Substantiated (If Complaint is Not True):** If the In-House Investigator finds that the complaint is not true, everyone involved will be told. The person who complained can appeal this decision to the entire Township Board by filing a written appeal

h. **Appeal Process:** The Township Board can either deny the appeal (and the case is closed) or decide to get an outside investigator.

   (i) If an "Outside Investigator" is brought in, they will review the original findings and either agree or disagree with the In-House Investigator's findings.
   (ii) If the Outside Investigator agrees, the case is closed. If the Outside Investigator disagrees and finds discrimination or harassment did happen, the Township Board will take corrective action.

i. Retaliation against anyone submitting a complaint, in good faith, is strictly prohibited.

3. EMPLOYMENT CLASSIFICATIONS & WORK SCHEDULE

3.1 Employee Classifications

a. **Full-Time Employees** – Employees required to work a minimum of 37.5 hours per week (40 hours for Utility Department employees) and receive full benefits.

b. **Part-Time Employees** – Employees who work between 20 to 37.5 hours per week (under 40 hours for Utility Department employees) and may receive prorated benefits.

c. **Temporary Employees** – Employees hired for up to 12 months to assist with staff absences or seasonal workloads. They do not receive benefits and are paid an hourly rate, unless otherwise approved by the Township Board. The Supervisor, Clerk, or Treasurer may hire temporary employees within the Board-approved budget.

d. **Appointed Deputies** – The Clerk and Treasurer must appoint a deputy, while the Supervisor may do so. Deputies hold a public office and serve "at the

pleasure of the official," meaning their appointment is tied to that official's tenure. For personnel purposes, they are not considered regular employees.

3.2 Hire Dates & Employment Status Conversions

An employee's hire date is used to determine benefits eligibility, vacation accrual, longevity pay, and pension vesting. In some cases, employees who transition to a new employment classification will receive a new hire date that impacts their benefits.

a. Initial Hire Date.

(i) The initial hire date is assigned when an employee begins employment with Superior Charter Township.
(ii) If an employee transitions from part-time to full-time or temporary to regular status, a new full-time hire date will be assigned.
(iii) The new hire date will be used to calculate:

(a) Vacation and sick leave accrual
(b) Longevity pay eligibility
(c) Retirement health care vesting
(d) Years of service for pension benefits

b. Conversion from Part-Time to Full-Time Status.

(i) Employees who transition from part-time to full-time after April 1, 2005, will be assigned a new full-time hire date.
(ii) Any accrued sick and vacation benefits will be prorated and transferred to their benefit bank.
(iii) Employees who transitioned before April 1, 2005, will retain their initial hire date for accruing all benefits, except for MERS Pension and MERS Health Care Savings Plan, which will use the full-time hire date.
(iv) The employee's John Hancock pension account will be set to inactive status after the final contribution and will remain in John Hancock until termination or age 55. Employees with at least 20 months of combined participation in John Hancock and MERS are vested and retain employer contributions, while those with less than 20 months are unvested, and employer contributions revert to the Township. Upon transitioning to full-time, the employee will be enrolled in MERS, with part-time service not counting toward MERS years of service.

c. *Conversion from Temporary to Permanent Status*. A temporary employee working 20+ hours per week may transition to a permanent position with Board of Trustees approval.

d. *Part-Time Employees Converting to Permanent Part-Time*.

(i) Receive two (2) personal days upon conversion.
(ii) Previous months of service count toward the first-year employment requirement for vacation accrual.
(iii) Eligible for John Hancock Plan participation beginning the first workday as a permanent employee.
(iv) Assigned a new hire date, which will be used for benefit calculations.

e. *Full-Time Employees Converting to Permanent Status*.

(i) Receive two (2) personal days upon conversion.
(ii) Previous months of service count toward the first-year employment requirement for vacation accrual.
(iii) Eligible for health and life insurance starting the first of the month after conversion.
(iv) Assigned a new hire date and enrolled in MERS effective on the first full-time workday.

3.3 Work Hours & Pay Periods

a. Regular office hours: 8:00 AM - 4:00 PM, Monday - Friday.

b. Utility Department hours: 8:00 AM - 4:30 PM, Monday - Friday.

c. Any changes to these work hours must be authorized by the employee's Department Head in writing.

d. Pay periods occur biweekly, with paychecks issued every other Thursday.

e. Employees must submit timesheets by the designated deadline (Mondays at 9:00 AM) to ensure timely payroll processing. All time sheets, after departmental approval, must be turned over to the payroll administrator by Monday at 9:30 AM.

3.4 Lunch & Rest Breaks

a. For each work day, employees are entitled to:

(i) One 30-minute unpaid lunch break.
(ii) Two **15-minute paid rest breaks** (one in the morning, one in the afternoon).

b. Lunch and rest breaks may be combined, but may not exceed 45 minutes. Employees should work with their direct supervisor to ensure that their lunch

and rest breaks are scheduled at times that do not disrupt the daily operations of their departments. There is no smoking in Township buildings or on Township property.

3.5 Personal Information Updates

a. Employees must report any changes to their name, address, telephone number, marital status, tax withholding status, beneficiaries, dependents, or emergency contact information to the Personnel Manager's Office within five (5) days of the change.

b. Employees must also provide their current telephone number to their immediate supervisor and update them promptly if it changes. Failure to update personal information may affect payroll, benefits, or emergency notifications. The Township will use the most recent records on file for all employment-related matters.

3.6 Overtime & Compensatory Time

a. Non-exempt employees receive overtime pay at 1.5x their hourly rate for work exceeding 40 hours per week, provided that the employee receiving the overtime pay has not used any benefit time during the week that the overtime was accrued. All overtime must be pre-approved in advance by a supervisor.

b. Employees may request compensatory time instead of overtime pay, accruing 1.5 hours per overtime hour worked, subject to department approval. The maximum balance is 37.5 hours (40 for Utility Department); excess overtime is paid automatically. Employees receive a balance report with each paycheck and may cash out hours by submitting a request form, signed by their Department Head, to the Payroll Administrator.

c. Utility employees will receive a minimum of three hours pay or comp time for all after-hours "call outs" in which they are called back to work to respond to an urgent utilities emergency. Hours worked immediately preceding or following the normal work schedule do not qualify as an after hours call-out and will be treated as normal overtime.

d. Utility employees who are scheduled as "on-call" will be compensated for the time required to be available. Compensation will be determined and approved annually by the Board of Trustees.

3.7 Managerial Time

Exempt employees do not receive overtime pay but may accrue up to **five** (**5) Managerial Comp Days** per year. These are earned at a **1:1 ratio** for additional hours

worked beyond the standard workweek, subject to supervisor approval. Managerial comp days must be used within the same calendar year.

3.8 Drug Free Workplace

Superior Charter Township is committed to a safe, productive, and drug-free workplace in compliance with the Federal Drug-Free Workplace Act of 1988.

a. *Prohibited Conduct.* Employees are prohibited from:

   (i) Manufacturing, distributing, possessing, or using illegal drugs or controlled substances on Township property, in Township vehicles, or during work hours.
   (ii) Reporting to work impaired due to illegal drugs or misuse of medication.
   (iii) Using or possessing marijuana in the workplace, even if legally prescribed or recreationally permitted under Michigan law.

b. Employee Responsibilities & Assistance.

   (i) Employees must notify the Township within five (5) days of a drug-related workplace charge or conviction.
   (ii) Employees seeking help for substance abuse may contact Human Resources for information on support programs.

c. Disciplinary Actions & Rehabilitation.

   (i) Violations may result in disciplinary action, including termination.
   (ii) The Township may offer rehabilitation instead of discipline, but employees must comply fully with all rehabilitation requirements.
   (iii) Employees may be subject to drug testing if there is reasonable suspicion of impairment while on duty.
   (iv) The Township will provide drug awareness education and maintain compliance with federal law. Employees are expected to fully support this policy without exception.

4. COMPENSATION & BENEFITS

4.1 Salary & Pay Increases

a. Salary adjustments may be based on performance evaluations, market conditions, federal Cost of Living Adjustments (COLA), and budgetary considerations. All increases are subject to review and approval by the Township Board of Trustees and are not guaranteed.

b. Employees may be eligible for merit-based increases based on exceptional performance, subject to budget constraints and Board discretion. Merit pay adjustments may be one-time bonuses or permanent salary increases, as determined by the Township Board on an annual basis.

c. The Township is committed to ensuring fair and equitable pay adjustments across departments while maintaining fiscal responsibility.

d. The Township also offers full and part-time employees longevity pay on the anniversary hire date as follows:

(i) Years 2-3: 1% of base pay
(ii) Years 4-5: 2% of base pay
(iii) Years 6-7: 3% of base pay
(iv) Years 8-9: 4% of base pay
(v) Years 10-19: 5% of base pay
(vi) Years 20+: 6% of base pay

e. If the due date for an employee's longevity pay falls during the time they are on unpaid leave, the longevity pay shall be prorated based on actual time worked plus paid service hours. Service hours are defined as days for which the employee used paid benefit time.

4.2 PTO: Holidays

Superior Charter Township observes designated holidays as determined by the Township Board each year. All Township offices will close on these holidays, except those required by the Board to remain open.

a. *Eligibility for Holiday Pay*.

(i) Regular full-time employees will receive holiday pay, provided they are in a paid status (e.g., working, using approved leave) during the pay period in which the holiday falls.
(ii) Regular part-time employees will receive holiday pay if the holiday falls on a day they are normally scheduled to work.
(iii) Employees on approved paid leave (e.g., PTO, sick leave, FMLA) will receive holiday pay as if they had worked, without it reducing their leave balance.

b. *Holiday Pay for Employees Working on a Holiday*. Non-managerial employees required to work on an official Township holiday will receive compensation as outlined the Overtime policy contained within this manual.

4.3 PTO: Vacation Days.

Vacation time accrues based on length of service, with different rates for full-time, part-time, and Utility Department employees.

a. Full-Time Employees.

(i) Receive one week of vacation after six months.
(ii) Accrual begins in the 13th month at 6.25 hours per month.
(iii) Increases to 9.375 hours per month after 5 years of service.
(iv) Increases to 12.5 hours per month after 10 years of service.
(v) Utility Department Employees:

(a) Accrue 6.66 hours per month starting in the 13th month.
(b) Increase to 10 hours per month after 5 years.
(c) Increase to 13.333 hours per month after 10 years.

b. Part-Time Employees.

(i) Receive one week of vacation after six months, based on their average workweek.
(ii) Accrual is based on hours worked per pay period, increasing at 5 and 10 years.

c. *Banking Hours*. Employees may bank up to 1.5 times their annual vacation accrual and must use excess vacation or forfeit it unless granted a temporary exception. Vacation requests should be made at least two weeks in advance, though shorter notice may be approved depending on department needs. Holidays falling within scheduled vacation do not count as vacation days. Unpaid time off is generally not permitted but may be granted in special cases if vacation is exhausted.

4.4 PTO: Personal Days

Personal days accrue annually and may be used with or without advance notice, depending on the situation.

a. Accrual & Carryover.

(i) Full-time employees receive two personal days per year, accruing on the first day of employment and then on January 1st each year.
(ii) Unused personal days may carry over to the next year, up to a maximum bank of five days.
(iii) If accrual on January 1st exceeds the five-day limit, excess days will be paid out.

b. Usage & Notice Requirements.

(i) 48-hour notice is preferred for planned use, but personal days may be used without advance notice for emergencies or unforeseen circumstances.
(ii) Employees must call or message their supervisor before the workday begins if using personal time unexpectedly. Failure to notify may result in disciplinary action and loss of benefit time.
(iii) Personal time for non-emergencies without notice is allowed if it does not disrupt department operations, subject to supervisor approval.

4.5 PTO: Sick Leave

Superior Charter Township provides sick leave for employees to use in cases of personal or immediate family illness, accidents, or medical appointments. Sick time accrues monthly, and employees must follow proper procedures when requesting leave.

a. Accrual & Banking.

Full-time employees working in the Utility Department earn 5.78 hours per month and employees working at Townhall receive 5.42 hours a month for the first year of employment after the first year they earn 1 day per month.

(i) Full-time employees working in the Utility Department earn 5.78 hours per month and employees working at Town Hall receive 5.42 hours a month for the first year of employment. After the first year one day per month is earned.
(ii) There is no limit on how much sick time may be banked.
(iii) Employees receive a Sick Time Bank report with each paycheck.

b. Usage & Notification Requirements.

(i) Medical appointments require two days' advance notice unless an emergency arises.
(ii) Unexpected absences must be reported to the Department Head as soon as possible. If the employee is incapacitated, a designated person may notify the Township.
(iii) If sick time is exhausted, employees may use vacation or personal time with a doctor’s note. Unpaid leave may be granted in extenuating circumstances.

c. Medical Verification & Return to Work.

(i) A doctor’s note may be required after three consecutive sick days or

when a pattern of absenteeism suggests potential abuse.

(ii) Fitness-for-duty evaluations must be job-related and consistent with business necessity under ADA guidelines.

Employees who repeatedly take sick leave before or after weekends, holidays, or vacations may be subject to review for potential abuse. Corrective action may include documented counseling or requiring a doctor's note for future absences. Falsifying sick leave requests will result in disciplinary action. Department Heads will monitor sick leave use to ensure fairness and operational efficiency.

4.6 PTO Request Process

Superior Charter Township requires employees to follow an approval process for both prearranged and unexpected time off to ensure proper staffing and operations.

a. Prearranged Time Off Requests.

(i) Employees submit requests to their Department Head for initial approval.

(ii) The Department Head reviews requests for conflicts within the department and prioritizes based on submission date and ability to adjust plans.

(iii) If no conflicts exist, the request is sent to the Township Supervisor (except for Parks) to check for conflicts across departments. If needed, coverage may be arranged to accommodate multiple requests.

(iv) The Township Supervisor returns approved or denied requests to the Department Head, who notifies the employee.

b. Department Head Time Off Requests.

(i) General, Utility, and Building Department Heads submit requests directly to the Township Supervisor, or the Deputy Supervisor.

(ii) The Parks Administrator submits requests to the appointed Parks Commissioner and informs the Township Supervisor of approved employee vacations in writing.

c. Unexpected Time Off Requests.

(i) Employees using sick or personal time unexpectedly must submit a Time Off Request Form upon returning to work.

(ii) Employees submit the form to their Department Head, who forwards it to the Township Supervisor for final approval.

(iii) Once signed, the employee attaches the approved request to their timesheet.

4.7 Health Insurance

Full-time employees are eligible for medical, dental, and vision insurance starting on the first day of the month following hire. Coverage extends to spouses, dependents, and domestic partners as defined by the plan. Employees may be required to contribute a portion of the premium costs, which are reviewed annually.

Employees may opt out of Township-sponsored health insurance if covered under another qualifying group plan (e.g., spouse's employer plan, retirement benefits). To qualify, employees must provide proof of alternative coverage annually. Opt-out participants receive a taxable stipend equal to 40% of the Township's premium cost for the opted-out portion (single, couple, or family coverage). Employees covered under another Township employee's plan are not eligible for the opt-out stipend.

The Township provides COBRA continuation coverage as required by federal law. Employees will receive COBRA enrollment information upon termination or a qualifying event.

4.8 Reimbursements

a. *Mileage*. Employees on Township business will be reimbursed for mileage at the current IRS rate. Reimbursement forms must include odometer readings, a trip description, and approval from the Department Head and Township Supervisor. Only employees with a valid Michigan driver's license are eligible, and a copy must be on file with the Township Clerk before requesting reimbursement.

b. *Meals & Lodging*. Employees will be reimbursed for meals and lodging while attending training or conducting Township business, with pre-approval from the Township Supervisor. Reimbursement follows the Board-approved benefit structure and standard government per diem rates. Luxury accommodations and alcohol are not covered, and gratuities are capped at 20%. Original itemized receipts are required for reimbursement.

c. *Training Seminars*. Employees may be required to attend job-related training and will be paid their regular hourly rate, including travel time, with overtime for hours beyond their normal schedule. Mileage will be reimbursed. Employees may request voluntary training by submitting a request to their Department Head for review with the Township Supervisor. The Township may approve tuition, materials, and regular pay (excluding overtime), cover only tuition and materials, or deny the request.

d. *College Training*. Employees may request an educational allowance for tuition, books, and fees per the Board-approved benefit structure. Non-

college training seminars are excluded. Classes must relate to the employee's job but need not count toward a degree. Requests must be pre-approved by the Department Head and Township Supervisor. Reimbursement is retroactive and requires a "B" or higher. Classes must not interfere with work or mandatory overtime. Township-required courses do not count toward the annual limit.

e. *Uniforms*. Allowances provided for eligible departments. Check with your Department Head for more information.

4.9 Retirement Plans & Benefits

Full-time employees participate in the Michigan Municipal Employees' Retirement System (MERS) Defined Benefit Plan, with a 5% employee contribution. Employees hired before January 1, 2004, had a one-time option to remain in the John Hancock Defined Contribution Plan; all employees hired after January 1, 2004, must participate in MERS.

a. *MERS Vesting Schedule*. Employees are vested after six (6) years of service.

b. *Retirement Eligibility*. Employees may retire under the following conditions:

(i) Age 55 with at least 15 years of service
(ii) Any age with 30 years of service
(iii) Age 60 with at least six (6) years of service

c. *John Hancock Defined Contribution Plan*. Permanent part-time employees working 20+ hours per week may enroll in this plan upon hire. The Township contributes 10%, and employees contribute 5%. Employees who opt out must sign an Irrevocable Waiver of Participation, though best practice recommends allowing future enrollment if desired.

4.10 Retirement Health Benefits (MERS HCSP)

All full-time employees hired after November 1, 2013, are automatically enrolled in the MERS Health Care Savings Plan (HCSP) the first of the month following hire. Employees contribute 3% of gross regular pay pre-tax, and the Township contributes an employer match based on a vesting schedule.

a. Employer Contribution Vesting.

(i) 25% vested after 6 years
(ii) 50% vested after 9 years
(iii) 75% vested after 12 years
(iv) 100% vested after 15 years

(v) Employees may access funds for IRS-approved medical expenses upon separation from service, regardless of age.

b. *Annual Review*. Employer contributions are reviewed annually during the budget process and may be adjusted by the Township Board.

4.11 Benefit Time Payouts Upon Resignation or Retirement

a. Employees with at least six (6) years of full-time service who resign or retire with at least 14 days' notice are eligible for unused benefit time payouts:

(i) Personal Time. 25% payout
(ii) Sick Time:

(a) 25% payout after 6 years
(b) 50% payout after 9 years
(c) 75% payout after 12 years
(d) 100% payout after 15 years

(iii) Compensatory & Management Time: 100% payout
(iv) Vacation Time: 100% payout

b. Benefit payouts will be processed on the final regular payroll cycle following termination unless the employee has elected to deposit payout funds into their MERS Health Care Savings Plan via a signed Benefit Time Pay-Off Election Form.

c. In cases of sudden death or disability, payout elections on record will be honored before any benefit time is transferred to MERS HCSP. Employees may update their Benefit Time Pay-Off Election Form at any time before 3:30 p.m. on their last scheduled workday.

5. LEAVES OF ABSENCE

5.1 Unpaid Medical Leave

Superior Charter Township is not covered by the Family and Medical Leave Act (FMLA) because the Township does not meet the minimum employee threshold required for FMLA applicability. Under federal law, FMLA applies only to employers with 50 or more employees within a 75-mile radius. While not required, the Township offers Unpaid Medical Leave to support employees facing serious health conditions, family caregiving, or parental bonding. This policy provides up to 12 weeks of unpaid leave with job reinstatement, benefits continuation, and a structured approval process, aligning with HR best practices.

a. Eligibility & Duration.

(i) Employees must have 12 months of service and have worked at least 1,250 hours in the past 12 months.
(ii) Employees may take up to 12 weeks of unpaid leave per calendar year for:

(a) A serious health condition preventing the employee from performing their job.
(b) Caring for a spouse, child, or parent with a serious health condition.
(c) Birth, adoption, or foster placement of a child.

b. Request & Approval Process.

(i) Employees must submit a Leave Request Form to their Department Head before the leave begins, except in emergencies.
(ii) The request must include the reason for leave and expected duration.
(iii) The Township Supervisor reviews and approves leave based on objective eligibility criteria, ensuring consistent application.

c. *Medical Certification & Intermittent Leave*. Employees requesting leave for a serious health condition (their own or a family member's) may be required to provide medical certification from a licensed healthcare provider, such as a doctor, nurse practitioner, clinical psychologist, or other qualified medical professional. If the certification is incomplete or unclear, the Township may request additional information or a second opinion at its own expense.

(i) Employees requesting leave for a serious health condition (their own or a family member's) may need to provide medical certification stating the condition's start date, duration, and medical facts. If applicable, it must confirm whether the employee is unable to work or needed to provide care and for how long.
(ii) Employees requesting intermittent or reduced schedule leave must provide certification confirming the medical necessity, expected duration, and planned treatment dates if applicable.
(iii) Employees seeking intermittent leave to care for a spouse, child, or parent must submit documentation stating that their presence is necessary for care or recovery, along with an estimated schedule and duration of leave.

d. Use of Accrued Leave and Unpaid Leave.

(i) Employees must exhaust all accrued sick leave before taking unpaid

leave.

(ii) If sick time is exhausted, employees may use vacation or personal time before transitioning to unpaid leave.

e. Job Protection and Benefits Continuation.

(i) Employees approved for leave are guaranteed reinstatement to their original or an equivalent job with the same pay and benefits.

(ii) The Township will continue to pay health, dental, vision, and life insurance premiums for up to 12 weeks, provided the employee meets eligibility requirements.

(iii) Employees opting out of health insurance during leave will not receive opt-out payments.

(iv) Employees will not accrue sick or vacation time while on unpaid leave, nor receive holiday pay.

(v) The 12-week benefits continuation period includes any time taken as paid leave (sick, vacation, or personal time) prior to unpaid leave.

(vi) If an employee remains on unpaid leave beyond 12 weeks, they are responsible for paying their own insurance premiums to continue coverage.

f. Extended Medical Leave (Beyond 12 Weeks).

(i) If an employee requires leave beyond 12 weeks, they may submit a request for Extended Medical Leave.

(ii) Approval is at the sole discretion of the Township and is based on operational needs.

(iii) Employees on extended leave are not guaranteed reinstatement to their previous position or pay level upon return.

5.2 Personal Leave of Absence

a. Regular full-time employees who have completed six (6) months of service may request an unpaid personal leave for up to 60 calendar days within a 12-month period.

(i) Employees must submit a Personal Leave Request Form stating the reason for leave and expected duration.

(ii) The Department Head must approve the request and submit it to Township Administrative Staff along with an explanation of how the employee's work will be covered.

b. Approval Process & Appeals.

(i) If denied, the employee may appeal to the Township Board of Trustees and may request an executive session for the appeal.
(ii) If an employee wishes to extend an approved leave, they must submit a written extension request at least one (1) week in advance (if circumstances permit).
(iii) Extensions are not automatic and require approval from the Department Head and Township Supervisor.

c. Leave Conditions & Benefit Impacts.

(i) The Township will continue to pay health, dental, vision, and life insurance premiums for up to 12 weeks for approved leaves of absence, including personal leave, provided the employee has at least one (1) year of service and has worked 1,250 hours in the past 12 months.
(ii) This 12-week period includes both paid and unpaid leave, meaning any time used for sick, vacation, or personal leave counts toward the 12-week total.
(iii) After 12 weeks, the Township is no longer obligated to continue paying insurance premiums. Employees on unpaid leave beyond this period must pay the full cost to maintain coverage.
(iv) Employees do not accrue sick leave or vacation time during unpaid leave and are not eligible for paid holidays that occur while on leave.
(v) Longevity pay will be prorated based on actual time worked and paid benefit hours used.

5.3 Prior Notice for Medical and Personal Leaves

The Township provides discretionary leave for eligible employees for childbirth, adoption, family care, or medical treatment. Employees must follow the procedures outlined below to request and schedule leave.

a. Employees must provide at least 30 days' notice for foreseeable leave related to childbirth, adoption, or planned medical treatment. If 30 days' notice is not possible, employees must notify the Township as soon as practicable.

b. Employees should schedule medical treatments to minimize workplace disruption, when possible, with approval from their healthcare provider.

c. Intermittent or reduced schedule leave for childbirth or adoption is not permitted unless approved by the Township. Medically necessary intermittent leave may be approved on a case-by-case basis.

d. If both spouses work for the Township, the Township may limit the combined

leave duration for childbirth, adoption, or family care, based on operational needs.

Employees must use all accrued paid leave before taking an unpaid leave of absence, unless an exception is approved by the Township. Leave requests will be reviewed based on staffing needs, job responsibilities, and the impact on Township operations.

5.4 Bereavement Leave

a. Superior Charter Township recognizes the profound impact of losing a loved one and is committed to supporting employees during difficult times. Employees will be granted up to three (3) days of paid bereavement leave for the loss of an immediate family member, including:

(i) Parent, sibling, spouse, child, or stepchild
(ii) Legal foster child, legal guardian, or stepparent
(iii) Grandparent or grandchild
(iv) Parent-in-law, sibling-in-law, or child-in-law

Employees who experience the loss of a spouse, child, or parent may take up to five (5) days of paid bereavement leave.

b. Additional Leave & Special Circumstances.

(i) Employees may request additional time off using sick, personal, or vacation time, subject to Department Head approval.
(ii) If a death occurs during a scheduled vacation, up to four (4) vacation days may be rescheduled if the employee attends the funeral.
(iii) Employees may be asked to provide reasonable verification, such as a funeral program or obituary.

5.5 Military Leave

Superior Charter Township supports employees serving in the United States Armed Forces, National Guard, or Reserves by providing military leave in compliance with the Uniformed Services Employment and Reemployment Rights Act (USERRA) and applicable state laws.

a. Eligibility & Leave Rights.

(i) Employees who enlist, are drafted, or are called to active duty, training, or emergency service will be granted unpaid military leave.
(ii) Employees must provide advance written notice of military obligations unless prevented by military necessity.

(iii) Military leave will not exceed five cumulative years, except for exemptions outlined in USERRA.

b. Pay & Benefits During Military Leave.

(i) Employees may use accrued vacation or personal leave but are not required to do so.
(ii) Health insurance coverage may continue for up to 24 months, with employees responsible for premiums beyond 30 days of service.
(iii) Seniority, pension, and other benefits will continue to accrue as required under USERRA.

c. Job Reinstatement.

(i) Employees must notify the Township of their intent to return to work within the USERRA-specified timeline, based on the length of service.
(ii) Upon timely return, employees will be reinstated to their previous position or an equivalent role with the same pay, benefits, and seniority.

d. *Discrimination and Retaliation Prohibited*. The Township prohibits discrimination or retaliation against employees for military service and ensures full compliance with federal and state military leave protections.

5.6 Jury Duty

Employees summoned for jury duty will receive time off and be paid their **regular straight-**time rate for scheduled workdays served, provided they submit their jury fee (excluding mileage) to the Township. To qualify for jury duty pay, employees must:

a. Provide reasonable advance notice of the jury summons.

b. Submit proof of jury service for claimed days.

c. Be scheduled to work on the jury service day.

d. Return to work if excused with three or more hours left in their shift.

6. WORKPLACE POLICIES & CONDUCT

6.1 Code of Conduct & Workplace Ethics

Superior Charter Township expects employees to maintain professionalism, integrity, and respect in all workplace interactions. Employees must comply with all

Township policies, ethical standards, and applicable laws, including those governing confidentiality, harassment, discrimination, and public service responsibilities. Violations may result in disciplinary action.

6.2 Attendance & Tardiness

Reliable attendance is critical to Township operations and public service delivery. Employees are expected to report to work on time and as scheduled. Excessive tardiness, unexcused absences, or failure to notify a supervisor of an absence may lead to corrective action, up to and including termination.

a. Employees who anticipate being late or absent must notify their supervisor as soon as possible, ideally before the start of their shift.

b. Absences due to illness, emergencies, or other unforeseen circumstances should be communicated promptly to minimize workplace disruptions.

c. Supervisors may request documentation for absences, particularly in cases of extended or frequent leave requests.

6.3 Drug-Free Workplace

The Township is committed to maintaining a safe, drug-free work environment in compliance with federal and Michigan state laws. The use, possession, distribution, or sale of illegal drugs, marijuana, or alcohol is strictly prohibited on Township property, in Township vehicles, or while performing official duties.

a. Employees who violate this policy or report to work under the influence may face disciplinary action, up to and including termination.

b. Employees taking prescription or over-the-counter medications that may impair their ability to work must notify their supervisor if accommodations are needed.

c. The Township may require drug and alcohol testing in accordance with applicable laws, particularly in cases of reasonable suspicion, post-accident investigations, or for safety-sensitive positions.

6.4 Workplace Safety & Workers' Compensation

a. Superior Township prioritizes employee health and workplace safety. Employees must follow all safety policies, procedures, and training requirements to prevent workplace injuries.

    (i) Employees must report all injuries or workplace accidents to their

supervisor immediately, even if the injury seems minor.

(ii) Employees may be eligible for Workers' Compensation benefits as provided under Michigan law. These benefits cover medical expenses and lost wages for job-related injuries or illnesses.

(iii) Employees must cooperate with return-to-work programs if medically cleared to resume duties.

b. All Township employees are covered by Michigan's Workers Compensation laws and all associated rights and privileges.

6.5 Use of Township Property & Technology

Township resources, including equipment, vehicles, computers, email, and internet access, must be used exclusively for work-related purposes.

a. Unauthorized personal or commercial use of Township property is prohibited and may result in disciplinary action.

b. Employees must safeguard Township data and information systems, adhering to IT security protocols to prevent unauthorized access, data breaches, or misuse.

c. Employees using Township vehicles must comply with all traffic laws, maintain proper documentation, and report any vehicle incidents or maintenance issues immediately.

d. Personal use of Township telephones, email, or internet should be minimal and must not interfere with work responsibilities.

6.6 Conflict of Interest & Outside Employment

a. Employees must avoid conflicts of interest that could compromise their ability to perform Township duties impartially and in the public's best interest. Outside employment, personal business activities, and employment of relatives must not interfere with Township responsibilities or create ethical concerns.

b. *Approval & Reporting Requirements*.

(i) Employees must obtain written approval from their Department Head before engaging in outside employment or business activities.

(ii) Employees must disclose potential conflicts of interest in writing, including employment with vendors, contractors, or entities doing business with the Township.

(iii) Employees in supervisory or decision-making roles must recuse

themselves from Township matters involving a personal or financial interest.

(iv) If a conflict of interest is discovered after hiring or outside employment approval, the Township may require mitigation measures, such as reassignment, divestment of interests, or termination of outside employment.

c. *Employment of Relatives*.

(i) Hiring immediate family members of employees or Township Board members is discouraged, except for qualified temporary employees.

(ii) Immediate family members cannot work in the same department if married, and no employee—full-time or part-time—may supervise their spouse or immediate family member, except for part-time on-call firefighters.

(iii) No Township official or employee may use their position or political influence to affect the hiring, promotion, or employment decisions of a relative or associate.

d. *Restrictions on Outside Work*.

(i) Township resources, time, and information may not be used for outside work or personal business.

(ii) Employees may not perform outside work during scheduled Township hours, including breaks or lunch periods.

(iii) Outside work must not create a scheduling conflict that affects an employee's attendance or job performance.

(iv) Employees and Township officials may not enter into contracts or business arrangements with the Township if they, their relatives, or a business they have a financial interest in would benefit—unless the Township Board formally approves the contract after full disclosure.

(v) Employees may be required to terminate outside employment if it interferes with Township operations, violates ethical standards, or creates a conflict of interest.

e. *Enforcement and Consequences*.

(i) Failure to disclose outside employment, conflicts of interest, or employment of a relative may result in disciplinary action, including suspension or termination.

(ii) If a conflict arises after approval, employees must immediately report the issue to their Department Head for review.

7. PERFORMANCE MANAGEMENT

Superior Charter Township is committed to maintaining a high-performing workforce by providing employees with clear expectations, regular feedback, and opportunities for improvement. The Township's Performance Management System consists of annual evaluations, mid-year check-ins, and performance improvement plans (PIPs) to ensure accountability and support employee success. The Township also follows a progressive discipline process to address workplace misconduct or performance deficiencies.

7.1 Performance Evaluations

a. All regular employees will receive annual performance evaluations to assess job performance, recognize strengths, and identify areas for development.

b. *Evaluation Process*.

(i) Annual Cycle:

(a) **Self-Assessment (September):** Employees reflect on their performance, accomplishments, and areas for growth to provide insight into their own development.

(b) **Manager Assessment (September–October):** Supervisors evaluate employee performance based on job responsibilities, goals, and competencies, considering feedback from the self-assessment.

(c) **Formal Review Meeting (October):** Employees and supervisors meet to discuss performance evaluations, set future goals, and outline any necessary development plans.

(d) **Mid-Year Informal Check-in (May–June):** A casual progress discussion between employees and supervisors to review performance, address challenges, and ensure alignment with goals.

(ii) 5-Point Rating Scale:

(a) **1 - Poor Performance:** Does not meet job expectations; performance is consistently below standards, requiring immediate and significant improvement. The employee may lack necessary skills, fail to meet deadlines, or require frequent intervention. Continued poor performance may result in corrective action.

(b) **2 - Needs Improvement:** Performance is inconsistent and does not fully meet expectations in some areas. The employee may struggle with productivity, accuracy, or adherence to policies, requiring coaching or a development plan. Improvement is necessary for continued success in the role.

(c) **3 - Succeeding:** Fully meets job expectations and performs duties reliably and competently. The employee consistently meets deadlines, produces quality work, and adheres to policies, contributing positively to their department and the Township.

(d) **4 - Exceptional:** Exceeds job expectations in key areas by demonstrating strong initiative, problem-solving, and leadership. The employee consistently delivers high-quality work, contributes innovative ideas, and enhances team performance.

(e) **5 - Superb:** Consistently performs at an outstanding level, going above and beyond job requirements to significantly contribute to the Township's success. The employee demonstrates exceptional leadership, expertise, and a positive impact on workplace culture and efficiency.

c. Employees rated "Needs Improvement" or "Poor Performance" may be placed on a Performance Improvement Plan (PIP).

7.2 Progressive Discipline & Performance Improvement

The Township follows a structured, progressive discipline process to address policy violations, performance deficiencies, or workplace misconduct. The goal of this process is to correct behavior whenever possible while ensuring accountability. At any point in this process, direct supervisors and Department Heads are encouraged to escalate to higher levels of Township leadership if they need support or guidance in following the below steps.

a. *Step 1 – Feedback Conversation (Informal Discussion).* This conversation is between the employee and their direct supervisor, and serves as an opportunity to clarify expectations, address concerns, and provide coaching. The supervisor will explain the issue, offer guidance for improvement, and document the conversation informally for reference. No official record is placed in the employee's personnel file at this stage. If the issue is minor and resolved, no further action is needed. However, if concerns persist, the process escalates to Step 2.

b. *Step 2 – Written Warning (Formal Documentation).* If performance or behavior does not improve, the direct supervisor issues a formal written warning that:

(i) Clearly outlines the specific issue(s) with examples, if available.
(ii) Details the expected corrective actions and a timeline for improvement.
(iii) Notes potential consequences if the problem continues.

(iv) Places the employee on a PIP if appropriate (see section 7.4).

The employee must sign the warning to acknowledge receipt (though signing does not indicate agreement). A copy of the warning is placed in the employee's personnel file and submitted to the relevant Department Head and Township Supervisor. If the issue remains unresolved, the process moves to Step 3.

c. *Step 3 – Termination Recommendation*. If the employee fails to improve within the designated timeframe, the direct supervisor and Department Head may submit a formal recommendation for termination to the Township Supervisor. This recommendation must include:

(i) A summary of the performance or behavioral issues.
(ii) Documentation of previous disciplinary actions, such as warnings or performance improvement plans.
(iii) Any additional considerations, such as repeated violations or failure to meet essential job functions.

The Township Supervisor then reviews the case before determining the next steps.

d. *Step 4 – Township Supervisor Review & Investigation*.

(i) The Township Supervisor reviews the recommendation and may conduct further investigation, which could include:

(a) Interviewing the employee for clarification.
(b) Consulting with an external HR consultant or legal counsel to ensure compliance with employment laws.
(c) Reviewing past documentation to confirm consistency and fairness.

(ii) If the Township Supervisor agrees with termination, they will submit the recommendation to the Township Board for final review. If the Township Supervisor disagrees, they must still forward the recommendation to the Board, but they may include a dissenting opinion.

e. *Step 5 – Township Board Review (Confidential Closed Session)*. The Board of Trustees conducts a confidential review of the case, considering all documentation, supervisor and Department Head input, and the Township Supervisor's findings. After deliberation, the Board will vote on whether to proceed with termination or impose an alternative corrective action.

f. *Step 6 – Final Action & Notification. Once a decision is reached*.

(i) If termination is approved, the employee will receive a written termination notice outlining:

(a) The effective date of separation.
(b) Final pay and benefit details, including payout of any eligible accrued time.
(c) Information on COBRA benefits (if applicable).
(d) Any required return of Township property.

(ii) If termination is denied, the Board may impose alternative corrective actions, such as:

(a) Implementing or extending a Performance Improvement Plan (PIP).
(b) Suspension without pay for up to five days.
(c) Issuing a final written warning with strict conditions and a timeline for re-review of the case.

The Township ensures that all disciplinary actions are documented and handled consistently to maintain fairness, transparency, and legal compliance.

7.3 Performance Improvement Plans (PIP)

A Performance Improvement Plan (PIP) is a formal process that helps employees address documented performance deficiencies by outlining specific concerns, measurable goals, a timeline for improvement, and support resources. It provides employees with clear expectations and structured feedback to help them succeed. Failure to meet expectations within the PIP timeframe may result in further disciplinary action, up to and including termination.

a. *PIP Process*.

(i) All performance interventions start with a feedback conversation between the employee and either their direct supervisor, Department Head, or Township Supervisor.
(ii) If no improvement occurs within an agreed upon timeframe, a PIP is developed by the employee's direct supervisor, with input from the Department Head and Township Supervisor as needed.
(iii) The PIP lasts 6 weeks and outlines:

(a) Specific performance issues
(b) Required improvements
(c) Measurable goals

(d) Support resources
(e) Check-in schedule

b. *Outcome of the PIP*.

(i) If sufficient improvement occurs, the employee is removed from the PIP.
(ii) If partial improvement occurs, the PIP may be extended.
(iii) If no improvement occurs, termination may be considered.

7.4 Immediate Disciplinary Action

a. While the Township follows a progressive discipline process, certain serious infractions may warrant immediate disciplinary action, bypassing initial steps such as verbal or written warnings. Depending on the severity of the violation, disciplinary actions may include suspension, immediate termination, or legal action. These cases are handled on a case-by-case basis, ensuring a fair and legally compliant approach. Violations that may warrant immediate disciplinary action include, but are not limited to:

(i) **Severe misconduct or violations of Township policy** – Actions that significantly disrupt operations, endanger safety, or breach ethical standards.
(ii) **Misuse of public funds or Township property** – Unauthorized use, misappropriation, fraud, or intentional damage to Township resources.
(iii) **Conflict of interest** – Engaging in decisions, transactions, or actions that create a financial or personal conflict, especially without disclosure.
(iv) **Repeated insubordination** – **Blatant refusal** to follow lawful instructions from supervisors or Township leadership.
(v) **Significant negative impact on workplace culture** – Harassment, discrimination, workplace violence, or any behavior that creates a hostile work environment.
(vi) **Theft, fraud, or dishonesty** – Unauthorized taking of Township property, falsifying records, or providing false information.
(vii) **Violence or threats in the workplace** – Physical altercations, intimidation, or credible threats against coworkers, supervisors, or the public.
(viii) **Possession or use of drugs/alcohol on duty** – Being under the influence while working, especially if it impairs performance or safety.
(ix) **Breach of confidentiality** – Unauthorized disclosure of sensitive employee, resident, or Township information.
(x) **Violations of safety regulations** – Actions that create **imminent**

danger to oneself, coworkers, or the public.

(xi) **Unauthorized access or misuse of Township technology** – Accessing, altering, or misusing Township records, systems, or confidential data without approval.

b. *Response & Action*. When a point-in-time disciplinary issue arises, the Department Head and Township Supervisor will immediately assess the situation, reviewing witness statements, documentation, and relevant policies. Depending on the severity of the issue:

(i) The employee may be placed on immediate administrative leave while an investigation is conducted.

(ii) An external HR consultant or legal counsel may be consulted for compliance and risk assessment.

(iii) The Township Board will be notified if the violation requires their review.

c. In cases of termination, the Township Supervisor will present a formal recommendation, following the progressive discipline process where applicable. However, if the violation is severe enough to warrant immediate removal, the Township Board may authorize immediate termination without further steps.

7.5 Employee Rights & Appeals

a. *Access to Documentation*. Employees may request copies of their own performance evaluations, Performance Improvement Plans (PIPs), or formal disciplinary records from their personnel file. Requests must be submitted in writing to the Township Supervisor or designated personnel administrator. Copies will be provided within a reasonable timeframe in accordance with Michigan law. The Township reserves the right to deny requests for documents containing confidential information, third-party complaints, or legally privileged content.

b. *Appeals Process*. Employees may appeal formal disciplinary actions (such as written warnings, suspensions, or termination recommendations) through the Township's grievance procedure. However, appeals must be based on procedural errors, lack of just cause, or new evidence that was unavailable during the initial review. Minor corrective actions, such as verbal warnings, coaching, or informal performance feedback, are not subject to appeal.

c. *Finality of Certain Decisions*. The Township Board's decision on termination cases is final. If an employee disagrees with disciplinary action but chooses not to appeal through the grievance process, the Township considers the

matter closed after the designated appeal window expires.

8. EMPLOYEE GRIEVANCE & COMPLAINT RESOLUTION

8.1 Grievance Procedure

Superior Charter Township provides a structured grievance process for employees with job-related concerns regarding policy administration, workplace conditions, or employment decisions. The Township values its employees and is committed to ensuring that all grievances are heard, addressed fairly, and resolved in a timely manner.

a. *Step 1: Department Head Review*.

(i) Employees must submit a written grievance to their Department Head within five (5) working days of the issue.
(ii) The Department Head will meet with the employee within five (5) working days and issue a written response within five (5) working days after the meeting.

b. *Step 2: Township Supervisor Review*.

(i) If unresolved, the employee may submit a written appeal to the Township Supervisor within five (5) working days of receiving the Department Head's response.
(ii) The Supervisor may hold a meeting and will provide a written decision within ten (10) working days.

c. *Step 3: Appeal to Township Board*.

(i) If still unresolved, the employee may file a final appeal with the Township Clerk within five (5) working days of the Supervisor's response.
(ii) The Township Board will review the grievance at a regularly scheduled meeting or, at the Supervisor's discretion, a special meeting.
(iii) Employees may request a closed session, subject to compliance with the Michigan Open Meetings Act.
(iv) The Board's majority vote decision is final and binding, except in cases where the Treasurer or Clerk have authority over deputy disciplinary actions.

d. *Additional Provisions*.

(i) Time Extensions – Deadlines may be extended by mutual written

agreement.

(ii) Automatic Appeal Advancement – If a Department Head or Supervisor fails to respond on time, the grievance advances to the next step.

(iii) Written Record – All grievance dispositions will be recorded and filed with the Township Clerk.

(iv) False Complaints – Knowingly false complaints may result in disciplinary action, up to and including termination, after investigation.

8.2 Protection From Retaliation

a. Superior Charter Township strictly prohibits retaliation against any employee who files a grievance, participates in an investigation, or reports concerns in good faith. Employees have the right to raise workplace concerns without fear of punishment, discrimination, or adverse employment actions.

b. Retaliation may include, but is not limited to:

(i) Demotion, termination, or reduction in hours or pay
(ii) Unwarranted negative performance evaluations
(iii) Harassment, intimidation, or exclusion from workplace activities
(iv) Unjustified changes in job duties or responsibilities

c. Employees who believe they have experienced retaliation should report it immediately to their Department Head, the Township Supervisor, or the Township Board. Any substantiated retaliation will result in disciplinary action, up to and including termination.

d. The Township is committed to ensuring a fair, transparent, and supportive workplace, where employees can voice concerns freely and without fear of repercussions.

9. SEPARATION & TERMINATION

9.1 Resignation & Retirement

Employees resigning must provide at least **14 days' written notice**. Employees planning to retire should notify their supervisor as early as possible to facilitate a smooth transition.

9.2 Involuntary Termination & Severance Policy

a. Employees may be terminated due to performance issues, misconduct, or organizational needs. The Township may provide severance pay at its discretion.

b. The Township Supervisor, Treasurer and Clerk may terminate the employment of their deputies as noted above. The Township Board may terminate the employment of any employee, except the deputies of the Supervisor, Treasurer and Clerk, as noted above. The Township Supervisor, or in their absence, the Deputy Supervisor, may suspend, without pay, an employee pending a final decision by the Township Board.

9.3 Final Pay & Benefit Payouts

a. Employees who resign or retire with at least 14 calendar days' notice and six (6) or more years of full-time service are eligible for a benefit time payout as follows:

(i) Personal Time: 25% of unused balance
(ii) Sick Time:

(a) 25% payout after 6 years
(b) 50% payout after 9 years
(c) 75% payout after 12 years
(d) 100% payout after 15 years

(iii) Compensatory & Management Time: 100% payout
(iv) Vacation Time: 100% payout

b. Payouts will be processed based on the employee's Benefit Time Pay-Off Election form on the day before termination. In the case of sudden death or incapacitation, benefit time will be cashed out according to the employee's most recent election form on file before any remaining balance is transferred to their MERS Health Care Savings Plan account.

c. Employees may amend their Benefit Time Pay-Off Election form at any time before 3:30 p.m. on their last scheduled workday, by submitting the updated form to the Personnel Manager, or in their absence, the Township Clerk or Township Supervisor.

d. The Township may approve benefit time payouts for employees with less than six (6) years of service as part of a case-by-case severance package, at its discretion.

10. POLICY UPDATES & ACKNOWLEDGMENT

10.1 Manual Updates & Revisions

Superior Charter Township reserves the right to amend this manual as necessary. Employees will be notified of significant policy changes.

10.2 Employee Acknowledgment Form

Employees must sign an acknowledgment form confirming receipt and understanding of this manual.

Employee Name:

Date:

Signature:

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Dana Greene Jr.

DATE SUBMITTED: 9/8/05

BOARD MEETING DATE: 9/15/25

ITEM TITLE: A RESOLUTION AUTHORIZING THE RELEASE OF FROZEN SAL/

DESCRIPTION OF ITEM/RESOLUTION:
Provide a clear/concise summary of the item being presented.

This resolution authorizes the release of frozen salary increases for previously approved raises

REQUESTED BOARD ACTION:
Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

I am requesting that the board allow for raises previously approved to be released to the appropriate employees.

BACKGROUND/JUSTIFICATION:
Provide relevant history, previous board actions, community input, or project developments.

Board has adopted a hiring freeze due to constraints in our general fund. However, we did approve raises for two positions, one on March 17th and another on June 16th. Both raised were to be adopted once the hiring freeze was lifted. However its appears that the hiring freeze will remain in place for a prolonged period and I would like to move forward with releasing these funds to avoid significant back pay in the future.

IMPACT ON TOWNSHIP BUDGET (if applicable):

1.) Clerk Adminstrative Assistance will hourly rate will increase from $32.00 to $35.00 dating back to June 16th

2.)Office/ Accounting Adminstrator will recieve a 3% raise dating back to March 17th

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:
List any departments or external entities responsible for or impacted by this item.

Clerks Department

DEADLINES OR URGENCY (if applicable):
Include any timelines, deadlines or reasons for urgency.

SUPPORTING DOCUMENTS ATTACHED:
Include number of attachments and a brief title of each file.

1.) Resolution 2025-18
2.) Resolution 2025-39

CONTACT PERSON FOR QUESTIONS:

Name: Dana Greene

Title: Trustee

Phone: 313-670-0408

Email: dgreene@superior-twp.org

Please attach this form with all supporting documents in the same email and CC the following: arobinson@superior-twp.org, cbenitez@superior-twp.org, krankin@superior-twp.org, edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

A RESOLUTION AUTHORIZING THE RELEASE OF FROZEN SALARY INCREASES FOR GOVERNMENTAL STAFF AND ESTABLISHING A TEMPORARY MORATORIUM ON FUTURE RAISES UNTIL THE HIRING FREEZE IS LIFTED

RESOLUTION NUMBER: 2025-60

DATE: SEPTEMBER 15, 2025

WHEREAS, salary increases for governmental staff were previously frozen in response to financial constraints affecting the Township's operating budget; and

WHEREAS, the Board of Trustees has reviewed the Township's current fiscal condition and determined that sufficient funds are available to implement previously approved raises without compromising the Township's financial stability; and

WHEREAS, the Township continues to face ongoing budgetary pressures, and the current fiscal circumstances require that a hiring freeze remain in place until further notice; and

WHEREAS, the release of previously approved salary increases at this time is intended to avoid a prolonged delay in employee compensation and to prevent the accumulation and significant financial impact of retroactive backpay that would otherwise result when the hiring freeze is eventually lifted; and

WHEREAS, the Board recognizes the importance of compensating current staff fairly while maintaining fiscal responsibility and compliance with staffing restrictions;

NOW, THEREFORE, BE IT RESOLVED by the Superior Township Board of Trustees of, as follows:

Section 1.

Effective immediately, all previously approved but frozen salary increases for governmental staff shall be released and implemented in accordance with applicable personnel policies, and the adopted budget.

Section 2.

No further salary increases, cost-of-living adjustments, merit increases, or other forms of compensation enhancements shall be granted to governmental staff until such time as the current hiring freeze is formally lifted by a majority vote of the Superior Township Board of Trustees.

Section 3.

The Board affirms that the hiring freeze shall remain in effect due to the Township's current fiscal circumstances, and that any staffing changes will continue to be evaluated on a case-by-case basis to ensure the continuity of essential services.

Section 4.

This resolution shall take effect immediately upon its adoption.

CHARTER TOWNSHIP OF SUPERIOR

RESOLUTION TO RENAME NANCY MASON'S POSITION TO OFFICE/ACCOUNTING ADMINISTRATOR

RESOLUTION NUMBER: 2025-18

DATE: MARCH 17, 2025

WHEREAS, the Charter Township of Superior is committed to ensuring the accurate and timely management of financial records for the benefit of the township and its residents;

WHEREAS, Nancy Mason has consistently and diligently carried out accounting responsibilities for the Charter Township of Superior, including managing financial records, reconciling accounts, preparing financial reports and statements, and performing other key administrative functions;

WHEREAS, the Township Board recognizes the valuable contribution of Nancy Mason in supporting the township's financial operations, and acknowledges the importance of her role in the preparation and management of the township's budget;

NOW, THEREFORE, BE IT RESOLVED, by the Township Board of the Charter Township of Superior, Michigan, that:

1. Nancy Mason is hereby officially appointed as Office/Accounting Administrator for the Charter Township of Superior, effective March 17, 2025.
2. The responsibilities of Nancy Mason in her role as Office/Accounting Administrator shall include the following duties:
    - Maintaining accurate and up-to-date financial records for the Township.
    - Regularly reconciling bank accounts and financial ledgers.
    - Preparing and presenting monthly and annual financial reports and statements to the Township Board.
    - Assisting with the preparation, monitoring, and management of the Township's budget, in collaboration with the Township Supervisor. Ensuring compliance with financial regulations and providing the Township Board with necessary financial data and insights.
    - Performing other administrative duties as required.
3. The Accounting/Office Administrator will operate under the supervision of the Township Clerk.
4. Compensation for Nancy Mason in her role as Office/Accounting Administrator will be in accordance with the terms established in the Township's budget and compensation policies, and a 3% raise will be added to her pay effective upon termination of the hiring moratorium, with the pay increase being paid retroactively starting March 18, 2025.
5. This resolution shall be effective immediately upon adoption.
6. The final adjustment to Nancy Mason's rate of pay will be reevaluated.

Specific Duties and Responsibilities:

- **Accounts Payable**:
  - Manage all functions for government funds (excluding tax funds).
  - Print checks for the Utility Department and enter invoices as necessary.
- **Payroll**:
  - Oversee all aspects of payroll for the entire township, including check printing.
- **General Ledger**:
  - Manage all functions for government funds, including monthly closings and yearly audit.
  - Balancing of T-bills and J-Funds.
- **Human Resources**:
  - Handle HR tasks as needed, with no other staff members available to perform these duties.
- **Workers' Compensation**:
  - Administer all claims, audits, and related activities.
- **Grants**:
  - Act as administrator for all fire-related grants and assist with other government grants as required.
- **Pension/HCSP/HSA**:
  - Administer all pension, healthcare savings accounts (HCSP), and Health Savings Accounts (HSA).
  - Perform monthly reports and process payments online.
- **Telephone/Internet Systems**:
  - Oversee all township phone systems and the Comcast internet service.
- **MESC Reporting**:
  - Complete all reports and claims related to the Michigan Employment Security Commission (MESC).
- **Office Supplies**:
  - Manage office supply purchases.
- **IT Support**:
  - Serve as the primary IT contact for the Township.
- **Planning Department Assistance**:
  - Provide support to the Planning Department, including handling invoices, payments, and other related tasks.
- **Monthly Reports**:
  - Prepare monthly reports for the Department of Labor.
  - Prepare monthly reports for Board of Trustee meetings related to the accounting department’s activities.

(Certification Statement and signature on following page)

CERTIFICATION STATEMENT

I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on March 17, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson

Angela Robinson, Township Clerk

3/17/2025

Date Certified

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MI

RESOLUTION TO ASSIGN PAYROLL BACK UP DUTIES TO THE CLERK'S ADMINISTRATIVE ASSISTANT AND APPROVE A PAY ADJUSTMENT

RESOLUTION NUMBER: 2025-39

DATE: JUNE 16, 2025

WHEREAS, the Charter Township of Superior recognizes the critical importance of the Office/Accounting Administrator in ensuring the effective operation of the Township payroll functions; and

WHEREAS, a review of the position has identified a significant operational risk due to the absence of a designated backup for the Office/Accounting Administrator, in the areas of payroll during periods of absence, leave, vacation or turnover; and

WHEREAS, this risk can be effectively mitigated by integrating payroll backup responsibilities into the Clerk's Administrative Assistant position; and

WHEREAS, Kristina Rankin, currently serving as the Administrative Assistant to the Clerk, brings 25 years of court administrative experience and holds a bachelor's degree, with demonstrated excellence in document management, account reconciliation, compliance, confidentiality, and administrative operations; and

WHEREAS, since beginning formal payroll training on June 13, 2025, Kristina Rankin has exhibited a high level of competence and professionalism, including exceptional organizational skills, sound judgment, and reliable execution of payroll-related responsibilities; and

WHEREAS, the addition of these complex and sensitive payroll duties significantly expands the scope and accountability of Kristina Rankin's current role and warrants equitable compensation that reflects the increased responsibilities; and

WHEREAS, a compensation hourly wage adjustment to $35.00 as appropriate and justified, an increase from her previous $32.00; and

WHEREAS, the Board affirms the importance of retaining high-performing personnel whose contributions directly support the Township's operational stability and service delivery.

NOW, THEREFORE, BE IT RESOLVED, that the Charter Township of Superior Board of Trustees hereby:

1. **Formally** assign payroll backup responsibilities to the Clerk's Administrative Assistant position to ensure continuity in payroll functions.

2. **Approves an hourly wage increase** to $35.00 for Kristina Rankin, effective immediately and retroactive to June 13, 2025, in recognition of her expanded role.
3. **Confirms** that this compensation adjustment shall take effect upon the formal lifting of the Township's hiring moratorium, with retroactive pay applied from June 13, 2025.
4. **Declares** this resolution effective immediately upon adoption to address the Township's urgent operational needs and safeguard critical administrative functions.

CERTIFICATION STATEMENT

I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on June 16, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk

6/16/2025
Date Certified

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: OHM Advisors

DATE SUBMITTED: 9/3/25

BOARD MEETING DATE: 9/15/25

ITEM TITLE: Proposal for GIS Application Development Professional Services

DESCRIPTION OF ITEM/RESOLUTION:
Provide a clear/concise summary of the item being presented.

A proposal from OHM Advisors to provide professional services to develop Geographical Information System (GIS) applications for enhancing the management and maintenance of the Township's sanitary sewer and water distribution system by the Township Utilities Department.

REQUESTED BOARD ACTION:
Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Approval of the proposal.

BACKGROUND/JUSTIFICATION:
Provide relevant history, previous board actions, community input, or project developments.

The Utilities Department is looking to utilize field mapping applications to better manage, track and document their daily workflows and tasks for the water distribution and sanitary sewer systems. The Department has discussed this desire with OHM Advisors, who has developed this proposal to provide the desired applications built upon the Township's ArcGIS system.

IMPACT ON TOWNSHIP BUDGET (if applicable):
The work in this proposal will be funded by the Utilities Department.

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:
List any departments or external entities responsible for or impacted by this item.
Utilities Department; OHM Advisors

DEADLINES OR URGENCY (if applicable):
Include any timelines, deadlines or reasons for urgency.

SUPPORTING DOCUMENTS ATTACHED:
Include number of attachments and a brief title of each file.
1 attachment (OHM's GIS Application Development Professional Services)

CONTACT PERSON FOR QUESTIONS:

Name: George Tsakoff

Title: Principal (OHM Advisors)

Phone: 734-466-4439

Email: george.tsakoff@ohm-advisors.com

Please attach this form with all supporting documents in the same email and CC the following: arobinson@superior-twp.org, cbenitez@superior-twp.org, krankin@superior-twp.org, edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR

WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE THE GIS APPLICATION DEVELOPMENT PROPOSAL WITH OHM

RESOLUTION NUMBER: 2025-61

DATE: SEPTEMBER 15, 2025

WHEREAS, the Superior Charter Township (the "Township") recognizes the need to utilize GIS-based asset management applications for the operation and maintenance of its sanitary sewer and water distribution systems; and

WHEREAS, OHM has been assisting the Township for approximately ten years with the management and administration of its ArcGIS Online account, data collection and updates; and

WHEREAS, OHM Advisors ("OHM") has demonstrated extensive experience working with municipalities and water utilities in southeast Michigan and possesses the requisite expertise to assist the Township in the development of GIS-based asset management applications; and

WHEREAS, OHM has submitted a proposal outlining the scope of services, including development of field mapping applications for the water distribution and sanitary sewer systems including dashboard and staff training, needed GIS utility network updates, GPS receiver support including setup and training, and general as-needed GIS support; and

WHEREAS, the proposal includes schedules for performing and completing the various aspects of the work which are acceptable to the Township; and

WHEREAS, OHM proposes to provide these services on a time and materials basis for a not-to-exceed fee of $55,000;

NOW, THEREFORE, BE IT RESOLVED the Superior Charter Township Board of Trustees hereby approves the proposal submitted by OHM Advisors for professional services for GIS Application Development and authorizes the Township Supervisor to execute the agreement on behalf of the Township.

BE IT FURTHER RESOLVED funding for this project shall be allocated from the appropriate Utility Department budget, and the Township's Utility Department Staff shall collaborate with OHM to ensure the successful completion of the work**.**

September 3, 2025

Superior Charter Township
575 E. Clark Road
Ypsilanti, MI 48198

Attn: Mary Burton, Utility Director

RE: GIS Application Development Professional Services

Dear Ms. Burton:

OHM Advisors is pleased to submit this proposal to the Township for Geographical Information System (GIS) Application Development for enhancing the management and maintenance of the Township's sanitary sewer and water distribution system. The following is a summary of our proposal to perform this work.

PROJECT UNDERSTANDING

We understand that Superior Charter Township (the Township) desires to move forward with the development of GIS-based asset management applications for the sanitary sewer and water distribution systems. The Township Utilities Department and OHM Advisors (OHM) have discussed this project, and the Utilities Department supports this scope of work recognizing the future benefits to their utility operations utilizing the requested applications.

SCOPE OF SERVICES

OHM proposes to utilize the existing Superior Township Utilities GIS and ArcGIS Online Account to build the desired asset management applications. The following is our proposed scope of services for this work.

Task 1: GIS Field Maps / Application Development
The Township has requested multiple specific Field Mapping Applications that the Utilities Department will use to better manage, track, and document their daily workflows. Field Map Applications will be built on the Township's ArcGIS Online Account and will utilize Esri Field Maps and Dashboards. OHM will work closely with the Township to customize each Field Map (data collection template) and Dashboard Application to their needs. Training & Support of these applications is included in the fee. Training & Support is limited to 2 hours each of on-site & virtual support.

Field Mapping Applications:

- Water Distribution System
  - Hydrant Maintenance Program Application
    - Flushing, Winterizing, and Routine Maintenance tracking
  - Valve Exercising Application
    - Valve Exercising Program tracking
  - Water Service Identification Application
    - Water service materials tracking

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

- Sanitary Sewer System
    - Sewer Jetting Application
        - Ongoing Jetting Program tracking

Deliverables

- Field Mapping Applications and Reference Guides for each application, listed above, will be provided.
- Web Dashboards for each application listed above will be created.
    - Spatial and Attribute Filtering
    - Tabular export capabilities will be available within each Dashboard.
- GIS Application on-site training (8 hours)
- Virtual Support (8 hours)

Task 2 – GIS Utility Updates

Under this task, OHM will update the master GIS water and sanitary sewer network with new developments and capital projects added to the systems. This includes updating the utilities where infrastructure has been upgraded, modified, or replaced.

Updates to Include:

- Woodside Village - Phases 2 and 3
- Ypsilanti District Library
- Prospect Point West – Phases 1 and 2
- 5288 Geddes Road Water Main Extension
- Hyundai Site Expansion
- McCarthur Boulevard Water Main
- Stamford Road Water Main Replacement

Task 3 – GPS Support

The Township is interested in purchasing a new Eos GNSS (GPS Receiver) to collect GPS points of assets throughout the Township. If the Township does purchase the recommended unit, this task will include initial GPS setup, GPS training, and building a new GPS Field Map for staff to collect updated GPS coordinates of existing features and new features as they are installed. OHM will provide up to 40 hours of support to provide Quality Control to any on-going, newly collected data and the integration of this data into the master database.

Task 4 – General GIS Support

This task includes as-needed support for GIS tasks not associated with Tasks 1 or 2. OHM and the Township will discuss the level of effort required for each additional task and determine a budget prior to performing work under this task. Depending on the level of effort, OHM will determine if an addendum should be made to the contract.

Proposed Project Schedule

The following table outlines the task schedule for this project.

TASK	SCHEDULE/ MILESTONE DATES
Task 1 – GIS Field Maps / Application Development	October 2025 – January 2026
Task 2 - GIS Utility Updates (Record Drawing GIS Updates)	October 2025 – January 2026
Task 3 – GPS Support	October 2025 - November 2026
Task 4 – General GIS Support	October 2025 - April 2026

Potential schedule related items that may impact task durations are as follows:

- Scheduling of meetings / trainings
- Township responsiveness in the development of data collection templates
- Township IT Support (if needed)
- Contacting Esri representatives if necessary

Fee Schedule

OHM Advisors will provide the above-outlined professional services on a time and materials basis in accordance with the following fee schedule.

Tasks	Fee
Task 1 – GIS Field Maps / Application Development	$28,000
Task 2 - GIS Utility Updates (Record Drawing Updates)	$15,000
Task 3 – GPS Support	$7,000
Task 4 – General GIS Support	$5,000
Total	**$55,000**

Notes:
The cost associated with each task assumes authorization and execution of all the tasks (Tasks 1-4). Costs associated with the purchase of the GPS receiver will be delivered separately.

No additional services outside the scope of work provided above will proceed without receipt of written authorization by the Township.

ACCEPTANCE

If you find our proposal acceptable, please provide us with written authorization to proceed based on our Scope of Services and OHM Terms and Conditions.

We thank you for this opportunity to provide professional services to the Township and we look forward to completing this GIS Application Development project. Please do not hesitate to contact us at (734) 466-4554 if you have any questions or need any additional information.

Sincerely,
OHM Advisors

Jacob Murawski
Project Manager
9/3/2025

George Tsakoff
Digitally signed by George Tsakoff
DN: C=US, E=gtsakoff@icloud.com, CN=George Tsakoff
Date: 2025.09.03 08:56:12-04'00'

George Tsakoff, P.E.
Principal
9/3/2025

Encl: OHM Terms and Conditions
cc: Cresson Slotten, P.E., OHM

Superior Township Authorization
2025 GIS Application Development
Professional Services

Accepted by: _____

Printed Name: _____

Title: _____

Date: _____

TERMS & CONDITIONS

1. THE AGREEMENT. These Terms and Conditions and the attached Proposal or Scope of Services, upon acceptance by CLIENT, shall constitute the entire Agreement between Orchard, Hiltz & McCliment, Inc. (OHM ADVISORS), a registered Michigan Corporation, and CLIENT. OHM ADVISORS and CLIENT may be referred to individually as a Party or collectively as Parties. This Agreement supersedes all prior negotiations or agreements and may be amended only by written agreement signed by both Parties.

2. CLIENT RESPONSIBILITIES. CLIENT, at no cost, shall:
   a. Provide access to the project site to allow timely performance of the services.
   b. Provide all information in CLIENT'S possession as required by OHM ADVISORS to perform the services.
   c. Designate a person to act as CLIENT'S representative who shall transmit instructions, receive information, define CLIENT policies, and have the authority to make decisions related to services under this Agreement.

3. PROJECT INFORMATION. OHM ADVISORS shall be entitled to rely on the accuracy and completeness of services and information furnished by CLIENT, other design professionals, or consultants contracted directly to CLIENT.

4. PERIOD OF SERVICE. The services shall be completed within the time specified in the Proposal or Scope of Services, or if no time is specified, within a reasonable amount of time. OHM ADVISORS shall not be liable to CLIENT for any loss or damage arising out of any failure or delay in rendering services pursuant to this Agreement that arise out of circumstances that are beyond the control of OHM ADVISORS.

5. COMPENSATION. CLIENT shall pay OHM ADVISORS for services performed in accordance with the method of payment, as stated in the Proposal or Scope of Services. CLIENT shall pay OHM ADVISORS for reimbursable expenses for subconsultant services, equipment rental, or other special project related items at a rate of 1.15 times the invoice amount.

6. TERMS OF PAYMENT. Invoices shall be submitted to the CLIENT each month for services performed during the preceding period. CLIENT shall pay the full amount of the invoice within thirty days of the invoice date. If payment is not made within thirty days, the amount due to OHM ADVISORS shall include a service fee at the rate of one (1%) percent per month from said thirtieth day.

7. STANDARD OF CARE. OHM ADVISORS shall perform their services under this Agreement in a manner consistent with the professional skill and care ordinarily provided by similar professionals practicing in the same or similar locality under the same or similar conditions.

8. RESTRICTION OF REMEDIES. OHM ADVISORS is responsible for the work of its employees while they are engaged on OHM ADVISORS' projects. As such, and in order to minimize legal costs and fees related to any dispute, CLIENT agrees to restrict any and all remedies it may have by reason of OHM ADVISORS' breach of this Agreement or negligence in the performance of services under this Agreement, be they in contract, tort, or otherwise, to OHM ADVISORS, and to waive any claims against individual employees.

9. LIMIT OF LIABILITY. To the fullest extent permitted by law, CLIENT agrees that, notwithstanding any other provision in this Agreement, the total liability in the aggregate, of OHM ADVISORS to CLIENT, or anyone claiming under CLIENT, for any claims, losses, damages or costs whatsoever arising out of, resulting from, or in any way related to this Agreement or the services provided by OHM ADVISORS pursuant to this Agreement, be limited to $25,000 or OHM ADVISORS fee, whichever is greater, and irrespective of whether the claim sounds in breach of contract, tort, or otherwise.

10. ASSIGNMENT. Neither Party to this Agreement shall transfer, sublet, or assign any duties, rights under or interest in this Agreement without the prior written consent of the other Party.

11. NO WAIVER. Failure of either Party to enforce, at anytime, the provisions of this Agreement shall not constitute a waiver of such provisions or the right of either Party at any time to avail themselves of such remedies as either may have for any breach of such provisions.

12. GOVERNING LAW. The laws of the State of Michigan will govern the validity of this Agreement, its interpretation and performance.

13. INSTRUMENTS OF SERVICE. OHM ADVISORS shall retain ownership of all reports, drawings, plans, specifications, electronic data and files, and other documents (Documents) prepared by OHM ADVISORS as Instruments of Service. OHM ADVISORS shall retain all common law, statutory and other reserved rights, including, without limitation, all copyrights thereto. CLIENT, upon payment in full for OHM's services, shall have an irrevocable license to use OHM's Instruments of Service for or in conjunction with repairs, alterations or maintenance to the project involved but for no other purpose. CLIENT shall not reuse or make any modifications to the Documents without prior written authorization by OHM ADVISORS. In accepting and utilizing any Documents or other data on any electronic media provided by OHM ADVISORS, CLIENT agrees they will perform acceptance tests or procedures on the data within 30 days of receipt of the file.

14. CERTIFICATIONS. OHM ADVISORS shall have 14 days to review proposed language prior to the requested dates of execution. OHM ADVISORS shall not be required to execute certificates to which it has a reasonable objection, or that would require knowledge, services, or responsibilities beyond the scope of this Agreement, nor shall any certificates be construed as a warranty or guarantee by OHM ADVISORS.

15. TERMINATION. Either Party may at any time terminate this Agreement upon giving the other Party 7 calendar days prior written notice. CLIENT shall within 45 days of termination pay OHM ADVISORS for all services rendered and all costs incurred up to the date of termination in accordance with compensation provisions in this Agreement.

16. RIGHT TO SUSPEND SERVICES. In the event CLIENT fails to pay OHM ADVISORS the amount shown on any invoice within 45 days of the date of the invoice, OHM ADVISORS may, after giving 7 days' notice to CLIENT, suspend its services until payment in full for all services and expenses is received.

17. OPINIONS OF PROBABLE COST. OHM ADVISORS preparation of Opinions of Probable Cost represents OHM ADVISORS' best judgment as a design professional familiar with the industry. CLIENT recognizes that OHM ADVISORS has no control over costs of labor, equipment, materials, or a contractor's pricing. OHM ADVISORS makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual cost.

18. JOB SITE SAFETY. Neither the professional activities of OHM ADVISORS, nor the presence of OHM ADVISORS or our employees and subconsultants at a construction site shall relieve the Contractor or any other entity of their obligations, duties, and responsibilities including, but not limited to, construction means, methods, sequences, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and the health or safety precautions required by any regulatory agency. OHM ADVISORS has no authority to exercise any control over any construction contractor or any other entity or their employees in connection with their work or any health or safety precautions.

19. CONTRACTOR SUBMITTALS. If included in the services to be provided, OHM ADVISORS shall review the contractor's submittals such as shop drawings, product data, and samples for the limited purpose of checking for conformance with information given and the design concept expressed in the construction documents issued by OHM ADVISORS. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the contractor's responsibility. OHM ADVISORS review shall not constitute approval of safety precautions or, unless otherwise specifically stated by OHM ADVISORS, of any construction means, methods, techniques, sequences or procedures. OHM ADVISORS approval of a specific item shall not indicate approval of an assembly of which the item is a component.

20. CONSTRUCTION OBSERVATION. If requested, OHM ADVISORS shall visit the project construction site to generally observe the construction work and answer questions that CLIENT may have. OHM ADVISORS shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the construction work, or to determine whether the construction work is being constructed in accordance with the Contract Documents.

21. HAZARDOUS MATERIALS. As used in this Agreement, the term hazardous materials shall mean any substances, including without limitation asbestos, toxic or hazardous waste, PCBs, combustible gases and materials, petroleum or radioactive materials (as each of these is defined in applicable federal statutes) or any other substances under any conditions and in such quantities as would pose a substantial danger to persons or property exposed to such substances at or near the Project site. Both Parties acknowledge that OHM ADVISORS' Scope of Services does not include any services related to the presence of any hazardous or toxic materials. In the event OHM ADVISORS or any other person or entity involved in the project encounters any hazardous or toxic materials, or should it become known to OHM ADVISORS that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of OHM ADVISORS' services, OHM ADVISORS may, at its sole option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until CLIENT retains appropriate qualified consultants and/or contractors to identify and abate or remove the hazardous or toxic materials and warrants that the jobsite is in full compliance with all applicable laws and regulations. CLIENT agrees, notwithstanding any other provision of this Agreement, to the fullest extent permitted by law, to indemnify and hold harmless OHM ADVISORS, its officers, partners, employees and subconsultants (collectively, OHM ADVISORS) from and against any and all claims, suits, demands, liabilities, losses, damages or costs, including reasonable attorneys' fees and defense costs arising out of or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or hazardous or toxic substances, products or materials that exist on, about or adjacent to the Project site, whether liability arises under breach of contract or warranty, tort, including negligence, strict liability or statutory liability, regulatory or any other cause of action, except for the sole negligence or willful misconduct of OHM ADVISORS.

22. WAIVER OF CONSEQUENTIAL DAMAGES. The Parties waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either Party's termination of this Agreement.

23. WAIVER OF SUBROGATION. The Parties waive all rights against each other and any of their contractors, subcontractors, consultants, agents, and employees, each of the other, for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to a written contract or other property insurance applicable to the construction work.

24. THIRD PARTIES. Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either CLIENT or OHM ADVISORS.

25. CODE REVIEW/ACCESSIBILITY. In providing its services under this Agreement, OHM ADVISORS may have to interpret federal and or state laws, codes, ordinances, regulations and/or statutes. CLIENT understands and agrees that these may be subject to different and possibly contradictory interpretations by relevant governmental officials charged with interpreting same and furthermore understands and agrees that OHM ADVISORS does not warrant or guarantee that their interpretation will be consistent with the interpretation of the relevant governmental officials. OHM ADVISORS shall not be liable for unreasonable or unforeseeable interpretation of federal and or state laws, codes, ordinances, regulations and/or statutes by governmental officials charged with interpreting same.

26. DISPUTE RESOLUTION. In an effort to resolve any conflicts that arise during the project or following the completion of the project, the Parties agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation, unless the Parties mutually agree otherwise, as a prerequisite to further legal proceedings. The Parties agree to share the mediator's fee and any filing fees equally, and the mediation shall be held in the place where the project is located, unless another location is mutually agreed upon.

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form for each agenda item

TO:	Superior Township Board of Trustees
FROM:	OHM Advisors
DATE SUBMITTED:	9/3/25
BOARD MEETING DATE:	9/15/25
ITEM TITLE:	Proposal for Ridge Rd Water Main Design Services

DESCRIPTION OF ITEM/RESOLUTION:
Provide a clear/concise summary of the item being presented.
A proposal from OHM Advisors to provide professional services to develop contract documents for bidding the Ridge Rd Water Main project.

REQUESTED BOARD ACTION:
Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).
Approval of the proposal.

BACKGROUND/JUSTIFICATION:
Provide relevant history, previous board actions, community input, or project developments.
The Utilities Department is looking to fill a critical gap in water main infrastructure on Ridge Rd, as discussed during the previous Water Master Plan presentation. The Department has discussed this desire with OHM Advisors, who has developed this proposal to provide design services to permit the project with EGLE and prepare contract documents for bidding the project.

IMPACT ON TOWNSHIP BUDGET (if applicable):
The work in this proposal will be funded by the Utilities Department.

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:
List any departments or external entities responsible for or impacted by this item.
Utilities Department; OHM Advisors

DEADLINES OR URGENCY (if applicable):
Include any timelines, deadlines or reasons for urgency.

SUPPORTING DOCUMENTS ATTACHED:
Include number of attachments and a brief title of each file.
OHM proposal

CONTACT PERSON FOR QUESTIONS:

Name: Claire Martin

Title: Project Manager (OHM Advisors)

Phone: 734-466-4592

Email: claire.martin@ohm-advisors.com

Please attach this form with all supporting documents in the same email and CC the following: arobinson@superior-twp.org, cbenitez@superior-twp.org, krankin@superior-twp.org, edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE THE RIDGE ROAD WATER MAIN DESIGN PROPOSAL WITH OHM

RESOLUTION NUMBER: 2025-62

DATE: SEPTEMBER 15, 2025

WHEREAS, the Superior Charter Township (the "Township") recognizes the need to close a 2,400-foot gap in its water infrastructure along Ridge Road between Geddes Road and Scarlet Oak Drive; and

WHEREAS, OHM previously completed the Township Water System Master Plan in 2023, which recommended the addition of a 16-inch water main along this section of Ridge Road to close the aforementioned gap; and

WHEREAS, OHM Advisors ("OHM") has demonstrated extensive experience working with municipalities and water utilities in southeast Michigan and possesses the requisite expertise to assist the Township in the design of the water main; and

WHEREAS, OHM has submitted a proposal outlining the scope of services, including meetings with Utility Department Staff, preparation of permit applications, development of contract documents, and bidding assistance; and

WHEREAS, the proposed project schedule includes an initial meeting by September 26, 2025, submission of permit applications by February 13, 2026, and completion of final documents for bid by May 15, 2026, with an anticipated bid letting of June 18, 2026; and

WHEREAS, OHM has proposed to provide these services on a time and materials basis for a not-to-exceed fee of $98,700;

NOW, THEREFORE, BE IT RESOLVED that the Superior Charter Township Board of Trustees hereby approves the proposal submitted by OHM Advisors for professional services for the design of the Ridge Road Water Main and authorizes the Township Supervisor to execute the agreement on behalf of the Township.

BE IT FURTHER RESOLVED that funding for this project shall be allocated from the appropriate Utility Department budget, and the Township's Utility Department Staff shall collaborate with OHM to ensure the successful completion of the updates.

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities

September 5, 2025

Superior Charter Township
575 E. Clark Road
Ypsilanti, MI 48198

Attn: Mary Burton, Utility Director

RE: Proposal for Professional Engineering Services
Ridge Road Water Main

Dear Ms. Burton:

OHM Advisors is pleased to submit this proposal to assist the Township with engineering and design services for the installation of 2,400-feet of 16-inch water main along Ridge Road between Geddes Road and Scarlet Oak Drive. We have prepared the scope of work outlined below based on discussions with Township staff, our knowledge of the Township's water distribution system, and recommendations in the Water System Master Plan. Our letter proposal for professional services contains several sections that outline our strategy to accomplish the project objectives. These sections include our Project Understanding, Scope of Services, Project Deliverables, Assumptions, Project Fee, and Schedule for the anticipated water main project.

PROJECT UNDERSTANDING

It is our understanding that the Township desires to install approximately 2,400 feet of new 16-inch diameter water main along Ridge Road Road. The proposed segment crosses Fowler Creek and potentially several wetland areas. It is anticipated that the water main would be installed on the west side of the road within the greenbelt. Per the December 2022 Water System Master Plan, it is in the 5-year Capital Improvement Plan to complete the water main loop from Geddes Road to Scarlet Oak Drive. Closing this gap in the water system will increase the reliability of the system and provide additional hydrant coverage on Ridge Road, along with providing water service availability for properties within the utilities district along this segment of Ridge Rd. It is anticipated that the Township will offer existing property owners along Ridge Rd who are currently on wells the opportunity to tie-in to the new water main.

Conceptual costs for this segment of water main were estimated at $1.6 million in the previously prepared master plan. We understand that the Township would like to move forward with the design of this water main segment anticipating a 2026 construction project. This proposal includes design engineering services to prepare construction plans and bidding documents, and bidding assistance.

SCOPE OF SERVICES

The following is a summary of necessary tasks to be provided for each of the main phases of work related to preliminary engineering, final design, preparation of contract documents, and bidding assistance.

Preliminary Engineering

Under this phase of work, OHM Advisors will complete preliminary engineering efforts for this project. Specific work tasks would include the following:

- Meet with the Township to review the proposed preliminary horizontal alignment and construction methodology, and the preliminary cost estimate for the water main.

- Contact and coordinate with utility companies to request utility mapping and request a field design ticket through Miss Dig for flagging of existing utilities in the project corridor.

- Collect topographic survey data and perform structure inventories on public utility structures within project limits to verify pipe orientation, sizes, and invert elevations for sanitary and drainage structures. It is anticipated that survey will be conducted on the west side of the road from the centerline of road to the west edge of right-of-way.

- Provide five (5) soil borings to 15-foot depth along the route to establish soil conditions and groundwater levels, along with a brief geotechnical report. This work will be performed by G2 Consulting Group, a geotechnical consultant of OHM Advisors.

- Perform a wetland delineation to locate the limits of wetland areas in the vicinity of the proposed route.

- Review proposed sizing of the water main to complete the basis of design. Previous planning efforts indicate the installation of 16-inch water main along the Ridge Road corridor.

- Finalize the horizontal design of the water main route.

- Provide preliminary plans to Washtenaw County Road Commission (WCRC) to receive feedback on horizontal location of water main within public ROW and review any traffic control requirements.

- Prepare a preliminary Opinion of Construction Cost based on the updated design of the water main.

Final Design and Preparation of Construction Documents

Under this phase of work, OHM Advisors will provide detailed design and prepare contract documents for this project. Specific work tasks would include the following:

- Prepare plan and profile drawings of the water main based on the preliminary engineering phase of work and topographic data, in conformance with Township and EGLE Standards. Include design of water main, water services (including optional tie-ins for existing homeowners on wells), soil erosion and sedimentation control measures, staging areas, and site restoration.

- Prepare a traffic control plan to provide proper signage, flagging, and safety measures during construction based on the final alignment of the water main. It's anticipated that only standard traffic control details will be required to satisfy WCRC requirements.

- Provide Township Standard Detail Sheets regarding public water main construction, as well as any necessary custom details necessary for HDPE pipe transitions and thrust blocks.

- Prepare a project manual/contract book for the project to include bid sheet, general conditions, general specifications, detailed engineering specifications, and/or special provisions as necessary for the project.

- Provide permit submittals with necessary permit application and plans/attachments to relevant agencies for the project. The following permit submittals are anticipated:

- Washtenaw County Water Resources Commission (WCWRC) Soil Erosion and Sedimentation Control (SESC) Permit
- Washtenaw County Road Commission (WCRC) Right-of-way Permit
- Michigan Department of Environment, Great Lakes and Energy (EGLE) Joint Permit Application for the crossing of Fowler Creek and associated wetlands.
- YCUA approval of water main and coordination for EGLE PA 399 Water System Construction Permit

- Prepare a Final Opinion of Construction Cost for the project.

Bidding Assistance

Under this phase of work, OHM Advisors will assist the Township with bidding the project. Specific work tasks would include the following:

- Assist the Township with advertisement of the construction documents for bid on MITN/Bid Net (Township Account) and through the OHM on-line bidding site.
- Coordinate a pre-bid meeting.
- Respond to bidding questions and issue Addenda if necessary.
- Review bids and verify qualifications of the low bidder (Contractor) through communication with contractor references and internal team familiarity as applicable. Provide a Bid Summary letter to the Township.
- Attend one (1) Township board meeting for contract award.
- Provide necessary administrative efforts and coordination to prepare executed contract documents and obtain bonds and insurance from the Contractor prior to execution of an Agreement between Contractor and Township.

PROJECT DELIVERABLES

OHM Advisors will provide the Township with the following deliverables consistent with the scope of work:

- Preliminary water main layout plan and opinion of construction cost for Township review.
- Water main plan and profile drawings, contract documents, and updated opinion of construction cost at the 80% stage of work, for permitting and Township review.
- A geotechnical report based on five (5) 15-foot-deep soil borings and trenchless construction methods.
- Final plans and contract documents, and final opinion of construction cost.
- A Bid Summary Letter for Township decision making regarding contract award.

CLARIFICATIONS AND ASSUMPTIONS

The following assumptions are part of our proposal, in addition to any assumptions noted within our scope of work section:

- We assume that the Township will provide input on any preferences related to pipe alignment, pipe material, or other aspects of the water main system during the preliminary engineering stage.
- Construction administration & construction engineering services are not included but can be provided as a future service.
- All work is assumed to take place within the public County ROW. Currently, we are not aware of a need for easements along the route, but this would not be confirmed until the preliminary engineering stage is complete. At this time, no fee has been included for easement sketches or descriptions. If they become necessary in the future, an additional fee can be provided for consideration to provide easement acquisition support and necessary documents once the scope of this effort is known.
- The format of Contract Documents will follow EJCDC format for the front-end portion of the contract document (including Notice to Bidders, Bid Sheet, Agreement, and Bonds), and CSI format for detailed specifications for water main, directional drilling, earthwork, demolition, and restoration. Supplemental General Conditions can be provided if the Township desires to vary from typical EJCDC General Conditions for insurance standards or other administrative contract items.
- The Township will cover necessary permit application fees that are necessary to design and bid the project.
- OHM will prepare and submit necessary permit applications as outlined above. The Contractor will be responsible for obtaining WCRC right-of-way and WCWRC soil erosion permits prior to commencing work on-site.
- A Geotechnical Investigation will be performed by an engineering consultant selected by OHM Advisors as part of this contract. This report will be utilized for reference during the design of the water main.
- No road or drainage-related improvements are assumed to be part of this project for water main installation. Existing conditions would be restored related to pavement disturbance, and for drainage patterns within disturbed greenbelt areas.

FEE

We will perform engineering services consistent with our scope of work and assumptions outlined above, for a **Total Not-to-Exceed Fee of $98,700**. The terms of the contract will be in accordance with our attached Standard Terms & Conditions. The fee breakdown is as follows:

- Design Phase Fee - $81,400
- Geotechnical Analysis (by our subconsultant G2 Consulting) - $10,300
- Bidding Assistance - $6,000
- Permit Fee Allowance - $1,000

SCHEDULE

Assuming we receive authorization to proceed by the Township prior to September 16, 2025, the project schedule would follow the milestone dates for completion of each phase of work as outlined below:

- Meeting with Township – Week of September 22, 2025
- Base Plans and Preliminary Water Main Layout – November 21, 2025
- 80% Design and Permit Plan Sets – February 13, 2026
- Final Construction Set Documents – May 15, 2026
- Bid Letting – June 18, 2026
- Board Award – July 20, 2026
- Anticipated Construction Start and Finish Dates – August 2026 to November 2026

If you find this proposal acceptable, please provide us written authorization to proceed. Should you have any questions related to this proposal, please do not hesitate to contact me at (734) 466-4592. We thank you for this opportunity to provide professional engineering services to Superior Township.

Sincerely,
OHM Advisors

Digitally signed by Claire Martin
DN: C=US, E=claire.martin@ohm-advisors.com, O=OHM Advisors, OU=Municipal, CN=Claire Martin
Date: 2025.09.05 11:08:06-04'00'

Claire Martin, PE
Project Manager

Attach: OHM Standard Terms & Conditions
Ridge Rd Water Main Loop Map

cc: George Tsakoff, OHM, Principal
file

TERMS & CONDITIONS

1. THE AGREEMENT. These Terms and Conditions and the attached Proposal or Scope of Services, upon acceptance by CLIENT, shall constitute the entire Agreement between Orchard, Hiltz & McCliment, Inc. (OHM ADVISORS), a registered Michigan Corporation, and CLIENT. OHM ADVISORS and CLIENT may be referred to individually as a Party or collectively as Parties. This Agreement supersedes all prior negotiations or agreements and may be amended only by written agreement signed by both Parties.

2. CLIENT RESPONSIBILITIES. CLIENT, at no cost, shall:
   a. Provide access to the project site to allow timely performance of the services.
   b. Provide all information in CLIENT'S possession as required by OHM ADVISORS to perform the services.
   c. Designate a person to act as CLIENT'S representative who shall transmit instructions, receive information, define CLIENT policies, and have the authority to make decisions related to services under this Agreement.

3. PROJECT INFORMATION. OHM ADVISORS shall be entitled to rely on the accuracy and completeness of services and information furnished by CLIENT, other design professionals, or consultants contracted directly to CLIENT.

4. PERIOD OF SERVICE. The services shall be completed within the time specified in the Proposal or Scope of Services, or if no time is specified, within a reasonable amount of time. OHM ADVISORS shall not be liable to CLIENT for any loss or damage arising out of any failure or delay in rendering services pursuant to this Agreement that arise out of circumstances that are beyond the control of OHM ADVISORS.

5. COMPENSATION. CLIENT shall pay OHM ADVISORS for services performed in accordance with the method of payment, as stated in the Proposal or Scope of Services. CLIENT shall pay OHM ADVISORS for reimbursable expenses for subconsultant services, equipment rental, or other special project related items at a rate of 1.15 times the invoice amount.

6. TERMS OF PAYMENT. Invoices shall be submitted to the CLIENT each month for services performed during the preceding period. CLIENT shall pay the full amount of the invoice within thirty days of the invoice date. If payment is not made within thirty days, the amount due to OHM ADVISORS shall include a service fee at the rate of one (1%) percent per month from said thirtieth day.

7. STANDARD OF CARE. OHM ADVISORS shall perform their services under this Agreement in a manner consistent with the professional skill and care ordinarily provided by similar professionals practicing in the same or similar locality under the same or similar conditions.

8. RESTRICTION OF REMEDIES. OHM ADVISORS is responsible for the work of its employees while they are engaged on OHM ADVISORS' projects. As such, and in order to minimize legal costs and fees related to any dispute, CLIENT agrees to restrict any and all remedies it may have by reason of OHM ADVISORS' breach of this Agreement or negligence in the performance of services under this Agreement, be they in contract, tort, or otherwise, to OHM ADVISORS, and to waive any claims against individual employees.

9. LIMIT OF LIABILITY. To the fullest extent permitted by law, CLIENT agrees that, notwithstanding any other provision in this Agreement, the total liability in the aggregate, of OHM ADVISORS to CLIENT, or anyone claiming under CLIENT, for any claims, losses, damages or costs whatsoever arising out of, resulting from, or in any way related to this Agreement or the services provided by OHM ADVISORS pursuant to this Agreement, be limited to $25,000 or OHM ADVISORS fee, whichever is greater, and irrespective of whether the claim sounds in breach of contract, tort, or otherwise.

10. ASSIGNMENT. Neither Party to this Agreement shall transfer, sublet, or assign any duties, rights under or interest in this Agreement without the prior written consent of the other Party.

11. NO WAIVER. Failure of either Party to enforce, at anytime, the provisions of this Agreement shall not constitute a waiver of such provisions or the right of either Party at any time to avail themselves of such remedies as either may have for any breach of such provisions.

12. GOVERNING LAW. The laws of the State of Michigan will govern the validity of this Agreement, its interpretation and performance.

13. INSTRUMENTS OF SERVICE. OHM ADVISORS shall retain ownership of all reports, drawings, plans, specifications, electronic data and files, and other documents (Documents) prepared by OHM ADVISORS as Instruments of Service. OHM ADVISORS shall retain all common law, statutory and other reserved rights, including, without limitation, all copyrights thereto. CLIENT, upon payment in full for OHM's services, shall have an irrevocable license to use OHM's Instruments of Service for or in conjunction with repairs, alterations or maintenance to the project involved but for no other purpose. CLIENT shall not reuse or make any modifications to the Documents without prior written authorization by OHM ADVISORS. In accepting and utilizing any Documents or other data on any electronic media provided by OHM ADVISORS, CLIENT agrees they will perform acceptance tests or procedures on the data within 30 days of receipt of the file.

14. CERTIFICATIONS. OHM ADVISORS shall have 14 days to review proposed language prior to the requested dates of execution. OHM ADVISORS shall not be required to execute certificates to which it has a reasonable objection, or that would require knowledge, services, or responsibilities beyond the scope of this Agreement, nor shall any certificates be construed as a warranty or guarantee by OHM ADVISORS.

15. TERMINATION. Either Party may at any time terminate this Agreement upon giving the other Party 7 calendar days prior written notice. CLIENT shall within 45 days of termination pay OHM ADVISORS for all services rendered and all costs incurred up to the date of termination in accordance with compensation provisions in this Agreement.

16. RIGHT TO SUSPEND SERVICES. In the event CLIENT fails to pay OHM ADVISORS the amount shown on any invoice within 45 days of the date of the invoice, OHM ADVISORS may, after giving 7 days' notice to CLIENT, suspend its services until payment in full for all services and expenses is received.

17. OPINIONS OF PROBABLE COST. OHM ADVISORS preparation of Opinions of Probable Cost represents OHM ADVISORS' best judgment as a design professional familiar with the industry. CLIENT recognizes that OHM ADVISORS has no control over costs of labor, equipment, materials, or a contractor's pricing. OHM ADVISORS makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual cost.

18. JOB SITE SAFETY. Neither the professional activities of OHM ADVISORS, nor the presence of OHM ADVISORS or our employees and subconsultants at a construction site shall relieve the Contractor or any other entity of their obligations, duties, and responsibilities including, but not limited to, construction means, methods, sequences, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and the health or safety precautions required by any regulatory agency. OHM ADVISORS has no authority to exercise any control over any construction contractor or any other entity or their employees in connection with their work or any health or safety precautions.

19. CONTRACTOR SUBMITTALS. If included in the services to be provided, OHM ADVISORS shall review the contractor's submittals such as shop drawings, product data, and samples for the limited purpose of checking for conformance with information given and the design concept expressed in the construction documents issued by OHM ADVISORS. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the contractor's responsibility. OHM ADVISORS review shall not constitute approval of safety precautions or, unless otherwise specifically stated by OHM ADVISORS, of any construction means, methods, techniques, sequences or procedures. OHM ADVISORS approval of a specific item shall not indicate approval of an assembly of which the item is a component.

20. CONSTRUCTION OBSERVATION. If requested, OHM ADVISORS shall visit the project construction site to generally observe the construction work and answer questions that CLIENT may have. OHM ADVISORS shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the construction work, or to determine whether the construction work is being constructed in accordance with the Contract Documents.

21. HAZARDOUS MATERIALS. As used in this Agreement, the term hazardous materials shall mean any substances, including without limitation asbestos, toxic or hazardous waste, PCBs, combustible gases and materials, petroleum or radioactive materials (as each of these is defined in applicable federal statutes) or any other substances under any conditions and in such quantities as would pose a substantial danger to persons or property exposed to such substances at or near the Project site. Both Parties acknowledge that OHM ADVISORS' Scope of Services does not include any services related to the presence of any hazardous or toxic materials. In the event OHM ADVISORS or any other person or entity involved in the project encounters any hazardous or toxic materials, or should it become known to OHM ADVISORS that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of OHM ADVISORS' services, OHM ADVISORS may, at its sole option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until CLIENT retains appropriate qualified consultants and/or contractors to identify and abate or remove the hazardous or toxic materials and warrants that the jobsite is in full compliance with all applicable laws and regulations. CLIENT agrees, notwithstanding any other provision of this Agreement, to the fullest extent permitted by law, to indemnify and hold harmless OHM ADVISORS, its officers, partners, employees and subconsultants (collectively, OHM ADVISORS) from and against any and all claims, suits, demands, liabilities, losses, damages or costs, including reasonable attorneys' fees and defense costs arising out of or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or hazardous or toxic substances, products or materials that exist on, about or adjacent to the Project site, whether liability arises under breach of contract or warranty, tort, including negligence, strict liability or statutory liability, regulatory or any other cause of action, except for the sole negligence or willful misconduct of OHM ADVISORS.

22. WAIVER OF CONSEQUENTIAL DAMAGES. The Parties waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either Party's termination of this Agreement.

23. WAIVER OF SUBROGATION. The Parties waive all rights against each other and any of their contractors, subcontractors, consultants, agents, and employees, each of the other, for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to a written contract or other property insurance applicable to the construction work.

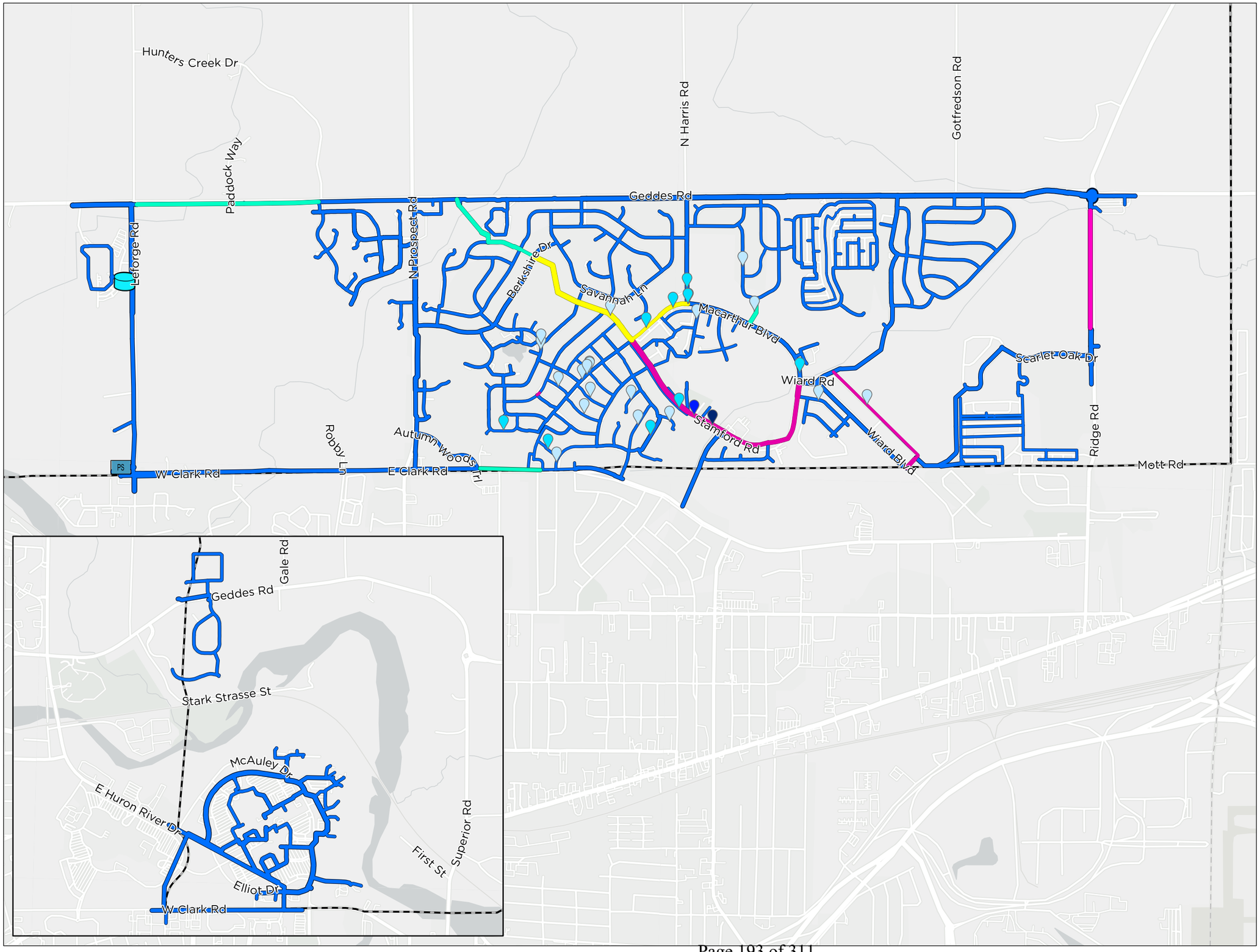
24. THIRD PARTIES. Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either CLIENT or OHM ADVISORS.

25. CODE REVIEW/ACCESSIBILITY. In providing its services under this Agreement, OHM ADVISORS may have to interpret federal and or state laws, codes, ordinances, regulations and/or statutes. CLIENT understands and agrees that these may be subject to different and possibly contradictory interpretations by relevant governmental officials charged with interpreting same and furthermore understands and agrees that OHM ADVISORS does not warrant or guarantee that their interpretation will be consistent with the interpretation of the relevant governmental officials. OHM ADVISORS shall not be liable for unreasonable or unforeseeable interpretation of federal and or state laws, codes, ordinances, regulations and/or statutes by governmental officials charged with interpreting same.

26. DISPUTE RESOLUTION. In an effort to resolve any conflicts that arise during the project or following the completion of the project, the Parties agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation, unless the Parties mutually agree otherwise, as a prerequisite to further legal proceedings. The Parties agree to share the mediator's fee and any filing fees equally, and the mediation shall be held in the place where the project is located, unless another location is mutually agreed upon.

SUPERIOR TOWNSHIP

Figure H-4: Capital Improvement Plan



Capital Improvement Plan
- 2-3 Year (4,019 ft)
- 5 Year (10,283 ft)
- 20 Year (7,635 ft)
- Water Main

Water Main Breaks (#)
- 1
- 2
- 3
- 4

- PS Water Pump Station
- Private Water Tower
- Municipal Boundary

N

0 1,800 3,600

Feet

1" = 1,800'

Source: Data provided by Superior Township, OHM Advisors, State of Michigan, and Esri. OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

Coordinate System: NAD 1983 2011 StatePlane Michigan South FIPS 2113 Ft Intl

Map Published: January 3, 2023

OHM

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form per agenda item.

TO:	Superior Township Board of Trustees
FROM:	Michelle Marin
DATE SUBMITTED:	September 3, 2025
BOARD MEETING DATE:	September 15, 2025
ITEM TITLE:	Prospect Pointe West Phase 3 Draft Development Agreement

DESCRIPTION OF ITEM/RESOLUTION:

Development Agreement for Prospect Pointe West Phase 3

REQUESTED BOARD ACTION:

Approval of the Development Agreement

BACKGROUND/JUSTIFICATION:

Internal review and approval has been conducted by CWA, OHM, and Fred Lucas.

IMPACT ON TOWNSHIP BUDGET (if any):

N/A

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

Planning and Zoning, Building, Engineering (OHM), Utilities

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

SUPPORTING DOCUMENTS ATTACHED:

Draft Development Agreement

CONTACT PERSON FOR QUESTIONS:

Name: Michelle Marin

Title: Planning & Zoning Administrator

Phone: 909-762-6736

Email: planning@superior-twp.org

Please attach this form with all supporting documents in the same email and CC the following individuals: arobinson@superior-twp.org, cbenitez@superior-twp.org, krankin@superior-twp.org, edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE THE DEVELOPMENT AGREEMENT FOR PROSPECT POINTE WEST – PHASE 3

RESOLUTION NUMBER: 2025-63

DATE: SEPTEMBER 15, 2025

WHEREAS, Diverse Real Estate ("Developer") has proposed to develop Three of a four-phase project, an overall parcel of a size totaling approximately 67.99 acres located south of Geddes Road and adjacent to the Prospect Pointe Subdivision in the northeast quarter of Section 33, (the "Development"); and

WHEREAS, the Developer is developing the residential development pursuant to the Superior Township Zoning Ordinance No. 174, as amended, and other applicable law; and

WHEREAS, the Developer desires to build all necessary on-site infrastructure for the Development, including but not limited to: water mains, sanitary sewers, non-motorized trails, open space, storm water management system, sidewalks and private roads, and similar amenities in the Development (the "Site Improvements"); and

WHEREAS, the Developer desires to install grading and soil erosion and sedimentation control improvements to facilitate the drainage of storm water from the Development in such a manner as is not expected to result in damage to any adjacent property outside of the Development or any site, building, or residential unit within the Development from an increase in the flow of storm water or decrease in water quality of storm water from the Development, as more fully set forth in the final engineering plans approved by the Township ("Engineering Plans"); and

WHEREAS, all agreements, approvals, and conditions agreed to by the Developer and the Township remain in effect for the Development, including, but not limited to, conditions of all approvals by the Township regarding zoning and site plan approval for the Development and permits that may have been issued by appropriate governmental review agencies for the Development; and

WHEREAS, on May 28, 2025, the Township approved, by action of the Superior Township Planning Commission, the Final Site Plan for the STPC #25-01, Prospect Pointe West Phase 3, with conditions ("Final Site Plan"), and all conditions of the Final Site Plan have been satisfactorily met; and

WHEREAS, the approved Final Site Plan for the Development is consistent with the purposes and objectives of the Township's Zoning Ordinance pertaining to the use and development of the Development; and

WHEREAS, Section 10.05(G) of the Superior Township Zoning Ordinance requires the execution of a Development Agreement in connection with the approval of the Final Site Plan for the Development; and

WHEREAS, the Development Agreement shall be binding upon the Township, the Developer of the Development, their successors-in-interest, and assigns.

NOW, THEREFORE BE IT RESOLVED, in consideration of the premises and the mutual covenants of the parties described in this Agreement, and with the express understanding that this Agreement contains important and essential terms as part of the approval of the Developer's Final Site Plan for the Development, the parties hereby agree as follows

CHARTER TOWNSHIP OF SUPERIOR
DEVELOPMENT AGREEMENT

Prospect Pointe West – Phase 3

THIS DEVELOPMENT AGREEMENT (the "**Agreement**") is made this _____ day of _____, 2025, by and between Diverse Real Estate, LLC, whose address is 13001 23 Mile Road, Suite 200, Shelby Township, MI 48315 (the "**Developer**"), and the Charter Township of Superior, a Michigan municipal corporation, whose address is 3040 N. Prospect Road, Ypsilanti, Michigan 48198 (the "**Township**").

RECITALS:

A. WHEREAS, the Developer desires to develop Phase Three of a four-phase project, an overall parcel of a size totaling approximately 67.99 acres located south of Geddes Road and adjacent to the Prospect Pointe Subdivision in the northeast quarter of Section 33, in accordance with the approved Final Site Plan dated May 21, 2025 (the "**Development**") as more particularly described in the attached **Exhibit A**; and

B. WHEREAS, the Developer is developing the residential development pursuant to the Superior Township Zoning Ordinance No. 174, as amended, and other applicable law; and

C. WHEREAS, the Developer desires to build all necessary on-site infrastructure for the Development, including but not limited to: water mains, sanitary sewers, non-motorized trails, open space, storm water management system, sidewalks and private roads, and similar amenities in the Development (**the "Site Improvements**"); and

D. WHEREAS, the Developer desires to install grading and soil erosion and sedimentation control improvements to facilitate the drainage of storm water from the Development in such a manner as is not expected to result in damage to any adjacent property outside of the Development or any site, building, or residential unit within the Development from an increase in the flow of storm water or decrease in water quality of storm water from the Development, as more fully set forth in the final engineering plans approved by the Township ("**Engineering Plans**"); and

E. WHEREAS, all agreements, approvals, and conditions agreed to by the Developer and the Township remain in effect for the Development, including, but not limited to, conditions of all approvals by the Township regarding zoning and site plan approval for the Development and permits that may have been issued by appropriate governmental review agencies for the Development; and

F. WHEREAS, on May 28, 2025, the Township approved, by action of the Superior Township Planning Commission, the Final Site Plan for the STPC #25-01, Prospect Pointe West Phase 3, with conditions ("**Final Site Plan**"), and all conditions of the Final Site Plan have been satisfactorily met; and

H. WHEREAS, the approved Final Site Plan for the Development is consistent with the purposes and objectives of the Township's Zoning Ordinance pertaining to the use and development of the Development; and

I. WHEREAS, Section 10.05(G) of the Superior Township Zoning Ordinance requires the execution of a Development Agreement in connection with the approval of the Final Site Plan for the Development; and

J. WHEREAS, the Development Agreement shall be binding upon the Township, the Developer of the Development, their successors-in-interest, and assigns.

NOW, THEREFORE, in consideration of the premises and the mutual covenants of the parties described in this Agreement, and with the express understanding that this Agreement contains important and essential terms as part of the approval of the Developer's Final Site Plan for the Development, the parties hereby agree as follows:

ARTICLE I.
GENERAL TERMS

Section 1.01 Recitals Part of Agreement.

Developer and the Township acknowledge and represent that the foregoing recitals are true, accurate and binding on the respective parties and are an integral part of this Agreement.

Section 1.02 Zoning District.

The Township acknowledges and represents that the property is zoned R-4 (Single Family Residential) for the Development and, for purposes of recordation, shall be referred to as Prospect Pointe West Phase 3, and that the Developer's intended use as described herein is a permitted use under the R-4 (Single-Family Residential) zoning district designation.

Section 1.03 Approval of Final Site Plan.

The Final Site Plan dated May 21, 2025, attached hereto as **Exhibit B** has been approved pursuant to the authority granted to and vested in the Township pursuant to the Michigan Public Act 110 of the 2006 Zoning Enabling Act, as amended.

Section 1.04 Conditions of Final Site Plan Approval.

The Developer and the Township acknowledge that the approved Final Site Plan for the Development referenced in Section 1.03 incorporates the Township's complete and final approved conditions and requirements for the Final Site Plan that were adopted by the Township Planning Commission pursuant to recommendations by the consultants and departments of the Township.

Section 1.05 Agreement Running with the Land.

The terms, provisions and conditions of this Agreement shall be deemed to be of benefit to the Development described herein, shall be deemed a restrictive covenant which shall run with the land and be binding upon and inure to the benefit of the parties and their successors and assigns, and binding upon the successors-in-interest to any portion of the Development, and may not be modified or rescinded except as provided in Section 3.01 below.

Section 1.06 Developer Responsibilities for Improvements and Assessments.

Except as otherwise provided for in this Agreement and except as dedicated by the Developer to the Township or other governmental authorities after approval of the Township, the Developer shall be responsible for the maintenance of all Site Improvements.

ARTICLE II.
PROVISIONS REGARDING DEVELOPMENT

Section 2.01 Permitted Principal Uses.

The permitted principal uses within the Development shall conform to the list of allowable land uses specified on the adopted Site Plan for the Development, along with any other accessory uses and/or amenities permitted under the Township's ordinances.

Section 2.02 Payment of Fees and Invoices.

Developer shall pay all such applicable fees and invoices as may be due and payable prior to the issuance of building permits. Construction permit fees for buildings to be constructed within the Development shall be the responsibility of the party requesting such permits.

Section 2.03 Common Elements.

As used in this Agreement the term Common Elements refers to the following items:

(a) Open space
(b) Parks
(c) Pathways
(d) Detention areas
(e) Storm water drainage; and
(f) Any other items depicted in the Final Site Plan and designated as a Common Element.

Section 2.04 Use of Detention Areas; Use of Open Space and Park Areas.

Certain portions of the Development are to be used for storm water detention and drainage; recreation, open space, wetlands as depicted in the approved drainage plan and/or Final Site Plan.

Section 2.05 Changes and Improvements.

Incidental changes to the Development, the Final Site Plan, or to the Site Improvements may be installed or constructed with the prior approval of the Township Building Official, Planning & Zoning Administrator, and the Township Supervisor per Section 10.02(C), Administrative Approval, of Zoning Ordinance No. 174, which approval shall not unreasonably be withheld. All other improvements and changes must be approved by the Township Planning Commission.

Section 2.06 Performance Guarantees.

Prior to the commencement of any work on the Site Improvements in the Development, the Developer shall deliver to the Township financial security by means of either or collectively a certified check, surety bond, cash, or an irrevocable letter of credit at the Developers discretion (hereafter referred to as the "**Security**") that names the Township as the beneficiary thereof in an amount equal to the estimated costs as approved by the Township consulting engineers, which approval may not be unreasonably withheld for the following items with respect to the Development:

(a) All Site Improvements to be installed pursuant to the Final Site Plan and approved Engineering Plans.
(b) Repairs to underground public utility infrastructure.
(c) Maintenance and Restoration of slopes installed by Developer may be necessary in future after initial construction, prior to the installation of adjacent phases to complete the public utilities and road through Phase 3. It is also possible that if the adjacent phase(s) do not proceed in future, the Township may need to implement some work to integrate the Phase 3 improvement as an existing condition. Therefore, this guarantee shall be held until adjacent phase(s) is installed.

The Security may be amended or replaced from time to time as expressly provided in this Agreement.

The Security may be drawn upon by the Township only as expressly permitted in this Agreement. The Security shall be fully returned by the Township to the Developer when all of the conditions to its release set forth in **Exhibit C** (the "**Security Itemization**"), attached hereto, have been satisfied.

The Security shall be reduced from time to time as those items in (a) through (b) above are completed by the Developer and approved by the Township. Further, the Developer shall receive partial reductions in the amount of the Security and/or partial returns of the Security when individual units within the Development to which the Security pertains, receives a final certificate of occupancy. The Developer shall provide written notice of completion to the Township and the Township shall inspect the items as soon as reasonably possible. The reduction or return of the Security shall be made annually and be based on the percentage of dwellings within the phase to which such the Security pertains that have received final certificates of occupancy.

Section 2.07 Completion of Site Improvements.

All Site Improvements for Phase 3 will be installed in one phase, including those necessary to connect to the existing Township water main and sanitary sewer systems. Improvements for subsequent phases will not be installed until Final Site Plans are approved for each of those phases. Site Improvements shall be installed, as depicted on the Final Site Plan and approved final Engineering Plans by no later than the time of application for the building permit for the construction of the first building. The first building permit may be issued if the franchise utilities (gas, electric, telephone, cable TV) are not installed, but no certificate of occupancy will be issued until the franchise utilities have been completed.

Section 2.08 Responsibility to Preserve, Retain, and Maintain the Development and Common Elements.

The Developer shall regularly remove, but no less frequently than once a month, all construction debris and rubbish within the Development and for maintaining the function of all Common Elements. The Developer shall be responsible for the function and maintenance of all Common Elements. No burning of any kind will be allowed on the site, including the burning of trees, brush, stumps, or vegetative materials while clearing the site, or of construction materials during construction.

In the event the Developer fails at any time to preserve, retain, or maintain the function of the Common Elements, the Township may serve written notice upon the Developer setting forth the manner in which the Developer has failed to maintain or preserve the Common Element. Such notice shall include a demand that deficiencies in maintenance or preservation be cured within thirty (30) days of the notice. If the deficiencies set forth in the original notice, or any modification thereof, are not cured within such thirty (30) day period or any extension thereof, the Township, in order to prevent the Common Element from becoming a nuisance, may, but is not obligated to, enter upon the Common Element and perform the required maintenance or otherwise cure the deficiencies. The Township's reasonable cost to perform any such maintenance or cure, together with a surcharge equal to fifteen percent (15%) for administrative costs, shall be assessed against the Developer, on the Township's tax rolls for the Development.

Section 2.09 Private Roads.

All roads within the Development shall be private roads as depicted on the approved Final Site Plan and approved Engineering Plans.

Section 2.10 Storm Water Management.

The Developer shall notify the Township in writing within thirty (30) days of the date the Washtenaw County Water Resources Commission (WCWRC) becomes responsible for the storm water management system, including its related detention basin areas, inlet and outlet areas (the "**Storm Water Management System**") as depicted on the Final Site Plan. Notwithstanding the dedication and acceptance of the Storm Water Management System by the WCWRC, the Developer shall be responsible for the maintenance and appearance of the Storm Water Management System. The detention basin(s) or components thereof, shall not be maintained in an unkempt manner.

Section 2.11 Public Sewer and Water

(a) The Development shall have public sanitary sewers and public water mains ("**Public Utilities**") installed as approved by the Charter Township of Superior, Ypsilanti Community Utilities Authority, the Great Lakes Water Authority and/or the Michigan Department of Environment, Great Lakes, and Energy, subject to applicable laws and regulations. All standard connection and inspection costs and fees imposed by the Township, or other regulatory agencies, including, but not limited to, engineering inspections, shall be paid by the Developer or its successors (e.g. builders).

(b) Developer acknowledges that the Township shall not issue utility connection permits or building permits unless and until the Public Utilities required by the Township to be constructed under this Agreement are substantially complete. Developer agrees, for itself and its successors and assigns, that neither Developer nor its successors or assigns shall do any work on or in preparation for the installation of "public water" on the site without the appropriate permits; provided, however, that Developer shall not be liable for the actions of its successors and assigns.

(c) The Developer shall dedicate to the township and provide public utility easements for the Public Utilities prior to the issuance of any building permits. Upon approval from Township staff, the public utility easements shall be recorded with the Washtenaw County Register of Deeds. Recording fees are the responsibility of the Developer.

Section 2.12 Repair of Public Utilities.

The Township may draw down from the Security an amount necessary to pay the out-of-pocket costs incurred by the Township to repair any damages which occur to the Public Utilities installed by the Developer after substantial completion of any portion of the Development connected to such Public Utilities but prior to final acceptance of such Public Utilities within such portion of the Development if the Developer (or the Developer's successor or assign) does not complete such repairs within a reasonable amount of time after the Township's request. The Security shall be reduced by the portion thereof allocated to the repair of Public Utilities as set forth in attached **Exhibit C** within 30 days after the Township issues final acceptance of Public Utilities.

Section 2.13 Escrow Amounts.

Prior to the pre-construction meeting, the Developer shall pay the Township an amount to be established by the Township's engineers as an escrow to cover the costs of construction administration, inspection, punch-list efforts, as-built data collection and review, and additional close out efforts related to the Public Utilities, Site Improvements, and other related infrastructure in the Development. The Developer will deposit additional funds from time to time to cover the costs of inspections performed by the Township's consultants, as outlined in the Zoning Ordinance and engineering standards, or when the escrow amount has been depleted prior to final approval of the Public Utilities, Site Improvements, and other related infrastructure in the Development.

Section 2.14 Engineering Approval of Plans.

In accordance with Superior Township Ordinance and Superior Township Engineering Design Specifications, no construction work or grading shall be performed on the Development until Engineering Plans are reviewed and approved.

Section 2.15 Driveways.

All driveways shall be constructed of Portland Cement Concrete. Driveways shall be 4-inches thick through the drive approach to the garage as shown on the Engineering Plans. All driveways shall have a maximum grade of eight percent (8%) as shown on the Engineering Plans.

Section 2.16 Sidewalks and Non-Motorized Trails.

The Developer shall install all public and private sidewalks and paved pathway improvements shown on the Final Site Plan on the Development in full conformance to the Final Site Plan.

Section 2.17 Landscaping Improvements and Replacement Trees.

The Developer shall be responsible for installing landscaping improvements and replacement trees as indicated on the Final Site Plan. The Developer shall inform the Township in writing of the date of the planting of landscaping improvements and replacement trees and shall be responsible for replacing any plant material that does not survive in a healthy condition for the time period indicated in Section 14.05(F)(6) of Zoning Ordinance No. 174. The Township shall reserve the right to use the Security to pay the out-of-pocket cost incurred by the Township in replacing any such trees that the Developer fails to replace as required per Section 14.05(F)(6) and as permitted under Section 2.06 of this Agreement.

Section 2.18 Construction Access.

Developer shall take all reasonable measures requested by the Township to reduce any dirt, mud and dust created by trucks traveling to and from the Development during construction. This may include regular cleaning of streets, cleaning and replacement of the mud mat at the entrance to the Development, as well as deploying a water truck on site when dust conditions create a nuisance during the site development stage of construction, the expense of which shall be borne exclusively by the Developer.

Section 2.19 Construction Work Schedule.

Construction work within the Development (including excavation, demolition, alteration, and erection) and construction noises shall be prohibited at all times other than:

Monday through Saturday from 7:00 A.M. to 6:00 P.M.

The Township may issue a work permit for hours other than those identified immediately above upon written request of the owner or owner's representative. The request must demonstrate unusual or unique circumstances relating to the proposed construction hours.

Section 2.20 Engineering and Certification.

(a) Developer shall furnish as-built drawing plans signed and sealed by an engineer licensed in the State of Michigan indicating that the site grading, water transmission system, sanitary sewer system, storm water conveyance, soil erosion/ sedimentation and detention/retention facilities have been constructed in substantial accordance with the approved Engineering Plans. Format shall be as requested by Township Engineer. All inspections for water and sewer (sanitary and storm) installations are to be performed by the Township engineers, with applicable fees paid by Developer. The Township will review and approve improvements in accordance with the Township "Engineering Design Specification for Site Improvements" and other applicable laws and ordinances.

(b) Developer shall furnish as-built drawing plans in digital format that is in conformance with the Charter Township of Superior Standards for Submitting Digital As-Built Drawings, Revised March 2007 as amended.

(c) Engineering Consultant will obtain GPS coordinate information for public utilities during the utility walkthrough and punch-list phase for inclusion into the Township GIS system, this effort will be included in the construction escrow requirements.

Section 2.21 Underground Utilities.

The Developer shall install all electric, telephone and other communication systems underground in accordance with requirements of the applicable utility company and applicable Township Ordinances. No underground utility structures, i.e. manholes, shall be permitted in sidewalks or driveways per Superior Charter Township Engineering Standards.

Section 2.22 Site Grading

(a) The Developer or the Developer's representative shall submit as-built plot plans and certify that the as-built lot grading conforms to the Township approved site and engineering drawings within industry standards, and that building setbacks conform to the Township approved site and engineering drawings. This certification shall be prepared by and bear the seal of a professional land surveyor licensed in the State of Michigan.

(b) The Township shall have the right to spot-check certification grades at its own discretion. The final certificate of use and occupancy of each building shall be withheld until the lot grading/setback certification is received and approved by the Township. The Township shall have the right, at its own discretion, to waive some or all of the lot grading and building setback certification requirements.

ARTICLE III.
MISCELLANEOUS PROVISIONS

Section 3.01 Amendment and Modifications.

No amendment or modification to or of this Agreement shall be binding upon any party hereto until such amendment or modification is reduced to writing and executed by all parties.

Section 3.02 Governing Law.

This Agreement shall be governed in all respects, whether as to validity, construction, performance and otherwise, by the laws of the State of Michigan.

Section 3.03 Township Approval.

This Agreement has been approved through action of the Township Board at a duly scheduled meeting.

Section 3.04 Developer Approval.

The signers on behalf of the Developer below represent by their signatures that they represent and have authority to bind all owners of legal and equitable title in the Development.

Section 3.05 Execution in Counterparts.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one Agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

Section 3.06 Preconstruction Meeting with Contractors.

Prior to the commencement of any grading on the Development, the Developer or such other third parties shall schedule a meeting as per the Township's engineering standards with its general contractor, construction manager and the Township's applicable departments, officials, and consultants to review the applicable policies, procedures, and requirements of the Township with respect to construction of the Development.

Section 3.07 Fees.

The Developer shall pay for any reviews reasonably necessary to determine conformance of the Development to this Agreement. This fee would include review time by the Township Engineer, Planner or Attorney.

Section 3.08 Recordation of Agreement.

The Township shall record this Agreement with the Washtenaw County Register of Deeds and shall provide a true copy to the Developer. All costs associated with the recording of this Agreement shall be borne by the Developer. This Agreement will run with the land.

Section 3.09 Mutual Cooperation.

Each party to this Agreement shall (i) take all actions required of it by the terms of this Agreement as expeditiously as possible; (ii) cooperate, to the fullest extent possible, with the other party to this Agreement and with any individual, entity or governmental agency involved in or with jurisdiction over the engineering, design, construction or operation of the Development, or any other improvements which are undertaken in connection with the foregoing, in the granting and

obtaining of all easements, rights-of-way, permits, licenses, approvals and any other consents or permissions necessary for the construction or operation thereof, and including cooperation reasonably necessary to obtain loans or grants; (iii) execute and deliver all reasonable documents necessary to accomplish the purposes and intent of this Agreement, including, but not limited to, such documents or agreements as may be required by the lenders with respect to the Development to secure the financing from such lenders; and (iv) use its reasonable efforts to assist the other party to this Agreement in the discharge of their respective obligations hereunder.

[Signatures appear on the following page]

IN WITNESS WHEREOF, the parties have executed this Agreement as the year and date set forth above.

DEVELOPER:

DIVERSE REAL ESTATE, LLC,
A Michigan Limited Liability Company

_____

By: Anthony Lombardo
Its: Authorized Agent

TOWNSHIP:

CHARTER TOWNSHIP OF SUPERIOR,
a Michigan Municipal Corporation

_____

By: Emily Dabish Yahkind
Its: Supervisor

_____

By: Angela Robinson
Its: Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Anthony Lombardo, Authorized Agent of Diverse Real Estate, LLC, a Michigan Limited Liability Company, on behalf of the company.

_____

_____, Notary Public
_____ County, Michigan
My Commission Expires: _____
Acting in _____ County, MI

STATE OF MICHIGAN)
) ss.
COUNTY OF WASHTENAW)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Kenneth Schwartz and Lynette Findley, Supervisor and Clerk, respectively, of the Charter Township of Superior, a Michigan Municipal Corporation, on behalf of the corporation.

_____
_____, Notary Public
_____ County, Michigan
My Commission Expires: _____
Acting in _____ County, MI

When recorded return to:
Angela Robinson
Superior Charter Township Clerk
3040 N. Prospect
Ypsilanti, Michigan 48198
(734) 482-6099

Exhibits:

Exhibit A – Legal Description of Development
Exhibit B – Final Site Plan
Exhibit C – The Security Itemization

EXHIBIT A

Legal Description of the "Development"

Land located in the Charter Township of Superior, Washtenaw County, Michigan and legally described as follows:

DESCRIPTION OF 14.77 ACRE PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, INCLUDING A PORTION OF LOT 201 OF AMENDED PLAT OF LOT 199 AND THE VACATED PORTION OF FRANCES WAY OF "PROSPECT POINTE SUBDIVISION NO. 2" AS RECORDED IN LIBER 36 OF PLATS, PAGE 65, WASHTENAW COUNTY RECORDS: (AS SURVEYED BY ATWELL)

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S87°25'50"W (RECORDED AS S87°41'00"W) 1079.06 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 FOR A PLACE OF BEGINNING; THENCE CONTINUING S87°25'50"W (RECORDED AS S87°41'00"W) 440.88 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33; THENCE N62°44'08"E 115.15 FEET; THENCE N52°07'49"E 90.66 FEET; THENCE N39°00'51"E 90.67 FEET; THENCE N57°36'31"W 132.67 FEET; THENCE 15.04 FEET ALONG THE ARC OF A 263.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING S34°01'46"W 15.04 FEET; THENCE N54°27'46"W 198.09 FEET; THENCE N82°26'43"W 702.52 FEET; THENCE N07°33'17"E 130.00 FEET; THENCE N82°26'43"W 32.25 FEET; THENCE N07°33'18"E 66.00 FEET; THENCE S82°26'43"E 18.50 FEET; THENCE N07°33'17"E 209.84 FEET; THENCE 34.11 ALONG THE ARC OF A 197.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING N02°35'42"E 34.06 FEET; THENCE N87°38'06"E 66.00 FEET; THENCE N89°11'20"E 130.03 FEET; THENCE N89°00'34"E 164.84 FEET; THENCE N72°54'03"E 203.72 FEET; THENCE ALONG THE WESTERLY LINE OF PROSPECT POINTE SUBDIVISION NO. 2, AS RECORDED IN LIBER 35 OF PLATS, PAGE 99, WASHTENAW COUNTY RECORDS, FOR THE FOLLOWING SEVEN (7) COURSES: S40°21'48"E (PLATTED AS S40°06'38"E) 75.94 FEET, S50°50'05"E (PLATTED AS S50°34'55"E) 75.85 FEET, S57°55'06"E (PLATTED AS S57°39'56"E) 98.34 FEET, N32°04'54"E (PLATTED AS N32°20'04"E) 120.00 FEET, S57°55'06"E (PLATTED AS S57°39'56"E) 112.81 FEET, S32°04'54"W (PLATTED AS S32°20'04"W) 120.00 FEET AND S61°33'56"E (PLATTED AS S61°18'46"E) 74.87 FEET; THENCE S70°08'30"E (PLATTED AS N69°53'20"W) 94.83 FEET ALONG THE SOUTH LINE OF LOT 201 OF AMENDED PLAT OF LOT 199 AND THE VACATED PORTION OF FRANCES WAY OF "PROSPECT POINTE SUBDIVISION NO. 2" AS RECORDED IN LIBER 36 OF PLATS, PAGE 65, WASHTENAW COUNTY RECORDS; THENCE 8.22 FEET ALONG THE ARC OF A 197.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N21°03'12"E 8.22 FEET; THENCE N19°51'30"E 111.78 FEET; THENCE S70°08'30"E (PLATTED AS S69°53'20"E) 66.00 FEET ALONG THE SOUTH LINE OF HUNTERS CREEK DRIVE (66 FEET WIDE) OF SAID PROSPECT POINTE SUBDIVISION NO. 2; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EAST LINE OF SAID LOT 201, ALSO BEING THE WEST LINE OF SAID PROSPECT POINTE SUBDIVISION NO. 1: S19°51'30"W (PLATTED AS S20°06'40"W) 111.78 FEET AND 8.22

FEET ALONG THE ARC OF A 263.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING S20°45'13"W (PLATTED AS S21°00'23"W) 8.22 FEET; THENCE ALONG THE WESTERLY LINE OF SAID PROSPECT POINTE SUBDIVISION NO. 1 FOR THE FOLLOWING SEVEN (7) COURSES: 118.83 FEET ALONG THE ARC OF A 263.00 FOOT RADIUS NON TANGENTIAL CIRCULAR CURVE TO THE RIGHT, CHORD BEARING S34°35'35"W 117.82 FEET, S47°32'14"W (PLATTED AS S47°47'24"W) 48.01 FEET, S42°27'46"E 135.80 FEET (RECORDED AS S42°12'36"E 135.08 FEET AND PLATTED AS S42°12'36"E 135.80 FEET), S69°28'35"E (PLATTED AS S69°13'25"E) 162.02 FEET, S19°15'30"E (PLATTED AS S19°00'20"E) 125.77 FEET, S07°37'05"W (PLATTED AS S07°52'15") 120.86 FEET AND S39°20'09"W (PLATTED AS S39°35'19"W) 126.12 FEET TO THE PLACE OF BEGINNING, CONTAINING 14.77 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

EXHIBIT B

Prospect Pointe West Phase 3 Final Site Plan

A copy of this Final Site Plan is also on file with
Charter Township of Superior,
located at 3040 N. Prospect Road, Ypsilanti, MI 48198.

EXHIBIT C

The Security Itemization

Site Work Financial Guarantee

Earthwork & Erosion Control	$237,300.00
Water Mains and Appurtenances	$40,400.00
Sanitary Sewers	$32,900.00
Stormwater Piping and Detention	$0.00*
Landscaping/Seeding	$149,400.00
Paving	$630,000.00
Total	$1,090,000.00
Site Work Financial Guarantee Amount:	**$1,090,000.00**

*** Value reduced as Financial Guarantee for Prospect Pointe Drainage District improvements by development to be provided to WCWRC by developer**

Public Utility Repair Bond

Water Mains and Appurtenances	$40,400.00
Sanitary Sewers	$32,900.00
Total	$73,300.00
($ x 5%)	
Public Utility Repair Bond Amount	**$3,665.00**

Section 2.20 Engineering and Certification.

(a) Developer shall furnish as-built drawing plans signed and sealed by an engineer licensed in the State of Michigan indicating that the site grading, water transmission system, sanitary sewer system, storm water conveyance, soil erosion/ sedimentation and detention/retention facilities have been constructed in substantial accordance with the approved Engineering Plans. Format shall be as requested by Township Engineer. All inspections for water and sewer (sanitary and storm) installations are to be performed by the Township engineers, with applicable fees paid by Developer. The Township will review and approve improvements in accordance with the Township "Engineering Design Specification for Site Improvements" and other applicable laws and ordinances.

(b) Developer shall furnish as-built drawing plans in digital format that is in conformance with the Charter Township of Superior Standards for Submitting Digital As-Built Drawings, Revised March 2007 as amended.

(c) Engineering Consultant will obtain GPS coordinate information for public utilities during the utility walkthrough and punchlist phase for inclusion into the Township GIS system, this effort will be included in the construction escrow requirements.

Section 2.21 Underground Utilities.

The Developer shall install all electric, telephone and other communication systems underground in accordance with requirements of the applicable utility company and applicable Township Ordinances. No underground utility structures, i.e. manholes, shall be permitted in sidewalks or driveways per Superior Charter Township Engineering Standards.

Section 2.22 Site Grading

(a) The Developer or the Developer's representative shall submit as-built plot plans and certify that the as-built lot grading conforms to the Township approved site and engineering drawings within industry standards, and that building setbacks conform to the Township approved site and engineering drawings. This certification shall be prepared by and bear the seal of a professional land surveyor licensed in the State of Michigan.

(b) The Township shall have the right to spot-check certification grades at its own discretion. The final certificate of use and occupancy of each building shall be withheld until the lot grading/setback certification is received and approved by the Township. The Township shall have the right, at its own discretion, to waive some or all of the lot grading and building setback certification requirements.

ARTICLE III.
MISCELLANEOUS PROVISIONS

Section 3.01 Amendment and Modifications.

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Section 3.02 Governing Law.

This Agreement shall be governed in all respects, whether as to validity, construction, performance and otherwise, by the laws of the State of Michigan.

Draft Only

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COMMENCING AT THE EAST 1/4 CORNER OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S87°25'50"W (RECORDED AS S87°41'00"W) 1079.06 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 FOR A PLACE OF BEGINNING; THENCE CONTINUING S87°25'50"W (RECORDED AS S87°41'00"W) 440.88 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33; THENCE N62°44'08"E 115.15 FEET; THENCE N52°07'49"E 90.66 FEET; THENCE N39°00'51"E 90.67 FEET; THENCE N57°36'31"W 132.67 FEET; THENCE 15.04 FEET ALONG THE ARC OF A 263.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING S34°01'46"W 15.04 FEET; THENCE N54°27'46"W 198.09 FEET; THENCE N82°26'43"W 702.52 FEET; THENCE N07°33'17"E 130.00 FEET; THENCE N82°26'43"W 32.25 FEET; THENCE N07°33'18"E 66.00 FEET; THENCE S82°26'43"E 18.50 FEET; THENCE N07°33'17"E 209.84 FEET; THENCE 34.11 ALONG THE ARC OF A 197.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING N02°35'42"E 34.06 FEET; THENCE N87°38'06"E 66.00 FEET; THENCE N89°11'20"E 130.03 FEET; THENCE N89°00'34"E 164.84 FEET; THENCE N72°54'03"E 203.72 FEET; THENCE ALONG THE WESTERLY LINE OF PROSPECT POINTE SUBDIVISION NO. 2, AS RECORDED IN LIBER 35 OF PLATS, PAGE 99, WASHTENAW COUNTY RECORDS, FOR THE FOLLOWING SEVEN (7) COURSES: S40°21'48"E (PLATTED AS S40°06'38"E) 75.94 FEET, S50°50'05"E (PLATTED AS S50°34'55"E) 75.85 FEET, S57°55'06"E (PLATTED AS S57°39'56"E) 98.34 FEET, N32°04'54"E (PLATTED AS N32°20'04"E) 120.00 FEET, S57°55'06"E (PLATTED AS S57°39'56"E) 112.81 FEET, S32°04'54"W (PLATTED AS S32°20'04"W) 120.00 FEET AND S61°33'56"E (PLATTED AS S61°18'46"E) 74.87 FEET; THENCE S70°08'30"E (PLATTED AS N69°53'20"W) 94.83 FEET ALONG THE SOUTH LINE OF LOT 201 OF AMENDED PLAT OF LOT 199 AND THE VACATED PORTION OF FRANCES WAY OF "PROSPECT POINTE SUBDIVISION NO. 2" AS RECORDED IN LIBER 36 OF PLATS, PAGE 65, WASHTENAW COUNTY RECORDS; THENCE 8.22 FEET ALONG THE ARC OF A 197.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N21°03'12"E 8.22 FEET; THENCE N19°51'30"E 111.78 FEET; THENCE S70°08'30"E (PLATTED AS S69°53'20"E) 66.00 FEET ALONG THE SOUTH LINE OF HUNTERS CREEK DRIVE (66 FEET WIDE) OF SAID PROSPECT POINTE SUBDIVISION NO. 2; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EAST LINE OF SAID LOT 201, ALSO BEING THE WEST LINE OF SAID PROSPECT POINTE SUBDIVISION NO. 1: S19°51'30"W (PLATTED AS S20°06'40"W) 111.78 FEET AND 8.22

DRAFT COPY

FEET ALONG THE ARC OF A 263.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING S20°45'13"W (PLATTED AS S21°00'23"W) 8.22 FEET; THENCE ALONG THE WESTERLY LINE OF SAID PROSPECT POINTE SUBDIVISION NO. 1 FOR THE FOLLOWING SEVEN (7) COURSES: 118.83 FEET ALONG THE ARC OF A 263.00 FOOT RADIUS NON TANGENTIAL CIRCULAR CURVE TO THE RIGHT, CHORD BEARING S34°35'35"W 117.82 FEET, S47°32'14"W (PLATTED AS S47°47'24"W) 48.01 FEET, S42°27'46"E 135.80 FEET (RECORDED AS S42°12'36"E 135.08 FEET AND PLATTED AS S42°12'36"E 135.80 FEET), S69°28'35"E (PLATTED AS S69°13'25"E) 162.02 FEET, S19°15'30"E (PLATTED AS S19°00'20"E) 125.77 FEET, S07°37'05"W (PLATTED AS S07°52'15") 120.86 FEET AND S39°20'09"W (PLATTED AS S39°35'19"W) 126.12 FEET TO THE PLACE OF BEGINNING, CONTAINING 14.77 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

Draft Only

EXHIBIT B

Prospect Pointe West Phase 3 Final Site Plan

A copy of this Final Site Plan is also on file with
Charter Township of Superior,
located at 3040 N. Prospect Road, Ypsilanti, MI 48198.

Draft Only

EXHIBIT C

The Security Itemization

Site Work Financial Guarantee

Earthwork & Erosion Control	$237,300.00
Water Mains and Appurtenances	$40,400.00
Sanitary Sewers	$32,900.00
Stormwater Piping and Detention	$0.00*
Landscaping/Seeding	$149,400.00
Paving	$630,000.00
Total	$1,090,000.00
Site Work Financial Guarantee Amount:	**$1,090,000.00**

*** Value reduced as Financial Guarantee for Prospect Pointe Drainage District improvements by development to be provided to WCWRC by developer**

Public Utility Repair Bond

Water Mains and Appurtenances	$40,400.00
Sanitary Sewers	$32,900.00
Total	$73,300.00
($ x 5%)	
Public Utility Repair Bond Amount	**$3,665.00**

Draft Only

PROSPECT POINTE WEST

A SINGLE FAMILY DEVELOPMENT

SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

FINAL SITE PLAN - PHASE 3

PROJECT CONTACTS

DEVELOPER / APPLICANT
DIVERSE REAL ESTATE LLC
13001 23 MILE ROAD, SUITE 200
SHELBY TWP, MICHIGAN 48315
CONTACT: AMIE ACKERMAN
PHONE: (248) 561-0001

CIVIL ENGINEER
ATWELL, LLC
311 NORTH MAIN STREET
ANN ARBOR, MICHIGAN 48104
CONTACT: MATT BUSH, P.E.
PHONE: (810) 923-6878

LEGAL DESCRIPTION

DESCRIPTION OF 67.99 ACRE PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, INCLUDING A PORTION OF LOT 200 OF AMENDED PLAT OF LOT 1 AND THE VACATED PORTION OF ABIGAIL DRIVE OF "PROSPECT POINTE SUBDIVISION NO. 1" AS RECORDED IN LIBER 36 OF PLATS, PAGE 64, WASHTENAW COUNTY RECORDS, ALSO INCLUDING A PORTION OF LOT 201 OF AMENDED PLAT OF LOT 199 AND THE VACATED PORTION OF FRANCES WAY OF "PROSPECT POINTE SUBDIVISION NO. 2" AS RECORDED IN LIBER 36 OF PLATS, PAGE 65, WASHTENAW COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: (AS SURVEYED BY ATWELL)

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S87°25'50"W (RECORDED AS S87°41'00"W) 1079.06 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 FOR A **PLACE OF BEGINNING**; THENCE CONTINUING S87°25'50"W (RECORDED AS S87°41'00"W) 1658.89 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 TO THE CENTER POST OF SAID SECTION 33; THENCE N02°57'34"W (RECORDED AS N02°42'24"W) 2652.37 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 33 TO THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE N86°48'36"E (RECORDED AS N87°03'46"E) 833.32 FEET ALONG THE NORTH LINE OF SAID SECTION 33 AND THE CENTERLINE OF GEDDES ROAD (VARIABLE WIDTH); THENCE S03°12'30"E (PLATTED AS S02°57'20"E) 230.61 FEET ALONG THE WESTERLY LINE OF PROSPECT POINTE SUBDIVISION NO. 1, AS RECORDED IN LIBER 35 OF PLATS, PAGE 67, WASHTENAW COUNTY RECORDS, ALSO BEING THE WEST LINE OF LOT 200 OF AMENDED PLAT OF LOT 1 AND THE VACATED PORTION OF ABIGAIL DRIVE OF "PROSPECT POINTE SUBDIVISION NO. 1" AS RECORDED IN LIBER 36 OF PLATS, PAGE 64, WASHTENAW COUNTY RECORDS; THENCE N86°47'30"E 105.00 FEET; THENCE S17°39'09"E (PLATTED AS S17°23'58"E) 68.15 FEET ALONG THE WEST LINE OF HUNTERS CREEK DRIVE (100 FEET WIDE) OF SAID PROSPECT POINTE SUBDIVISION NO. 1; THENCE S86°47'30"W (PLATTED AS S87°02'40"W) 120.00 FEET ALONG THE SOUTH LINE OF SAID LOT 200, ALSO BEING THE NORTH LINE OF LOT 86 OF SAID PROSPECT POINTE SUBDIVISION NO. 1; THENCE S03°12'30"E (PLATTED AS S02°57'20"E) 86.00 FEET ALONG THE WEST LINE OF SAID PROSPECT POINTE SUBDIVISION NO. 1; THENCE ALONG THE WESTERLY LINE OF PROSPECT POINTE SUBDIVISION NO. 2, AS RECORDED IN LIBER 35 OF PLATS, PAGE 99, WASHTENAW COUNTY RECORDS, FOR THE FOLLOWING TWENTY NINE (29) COURSES: S20°03'11"W (PLATTED AS S20°18'21"W) 37.01 FEET, S34°16'37"W (PLATTED AS S34°31'47"W) 103.24 FEET, S14°36'50"W (PLATTED AS S14°52'00"W) 85.12 FEET, S04°44'49"W (PLATTED AS S05°59'59"W) 89.33 FEET, S08°01'14"E (PLATTED AS S07°46'04"E) 81.01 FEET, S19°49'12"E (PLATTED AS S19°34'02"E) 76.46 FEET, S28°36'23"E (PLATTED AS S28°21'13"E) 40.86 FEET, S36°50'24"E (PLATTED AS S36°35'14") 69.56 FEET, S47°03'42"W (PLATTED AS S47°18'52"W) 95.59 FEET, S04°56'41"W (PLATTED AS S05°11'51"W) 120.87 FEET, S14°29'11"E (PLATTED AS S14°14'10"E) 63.68 FEET, S50°10'13"E (PLATTED AS S49°55'03"E) 129.94 FEET, S89°37'53"E (PLATTED AS S89°22'43"E) 133.38 FEET, N53°09'36"E (PLATTED AS N53°24'46"E) 62.06 FEET, S36°50'24"E (PLATTED AS S36°35'14"E) 85.67 FEET, S25°39'53"E (PLATTED AS S25°24'43"E) 44.78 FEET, S12°08'48"E (PLATTED AS S11°53'38"E) 36.45 FEET, S03°10'48"W (PLATTED AS S03°25'58"W) 173.12 FEET, S13°51'38"E (PLATTED AS S13°36'28"E) 37.88 FEET, S14°58'30"E (PLATTED AS S14°43'20"E) 14.00 FEET, S16°17'53"E (PLATTED AS S16°41'17"E) 42.30 FEET, S27°56'27"E (PLATTED AS S27°41'17"E) 80.08 FEET, S40°21'48"E (PLATTED AS S40°06'38"E) 75.94 FEET, S50°50'05"E (PLATTED AS S50°34'55"E) 75.85 FEET, S57°55'06"E (PLATTED AS S57°39'56"E) 98.34 FEET, N32°04'54"E (PLATTED AS N32°20'04"E) 120.00 FEET, S57°55'06"E (PLATTED AS S57°39'56"E) 112.81 FEET, S32°04'54"W (PLATTED AS S32°20'04"W) 120.00 FEET, S61°33'56"E (PLATTED AS S61°18'46"E) 74.87 FEET; THENCE S70°08'30"E (PLATTED AS N69°53'20"W) 94.83 FEET ALONG THE SOUTH LINE OF LOT 201 OF AMENDED PLAT OF LOT 199 AND THE VACATED PORTION OF FRANCES WAY OF "PROSPECT POINTE SUBDIVISION NO. 2" AS RECORDED IN LIBER 36 OF PLATS, PAGE 65, WASHTENAW COUNTY RECORDS; THENCE 8.22 FEET ALONG THE ARC OF A 197.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N21°03'12"E 8.22 FEET; THENCE N19°51'30"E 111.78 FEET; THENCE S70°08'30"E (PLATTED AS S69°53'20"E) 66.00 FEET ALONG THE SOUTH LINE OF HUNTERS CREEK DRIVE (66 FEET WIDE) OF SAID PROSPECT POINTE SUBDIVISION NO. 2; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EAST LINE OF SAID LOT 201, ALSO BEING THE WEST LINE OF SAID PROSPECT POINTE SUBDIVISION NO. 1: S19°51'30"W (PLATTED AS S20°06'40"W) 111.78 FEET AND 8.22 FEET ALONG THE ARC OF A 263.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING S20°45'13"W (PLATTED AS S21°00'23"W) 8.22 FEET; THENCE ALONG THE WESTERLY LINE OF SAID PROSPECT POINTE SUBDIVISION NO. 1 FOR THE FOLLOWING SEVEN (7) COURSES: 118.83 FEET ALONG THE ARC OF A 263.00 FOOT RADIUS NON TANGENTIAL CIRCULAR CURVE TO THE RIGHT, CHORD BEARING S34°35'35"W 117.82 FEET, S47°32'14"W (PLATTED AS S47°47'24"W) 48.01 FEET, S42°27'46"E 135.80 FEET (RECORDED AS S42°12'36"E 135.08 FEET AND PLATTED AS S42°12'36"E 135.80 FEET), S69°28'35"E (PLATTED AS S69°13'25"E) 162.02 FEET, S19°15'30"E (PLATTED AS S19°00'20"E) 125.77 FEET, S07°37'05"W (PLATTED AS S07°52'15") 120.86 FEET AND S39°20'09"W (PLATTED AS S39°35'19"W) 126.12 FEET TO THE PLACE OF BEGINNING, CONTAINING 67.99 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET THEREOF AS OCCUPIED BY SAID GEDDES ROAD AND SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

PROJECT NARRATIVE

PROSPECT POINTE WEST IS LOCATED AT THE SOUTHWEST CORNER OF GEDDES ROAD AND PROSPECT ROAD, WEST OF HUNTERS CREEK DRIVE IN SUPERIOR TOWNSHIP. THIS PARCEL WAS ORIGINALLY PART OF THE PROSPECT POINTE DEVELOPMENT, A PLATTED SUBDIVISION, WHICH WAS PERMITTED THROUGH SUPERIOR TOWNSHIP APPROXIMATELY 10 YEARS AGO. PROSPECT POINTE WEST IS 67.99 ACRES AND IS ZONED R4, SINGLE FAMILY RESIDENTIAL DISTRICT, URBAN.

THE APPLICANT IS PROPOSING TO DEVELOP THE PROJECT AS A 157 - UNIT SITE CONDOMINIUM. THE PROPOSED LOT DIMENSIONS ARE 66' X 130' WITH A MINIMUM LOT SIZE OF 8,580 SF. THE HOMES WILL RANGE IN SIZE FROM 2,000 TO 3,200 SF WITH SALES PRICES STARTING IN THE $400,000S. THE DEVELOPMENT WILL BE CONSTRUCTED IN 4 PHASES. THIS PLAN IS FOR PHASE 3 OF THE DEVELOPMENT.

PROSPECT POINTE IS PROPOSED TO CONTAIN PRIVATE ROADS WITH SIDEWALKS ON BOTH SIDES, WHICH HAVE ALREADY RECEIVED APPROVAL FROM THE COUNTY ROAD COMMISSION BASED ON THE PREVIOUSLY APPROVED PLANS FOR THE PROJECT. THE DEVELOPMENT WILL BE SERVICED BY PUBLIC SANITARY SEWER WHICH WILL BE DESIGNED AS AN EXTENSION OFF OF THE EXISTING PROSPECT POINTE DEVELOPMENT. PUBLIC WATER WILL ALSO BE EXTENDED FROM THE EXISTING SUBDIVISION.



OVERALL DEVELOPMENT MAP

SCALE: 1" = 200'

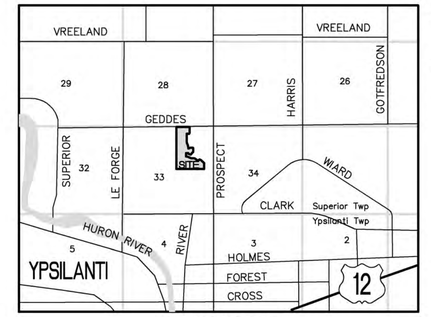
PHASING SCHEDULE

	# UNITS	START	COMPLETION
PHASE I	39	OCTOBER 2023	JULY 2024
PHASE II	45	JUNE 2024	APRIL 2025
PHASE III	26	JUNE 2025	APRIL 2026
PHASE IV	47	JUNE 2026	APRIL 2027

NOTES:
1. ACTUAL START OF PHASES III - IV SUBJECT TO ECONOMIC AND OTHER FACTORS

PERMITS AND APPROVALS

Agency	Status/Date Approved	Application/Permit Number
Superior Township Preliminary Site Plan	8/26/2020	
Superior Township Engineering Plan	6/1/2023	
WCWRC SESC PHASE 1/2	4/13/2023	SESC2023-0054
WCWRC SESC PHASE 3/4		
EGLE Wetlands Permit	3/16/2023	WRP036295
Washtenaw County Road Commission	11/21/2022	2022-000681
WCWRC - Stormwater	7/8/2022	1524
EGLE Water Supply (PA 399)	2/26/2023	ACT-229388
EGLE Waste Water Collection (Part 41)	10/14/2022	P41003992
NPDES Construction Stormwater Discharge PH 1/2	5/16/2023	MIR117620
NPDES Construction Stormwater Discharge PH 3/4		



VICINITY MAP
NOT TO SCALE

SHEET INDEX

1	COVER SHEET	31	DRAINAGE AREA PLAN
2	OVERALL ORIGINAL CONDITIONS	32	DRAINAGE AREA PLAN
3	ORIGINAL CONDITIONS & DEMOLITION PLAN	33	SOUTH DETENTION BASIN DESIGN
4	ORIGINAL CONDITIONS & DEMOLITION PLAN	34	STORMWATER CONVEYANCE CALCULATIONS
5	TREE LIST	35	UTILITY STRUCTURE TABLE
6	TREE LIST	36	INTERSECTION DETAILS
7	NATURAL FEATURES PLAN	37	FIRE PROTECTION PLAN
8	SOIL EROSION CONTROL PLAN	38	INVASIVE SPECIES REMOVAL PLAN
9	SOIL EROSION CONTROL PLAN	39	DETAIL SHEET 1
10	TEMPORARY CONSTRUCTION ACCESS DRIVE	40	DETAIL SHEET 2
11	SOIL EROSION CONTROL NOTES & DETAILS	41	TYPICAL BUILDING DETAILS
12	OVERALL LAYOUT PLAN	42	TYPICAL BUILDING DETAILS
13	LAYOUT PLAN	43	SIDE AND REAR ELEVATIONS
14	LAYOUT PLAN	44	SIDE AND REAR ELEVATIONS
15	OVERALL GRADING PLAN	45	SIDE AND REAR ELEVATIONS
16	GRADING PLAN	46	SUPERIOR TOWNSHIP SANITARY DETAIL SHEET 1
17	GRADING PLAN	47	SUPERIOR TOWNSHIP SANITARY DETAIL SHEET 2
18	OVERALL UTILITY PLAN	48	SUPERIOR TOWNSHIP STORM DETAIL SHEET 1
19	UTILITY PLAN	49	SUPERIOR TOWNSHIP STORM DETAIL SHEET 2
20	UTILITY PLAN	50	SUPERIOR TOWNSHIP WATER DETAIL SHEET 1
21	MAGGIE LANE PLAN & PROFILE	51	SUPERIOR TOWNSHIP WATER DETAIL SHEET 2
22	JENNIFER DRIVE & PROFILE 1	L-1	LANDSCAPE PLAN
23	JENNIFER DRIVE PLAN & PROFILE 2	L-2	STORMWATER PLAN
24	SANITARY PLAN & PROFILE	L-3	LANDSCAPE DETAILS
25	STORM PLAN AND PROFILES		
26	STORM PLAN AND PROFILES		
27	STORM PLAN AND PROFILES		
28	STORM PLAN AND PROFILES		
29	STORM PLAN AND PROFILES		
30	OVERALL DRAINAGE AREA PLAN		

SITE DATA

GROSS AREA:	67.99 ACRES
GEDDES ROAD ROW:	1.15 ACRES
NET AREA:	66.84 ACRES
EXISTING ZONING:	R4 - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	R4 - SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL SITE CONDOMINIUM
NUMBER OF PROPOSED LOTS TOTAL:	157
PROPOSED DENSITY (GROSS):	2.31
PROPOSED DENSITY (NET):	2.35
NUMBER OF PROPOSED LOTS PHASE 3:	26
LOT AREA PER DWELLING UNIT:	66' X 130' = 8580 SF (TYPICAL)
MINIMUM LOT WIDTH:	66'
LOT SETBACKS:	
FRONT-	25'
SIDE-	6' MIN. (16' TOTAL)
REAR-	35'
PROPOSED LOT COVERAGE:	MAX 25%
PROPOSED GENERAL COMMON ELEMENT (G.C.E.):	21.77 ACRES
WETLAND IMPACTS:	
REGULATED	0.50 ACRES
NON-REGULATED	0.06 ACRES

*FIRE DEPARTMENT NOTE: ROADWAYS AND BRIDGES TO BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHTING 80,000 POUNDS

STATE OF MICHIGAN
KYLER SHEERIN
No. 68966
REGISTERED PROFESSIONAL ENGINEER

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

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

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ANN ARBOR, MI 48104
734.994.4000

SECTION 33 TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC

PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3

COVER SHEET

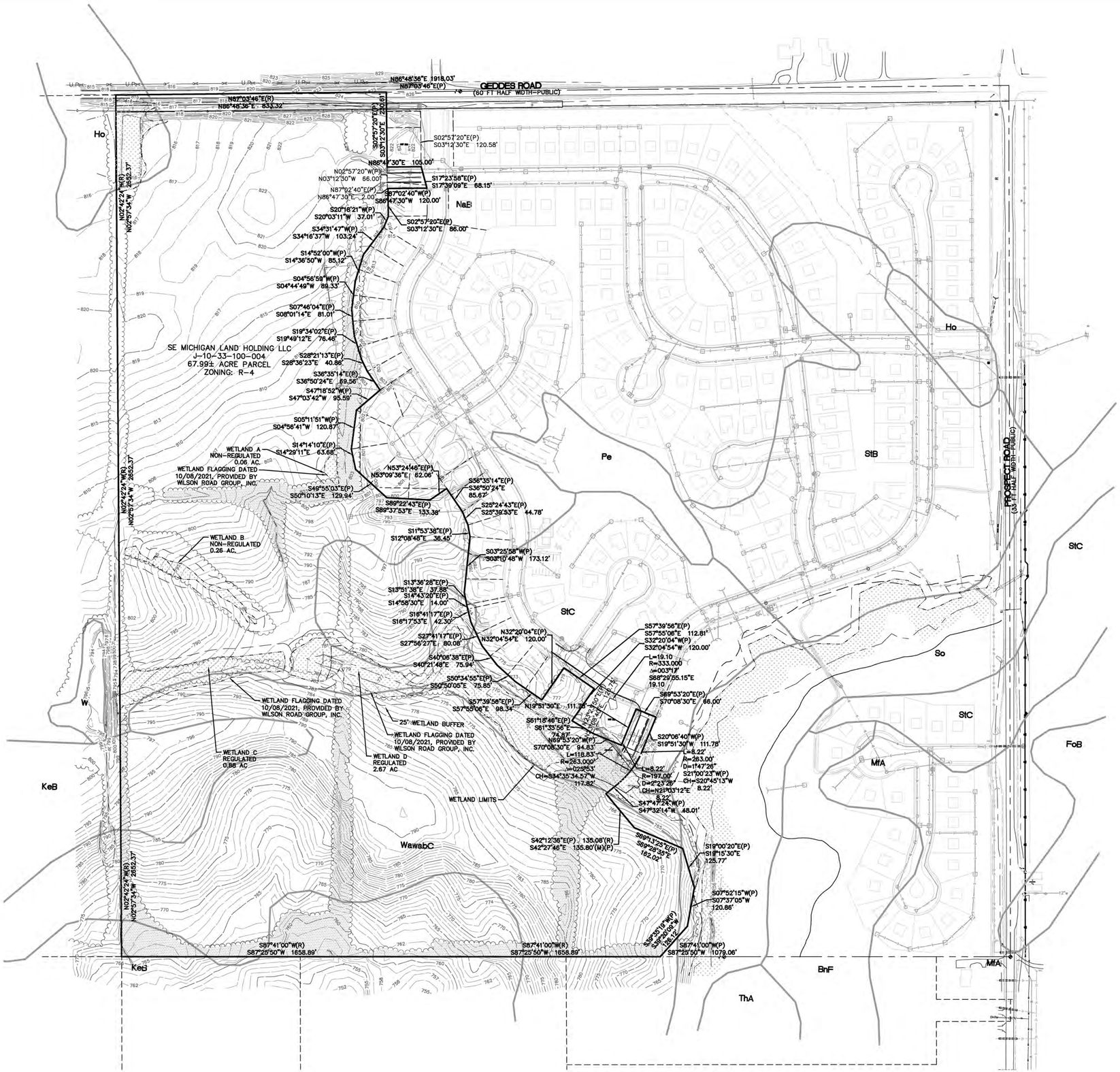
DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP
05-21-2025: PER TWP

REVISIONS

0 100 200
SCALE: 1" = 200 FEET

DR. SK | CH. SS
P.M. MB
BOOK --
JOB 16000819
SHEET NO. 1



LEGEND

- BOUNDARY LINE
- EXISTING EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- 890 EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING CURB AND GUTTER
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING STRUCTURE
- EXISTING WALL
- EXISTING WATER MAIN
- EXISTING SANITARY
- EXISTING GAS
- EXISTING STORM
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXIST. CULVERT
- EXIST. CATCH BASIN/INLET
- EXIST. HYDRANT
- EXIST. VALVE
- EXIST. SANITARY SEWER
- EXIST. UNSPECIFIED UTILITY
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING SOILS LIMIT
- FoB EXISTING SOILS TYPE
- EXISTING TEST PIT
- HEDGEROW TO BE REMOVED

BENCHMARKS

BM#1 ARROW ON HYDRANT SW CORNER OF LOT 1, NORTH SIDE OF ABIGAIL DR 150' WEST OF HUNTERS CREEK DR

ELEV=822.79 NAVD88

BM#2 ARROW ON HYDRANT SE CORNER OF LEAH LANE AND HUNTERS CREEK DRIVE

ELEV=798.38 NAVD88

BM#3 ARROW ON HYDRANT SW CORNER OF FRANCES WAY AND HUNTERS CREEK DRIVE

ELEV=771.22 NAVD88

TEST PIT LOCATIONS

TEST PIT ID	NORTHING (SPC MI S)	EASTING (SPC MI S)	ELEVATION (NAVD 88)
TP-1	283170.7	13327402.1	816.7
TP-2	283047.3	13327940.1	818.1
TP-3	282510.8	13327990.3	805.4
TP-4	282477.0	13327411.2	815.0
TP-5	281831.7	13327622.6	790.9
TP-6	281734.0	13328261.8	778.6
TP-7	281485.7	13328494.5	775.2
TP-8	281332.6	13328707.7	772.7
TP-9	280930.7	13329088.4	765.0
TP-10	280854.1	13328352.8	762.1
TP-11	280855.9	13328103.7	759.7
TP-12	280823.7	13327639.4	765.8

SOIL INFORMATION

BNC	BOYER LOAMY SAND, 6 TO 12 PERCENT SLOPES
BNF	BOYER LOAMY SAND, 25 TO 50 PERCENT SLOPES
FOB	FOX SANDY LOAM, TILL PLAIN, 2 TO 6 PERCENT SLOPES
HO	HOYTVILLE SILTY CLAY LOAM
KEB	KENDALLVILLE LOAM, 2 TO 6 PERCENT SLOPES
MDA	MATHERTON SANDY LOAM, 0 TO 4 PERCENT SLOPES
MFA	METAMORA SANDY LOAM, 0 TO 4 PERCENT SLOPES
NAB	NAPPANEE SILTY CLAY LOAM, 2 TO 6 PERCENT SLOPES
OSB	OSHTEMO LOAMY SAND, 0 TO 6 PERCENT SLOPES
PE	PEWAMO CLAY LOAM, 0 TO 2 PERCENT SLOPES
SB	SEBEWA LOAM, DISINTEGRATION MORAINE, 0 TO 2 PERCENT SLOPES
SO	SLOAN SILT LOAM, WET
SPB	SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES
STB	ST. CLAIR CLAY LOAM, 2 TO 6 PERCENT SLOPES
STC	ST. CLAIR CLAY LOAM, 6 TO 12 PERCENT SLOPES
THA	THETFORD LOAMY SAND, 0 TO 4 PERCENT SLOPES
W	WATER
WAWABC	WAWASEE LOAM, 6 TO 12 PERCENT SLOPES

SCHEDULE B II – EXCEPTIONS (PER TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE, FILE NO.: 755321, COMMITMENT DATE SEPTEMBER 07, 2016)

6. TERMS AND CONDITIONS CONTAINED IN AGREEMENT TO ESTABLISH THE PROSPECT POINTE DRAIN DRAINAGE DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4366, PAGE 973. **(COVERS SUBJECT PARCEL AND ADDITIONAL LANDS, BLANKET IN NATURE.)**

7. TERMS AND CONDITIONS CONTAINED IN SUPERIOR CHARTER TOWNSHIP DEVELOPMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4320, PAGE 260; FIRST AMENDMENT TO SUPERIOR CHARTER TOWNSHIP DEVELOPMENT AGREEMENT RECORDED IN LIBER 5023, PAGE 805, ASSIGNMENT OF DEVELOPER RIGHTS RECORDED IN LIBER 5061, PAGE 898. **(L.4320, P.260 COVERS SUBJECT PARCEL AND ADDITIONAL LANDS, BLANKET IN NATURE. L.5023, P.805 COVERS PROSPECT POINTE SUBDIVISION NO. 1 AND PROSPECT POINTE SUBDIVISION NO. 2. L.5061, P.898 COVERS SUBJECT PARCEL AND ADDITIONAL LANDS, BLANKET IN NATURE.)**

8. TERMS AND CONDITIONS CONTAINED IN PLANNED COMMUNITY AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 1549, PAGE 467. **(COVERS SUBJECT PARCEL AND ADDITIONAL LANDS, BLANKET IN NATURE.)**

9. TERMS AND CONDITIONS CONTAINED IN SANITARY SEWER AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 1549, PAGE 462. **(COVERS SUBJECT PARCEL AND ADDITIONAL LANDS, BLANKET IN NATURE.)**

10. RIGHT OF WAY IN FAVOR OF THE MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1330, PAGE 362 AND LIBER 1793, PAGE 509. **(L.1793, P.509 AS SHOWN. L.1330, P.362 LIES APPROX. 500' EAST OF SUBJECT PARCEL.)**

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311 N. MAIN STREET, STE 104
ANN ARBOR, MI 48104
734.994.4000

SECTION 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC

PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3

OVERALL ORIGINAL CONDITIONS

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

0 75 150
SCALE: 1" = 150 FEET

DR. SK | CH. SS
P.M. MB
BOOK --
JOB 16000819
SHEET NO. 2

SE MICHIGAN LAND HOLDING LLC
J-10-33-100-004
67.99± ACRE PARCEL
ZONING: R-4

EX. CULV.
12" CMP INV.=781.40
TO BE REMOVED

EX. CULV.
12" CMP INV.=780.95
TO BE REMOVED

WETLAND-A
REGULATED
2.67 AC.

WETLAND-C
REGULATED
0.88 AC.

EX. HEDGEROW

TP-6

TP-7

TP-10

TP-11

TP-12

S27°41'17"E(P)
S27°56'27"E 80.08'

S40°06'38"E(P)
S40°21'48"E 75.94'

S50°34'55"E(P)
S50°50'05"E 75.85'

S57°39'
S57°55'06"E

DRAINAGE.

WawabC

EX FENCE 12.6' WEST OF PL

EX FENCE 13.2' WEST OF PL

EX. FENCE WEST OF PL

FENCE POST

EAST-WEST 1/4

E-W 1/4 LINE SECTION 33

CENTER OF SECTION 33
T2S, R7E
SUPERIOR TWP,
WASHTENAW COUNTY, MI

S87°41'07"W(M&R)
S87°25'50"W 1658.89'

N00°42'28"W(M&R)
N00°25'50"W 2652.39'

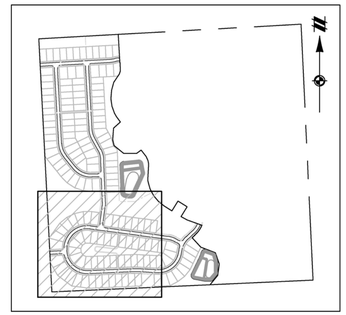
ZONING: PC
J-10-33-200-004
LOUIS J ETDE FAMILY LLC

ZONING: PC
J-10-33-300-001
PHIL-MICHIGAN ASSOCIATES

ZONING: A2
J-10-33-400-028
WORD BROADCASTERS INC

ZONING: PC
J-10-33-400-029
MICHIGAN ENVIRONMENTAL LAND CONSERV

SEE SHEET 4 FOR CONTINUATION



KEYMAP
SCALE: 1" = 750'

LEGEND

- BOUNDARY LINE
- EXISTING EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- 890 EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING CURB AND GUTTER
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING STRUCTURE
- EXISTING WALL
- W EXISTING WATER MAIN
- EXISTING SANITARY
- G EXISTING GAS
- C EXISTING STORM
- OHE EXISTING OVERHEAD ELECTRICAL LINE
- OHT EXISTING OVERHEAD TELEPHONE LINE
- EXIST. CULVERT
- EXIST. CATCH BASIN/INLET
- EXIST. HYDRANT
- EXIST. VALVE
- EXIST. SANITARY SEWER
- EXIST. UNSPECIFIED UTILITY
- EXISTING WATER EDGE
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING TREES
- EXISTING TREES TO BE REMOVED

BENCHMARKS

BM#1 ARROW ON HYDRANT
SW CORNER OF LOT 1, NORTH SIDE OF ABIGAIL DR 150' WEST OF HUNTERS CREEK DR

ELEV=822.79 NAVD88

BM#2 ARROW ON HYDRANT
SE CORNER OF LEAH LANE AND HUNTERS CREEK DRIVE

ELEV=798.38 NAVD88

BM#3 ARROW ON HYDRANT
SW CORNER OF FRANCES WAY AND HUNTERS CREEK DRIVE

ELEV=771.22 NAVD88

NOTES

1) BEARINGS ARE BASED ON NAD83 MICHIGAN STATE PLANE COORDINATE SYSTEM,SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. VERTICAL DATUM: NAVD88.

2) WATER MAIN, STORM SEWER, AND SANITARY SEWER UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANY, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY. FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.

3) THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

4) SUBJECT PROPERTY AS SHOWN AND NOTED ON SURVEY DESCRIBES THE SAME PROPERTY AS SCHEDULE C PROPERTY DESCRIPTION (PER TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE.
FILE NO.: 755321, COMMITMENT DATE SEPTEMBER 07, 2016)

5) SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN PER FIRM MAP NUMBER 26161C0288E DATED APRIL 3, 2012.

6) PROSPECT POINTE SUBDIVISION NO. 1 PLAT WAS AMENDED TO REMOVE ABIGAIL DRIVE STUB AS PUBLIC RIGHT-OF-WAY AS RECORDED IN LIBER 35, PAGES 67-68 AS OF 12/12/22 AND PROSPECT POINT SUBDIVISION NO. 2 PLAT WAS AMENDED TO REMOVE THE FRANCES WAY STUB AS A PUBLIC RIGHT OF WAY AS RECORDED IN LIBER 5426, PAGE 892, AS OF 11/5/22, AS REQUIRED BY THE WASHTENAW COUNTY ROAD COMMISSION.

811
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SECTION 33
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SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC

PROSPECT POINTE WEST
FINAL SITE PLAN - PHASE 3

ORIGINAL CONDITIONS & DEMOLITION PLAN

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

0 25 50
SCALE: 1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK --	
JOB 16000819	
SHEET NO. 3	

SEE SHEET 3 FOR CONTINUATION

SE MICHIGAN LAND HOLDING LLC
J-10-33-100-004
67.99± ACRE PARCEL
ZONING: R-4

WetlandC

WetlandA

WetlandB

WetlandD

WetlandE

WetlandF

WetlandG

WetlandH

WetlandI

WetlandJ

WetlandK

WetlandL

WetlandM

WetlandN

WetlandO

WetlandP

WetlandQ

WetlandR

WetlandS

WetlandT

WetlandU

WetlandV

WetlandW

WetlandX

WetlandY

WetlandZ

WetlandAA

WetlandAB

WetlandAC

WetlandAD

WetlandAE

WetlandAF

WetlandAG

WetlandAH

WetlandAI

WetlandAJ

WetlandAK

WetlandAL

WetlandAM

WetlandAN

WetlandAO

WetlandAP

WetlandAQ

WetlandAR

WetlandAS

WetlandAT

WetlandAU

WetlandAV

WetlandAW

WetlandAX

WetlandAY

WetlandAZ

WetlandBA

WetlandBB

WetlandBC

WetlandBD

WetlandBE

WetlandBF

WetlandBG

WetlandBH

WetlandBI

WetlandBJ

WetlandBK

WetlandBL

WetlandBM

WetlandBN

WetlandBO

WetlandBP

WetlandBQ

WetlandBR

WetlandBS

WetlandBT

WetlandBU

WetlandBV

WetlandBW

WetlandBX

WetlandBY

WetlandBZ

WetlandCA

WetlandCB

WetlandCC

WetlandCD

WetlandCE

WetlandCF

WetlandCG

WetlandCH

WetlandCI

WetlandCJ

WetlandCK

WetlandCL

WetlandCM

WetlandCN

WetlandCO

WetlandCP

WetlandCQ

WetlandCR

WetlandCS

WetlandCT

WetlandCU

WetlandCV

WetlandCW

WetlandCX

WetlandCY

WetlandCZ

WetlandDA

WetlandDB

WetlandDC

WetlandDD

WetlandDE

WetlandDF

WetlandDG

WetlandDH

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WetlandDQ

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WetlandFA

WetlandFB

WetlandFC

WetlandFD

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WetlandFF

WetlandFG

WetlandFH

WetlandFI

WetlandFJ

WetlandFK

WetlandFL

WetlandFM

WetlandFN

WetlandFO

WetlandFP

WetlandFQ

WetlandFR

WetlandFS

WetlandFT

WetlandFU

WetlandFV

WetlandFW

WetlandFX

WetlandFY

WetlandFZ

WetlandGA

WetlandGB

WetlandGC

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WetlandHR

WetlandHS

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WetlandIH

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WetlandNX

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WetlandNZ

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WetlandOE

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WetlandOG

WetlandOH

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WetlandON

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WetlandOQ

WetlandOR

WetlandOS

WetlandOT

WetlandOU

WetlandOV

WetlandOW

WetlandOX

WetlandOY

WetlandOZ

WetlandPA

WetlandPB

WetlandPC

WetlandPD

WetlandPE

WetlandPF

WetlandPG

WetlandPH

WetlandPI

WetlandPJ

WetlandPK

WetlandPL

WetlandPM

WetlandPN

WetlandPO

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WetlandPS

WetlandPT

WetlandPU

WetlandPV

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WetlandPX

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WetlandSC

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WetlandXA

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WetlandXC

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WetlandXO

WetlandXP

WetlandXQ

WetlandXR

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WetlandYS

WetlandYT

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WetlandZX

WetlandZY

WetlandZZ

WetlandAAA

WetlandAAB

WetlandAAC

WetlandAAD

WetlandAAE

WetlandAAF

WetlandAAG

WetlandAAH

WetlandAAI

WetlandAAJ

WetlandAAK

WetlandAAL

WetlandAAM

WetlandAAN

WetlandAAO

WetlandAAP

WetlandAAQ

WetlandAAR

WetlandAAS

WetlandAAT

WetlandAAU

WetlandAAV

WetlandAAW

WetlandAAX

WetlandAAY

WetlandAAZ

WetlandABA

WetlandABB

WetlandABC

WetlandABD

WetlandABE

WetlandABF

WetlandABG

WetlandABH

WetlandABI

WetlandABJ

WetlandABK

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WetlandCAD

WetlandCAE

WetlandCAF

WetlandCAG

WetlandCAH

WetlandCAI

WetlandCAJ

WetlandCAK

WetlandCAL

WetlandCAM

WetlandCAN

WetlandCAO

WetlandCAP

WetlandCAQ

WetlandCAR

WetlandCAS

WetlandCAT

WetlandCAU

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TAG #	COMMON NAME	BOTANICAL NAME	DIAMETER (IN.)	CONDITION	LANDMARK	INVASIVE	EXEMPT	REMOVE
1	Pignut Hickory	*Carya glabra*	10	Good				Y
2	Black Cherry	*Prunus serotina*	21	Poor	Y		Y	Y
3	Red Oak	*Quercus rubra*	8.5	Good				Y
4	Black Walnut	*Juglans nigra*	8	Good				Y
5	Red Oak	*Quercus rubra*	12.5	Good				Y
6	Bur Oak	*Quercus macrocarpa*	20	Good	Y			Y
7	Pignut Hickory	*Carya glabra*	9	Fair				Y
8	Red Oak	*Quercus rubra*	13	Good				Y
9	Red Oak	*Quercus rubra*	13	Good				Y
10	Swamp White Oak	*Quercus bicolor*	11.5	Excellent				Y
11	Black Walnut	*Juglans nigra*	12	Excellent				Y
12	Black Walnut	*Juglans nigra*	14	Good				Y
13	Black Walnut	*Juglans nigra*	15	Good				Y
14	Black Cherry	*Prunus serotina*	15	Fair				Y
15	Box-elder	*Acer negundo*	18	Fair		Y	Y	Y
16	Pignut Hickory	*Carya glabra*	9	Good				Y
17	American Elm	*Ulmus americana*	10	Good				Y
18	Pignut Hickory	*Carya glabra*	12	Good				Y
19	Black Cherry	*Prunus serotina*	8	Fair				Y
20	Black Cherry	*Prunus serotina*	18	Good	Y			Y
21	Black Cherry	*Prunus serotina*	21	Good	Y			Y
22	Red Oak	*Quercus rubra*	9	Good				Y
23	Red Oak	*Quercus rubra*	8	Good				Y
24	Black Cherry	*Prunus serotina*	21	Fair	Y			Y
25	Apple/Crabapple	*Malus spp.*	8	Good				Y
26	Black Cherry	*Prunus serotina*	11	Good				Y
27	Black Cherry	*Prunus serotina*	18	Fair	Y			Y
28	Black Cherry	*Prunus serotina*	18	Good	Y			Y
29	Black Cherry	*Prunus serotina*	14	Good				Y
30	Black Walnut	*Juglans nigra*	16	Excellent				Y
31	Black Walnut	*Juglans nigra*	17	Good				Y
32	Black Walnut	*Juglans nigra*	20	Fair	Y			Y
33	Black Walnut	*Juglans nigra*	10	Good				Y
34	Black Walnut	*Juglans nigra*	19	Good	Y			Y
35	Red Oak	*Quercus rubra*	15	Good				Y
36	Red Oak	*Quercus rubra*	9	Good				Y
37	Red Oak	*Quercus rubra*	14	Good				Y
38	Red Oak	*Quercus rubra*	17	Good	Y			
39	Black Walnut	*Juglans nigra*	8.5	Good				
40	White Oak	*Quercus alba*	35	Fair	Y			
41	Black Cherry	*Prunus serotina*	8.5	Fair				
42	Black Cherry	*Prunus serotina*	16	Good				
43	Black Cherry	*Prunus serotina*	8	Good				
44	Black Cherry	*Prunus serotina*	8.5	Good				
45	Black Cherry	*Prunus serotina*	14.5	Fair				
46	White Oak	*Quercus alba*	20	Excellent	Y			
47	Black Cherry	*Prunus serotina*	17	Good				
48	American Elm	*Ulmus americana*	14.5	Good				
49	Box-elder	*Acer negundo*	14	Good		Y	Y	Y
50	White Oak	*Quercus alba*	42	Fair	Y			Y
51	Black Cherry	*Prunus serotina*	12	Good				Y
52	Black Cherry	*Prunus serotina*	11	Fair				Y
53	Black Cherry	*Prunus serotina*	17	Good				Y
54	Box-elder	*Acer negundo*	10.5	Good		Y	Y	Y
55	Black Cherry	*Prunus serotina*	18.5	Good	Y			Y
56	American Elm	*Ulmus americana*	13.5	Fair				Y
57	Black Cherry	*Prunus serotina*	24	Good	Y			Y
58	Black Cherry	*Prunus serotina*	12	Good				
59	Box-elder	*Acer negundo*	11.5	Fair		Y	Y	Y
60	Box-elder	*Acer negundo*	9.5	Fair		Y	Y	Y
61	American Elm	*Ulmus americana*	10	Good				Y
62	Black Cherry	*Prunus serotina*	11	Good				Y
63	Black Cherry	*Prunus serotina*	9.5	Fair				Y
64	Cottonwood	*Populus deltoides*	11	Good		Y	Y	Y
65	Cottonwood	*Populus deltoides*	19	Good		Y	Y	Y
66	Black Walnut	*Juglans nigra*	14	Good				
67	Bitternut Hickory	*Carya cordiformis*	8.5	Good				
68	American Elm	*Ulmus americana*	10.5	Good				Y
69	Black Cherry	*Prunus serotina*	9	Good				
70	Box-elder	*Acer negundo*	8	Fair		Y	Y	Y
71	Black Cherry	*Prunus serotina*	14	Fair				Y
72	White Mulberry	*Morus alba*	14	Good				
73	Willow species	*Salix spp.*	20	Good				
74	Cottonwood	*Populus deltoides*	14	Good		Y	Y	
75	Cottonwood	*Populus deltoides*	33	Good	Y	Y		
76	Black Walnut	*Juglans nigra*	18	Good	Y			
77	Swamp White Oak	*Quercus bicolor*	10	Good				
78	Swamp White Oak	*Quercus bicolor*	9.5	Good				
79	Basswood	*Tilia americana*	17.5	Good				
80	Black Walnut	*Juglans nigra*	17	Excellent				
81	Black Walnut	*Juglans nigra*	13.5	Excellent				
82	Swamp White Oak	*Quercus bicolor*	9	Fair				
83	Swamp White Oak	*Quercus bicolor*	9	Good				
84	Black Walnut	*Juglans nigra*	14	Excellent				
85	Box-elder	*Acer negundo*	9	Fair		Y	Y	
86	Black Walnut	*Juglans nigra*	20	Good	Y			
87	Cottonwood	*Populus deltoides*	28	Good	Y	Y	Y	Y
88	American Elm	*Ulmus americana*	8.5	Good				
89	Cottonwood	*Populus deltoides*	28	Good	Y	Y	Y	Y
90	Black Walnut	*Juglans nigra*	10	Good				Y
91	Box-elder	*Acer negundo*	8.5	Fair		Y	Y	Y
92	White Mulberry	*Morus alba*	12	Good				Y
93	Cottonwood	*Populus deltoides*	35	Good	Y	Y	Y	Y
94	American Elm	*Ulmus americana*	19	Good	Y			Y
95	Box-elder	*Acer negundo*	11	Good		Y	Y	Y
96	Black Walnut	*Juglans nigra*	9	Good				Y
97	Black Cherry	*Prunus serotina*	12.5	Good				Y
98	Box-elder	*Acer negundo*	13	Fair		Y	Y	Y
99	Box-elder	*Acer negundo*	16	Fair		Y	Y	Y
100	Pignut Hickory	*Carya glabra*	14.5	Excellent				Y
101	Willow species	*Salix spp.*	14	Good				
102	Willow species	*Salix spp.*	9.5	Good				
103	Willow species	*Salix spp.*	17.5	Good				
104	Box-elder	*Acer negundo*	8	Fair		Y	Y	
105	Box-elder	*Acer negundo*	9	Fair		Y	Y	
106	Willow species	*Salix spp.*	20	Good				
107	Willow species	*Salix spp.*	12	Fair				
108	Box-elder	*Acer negundo*	8.5	Fair		Y	Y	
109	Red Cedar	*Juniperus virginiana*	6.5	Good		Y	Y	
110	Box-elder	*Acer negundo*	9.5	Good		Y	Y	
111	Box-elder	*Acer negundo*	9.5	Good		Y	Y	
112	Apple/Crabapple	*Malus spp.*	9	Good				
113	Willow species	*Salix spp.*	17.5	Good				
114	Willow species	*Salix spp.*	13	Good				
115	Willow species	*Salix spp.*	11	Good				
116	Willow species	*Salix spp.*	12	Good				
117	Willow species	*Salix spp.*	17	Good				
118	Red Maple	*Acer rubrum*	8	Good				
119	Box-elder	*Acer negundo*	8	Good		Y	Y	
120	American Elm	*Ulmus americana*	17.5	Good				
121	Cottonwood	*Populus deltoides*	16	Good		Y	Y	
122	Black Walnut	*Juglans nigra*	9.5	Good				
123	Black Cherry	*Prunus serotina*	8	Good				
124	White Oak	*Quercus alba*	11	Good				
125	Cottonwood	*Populus deltoides*	26	Good	Y	Y	Y	
126	Swamp White Oak	*Quercus bicolor*	9	Good				
127	Cottonwood	*Populus deltoides*	40	Good	Y	Y	Y	
128	American Elm	*Ulmus americana*	8.5	Good				
129	Willow species	*Salix spp.*	9.5	Good				
130	Willow species	*Salix spp.*	9	Good				

TAG #	COMMON NAME	BOTANICAL NAME	DIAMETER (IN.)	CONDITION	LANDMARK	INVASIVE	EXEMPT	REMOVE
131	Willow species	*Salix spp.*	10	Good				
132	Willow species	*Salix spp.*	11.5	Good				
133	Willow species	*Salix spp.*	16.5	Good				
134	Willow species	*Salix spp.*	9	Good				
135	Willow species	*Salix spp.*	9	Good				
136	Box-elder	*Acer negundo*	10	Good		Y	Y	
137	American Elm	*Ulmus americana*	8	Poor			Y	
138	Black Cherry	*Prunus serotina*	10	Good				
139	Bitternut Hickory	*Carya cordiformis*	10.5	Good				
140	Bitternut Hickory	*Carya cordiformis*	14	Good				
141	Swamp White Oak	*Quercus bicolor*	9	Good				
142	Swamp White Oak	*Quercus bicolor*	12	Good				
143	White Mulberry	*Morus alba*	15	Fair				
144	Black Cherry	*Prunus serotina*	37	Fair	Y			
145	Apple/Crabapple	*Malus spp.*	12	Good				
146	Apple/Crabapple	*Malus spp.*	8	Good				
147	Basswood	*Tilia americana*	9.5	Good				
148	Bitternut Hickory	*Carya cordiformis*	8	Good				
149	Basswood	*Tilia americana*	16	Good				
150	Bitternut Hickory	*Carya cordiformis*	18	Excellent	Y			
151	American Elm	*Ulmus americana*	14	Excellent				
152	Basswood	*Tilia americana*	12	Good				
153	Black Walnut	*Juglans nigra*	13	Good				
154	Black Walnut	*Juglans nigra*	10.5	Good				
155	Black Walnut	*Juglans nigra*	17	Good				
156	Black Cherry	*Prunus serotina*	8	Good				
157	Bitternut Hickory	*Carya cordiformis*	8	Good				
158	Black Walnut	*Juglans nigra*	9	Good				
159	Bitternut Hickory	*Carya cordiformis*	11	Good				
160	Bitternut Hickory	*Carya cordiformis*	13	Excellent				
161	Bitternut Hickory	*Carya cordiformis*	8	Excellent				
162	American Elm	*Ulmus americana*	20	Good	Y			
163	Black Walnut	*Juglans nigra*	10	Fair				
164	Black Walnut	*Juglans nigra*	8	Good				
165	Black Walnut	*Juglans nigra*	8	Good				
166	Black Walnut	*Juglans nigra*	10	Good				
167	Swamp White Oak	*Quercus bicolor*	9	Good				
168	Black Walnut	*Juglans nigra*	15	Good				
169	Black Walnut	*Juglans nigra*	10.5	Fair				
170	Black Walnut	*Juglans nigra*	14	Excellent				
171	Box-elder	*Acer negundo*	9	Fair		Y	Y	
172	American Elm	*Ulmus americana*	8.5	Good				
173	Box-elder	*Acer negundo*	9	Good		Y	Y	
174	Black Oak	*Quercus velutina*	15	Good				
175	Black Cherry	*Prunus serotina*	10	Fair				
176	Box-elder	*Acer negundo*	10.5	Fair		Y	Y	Y
177	Black Cherry	*Prunus serotina*	9	Good				Y
178	Black Cherry	*Prunus serotina*	13.5	Good				Y
179	Black Cherry	*Prunus serotina*	11.5	Good				Y
180	Black Cherry	*Prunus serotina*	12	Good				Y
181	Swamp White Oak	*Quercus bicolor*	15	Good				
182	Swamp White Oak	*Quercus bicolor*	8	Good				
183	Black Cherry	*Prunus serotina*	9	Good				
184	Swamp White Oak	*Quercus bicolor*	13	Excellent				
185	Black Cherry	*Prunus serotina*	15	Fair				Y
186	Black Walnut	*Juglans nigra*	17	Good				Y
187	Black Walnut	*Juglans nigra*	21	Good	Y			Y
188	Box-elder	*Acer negundo*	15	Good		Y	Y	Y
189	Box-elder	*Acer negundo*	9	Good		Y	Y	Y
190	Box-elder	*Acer negundo*	9	Poor		Y	Y	Y
191	Black Cherry	*Prunus serotina*	11	Good				Y
192	Black Cherry	*Prunus serotina*	11	Good				Y
193	Black Cherry	*Prunus serotina*	11	Good				Y
194	Swamp White Oak	*Quercus bicolor*	8	Good				Y
195	Swamp White Oak	*Quercus bicolor*	9	Fair				Y
196	Swamp White Oak	*Quercus bicolor*	10	Good				Y
197	Black Cherry	*Prunus serotina*	8	Good				Y
198	Black Cherry	*Prunus serotina*	13	Fair				Y
199	Black Walnut	*Juglans nigra*	12.5	Good				Y
200	Bitternut Hickory	*Carya cordiformis*	8.5	Good				Y
201	Box-elder	*Acer negundo*	13	Poor		Y	Y	Y
202	Box-elder	*Acer negundo*	12.5	Fair		Y	Y	Y
203	Box-elder	*Acer negundo*	8	Fair		Y	Y	Y
204	Box-elder	*Acer negundo*	13	Poor		Y	Y	Y
205	Hawthorn	*Crataegus spp.*	9	Poor			Y	Y
206	Box-elder	*Acer negundo*	8.5	Fair		Y	Y	Y
207	Box-elder	*Acer negundo*	12	Good		Y	Y	Y
208	Box-elder	*Acer negundo*	10.5	Good		Y	Y	Y
209	Box-elder	*Acer negundo*	11.5	Fair		Y	Y	Y
210	Cottonwood	*Populus deltoides*	18	Good		Y	Y	Y
211	Box-elder	*Acer negundo*	8	Good		Y	Y	Y
212	Box-elder	*Acer negundo*	8	Good		Y	Y	Y
213	Box-elder	*Acer negundo*	9	Good		Y	Y	Y
214	Box-elder	*Acer negundo*	11.5	Good		Y	Y	Y
215	Box-elder	*Acer negundo*	9.5	Fair		Y	Y	Y
216	Box-elder	*Acer negundo*	12	Good		Y	Y	Y
217	Box-elder	*Acer negundo*	9	Good		Y	Y	Y
218	Hawthorn	*Crataegus spp.*	8	Fair				Y
219	Box-elder	*Acer negundo*	8.5	Fair		Y	Y	Y
220	Black Cherry	*Prunus serotina*	10.5	Poor			Y	Y
221	Box-elder	*Acer negundo*	8	Good		Y	Y	Y
222	Black Cherry	*Prunus serotina*	8	Good				Y
223	Black Cherry	*Prunus serotina*	8	Good				Y
224	Common Buckthorn	*Rhamnus cathartica*	9.5	Fair		Y	Y	Y
225	Apple/Crabapple	*Malus spp.*	9.5	Fair				Y
226	Apple/Crabapple	*Malus spp.*	8	Good				Y
227	Apple/Crabapple	*Malus spp.*	17	Fair				Y
228	Common Buckthorn	*Rhamnus cathartica*	8	Fair		Y	Y	Y
229	Black Cherry	*Prunus serotina*	8.5	Fair				Y
230	Black Cherry	*Prunus serotina*	13	Fair				Y
231	Black Cherry	*Prunus serotina*	13.5	Poor			Y	Y
232	Black Cherry	*Prunus serotina*	10.5	Fair				Y
233	Black Cherry	*Prunus serotina*	14	Good				Y
234	White Mulberry	*Morus alba*	9.5	Good				Y
235	Black Cherry	*Prunus serotina*	15	Fair				Y
236	Apple/Crabapple	*Malus spp.*	14	Fair				
237	Apple/Crabapple	*Malus spp.*	10.5	Poor			Y	
238	Black Cherry	*Prunus serotina*	16	Poor			Y	
239	Box-elder	*Acer negundo*	17	Poor		Y	Y	Y
240	Black Cherry	*Prunus serotina*	15.5	Fair				
241	Black Cherry	*Prunus serotina*	11	Poor			Y	
242	American Elm	*Ulmus americana*	13	Good				Y
243	American Elm	*Ulmus americana*	12	Good				
244	Box-elder	*Acer negundo*	8.5	Good		Y	Y	Y
245	Box-elder	*Acer negundo*	8.5	Good		Y	Y	Y
246	Apple/Crabapple	*Malus spp.*	17	Fair				Y
247	Black Cherry	*Prunus serotina*	8.5	Fair				
248	Willow species	*Salix spp.*	11	Fair				Y
249	Willow species	*Salix spp.*	9	Fair				Y
250	Willow species	*Salix spp.*	13	Good				Y
251	Willow species	*Salix spp.*	13	Good				Y
252	Red Maple	*Acer rubrum*	11	Good				Y
253	Willow species	*Salix spp.*	11	Fair				Y
254	Red Maple	*Acer rubrum*	11.5	Good				Y
255	Cottonwood	*Populus deltoides*	28	Fair	Y	Y	Y	
256	Willow species	*Salix spp.*	21	Fair				Y
257	Apple/Crabapple	*Malus spp.*	8.5	Good				
258	Apple/Crabapple	*Malus spp.*	12.5	Good				
259	Siberian Elm	*Ulmus pumila*	19	Fair				
260	Common Buckthorn	*Rhamnus cathartica*	9	Poor		Y	Y	

TAG #	COMMON NAME	BOTANICAL NAME	DIAMETER (IN.)	CONDITION	LANDMARK	INVASIVE	EXEMPT	REMOVE
261	Siberian Elm	*Ulmus pumila*	17.5	Fair				
262	American Elm	*Ulmus americana*	8	Good				
263	American Elm	*Ulmus americana*	10	Good				
264	American Elm	*Ulmus americana*	8.5	Fair				
265	American Elm	*Ulmus americana*	9.5	Fair				
266	American Elm	*Ulmus americana*	11.5	Fair				
267	Apple/Crabapple	*Malus spp.*	9.5	Fair				
268	American Elm	*Ulmus americana*	8	Fair				Y
269	Box-elder	*Acer negundo*	8.5	Fair		Y	Y	Y
270	Apple/Crabapple	*Malus spp.*	10.5	Good				Y
271	Common Buckthorn	*Rhamnus cathartica*	10.5	Fair		Y	Y	Y
272	American Elm	*Ulmus americana*	13.5	Fair				Y
273	Hawthorn	*Crataegus spp.*	8	Good				Y
274	Apple/Crabapple	*Malus spp.*	10.5	Good				Y
275	Hawthorn	*Crataegus spp.*	10.5	Good				
276	Hawthorn	*Crataegus spp.*	12.5	Fair				
277	Apple/Crabapple	*Malus spp.*	12.5	Fair				
278	Hawthorn	*Crataegus spp.*	10.5	Poor			Y	
279	Black Cherry	*Prunus serotina*	8.5	Fair				
280	Hawthorn	*Crataegus spp.*	8	Good				
281	Hawthorn	*Crataegus spp.*	9	Good				
282	Black Cherry	*Prunus serotina*	10.5	Fair				
283	Black Walnut	*Juglans nigra*	8	Excellent				
284	Box-elder	*Acer negundo*	10.5	Fair		Y	Y	
285	Hawthorn	*Crataegus spp.*	12	Good				
286	Box-elder	*Acer negundo*	11	Fair		Y	Y	
287	Box-elder	*Acer negundo*	12	Fair		Y	Y	
288	Box-elder	*Acer negundo*	8.5	Fair		Y	Y	
289	Apple/Crabapple	*Malus spp.*	12.5	Fair				
290	Hawthorn	*Crataegus spp.*	10	Fair				
291	Hawthorn	*Crataegus spp.*	11	Fair				
292	Hawthorn	*Crataegus spp.*	12.5	Fair				
293	Black Cherry	*Prunus serotina*	9.5	Good				
294	Apple/Crabapple	*Malus spp.*	8	Fair				
295	Apple/Crabapple	*Malus spp.*	10	Fair				
296	Apple/Crabapple	*Malus spp.*	8.5	Good				
297	Apple/Crabapple	*Malus spp.*	8.5	Good				
298	Black Cherry	*Prunus serotina*	8	Fair				
299	Hackberry	*Celtis occidentalis*	14.5	Good				
300	American Elm	*Ulmus americana*	12	Fair				
301	Apple/Crabapple	*Malus spp.*	11.5	Good				
302	Hawthorn	*Crataegus spp.*	8	Poor			Y	
303	Hawthorn	*Crataegus spp.*	10.5	Fair				
304	American Elm	*Ulmus americana*	8	Fair				Y
305	American Elm	*Ulmus americana*	9.5	Fair				Y
306	American Elm	*Ulmus americana*	8.5	Good				
307	Hawthorn	*Crataegus spp.*	10.5	Good				Y
308	American Elm	*Ulmus americana*	9	Good				Y
309	Box-elder	*Acer negundo*	12.5	Fair		Y	Y	Y
310	Common Buckthorn	*Rhamnus cathartica*	9	Fair		Y	Y	Y
311	Apple/Crabapple	*Malus spp.*	8.5	Good				Y
312	American Elm	*Ulmus americana*	9	Good				Y
313	Hawthorn	*Crataegus spp.*	8	Fair				Y
314	Hawthorn	*Crataegus spp.*	8	Fair				Y
315	American Elm	*Ulmus americana*	10	Good				Y
316	Red Cedar	*Juniperus virginiana*	8	Good		Y	Y	Y
317	Black Cherry	*Prunus serotina*	11	Fair				Y
318	Black Cherry	*Prunus serotina*	8.5	Fair				Y
319	Black Cherry	*Prunus serotina*	15	Fair				Y
320	Hawthorn	*Crataegus spp.*	8	Fair				Y
321	Black Cherry	*Prunus serotina*	8.5	Fair				Y
322	Black Walnut	*Juglans nigra*	14.5	Fair				Y
323	American Elm	*Ulmus americana*	20	Poor	Y		Y	Y
324	Black Walnut	*Juglans nigra*	14	Good				Y
325	Black Walnut	*Juglans nigra*	19	Poor	Y		Y	Y
326	Black Walnut	*Juglans nigra*	8.5	Good				Y
327	Willow species	*Salix spp.*	10	Good				
328	Black Walnut	*Juglans nigra*	29	Excellent	Y			
329	Black Walnut	*Juglans nigra*	14	Good				
330	Black Walnut	*Juglans nigra*	19	Fair	Y			
331	Hackberry	*Celtis occidentalis*	8	Good				
332	Hackberry	*Celtis occidentalis*	9	Good				
333	Black Walnut	*Juglans nigra*	17.5	Good				
334	Black Walnut	*Juglans nigra*	16	Fair				Y
335	Black Walnut	*Juglans nigra*	27	Fair	Y			
336	Black Walnut	*Juglans nigra*	10.5	Good				
337	Black Walnut	*Juglans nigra*	16.5	Good				
338	Black Walnut	*Juglans nigra*	12	Good				
339	Black Cherry	*Prunus serotina*	14.5	Fair				
340	Black Walnut	*Juglans nigra*	10	Good				
341	Black Walnut	*Juglans nigra*	11.5	Good				
342	Cottonwood	*Populus deltoides*	8	Good		Y	Y	
343	Cottonwood	*Populus deltoides*	20	Good		Y	Y	
344	Cottonwood	*Populus deltoides*	10.5	Good		Y	Y	
345	Cottonwood	*Populus deltoides*	13	Good		Y	Y	
346	Cottonwood	*Populus deltoides*	12	Fair		Y	Y	
347	Willow species	*Salix spp.*	8	Good				
348	Cottonwood	*Populus deltoides*	14.5	Good		Y	Y	
349	Cottonwood	*Populus deltoides*	14	Good		Y	Y	
350	Cottonwood	*Populus deltoides*	9	Good		Y	Y	
351	Cottonwood	*Populus deltoides*	9	Good		Y	Y	
352	Cottonwood	*Populus deltoides*	9	Good		Y	Y	
353	Cottonwood	*Populus deltoides*	10	Good		Y	Y	
354	Cottonwood	*Populus deltoides*	22	Good		Y	Y	
355	Willow species	*Salix spp.*	15.5	Good				
356	Willow species	*Salix spp.*	8.5	Good				
357	Willow species	*Salix spp.*	10.5	Fair				
358	Cottonwood	*Populus deltoides*	12	Good		Y	Y	
359	Willow species	*Salix spp.*	8	Good				
360	Willow species	*Salix spp.*	10	Good				
361	Black Walnut	*Juglans nigra*	9.5	Good				
362	Cottonwood	*Populus deltoides*	14.5	Good		Y	Y	
363	Cottonwood	*Populus deltoides*	15	Good		Y	Y	
364	Cottonwood	*Populus deltoides*	17	Good		Y	Y	
365	Cottonwood	*Populus deltoides*	14	Good		Y	Y	
366	Cottonwood	*Populus deltoides*	14	Good		Y	Y	
367	Cottonwood	*Populus deltoides*	13.5	Good		Y	Y	
368	Willow species	*Salix spp.*	11.5	Good				
369	Cottonwood	*Populus deltoides*	9	Good		Y	Y	
370	American Elm	*Ulmus americana*	13	Good				
371	Cottonwood	*Populus deltoides*	10.5	Good		Y	Y	
372	Cottonwood	*Populus deltoides*	18.5	Good		Y	Y	
373	Cottonwood	*Populus deltoides*	12	Good		Y	Y	
374	Cottonwood	*Populus deltoides*	18	Good		Y	Y	
375	Cottonwood	*Populus deltoides*	12	Good		Y	Y	
376	Willow species	*Salix spp.*	12	Good				
377	Cottonwood	*Populus deltoides*	14.5	Good		Y	Y	
378	Cottonwood	*Populus deltoides*	9	Good		Y	Y	
379	Cottonwood	*Populus deltoides*	10	Good		Y	Y	
380	Willow species	*Salix spp.*	18.5	Fair				
381	Cottonwood	*Populus deltoides*	8	Good		Y	Y	
382	Willow species	*Salix spp.*	13.5	Good				
383	Cottonwood	*Populus deltoides*	11.5	Good		Y	Y	
384	Cottonwood	*Populus deltoides*	10	Good		Y	Y	
385	Willow species	*Salix spp.*	11	Fair				
386	Cottonwood	*Populus deltoides*	9.5	Good		Y	Y	
387	Cottonwood	*Populus deltoides*	9	Good		Y	Y	
388	Cottonwood	*Populus deltoides*	14	Good		Y	Y	
389	Cottonwood	*Populus deltoides*	10.5	Good		Y	Y	
391	Cottonwood	*Populus deltoides*	10	Fair		Y	Y	

TAG #	COMMON NAME	BOTANICAL NAME	DIAMETER (IN.)	CONDITION	LANDMARK	INVASIVE	EXEMPT	REMOVE
392	Cottonwood	*Populus deltoides*	16.5	Excellent		Y	Y	
393	Willow species	*Salix spp.*	25	Fair	Y			
394	American Elm	*Ulmus americana*	8.5	Fair				
395	Cottonwood	*Populus deltoides*	18	Good		Y	Y	
401	White Mulberry	*Morus alba*	12.5	Good				
402	Black Cherry	*Prunus serotina*	11	Poor			Y	
403	Common Apple	*Malus pumila*	9	Poor			Y	
404	Apple/Crabapple	*Malus spp.*	13	Poor			Y	
405	Sweet Cherry	*Prunus avium*	13	Excellent	Y			
406	Hackberry	*Celtis occidentalis*	18	Excellent				
407	Black Cherry	*Prunus serotina*	8	Good				
408	Box-elder	*Acer negundo*	8	Good		Y	Y	
409	American Elm	*Ulmus americana*	11	Excellent				
410	Apple/Crabapple	*Malus spp.*	8.5	Good				
411	Apple/Crabapple	*Malus spp.*	8	Good				
412	Apple/Crabapple	*Malus spp.*	22	Good				
413	Apple/Crabapple	*Malus spp.*	8.5	Good				
414	Apple/Crabapple	*Malus spp.*	12.5	Excellent				
415	Black Cherry	*Prunus serotina*	12.5	Fair				Y
415	Black Cherry	*Prunus serotina*	12.5	Fair				Y
416	Black Cherry	*Prunus serotina*	12.5	Poor			Y	Y
417	Black Cherry	*Prunus serotina*	9	Fair				Y
418	Peachleaf Willow	*Salix amygdaloides*	11	Good				Y
419	Black Cherry	*Prunus serotina*	20.5	Fair	Y			
420	Black Cherry	*Prunus serotina*	13	Good				
421	Black Cherry	*Prunus serotina*	8	Fair				
422	Black Cherry	*Prunus serotina*	8.5	Fair				Y
423	Common Buckthorn	*Rhamnus cathartica*	14	Fair		Y	Y	
424	Siberian Elm	*Ulmus pumila*	11.5	Good				
425	Common Pear	*Pyrus communis*	15.5	Fair				
426	Cottonwood	*Populus deltoides*	37	Fair	Y	Y	Y	Y
427	Cottonwood	*Populus deltoides*	54.5	Good	Y	Y	Y	Y
428	Box-elder	*Acer negundo*	9	Good		Y	Y

TAG #	COMMON NAME	*BOTANICAL NAME*	DIAMETER (IN.)	CONDITION	LANDMARK	INVASIVE	EXEMPT	REMOVE
1708	Black Walnut	*Juglans nigra*	15	Good				Y
1726	Black Walnut	*Juglans nigra*	22	Good	Y			
1737	Black Walnut	*Juglans nigra*	19	Fair	Y			
1901	White Ash	*Fraxinus americana*	8.5	Good				
1908	Red Oak	*Quercus rubra*	19.5	Good	Y			
1909	Black Walnut	*Juglans nigra*	10	Good				
1910	Black Walnut	*Juglans nigra*	13	Good				
1911	Black Walnut	*Juglans nigra*	14	Excellent				
1912	Black Walnut	*Juglans nigra*	13	Good				
1913	American Elm	*Ulmus americana*	15	Good				
1914	Box-elder	*Acer negundo*	12	Good		Y	Y	
1915	American Elm	*Ulmus americana*	9	Good				
1916	Black Walnut	*Juglans nigra*	9	Good				
1917	Black Walnut	*Juglans nigra*	12	Good				
1918	Black Walnut	*Juglans nigra*	15	Good				
1919	Black Walnut	*Juglans nigra*	12	Good				
1920	American Elm	*Ulmus americana*	8	Good				
1921	Bitternut Hickory	*Carya cordiformis*	11	Excellent				
1923	Black Walnut	*Juglans nigra*	10.5	Fair				
1924	Black Walnut	*Juglans nigra*	9.5	Excellent				
1925	Black Walnut	*Juglans nigra*	16	Good				
1926	Box-elder	*Acer negundo*	13.5	Poor		Y	Y	
1927	Black Walnut	*Juglans nigra*	16	Good				
1928	Box-elder	*Acer negundo*	9	Fair		Y	Y	
1929	Box-elder	*Acer negundo*	11	Fair		Y	Y	
1930	Peachleaf Willow	*Salix amygdaloides*	20	Good				
1931	Box-elder	*Acer negundo*	10	Poor		Y	Y	
1932	Black Walnut	*Juglans nigra*	20	Excellent	Y			
1933	Black Walnut	*Juglans nigra*	20.5	Good	Y			
1934	Box-elder	*Acer negundo*	10	Dead		Y	Y	
1936	Box-elder	*Acer negundo*	8	Poor		Y	Y	
1937	Black Walnut	*Juglans nigra*	8.5	Good				
1938	Common Buckthorn	*Rhamnus cathartica*	11	Fair		Y	Y	
1939	American Elm	*Ulmus americana*	12	Good				
1940	Black Walnut	*Juglans nigra*	10	Good				
1941	Box-elder	*Acer negundo*	10	Dead		Y	Y	
1942	Black Walnut	*Juglans nigra*	8	Good				
1943	Black Walnut	*Juglans nigra*	16	Good				
1944	Bitternut Hickory	*Carya cordiformis*	11.5	Excellent				
1945	Red Oak	*Quercus rubra*	11	Good				
1946	Black Cherry	*Prunus serotina*	14	Poor			Y	
1947	American Elm	*Ulmus americana*	9	Fair				
1948	Black Walnut	*Juglans nigra*	12	Good				
1949	Black Walnut	*Juglans nigra*	12	Poor			Y	
1950	Box-elder	*Acer negundo*	8	Fair		Y	Y	
1951	Box-elder	*Acer negundo*	14	Good		Y	Y	
1952	Box-elder	*Acer negundo*	13	Good		Y	Y	
1953	Black Walnut	*Juglans nigra*	11	Fair				
1954	Black Walnut	*Juglans nigra*	21	Good	Y			
1955	Box-elder	*Acer negundo*	10.5	Fair		Y	Y	Y
1956	Box-elder	*Acer negundo*	10	Fair		Y	Y	Y
1957	Box-elder	*Acer negundo*	11	Good		Y	Y	
1958	Black Walnut	*Juglans nigra*	11	Fair				
1959	Box-elder	*Acer negundo*	14	Fair		Y	Y	Y
1960	Box-elder	*Acer negundo*	9.5	Fair		Y	Y	Y
1961	Box-elder	*Acer negundo*	11.5	Fair		Y	Y	Y
1962	Black Walnut	*Juglans nigra*	11	Excellent				Y
1963	Cottonwood	*Populus deltoides*	12.5	Excellent		Y	Y	Y
1964	Cottonwood	*Populus deltoides*	11.5	Good		Y	Y	Y
1965	Cottonwood	*Populus deltoides*	14	Excellent		Y	Y	Y
1966	Cottonwood	*Populus deltoides*	12.5	Good		Y	Y	Y
1967	Cottonwood	*Populus deltoides*	10.5	Good		Y	Y	Y
1968	Black Walnut	*Juglans nigra*	12.5	Excellent				Y
1969	Black Walnut	*Juglans nigra*	8	Good				Y
1970	Box-elder	*Acer negundo*	9	Good		Y	Y	Y
1971	Box-elder	*Acer negundo*	8	Poor		Y	Y	Y
1972	Box-elder	*Acer negundo*	15	Fair		Y	Y	Y
1973	Black Walnut	*Juglans nigra*	9	Good				Y
1974	Black Walnut	*Juglans nigra*	17.5	Good				Y
1975	Black Walnut	*Juglans nigra*	9	Good				Y
1976	Box-elder	*Acer negundo*	9.5	Fair		Y	Y	Y
1977	Box-elder	*Acer negundo*	14	Good		Y	Y	Y
1978	Box-elder	*Acer negundo*	8	Good		Y	Y	Y
1979	Box-elder	*Acer negundo*	11	Good		Y	Y	Y
1980	Box-elder	*Acer negundo*	8.5	Fair		Y	Y	Y
1981	Box-elder	*Acer negundo*	8	Dead		Y	Y	Y
1982	Box-elder	*Acer negundo*	8	Fair		Y	Y	Y
4001	Red Oak	*Quercus rubra*	11.3	Good				
4002	Red Oak	*Quercus rubra*	18.2	Good	Y			
4003	Box-elder	*Acer negundo*	9.5	Poor		Y	Y	
4004	Box-elder	*Acer negundo*	8	Poor		Y	Y	Y
4005	Box-elder	*Acer negundo*	8.5	Poor		Y	Y	Y
4006	Box-elder	*Acer negundo*	8	Fair		Y	Y	
4007	Box-elder	*Acer negundo*	9	Fair		Y	Y	Y
4008	Box-elder	*Acer negundo*	11	Fair		Y	Y	Y
4009	American Elm	*Ulmus americana*	11	Good				Y
4010	American Elm	*Ulmus americana*	9.5	Excellent				Y
4011	Box-elder	*Acer negundo*	12	Fair		Y	Y	Y
4012	Box-elder	*Acer negundo*	12	Poor		Y	Y	Y
4013	Box-elder	*Acer negundo*	14.5	Fair		Y	Y	Y
4014	Box-elder	*Acer negundo*	19.5	Good		Y	Y	Y
4015	Box-elder	*Acer negundo*	10	Fair		Y	Y	Y
4016	Box-elder	*Acer negundo*	15	Good		Y	Y	Y
4017	Box-elder	*Acer negundo*	8	Good		Y	Y	Y
4018	Box-elder	*Acer negundo*	10.5	Poor		Y	Y	Y
4019	Box-elder	*Acer negundo*	10	Fair		Y	Y	Y
4020	Box-elder	*Acer negundo*	16	Fair		Y	Y	Y
4021	Box-elder	*Acer negundo*	11.5	Fair		Y	Y	Y
4022	Box-elder	*Acer negundo*	21	Good		Y	Y	Y
4023	Box-elder	*Acer negundo*	9	Fair		Y	Y	
4024	Box-elder	*Acer negundo*	12.5	Fair		Y	Y	
4025	Black Walnut	*Juglans nigra*	22	Excellent	Y			
4026	Box-elder	*Acer negundo*	20	Good		Y	Y	Y
4027	Hackberry	*Celtis occidentalis*	10	Fair				
4029	American Elm	*Ulmus americana*	14.5	Good				
4030	Black Walnut	*Juglans nigra*	8	Good				Y
4031	Black Walnut	*Juglans nigra*	8.5	Excellent				Y
4032	Black Walnut	*Juglans nigra*	15	Good				Y
4033	Black Walnut	*Juglans nigra*	14	Good				Y
4034	Black Walnut	*Juglans nigra*	12.5	Good				Y
4035	Black Walnut	*Juglans nigra*	10	Good				Y
4036	Box-elder	*Acer negundo*	8.5	Fair		Y	Y	Y
4037	Box-elder	*Acer negundo*	10	Fair		Y	Y	Y
4038	Box-elder	*Acer negundo*	8	Fair		Y	Y	Y
4039	Black Walnut	*Juglans nigra*	9.5	Good				Y
4040	Black Walnut	*Juglans nigra*	8	Excellent				Y
4041	Black Walnut	*Juglans nigra*	13	Good				Y
4042	Cottonwood	*Populus deltoides*	43	Good	Y	Y	Y	Y
4043	Black Walnut	*Juglans nigra*	10.5	Excellent				Y
4044	Black Walnut	*Juglans nigra*	9.5	Good				Y
4045	Pussy Willow	*Salix discolor*	8	Good				Y
4046	Hackberry	*Celtis occidentalis*	10	Excellent				Y
4047	Black Walnut	*Juglans nigra*	10	Excellent				Y
4048	Black Walnut	*Juglans nigra*	13	Excellent				Y
4049	Black Walnut	*Juglans nigra*	10.5	Good				Y
4050	Black Walnut	*Juglans nigra*	18	Good	Y			Y
4051	Black Walnut	*Juglans nigra*	18	Good	Y			Y
4052	Black Walnut	*Juglans nigra*	23	Good	Y			Y
4053	Black Walnut	*Juglans nigra*	8.5	Fair				Y
4054	Black Walnut	*Juglans nigra*	13	Good				Y

TAG #	COMMON NAME	*BOTANICAL NAME*	DIAMETER (IN.)	CONDITION	LANDMARK	INVASIVE	EXEMPT	REMOVE
4055	Black Walnut	*Juglans nigra*	22	Excellent	Y			Y
4056	Black Walnut	*Juglans nigra*	11.5	Good				Y
4057	Black Walnut	*Juglans nigra*	8	Fair				Y
4058	White Ash	*Fraxinus americana*	8	Fair				Y
4059	Apple/Crabapple	*Malus spp.*	18.5	Fair				Y
4060	Black Cherry	*Prunus serotina*	16	Poor			Y	Y
4061	Black Cherry	*Prunus serotina*	18	Fair	Y			Y
4062	Black Cherry	*Prunus serotina*	45	Fair	Y			Y
4063	Black Cherry	*Prunus serotina*	17	Poor			Y	Y
4064	Black Walnut	*Juglans nigra*	15.5	Good				Y
4065	Black Cherry	*Prunus serotina*	8	Fair				Y
4066	American Elm	*Ulmus americana*	10.5	Good				Y
4067	Apple/Crabapple	*Malus spp.*	12	Fair				Y
4068	Black Walnut	*Juglans nigra*	11	Good				Y
4069	Black Walnut	*Juglans nigra*	8	Good				Y
4070	Black Walnut	*Juglans nigra*	12.5	Good				Y
4071	Black Walnut	*Juglans nigra*	16.5	Good				Y
4072	Black Cherry	*Prunus serotina*	17.5	Poor			Y	Y
4073	Black Walnut	*Juglans nigra*	27	Good	Y			Y
4076	Black Walnut	*Juglans nigra*	11	Good				Y
4077	Black Cherry	*Prunus serotina*	15	Poor			Y	Y
4078	Serviceberry	*Amelanchier spp.*	8	Good				Y
4079	Black Cherry	*Prunus serotina*	16	Poor			Y	Y
4080	Black Cherry	*Prunus serotina*	14	Fair				Y
4081	Black Cherry	*Prunus serotina*	18	Fair	Y			Y
4082	Apple/Crabapple	*Malus spp.*	13	Good				Y
4083	Hawthorn	*Crataegus spp.*	13	Good				Y
4084	Black Cherry	*Prunus serotina*	15	Poor			Y	Y
4085	Hawthorn	*Crataegus spp.*	8	Fair				Y
4086	Hawthorn	*Crataegus spp.*	12	Fair				Y
4087	Hawthorn	*Crataegus spp.*	15.5	Fair				Y
4088	Black Cherry	*Prunus serotina*	12	Good				Y
4089	Hawthorn	*Crataegus spp.*	8	Good				Y
4090	Hawthorn	*Crataegus spp.*	9.5	Excellent				Y
4091	Black Cherry	*Prunus serotina*	27	Poor	Y		Y	Y
4092	Black Walnut	*Juglans nigra*	28	Good	Y			Y
4093	American Elm	*Ulmus americana*	11	Good				Y
4094	Black Cherry	*Prunus serotina*	23	Fair	Y			Y
4095	American Elm	*Ulmus americana*	11	Good				Y
4096	Black Cherry	*Prunus serotina*	19	Poor	Y		Y	Y
4097	Black Cherry	*Prunus serotina*	17	Fair				Y
4098	Shagbark Hickory	*Carya ovata*	12	Excellent				Y
4099	Black Walnut	*Juglans nigra*	15.5	Excellent				Y
4100	Black Cherry	*Prunus serotina*	20	Fair	Y			Y

COMMON NAME	DIAMETER (IN.)	SOVEREIGN DIAMETER (IN.)
Basswood	18	54
Beech	18	45
Ohio Buckeye	18	
Catalpa	18	45
Black Cherry	18	54
American Elm	18	50
Fir	18	
Douglas Fir	18	
Kentucky Coffee Tree	18	40
Pine	18	
Sycamore	18	54
London Plane	18	54
Spruce	18	
Tulip-tree	18	54
Black Walnut	18	54
Shagbark Hickory	18	54
Pignut Hickory	18	54
Bitternut Hickory	16	35
Red Maple	16	48
Red Oak	16	48
Bur Oak	16	48
White Oak	16	48
Black Oak	16	48
Swamp White Oak	16	48
Birch	12	36
Cherry	12	36
Sweet Cherry	12	36
American Chestnut	6	18
Butternut	6	18

COMMON NAME	
Common Buckthorn	Y
Glossy Buckthorn	Y
Autumn Olive	Y
Honeysuckle	Y
Multiflora Rose	Y
Amur Maple	Y
Box-Elder	Y
Silver Maple	Y
Cottonwood	Y
Cottonwood	Y
Red-Cedar	Y

PHASE 1 AND 2 TREE REMOVAL / REPLACEMENT CALCULATIONS

TREE REMOVAL/REPLACEMENT CALCULATION		
REGULATED 8"-12" TREES REMOVED	**76** : **76**	REPLACEMENT TREES REQUIRED
REGULATED 12.1"-16" TREES REMOVED	**25** : **75**	REPLACEMENT TREES REQUIRED
REGULATED 16.1" & GREATER TREES REMOVED	**9** : **54**	REPLACEMENT TREES REQUIRED
TOTAL NUMBER OF REGULATED TREES REMOVED	**110** : **205**	REPLACEMENT TREES REQUIRED
TOTAL NUMBER OF LANDMARK TREES REMOVED	**3**	
TOTAL LANDMARK DBH REMOVED (INCHES)	**68** : **68**	REPLACEMENT TREES REQUIRED
TOTAL NUMBER OF REPLACEMENT TREES	**273**	TREES

PHASE 3 AND 4 TREE REMOVAL / REPLACEMENT CALCULATIONS

TREE REMOVAL/REPLACEMENT CALCULATION		
REGULATED 8"-12" TREES REMOVED	**101** : **101**	REPLACEMENT TREES REQUIRED
REGULATED 12.1"-16" TREES REMOVED	**19** : **57**	REPLACEMENT TREES REQUIRED
REGULATED 16.1" & GREATER TREES REMOVED	**7** : **42**	REPLACEMENT TREES REQUIRED
TOTAL NUMBER OF REGULATED TREES REMOVED	**127** : **200**	REPLACEMENT TREES REQUIRED
TOTAL NUMBER OF LANDMARK TREES REMOVED	**12**	
TOTAL LANDMARK DBH REMOVED (INCHES)	**271** : **271**	REPLACEMENT TREES REQUIRED
TOTAL NUMBER OF REPLACEMENT TREES	**471**	TREES

1. REMOVALS ON SHOWN ON SHEETS 5 AND 6 WITHIN THE PHASE 1 AND 2 AREA WERE REMOVED AS PART OF PHASE 1 MASS GRADING EFFORTS.

2. CLASSIFICATION: BASED ON SUBSECTION 14.05F (WOODLANDS AND TREE PRESERVATION) OF SUPERIOR TOWNSHIP ZONING ORDINANCE, LANDMARK CRITERIA CORRESPONDS TO LANDMARK TREE, AS REGULATED BY THIS SECTION, SHALL BE ANY TREE THAT HAS A DIAMETER AT BREAST HEIGHT (D.B.H.) OF 24 INCHES OR GREATER; OR THAT IS OF A TYPE AND D.B.H. EQUAL TO OR GREATER THAN THAT SHOWN IN THE ZONING ORDIANCE. A SOVEREIGN TREE, AS REGULATED BY THIS SECTION, SHALL BE ANY TREE THAT IS REGISTERED ON THE NATIONAL BIG TREE REGISTRY OR A SIMILAR NATIONAL OR STATE REGISTRY ACCEPTED BY THE PLANNING COMMISSION; THAT HAS BEEN DOCUMENTED BY THE TOWNSHIP, A HISTORIAN, OR OTHER MEANS ACCEPTED BY THE PLANNING COMMISSION TO BE CLOSELY ASSOCIATED WITH AN EVENT, PERSON, OR PLACE OF HISTORICAL SIGNIFICANCE TO THE TOWNSHIP; OR THAT IS OF A SPECIES AND DIAMETER AT BREAST HEIGHT (D.B.H.) EQUAL TO OR GREATER THAN THAT SHOWN UNDER SUBSECTION 14.05F4 LANDMARK & SOVEREIGN TREE STANDARDS.

3. NO REPLACEMENT NEEDED: NO REPLACEMENTS SHALL BE REQUIRED FOR FOLLOWING TREES OTHERWISE REGULATED BY THIS SECTION, SUBJECT TO DOCUMENTATION AND VERIFICATION AS PART OF THE REQUIRED PLAN INFORMATION, AND SUCH TREES SHALL NOT COUNT TOWARDS THE MINIMUM REQUIRED PERCENTAGE OF PRESERVED TREES:
   1.DYING AND DISEASED TREES.
   2.ANY INVASIVE WOODY SHRUB SPECIES LISTED IN SECTION 14.05F.3; INCLUDING COMMON BUCKTHORN (RHAMNUS CATHARTICA)
   3.ANY OF THE FOLLOWING SPECIES OF TREES: BOX ELDER (ACER NEGUNDO),SILVER MAPLE (ACER SACCHARINUM), COTTONWOOD (POPULUS DELTOIDS), AND RED CEDAR (JUNIPERUS VIRGINIANA).

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SECTION 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC
PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3

TREE LIST

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS
NA NA NA
N/A

DR. SK | CH. SS
P.M. MB
BOOK --
JOB 16000819
SHEET NO. 6

\\ANN1\PROJECTS\16000819\SITE\PLAN SETS\SITE - FINAL PHASE 3\16000819P3-SH-TLDWG 4/21/2025 11:31 AM MATTHEW MYERS



LEGEND

- 12%–18% SLOPES
- 18%+ SLOPES
- REMOVE WOODS
- EXISTING WETLAND
- WETLAND IMPACTS
- LIMITS OF GRADING
- EXISTING SOILS LIMIT
- FoB EXISTING SOILS TYPE

NATURAL FEATURES NARRATIVE

NATURAL FEATURES ON THE SITE CONSIST OF WETLAND, TREES, SLOPES AND AGRICULTURAL FIELD. WITH TWO MAIN HIGH POINTS ON THE SITE, ONE IN THE NORTHERN PORTION AND THE SECOND ON THE FAR SOUTH SIDE. THE TOPOGRAPHY GENERALLY SLOPES TOWARD A WETLAND SWALE IN THE LOWER THIRD OF THE PROPERTY. THERE IS APPROXIMATELY 45 FEET OF TOPOGRAPHIC RELIEF ACROSS THE SITE. THERE ARE STEEP SLOPES ON THE SITE IN THE SOUTHERN PORTION IN THE AREA OF 18%.

THERE ARE FOUR WETLANDS ON THE SITE. THE TWO LARGER REGULATED WETLANDS (C AND D) ARE HYDRAULICALLY CONNECTED VIA A 12" CULVERT AND BOTH RUN EAST TO WEST ACROSS THE PROPERTY AND LEAD ALL THE WAY TO PROSPECT ROAD, WHERE IT'S CONNECTED TO ANOTHER LARGE WETLAND, BY A 12" CULVERT THAT FLOWS EAST TO WEST. THE TWO SMALLER, POCKET WETLANDS (A AND B), ARE JUST NORTH OF THE LARGER SYSTEM, THEY ARE DEPENDENT ON AGRICULTURAL TILE RUNOFF, WHICH WHEN DISTURBED THE TILE WILL BE REMOVED AND THE RESULTANT HYDROLOGICAL PATTERN WILL BE ALTERED. WETLAND A IS PREDOMINANTLY COTTONWOOD, ELM AND BOXELDER.

TREES ON THE SITE ALTHOUGH IN GOOD CONDITION, ARE NOT NECESSARILY HIGH QUALITY WITH RESPECT TO SPECIES. THE TREES EXIST LARGELY IN HEDGE ROWS AND SCATTERED CLUSTERS. THE PREDOMINANT SPECIES ARE ELM, BOXELDER AND POPLAR RANGING FROM 6"–24" WITH THE VAST MAJORITY IN THE 7"–13" RANGE.

SOIL INFORMATION

BNC	BOYER LOAMY SAND, 6 TO 12 PERCENT SLOPES
BNF	BOYER LOAMY SAND, 25 TO 50 PERCENT SLOPES
FOB	FOX SANDY LOAM, TILL PLAIN, 2 TO 6 PERCENT SLOPES
HO	HOYTVILLE SILTY CLAY LOAM
KEB	KENDALLVILLE LOAM, 2 TO 6 PERCENT SLOPES
MDA	MATHERTON SANDY LOAM, 0 TO 4 PERCENT SLOPES
MFA	METAMORA SANDY LOAM, 0 TO 4 PERCENT SLOPES
NAB	NAPPANEE SILTY CLAY LOAM, 2 TO 6 PERCENT SLOPES
OSB	OSHTEMO LOAMY SAND, 0 TO 6 PERCENT SLOPES
PE	PEWAMO CLAY LOAM, 0 TO 2 PERCENT SLOPES
SB	SEBEWA LOAM, DISINTEGRATION MORAINE, 0 TO 2 PERCENT SLOPES
SO	SLOAN SILT LOAM, WET
SPB	SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES
STB	ST. CLAIR CLAY LOAM, 2 TO 6 PERCENT SLOPES
STC	ST. CLAIR CLAY LOAM, 6 TO 12 PERCENT SLOPES
THA	THETFORD LOAMY SAND, 0 TO 4 PERCENT SLOPES
W	WATER
WAWABC	WAWASEE LOAM, 6 TO 12 PERCENT SLOPES

NOTES

1) BEARINGS ARE BASED ON NAD83 MICHIGAN STATE PLANE COORDINATE SYSTEM,SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. VERTICAL DATUM: NAVD88.

2) WATER MAIN, STORM SEWER, AND SANITARY SEWER UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANY, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY. FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.

3) THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

4) SUBJECT PROPERTY AS SHOWN AND NOTED ON SURVEY DESCRIBES THE SAME PROPERTY AS SCHEDULE C PROPERTY DESCRIPTION (PER TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE,
FILE NO.: 755321, COMMITMENT DATE SEPTEMBER 07, 2016)

5) SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN PER FIRM MAP NUMBER 26161C0288E DATED APRIL 3, 2012.

6) PROSPECT POINTE SUBDIVISION NO. 1 PLAT WAS AMENDED TO REMOVE ABIGAIL DRIVE STUB AS PUBLIC RIGHT-OF-WAY AS RECORDED IN LIBER 35, PAGES 67-68 AS OF 12/12/22 AND PROSPECT POINT SUBDIVISION NO. 2 PLAT WAS AMENDED TO REMOVE THE FRANCES WAY STUB AS A PUBLIC RIGHT OF WAY AS RECORDED IN LIBER 5426, PAGE 892, AS OF 11/5/22, AS REQUIRED BY THE WASHTENAW COUNTY ROAD COMMISSION.

WETLAND IMPACT SUMMARY

Wetland Impact	Wetland Area (acre)	EGLE Regulated	Regulated Wetland Impact Area (SF)	Regulated Wetland Impact Area (AC)	Estimated Cut Impact Volume (cubic yards)	Estimated Fill Impact Volume (cubic yards)	Estimated Net Impact Volume (cubic yards)
A1	3.69	Yes	14,480	0.33	0	2950	2950
A2	3.69	Yes	611	0.01	52	0	-52
B	0.72	Yes	6,892	0.16	41	295	254
D	0.06	No	0	0.00	-	-	-
Total			**-**	**21,983**	**0.50**	**93**	**3245**	**3152**

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WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC

PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3

NATURAL FEATURES PLAN

DATE
NOVEMBER 22, 2024

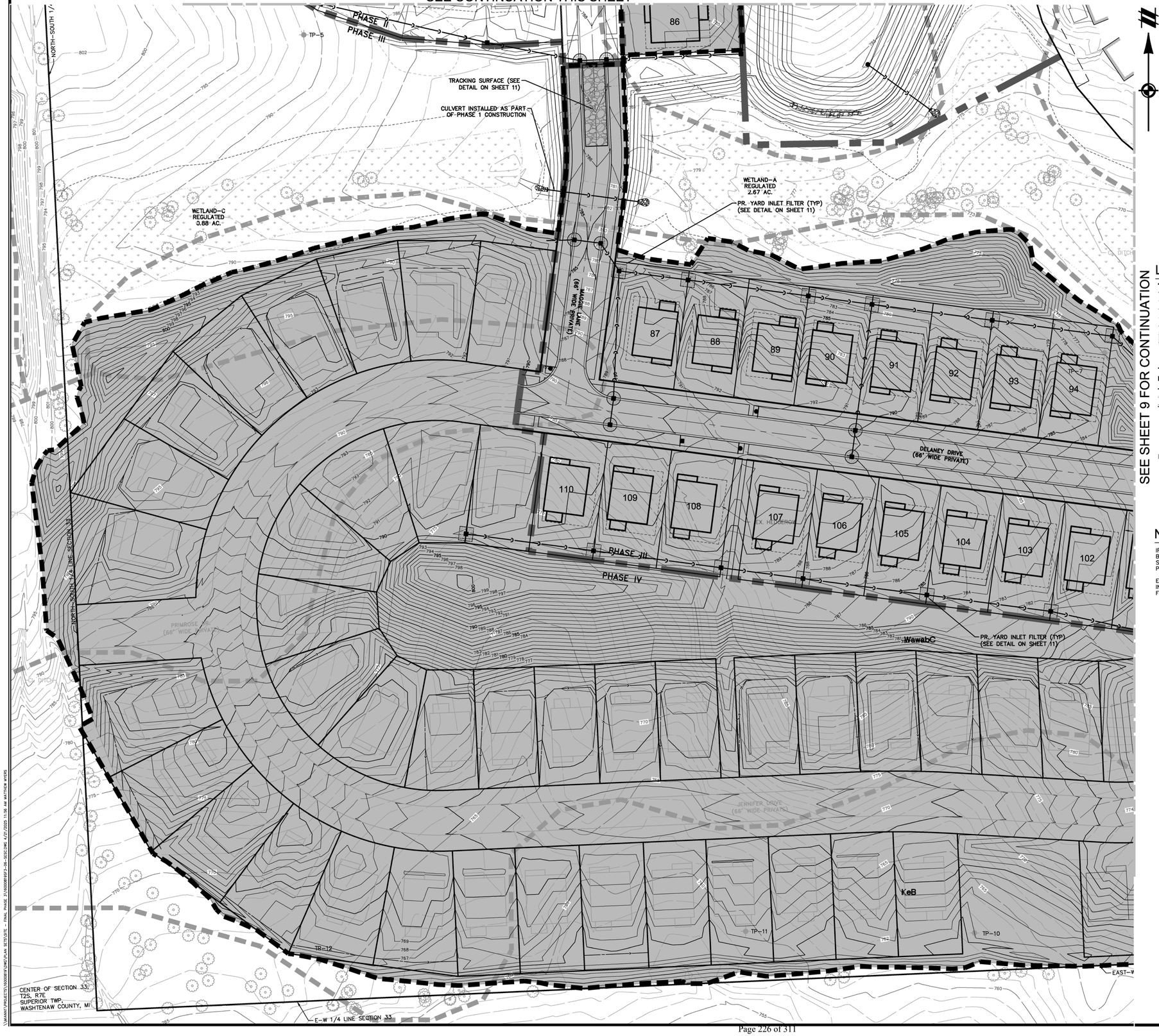
03-07-2025: PER TWP
04-21-2025: PER TWP

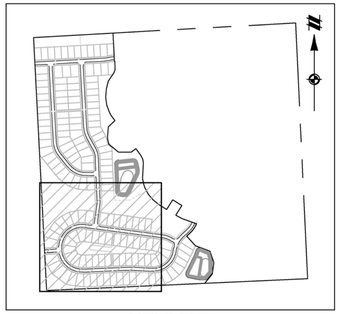
REVISIONS

0 75 150
SCALE: 1" = 150 FEET

DR. SK | CH. SS
P.M. MB
BOOK ---
JOB 16000819
SHEET NO. 7

SEE CONTINUATION THIS SHEET





KEYMAP
SCALE: 1" = 750'

SEE SHEET 9 FOR CONTINUATION

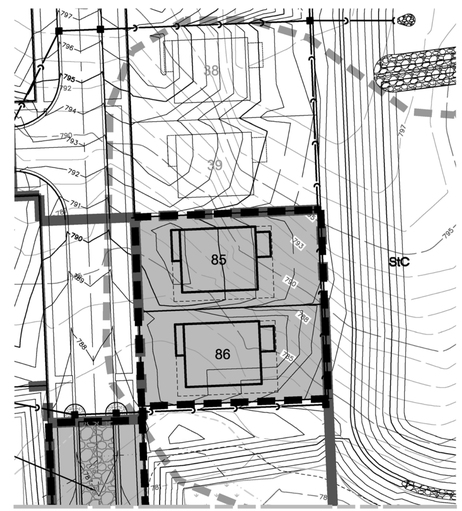
LEGEND

- PROPERTY LINE
- EASEMENT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PHASE 1 GRADING 1' CONTOUR
- PHASE 1 GRADING 5' CONTOUR
- PROPOSED PHASE 2 1' CONTOUR
- PROPOSED PHASE 2 5' CONTOUR
- EXISTING MANHOLE/CATCH BASIN/END SECTION
- PROPOSED MANHOLE/CATCH BASIN/END SECTION
- PROPOSED SILT FENCE
- GRADING LIMITS
- TREE PROTECTION
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SILT SACK INLET FILTER
- PROPOSED YARD INLET FILTER
- PROPOSED RIP-RAP
- EX. SOIL TYPE BOUNDARY
- Pe — EX. SOIL TYPE LABEL
- PR. LIMIT OF DISTURBANCE

NOTES

IF STOCKPILING IS NECESSARY AND/OR CREATED, SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF THE STOCKPILE IF THE STOCKPILE WILL BE ON-SITE FOR AN EXTENDED PERIOD OF TIME.

EMERGENCY ACCESS ALONG GEDDES TO BE MAINTAINED AT ALL TIMES, INCLUDING SNOW REMOVAL, UNTIL SECONDARY SITE ACCESS AT FRANCES WAY IS CONSTRUCTED.



SEE CONTINUATION THIS SHEET

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CLIENT
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PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3

SOIL EROSION CONTROL PLAN

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

0 25 50
SCALE: 1" = 50 FEET

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P.M. MB
BOOK --
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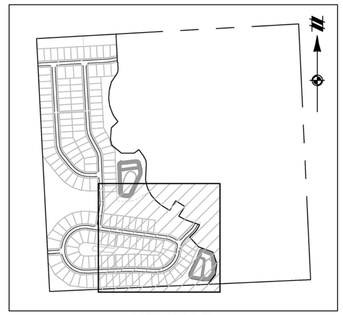
SHEET NO. 8





KEYMAP
SCALE: 1" = 750'

LEGEND

	PROPERTY LINE
	EASEMENT
588	EXISTING 1' CONTOUR
590	EXISTING 5' CONTOUR
588	PHASE 1 GRADING 1' CONTOUR
590	PHASE 1 GRADING 5' CONTOUR
588	PROPOSED 1' CONTOUR
590	PROPOSED 5' CONTOUR
	EXISTING MANHOLE/CATCH BASIN/END SECTION
	PROPOSED MANHOLE/CATCH BASIN/END SECTION
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	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED SILT SACK INLET FILTER
	PROPOSED YARD INLET FILTER
	PROPOSED RIP-RAP
	EX. SOIL TYPE BOUNDARY
Pe	EX. SOIL TYPE LABEL
	PR. LIMIT OF DISTURBANCE
	PHASE LINE

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03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

0 25 50
SCALE: 1" = 50 FEET

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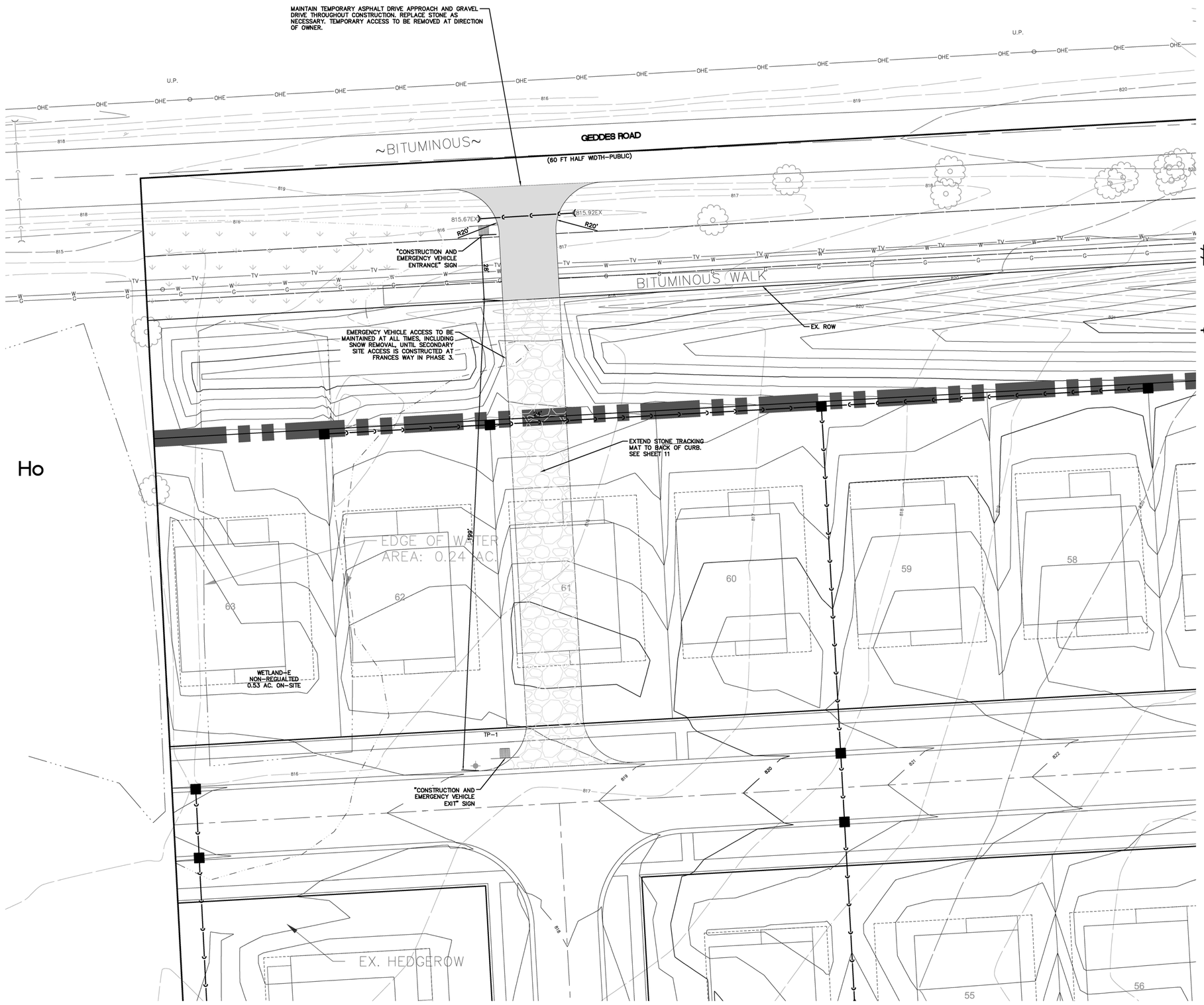
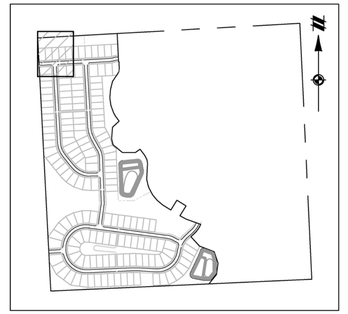
JOB 16000819	
SHEET NO. 9	





KEYMAP
SCALE: 1" = 750'

LEGEND

	PROPERTY LINE
	EASEMENT
588	EXISTING 1' CONTOUR
590	EXISTING 5' CONTOUR
588	PHASE 1 GRADING 1' CONTOUR
590	PHASE 1 GRADING 5' CONTOUR
588	PROPOSED 1' CONTOUR
590	PROPOSED 5' CONTOUR
	EXISTING MANHOLE/CATCH BASIN/END SECTION
	PROPOSED MANHOLE/CATCH BASIN/END SECTION
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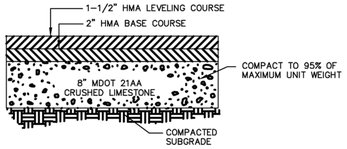
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED SILT SACK INLET FILTER
	PROPOSED YARD INLET FILTER
	PROPOSED RIP–RAP
	EX. SOIL TYPE BOUNDARY
Pe	EX. SOIL TYPE LABEL
	PR. LIMIT OF DISTURBANCE



TEMPORARY ASPHALT CROSS SECTION
NO SCALE

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TEMPORARY CONSTRUCTION ACCESS DRIVE

DATE
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04–21–2025: PER TWP

REVISIONS

0 10 20
SCALE: 1" = 20 FEET

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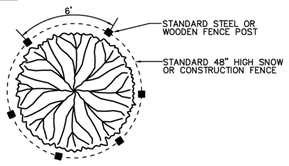
SHEET NO. 10	

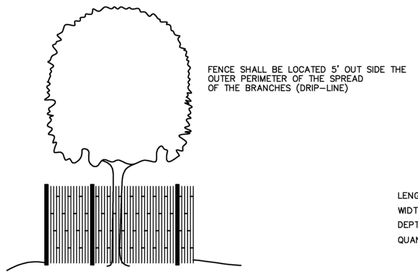
PLAN



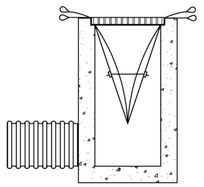
TREE PROTECTION NOTES:

1. ALL TREES TO BE REMOVED WILL BE IDENTIFIED BY RED FLAGGING.
2. TREE PROTECTION FENCING IS TO BE ERECTED PRIOR TO ANY EARTHWORK OR CONSTRUCTION AND IS TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
3. ALL DEBRIS, FILL, EQUIPMENT OR MATERIAL IS TO BE KEPT CLEAR OF AREA WITHIN PROTECTIVE FENCE. NO CLEANING OF EQUIPMENT,OR MATERIAL OR STORAGE OR DISPOSAL OF ANY MATERIAL WITHIN THE DRIP LINE OF ANY TREES TO BE SAVED.

ELEVATION

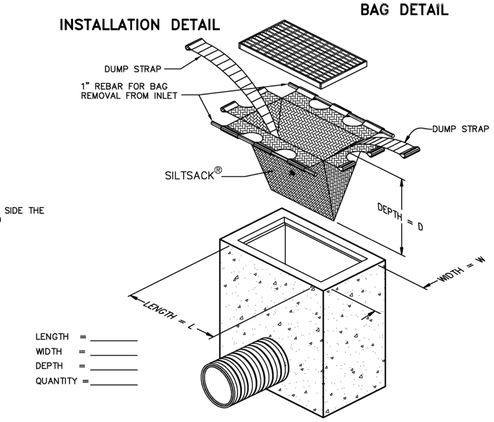


TREE PROTECTION FENCE DETAIL
NO SCALE

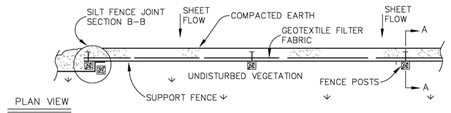


INSTALLATION DETAIL

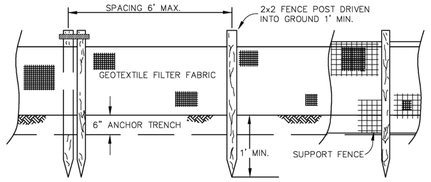
BAG DETAIL

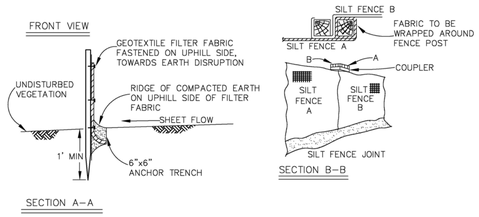


SILTSACK DETAIL
NO SCALE

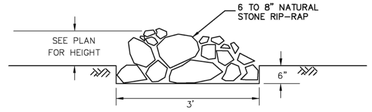


PLAN VIEW

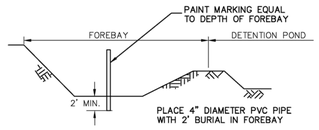




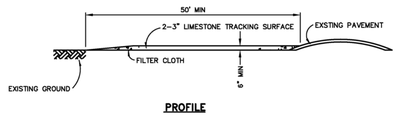
SILTFENCE DETAIL
NO SCALE

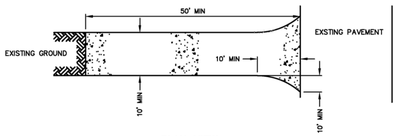


SEDIMENT FOREBAY RIP-RAP BARRIER DETAIL
NO SCALE



SEDIMENT FOREBAY MARKER DETAIL
NO SCALE





TRACKING SURFACE
NO SCALE

811
Know what's below.
Call before you dig.
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NOTICE:
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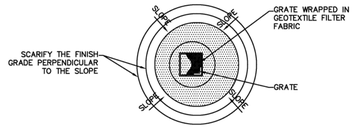
SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.
2. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PERIOD OF TIME.
3. TEMPORARY VEGETATION AND/OR MULCHING SHALL BE BE USED TO PROTECT CRITICAL AREAS EXPOSED DURING DEVELOPMENT.
4. THE PERMANENT FINAL VEGETATION AND STRUCTURES SHALL BE INSTALLED AS SOON AS PRACTICAL IN DEVELOPMENT.
5. THE DEVELOPMENT PLAN SHOULD BE FITTED TO THE TOPOGRAPHY AND SOIL SO AS TO CREATE THE LEAST SOIL EROSION POTENTIAL.
6. REFER TO WASHTENAW COUNTY STANDARD DETAILS OF THE SESC BMP MEASURES AS THEY CORRESPOND WITH THIS PLAN.
7. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP AND THE WASHTENAW COUNTY DRAIN COMMISSIONER.
8. THE CONTRACTOR SHALL MAKE DAILY INSPECTIONS TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
9. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
10. EROSION AND ANY SEDIMENTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
11. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
12. A WATER TRUCK SHALL BE AVAILABLE TO WATER DOWN THE SITE ON A DAILY BASIS FOR DUST CONTROL.
13. ALL MUD/DIRT TRACKED ONTO EXISTING CITY/COUNTY ROADS FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR/BUILDER, AS DIRECTED BY THE TOWNSHIP. MUD MAT DAILY MAINTENANCE WILL INCLUDE THE ADDITION OF EXTRA LAYERS OF STONE AS NECESSARY.
14. DURING CONSTRUCTION OF THE STORM SEWER SYSTEM, STRAW BALES, STONE FILTERS OR OTHER APPROVED MEANS, WILL PROTECT THE ENDS OF ALL OPEN PIPES.
15. PROMPTLY UPON THE BACKFILLING OF STORM STRUCTURES, INLET FILTERS WILL BE PLACED AROUND THE STRUCTURE PER DETAILS.
16. WITHIN FIVE (5) DAYS AFTER COMPLETION OF PAVING, A 16-FOOT STRIP AROUND PAVED AREAS SHALL BE PROTECTED FROM SOIL EROSION BY AN APPROVED METHOD CONSISTENT WITH THE GROWING SEASON.
17. ANY REMAINING DENUDED AREA SHALL BE SEEDED AND MULCHED WITHIN 5 DAYS AFTER COMPLETION OF FINAL GRADING. SEED MIX AND APPLICATION RATES SHALL BE PER MDOT CLASS A SEED.
18. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED ON A DAILY BASIS TO ENSURE PROPER FUNCTIONING. SEDIMENT DEPOSIT MUST BE REMOVED WHEN ACCUMULATION REACHES 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE AND SHOULD BE REMOVED AFTER EACH STORM EVENT. FABRIC SHALL BE REPLACED PROMPTLY IF IT DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE.
19. THAT ALL EROSION CONTROL MEASURES ARE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE OF CONSTRUCTION
    - 19.1. INSTALL SILT FENCE/STRAW BERMS AS SHOWN ON PLANS.
    - 19.2. STRIP AND STOCKPILE TOPSOIL AND GRADE SITE.
    - 19.3. INSTALL ON-SITE AND OFF-SITE STORM SEWER SYSTEMS COMPLETE, IMMEDIATELY INSTALL STONE FILTERS ON ALL PIPE INLETS AND CATCH BASINS AND ESTABLISH VEGETATION ON ALL DITCHES, SWALES, AND DISTURBED AREAS.
    - 19.4. INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRICITY, AND TELEPHONE)
    - 19.5. INSTALL PAVEMENT COMPLETE REPAIR AND/OR REPLACE STONE FILTERS AS REQUIRED.
    - 19.6. FINISH GRADE, REDISTRIBUTE TOPSOIL, ESTABLISH VEGETATION AND/OR LANDSCAPE ALL DISTURBED AREAS.
    - 19.7. CLEAN PAVEMENT, WALKS, CULVERTS, WATERCOURSES, AND STORM SEWER SYSTEMS OF ALL SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. REESTABLISHED VEGETATION AS NECESSARY.
20. SHOULD DEWATERING BE NECESSARY, DISCHARGE SHALL BE ROUTED THROUGH A SEDIMENT FOREBAY, FILTER BAG OVER A WELL VEGETATED AREA OR OTHER APPROVED FILTERING MECHANISM PRIOR TO BEING DISCHARGED FROM THE SITE. DISCHARGE MUST BE LIMITED TO A NON-EROSIVE VELOCITY.
21. SOIL EROSION WILL BE CONTROLLED DURING AND AFTER CONSTRUCTION TO PROTECT ADJACENT PROPERTIES OR FACILITIES.
22. EROSION CONTROL BLANKET/MATTING SHALL BE INSTALLED ON SLOPES AT OR NEAR MAXIMUM ALLOWABLE GRADE AND AS NEEDED TO EFFECTIVELY ESTABLISH BOTH TEMPORARY AND PERMANENT VEGETATIVE COVER.
23. IF STOCKPILING IS NECESSARY AND/OR CREATED, SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF THE STOCKPILE IF THE STOCKPILE WILL BE ON-SITE FOR AN EXTENDED PERIOD OF TIME.
24. AT THE TIME OF PLANT AND SEED DELIVERY, A WCWRC LANDSCAPE REVIEWER MUST BE PRESENT. THE QUANTITY AND SPECIES DELIVERED WILL BE REVIEWED ON SITE. CONTACT CATIE WYTYCHAK AT WYRYCHAKC@WASHTENAW.ORD OR (734) 222-6813.

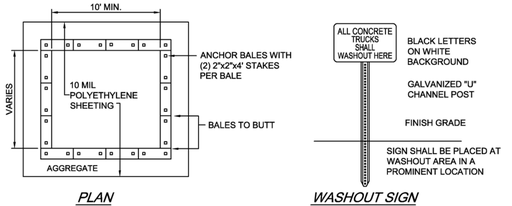
NOTE: NO WORK WITHIN REGULATED WETLANDS UNTIL EGLE PERMIT IS ISSUED

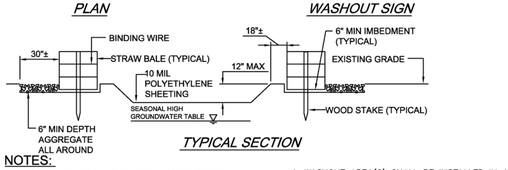
SOIL EROSION CONSTRUCTION SEQUENCE

1. NOTIFY SOIL EROSION OFFICE 48 HOURS BEFORE WORK IS TO BEGIN.
2. PRIOR TO CONSTRUCTION, INSTALL TEMPORARY STONE ACCESS DRIVES AT ENTRANCE, SILT FENCE, TREE PROTECTION FENCE, AND EROSION CONTROL MEASURES ON EXISTING STORM INLETS AS DESIGNATED ON THE SESC PLAN.
3. INSTALL UNDERGROUND UTILITIES (I.E. SANITARY, STORM, AND WATER MAIN.). INSTALL INLET FILTER PROTECTION ON PROPOSED STORM SEWER STRUCTURES. (6/1/25 – 15 DAYS)
4. PAVING ACTIVITIES. REMOVE STONE ACCESS DRIVE WHEN COMPLETE. (11/01/25 – 10 DAYS)
5. INSTALL PUBLIC UTILITIES (ELECTRIC, TELEPHONE, AND CABLE T.V.). (11/15/25 – 30 DAYS)
6. FINAL GRADING AND INSTALLATION OF LANDSCAPING. ESTABLISH PERMANENT VEGETATION FOR REMAINING DISTURBED AREAS. (04/15/25 – 45 DAYS)
7. CLEAN OUT STORM SEWER SYSTEM. CLEAN OUT SEDIMENT AND RESTORE SEDIMENT FOREBAY AND DETENTION POND TO DESIGN SPECIFICATIONS. (MAY 2025 – 15 DAYS)
8. CALL SOIL EROSION OFFICE FOR FINAL INSPECTION. REMOVE TEMPORARY SOIL EROSION MEASURES UPON APPROVAL. (JULY 2026)



LOW POINT INLET FILTER
NO SCALE





NOTES:

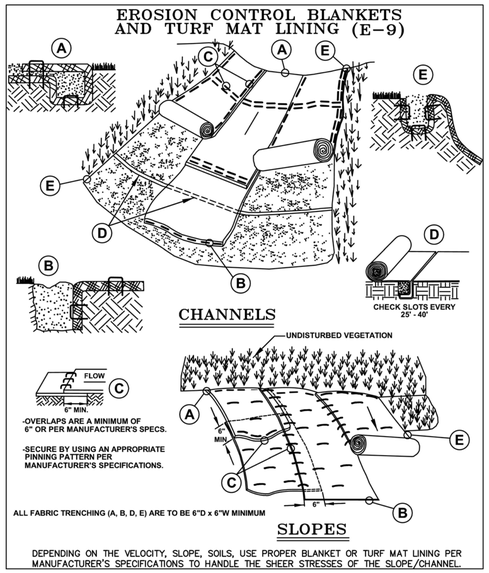
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE ASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT AREA
NO SCALE

SITE INFORMATION

SITE LOCATION: NORTHEAST 1/4 OF SECTION 33, SUPERIOR TOWNSHIP, MICHIGAN.

1. ULTIMATE RECEIVING WATER: HURON RIVER, VIA SUPERIOR DRAIN NO. 1
2. SITE SOILS INFORMATION: PER THE NRCS WEB SURVEY FOR WASHTENAW COUNTY; BNC. BNF, FOB, HO, KEB, MDA, MFA, NAB, OSB, PE , SB, SO, SPB, STB, STC, THA, WAWABC
3. APPROXIMATE AREA OF DISTURBANCE: 28± ACRES IN PHASE 3 & 4
4. THIS PROJECT BOUNDARY IS APPROXIMATELY 60 FEET FROM AN UN-NAMED WATERCOURSE



Maintenance Tasks and Schedule (during construction)

Tasks	Components: Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Channels	Outflow Control Structures	Rip-Rap	Storm Detention Areas	Subsurface Infiltration Bed	Wetlands	Emergency Overflow	Schedule
Inspect for sediment accumulation	*	*			*		*	*	*		Weekly
Removal of sediment accumulation	*	*			*		*	*	*		As needed* and prior to turnover
Inspect for floatables and debris	*	*	*	*	*		*	*	*	*	Quarterly
Cleaning of floatables and debris	*	*	*	*	*		*	*	*	*	Quarterly and at turnover
Inspection for erosion				*	*	*	*		*	*	Weekly
Reestablish permanent vegetation on eroded slopes				*			*		*	*	As needed* and prior to turnover
Replacement of gravel jackets					*						As needed*
Mowing				*			*			*	0 to 2 times per yr.
Inspect structural elements during wet weather and compare as-built plans (by a professional engineer reporting to the Developer)	*			*	*	*	*		*	*	Annually and at turnover
Make adjustments or replacements as determined by pre-turnover inspection	*			*	*	*	*		*	*	As needed*

* "as needed" means when sediment has accumulated to a maximum of one foot depth
Contractor is responsible for maintaining Soil Erosion and Sedimentation Control measures during construction

Maintenance Tasks and Schedule (following construction)

Tasks	Components: Streets	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Channels	Outflow Control Structures	Filtration Basins	Storm Detention Areas	Subsurface Infiltration Bed	Wetlands	Woodlands	Emergency Overflow	Schedule	Annual Cost
Inspect for sediment accumulation		*	*			*	*	*	*				Annually	$300.00
Removal of sediment accumulation		*	*			*	*	*	*				Every 5-10 yrs as needed	$1,000.00
Inspect for floatables and debris		*	*	*	*	*	*	*	*	*		*	Annually	$300.00
Cleaning of floatables and debris		*	*	*	*	*	*	*	*	*		*	Annually	$400.00
Inspection for erosion					*	*	*			*		*	Annually	$300.00
Inspect wetlands and woodlands for invasive species. Remove or treat as needed										*	*		Annually (removal or treatment every 3-5 years as needed)	$800.00
Reestablish permanent vegetation on eroded slopes					*		*	*		*		*	As needed	$500.00
Replacement of gravel jackets						*							Every 3-5 yrs as needed	$700.00
Clean streets	*												Semi-annually	$400.00
Mowing	*				*		*	*				*	0 to 2 times per yr.	$400.00
Inspect structural elements during wet weather and compare as-built plans (by a professional engineer reporting to the condominium association)						*							Annually	$400.00
Make adjustments or replacements as determined by wet weather inspection		*			*	*	*	*	*	*		*	As needed	$500.00
Keep records of all inspections and maintenance activities and report to condominium association		*			*	*	*	*	*	*		*	Annually	
Keep records of all costs for inspections, maintenance and repairs. Report to condominium association		*	*	*	*	*	*	*	*	*		*	Annually	
Condominium association reviews cost effectiveness of the preventative maintenance program and makes necessary adjustments		*	*	*	*	*	*	*	*	*		*	Annually	
Condominium association to have a professional engineer carry out emergency inspections upon identification of severe problems.		*	*	*	*	*	*	*	*	*		*	As needed	$200.00
														$6,200.00

The Condominium Association will assess its members to pay for all maintenance activities on an annual basis

SECTION 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC

PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3

SOIL EROSION CONTROL NOTES & DETAILS

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS
NA NA NA
N/A

DR. SK | CH. SS
P.M. MB
BOOK --
JOB 16000819
SHEET NO. 11

\\ATWELL\PROJECTS\16000819\DWG\PLAN SETS\SITE - FINAL PHASE 3\16000819P3-SB-SESC.DWG 4/21/2025 3:14 PM MATTHEW MYERS

Parcel Table		Parcel Table	
Parcel #	Area (S.F.)	Parcel #	Area (S.F.)
85	8,580	91	8,580
86	8,580	92	8,580
87	10,530	93	8,580
88	8,580	94	8,580
89	8,580	95	10,534
90	9,100	96	10,221
		97	9,651
		98	9,170
		99	8,979
		100	11,292
		101	9,451
		102	8,840
		103	8,840
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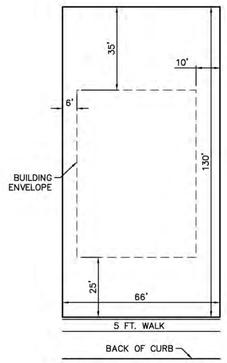


TYPICAL 66' LOT DETAIL

N.T.S.

SITE DATA

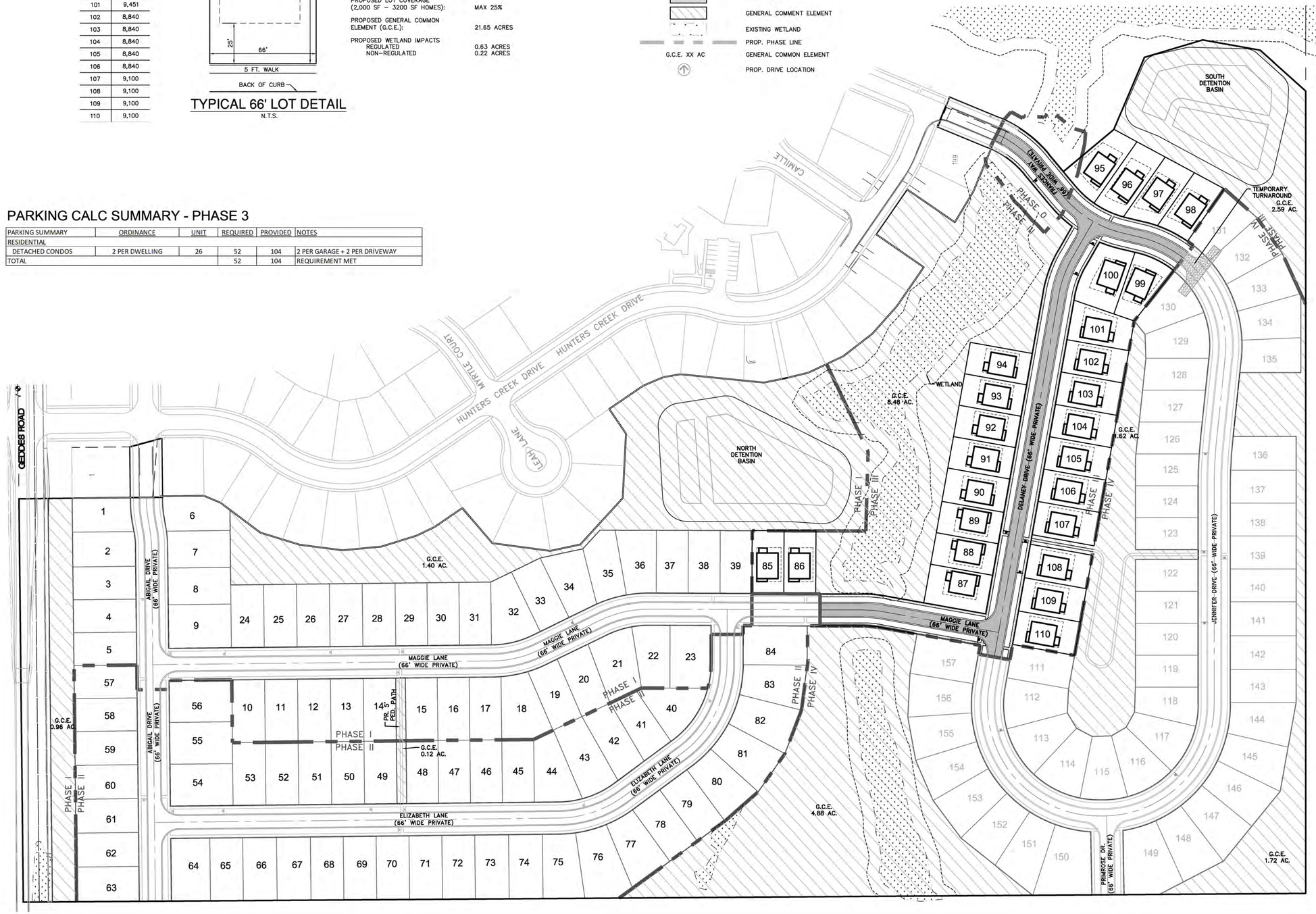
GROSS AREA:	67.99 ACRES
GEDDES ROAD ROW:	1.15 ACRES
NET AREA:	66.84 ACRES
EXISTING ZONING:	R4 SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	R4 SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL SITE CONDOMINIUM
NUMBER OF PROPOSED LOTS:	157
PROPOSED DENSITY (GROSS):	2.31
PROPOSED DENSITY (NET):	2.35
LOT AREA PER DWELLING UNIT:	66' X 130' = 8580 SF (TYPICAL)
MINIMUM LOT WIDTH:	66'
LOT SETBACKS:	
FRONT	25'
SIDE	6' MIN. (16' TOTAL)
REAR	35'
PROPOSED LOT COVERAGE (2,000 SF – 3200 SF HOMES):	MAX 25%
PROPOSED GENERAL COMMON ELEMENT (G.C.E.):	21.65 ACRES
PROPOSED WETLAND IMPACTS	
REGULATED	0.63 ACRES
NON-REGULATED	0.22 ACRES

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. BUILDING
- EXIST. WETLAND BUFFER
- PROP. SETBACK
- PROP. LOT LINE
- PROP. ROAD CENTERLINE
- PROP. BACK OF CURB
- PROP. WALK
- PROP. ASPH.
- GENERAL COMMENT ELEMENT
- EXISTING WETLAND
- PROP. PHASE LINE
- G.C.E. XX AC — GENERAL COMMON ELEMENT
- PROP. DRIVE LOCATION

PARKING CALC SUMMARY - PHASE 3

PARKING SUMMARY	ORDINANCE	UNIT	REQUIRED	PROVIDED	NOTES
RESIDENTIAL					
DETACHED CONDOS	2 PER DWELLING	26	52	104	2 PER GARAGE + 2 PER DRIVEWAY
TOTAL			52	104	REQUIREMENT MET



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SECTION 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC

PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3

OVERALL LAYOUT PLAN

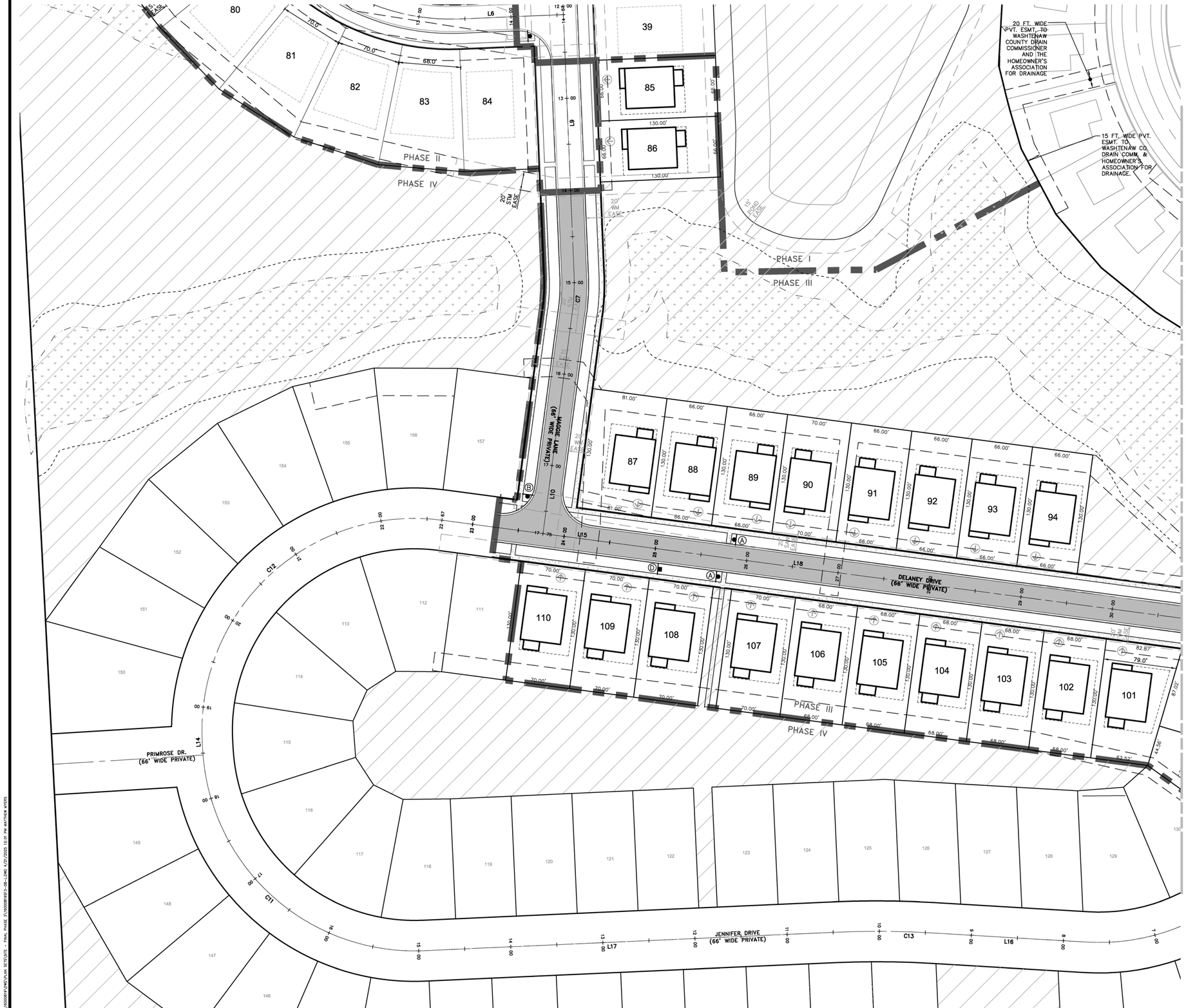
DATE
NOVEMBER 22, 2024

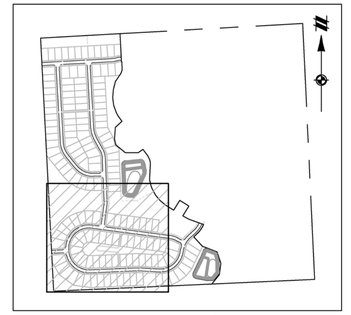
03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

0 50 100
SCALE: 1" = 100 FEET

DR. SK | CH. SS
P.M. MB
BOOK ---
JOB 16000819
SHEET NO. 12





KEYMAP
SCALE: 1" = 750'

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. BUILDING
- EXIST. WETLAND BUFFER
- PROP. SETBACK
- PROP. LOT LINE
- PROP. ROAD CENTERLINE
- PROP. BACK OF CURB
- PROP. WALK
- PROP. ASPH.
- GENERAL COMMON ELEMENT
- PROP. PHASE LINE
- EXIST. WETLAND
- GCE XX AC — GENERAL COMMON ELEMENT
- GARAGE/DRIVEWAY LOCATION INDICATOR

SIGN LEGEND

- (A) W11A-2 PEDESTRIAN CROSSING SIGN
- R1-1 STOP SIGN
- (C) D3-1 STREET NAME SIGN
- (D) 'NO PARKING' FIRE LANE SIGN

FRANCES WAY, JENNIFER DR., DELANEY DR.

ALIGNMENT LINE TABLE

Line #	Length	Direction	Start Point	End Point
L11	60.27	S19° 51' 29.48"W	(13328960.63,281542.12)	(13328940.16,281485.43)
L12	86.82	S47° 32' 13.57"W	(13328879.11,281393.89)	(13328815.06,281335.27)
L13	38.17	S10° 54' 11.78"W	(13328744.49,281209.10)	(13328737.27,281171.62)
L14	8.86	N2° 57' 34.43"W	(13327538.96,281194.13)	(13327538.50,281202.98)
L15	233.73	S82° 26' 42.68"E	(13327798.44,281442.86)	(13328030.13,281412.13)
L16	168.78	N86° 36' 24.80"W	(13328497.81,280985.53)	(13328329.32,280995.52)
L17	446.79	S87° 25' 49.58"W	(13328225.30,280996.27)	(13327778.96,280976.24)
L18	820.96	S82° 26' 42.68"E	(13327798.44,281442.86)	(13328612.26,281334.92)
L19	88.32	S62° 44' 35.31"E	(13328687.36,281311.38)	(13328765.87,281270.93)

ALIGNMENT CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHD. BEARING	CHORD
C8	230.00'	111.11'	27°40'44"	S33°41'52"W	110.03'
C9	230.00'	147.06'	36°38'02"	S29°13'13"W	144.57'
C10	230.00'	331.14'	82°29'23"	S52°08'53"W	303.27'
C11	230.00'	359.72'	89°36'36"	N47°45'52"W	324.16'
C12	230.00'	403.49'	100°30'52"	N47°17'51"E	353.70'
C13	1000.00'	104.07'	5°57'46"	N89°35'18"W	104.02'
C14	230.00'	79.09'	19°42'07"	S72°35'39"E	78.70'

811
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SECTION 33
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WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC

PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3
LAYOUT PLAN

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

SCALE: 1" = 50 FEET

DR.	SK
CH.	SS
P.M.	MB
BOOK	--
JOB	16000819
SHEET NO.	13

SEE SHEET 13 FOR CONTINUATION

15 FT. WIDE PVT. ESMT. TO WASHTENAW CO. DRAIN COMM. & HOMEOWNER'S ASSOCIATION FOR DRAINAGE.

CAMILLE CO

~BITUMINOUS~

ZONING: R4
"PROSPECT POINTE SUBDIVISION NO. 2"
LIBER 35, PAGES 99-110

12 FT. WIDE PVT. ESMT. FOR PUBLIC UTIL. REC. IN L.35, P.99

VARIABLE WIDTH PVT. ESMT. FOR DRAINAGE TO WCDC AND THE HOMEOWNER'S ASSOCIATION REC. IN L.35, P.99

LOT 201

2' WIDE PVT. ESMT. FOR PUBLIC SANITARY REC. IN L.5443, P.380

18' WIDE PVT. ESMT. FOR PUBLIC WATER MAIN REC. IN L.5443, P.380

22' WIDE PVT. ESMT. FOR PUBLIC SANITARY REC. IN L.5443, P.380

66' WIDE PVT. ESMT. FOR INGRESS, EGRESS & PUBLIC UTIL. TO THE OWNER OF THE ADJACENT PARCEL REC. IN L.5443, P.380

40' WIDE PVT. ESMT. FOR PUBLIC STORM SEWER REC. IN L.5443, P.380

LOGAN PARK (PRIVATE) "PROSPECT POINTE SUBDIVISION NO. 1" LIBER 35, PAGES 67-80

PHASE I
PHASE III
PHASE II
PHASE IV

DELANEY DRIVE (66' WIDE PRIVATE)

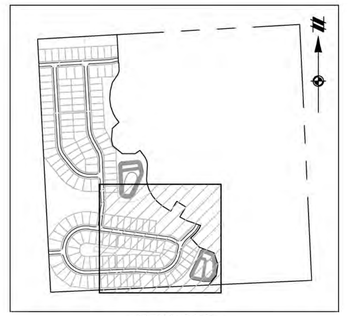
FRANCES WAY (66' WIDE PRIVATE)

JENNIFER DRIVE (66' WIDE 'PRIVATE)

PROP 45 LF BOULDER WALL (1-2' TALL)

PROP. 250 LF BOULDER WALL (1-2' TALL)

ZONING: A2
J-10-33-400-035
WYATT HOLDINGS LLC



KEYMAP
SCALE: 1" = 750'

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. BUILDING
- EXIST. WETLAND BUFFER
- PROP. SETBACK
- PROP. LOT LINE
- PROP. ROAD CENTERLINE
- PROP. BACK OF CURB
- PROP. WALK
- PROP. ASPH.
- GENERAL COMMON ELEMENT
- PROP. PHASE LINE
- EXIST. WETLAND
- GCE XX AC — GENERAL COMMON ELEMENT
- GARAGE/DRIVEWAY LOCATION INDICATOR

SIGN LEGEND

- (A) W11A-2 PEDESTRIAN CROSSING SIGN
- (B) R1-1 STOP SIGN
- (C) D3-1 STREET NAME SIGN
- (D) 'NO PARKING' FIRE LANE SIGN



R1-1 SIGN DETAIL
NO SCALE



W11A-2 SIGN DETAIL
NO SCALE

FRANCES WAY, JENNIFER DR., DELANEY DR.

ALIGNMENT LINE TABLE

Line #	Length	Direction	Start Point	End Point
L11	60.27	S19° 51' 29.48"W	(13328960.63,281542.12)	(13328940.16,281485.43)
L12	86.82	S47° 32' 13.57"W	(13328879.11,281393.89)	(13328815.06,281335.27)
L13	38.17	S10° 54' 11.78"W	(13328744.49,281209.10)	(13328737.27,281171.62)
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CLIENT
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PROSPECT POINTE WEST
FINAL SITE PLAN - PHASE 3
LAYOUT PLAN

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

0 25 50
SCALE: 1" = 50 FEET

DR. SK | CH. SS
P.M. MB
BOOK --
JOB 16000819
SHEET NO. 14

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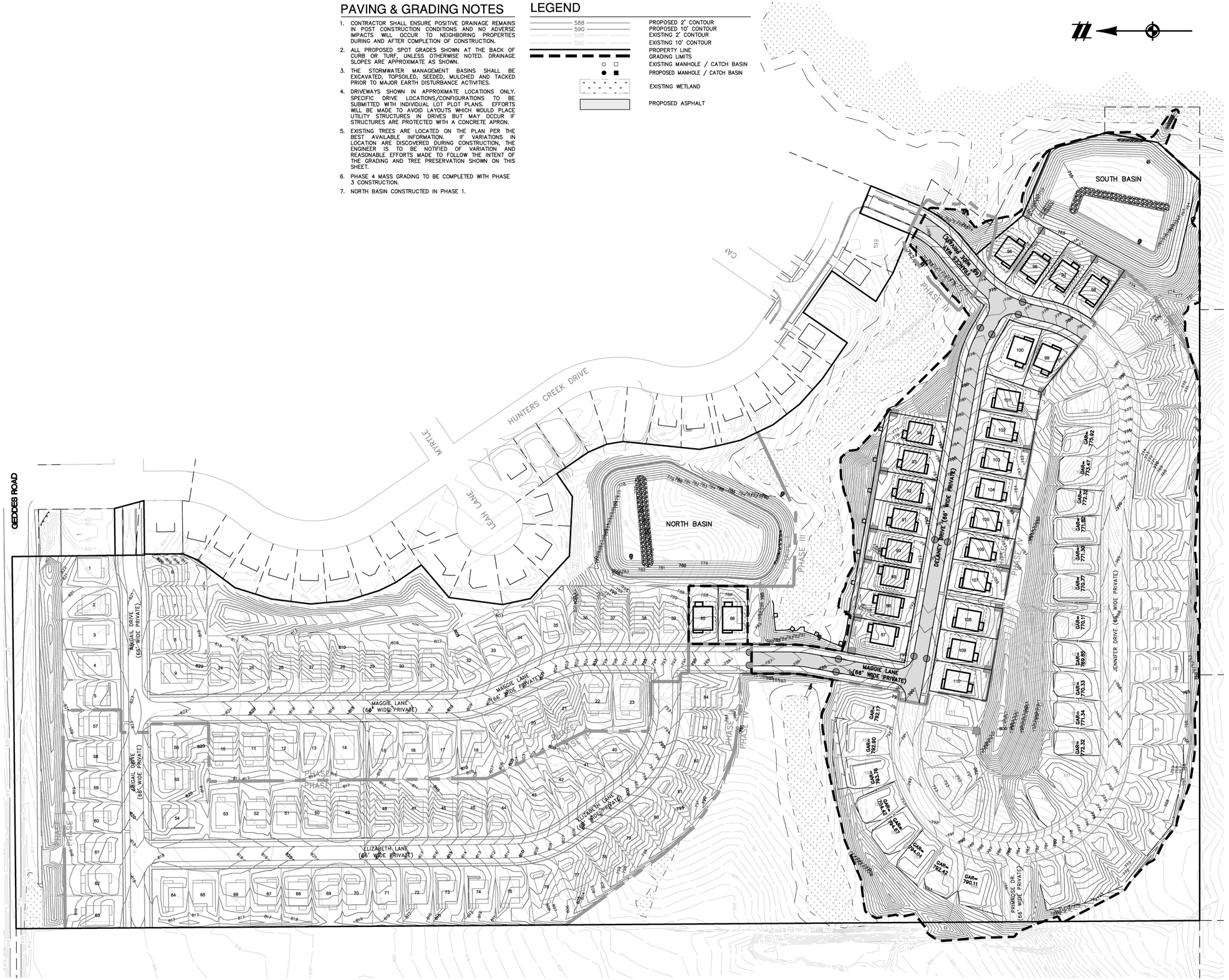
PAVING & GRADING NOTES

1. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE REMAINS IN POST CONSTRUCTION CONDITIONS AND NO ADVERSE IMPACTS WILL OCCUR TO NEIGHBORING PROPERTIES DURING AND AFTER COMPLETION OF CONSTRUCTION.
2. ALL PROPOSED SPOT GRADES SHOWN AT THE BACK OF CURB OR TURF, UNLESS OTHERWISE NOTED. DRAINAGE SLOPES ARE APPROXIMATE AS SHOWN.
3. THE STORMWATER MANAGEMENT BASINS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO MAJOR EARTH DISTURBANCE ACTIVITIES.
4. DRIVEWAYS SHOWN IN APPROXIMATE LOCATIONS ONLY. SPECIFIC DRIVE LOCATIONS/CONFIGURATIONS TO BE SUBMITTED WITH INDIVIDUAL LOT PLOT PLANS. EFFORTS WILL BE MADE TO AVOID LAYOUTS WHICH WOULD PLACE UTILITY STRUCTURES IN DRIVES BUT MAY OCCUR IF STRUCTURES ARE PROTECTED WITH A CONCRETE APRON.
5. EXISTING TREES ARE LOCATED ON THE PLAN PER THE BEST AVAILABLE INFORMATION. IF VARIATIONS IN LOCATION ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER IS TO BE NOTIFIED OF VARIATION AND REASONABLE EFFORTS MADE TO FOLLOW THE INTENT OF THE GRADING AND TREE PRESERVATION SHOWN ON THIS SHEET.
6. PHASE 4 MASS GRADING TO BE COMPLETED WITH PHASE 3 CONSTRUCTION.
7. NORTH BASIN CONSTRUCTED IN PHASE 1.

LEGEND

- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPERTY LINE
- GRADING LIMITS
- EXISTING MANHOLE / CATCH BASIN
- PROPOSED MANHOLE / CATCH BASIN
- EXISTING WETLAND
- PROPOSED ASPHALT



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PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3

OVERALL GRADING PLAN

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

0 50 100
SCALE: 1" = 100 FEET

DR. SK	CH. SS
P.M. MB	
BOOK --	
JOB 16000819	
SHEET NO. 15	

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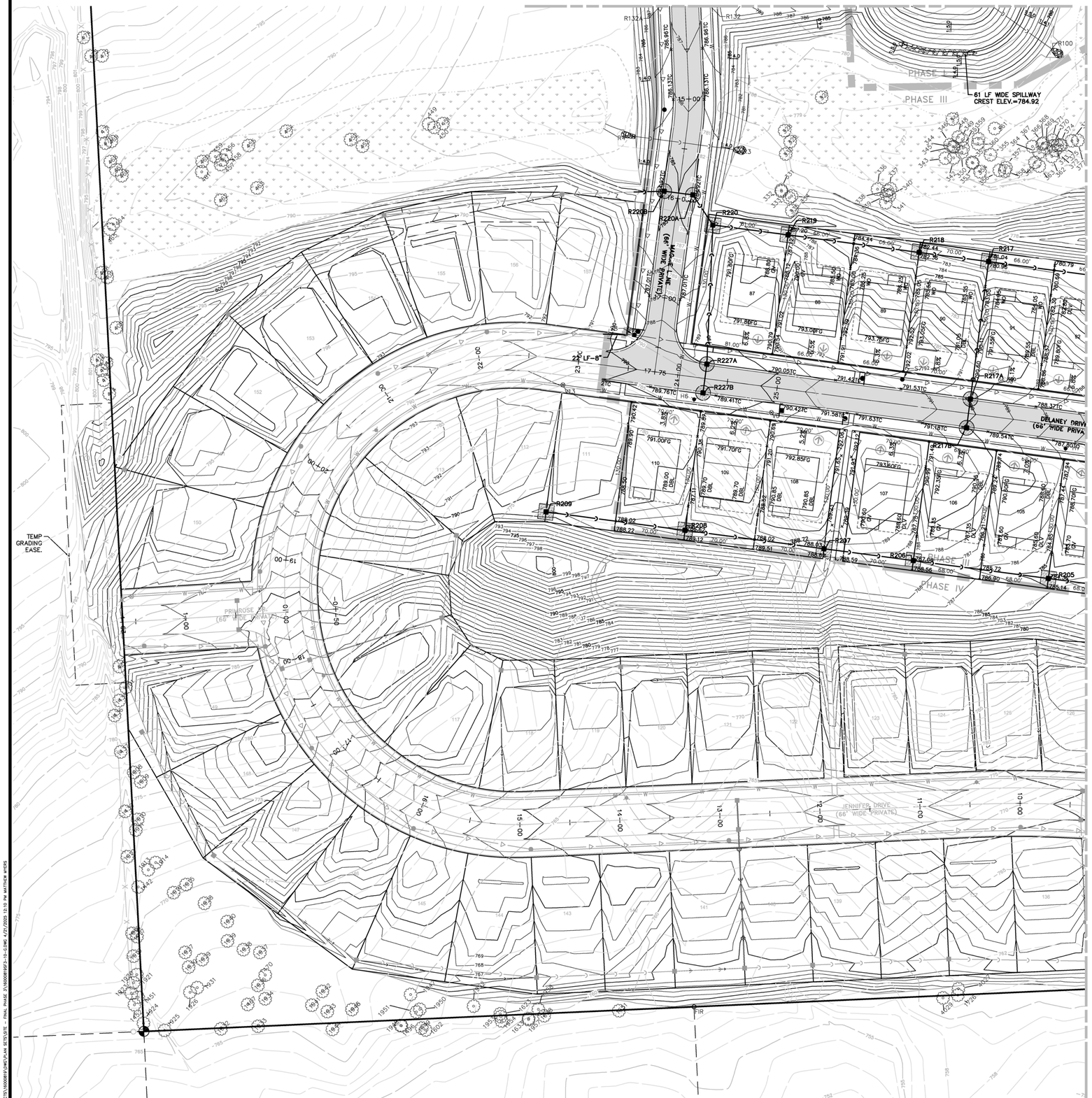
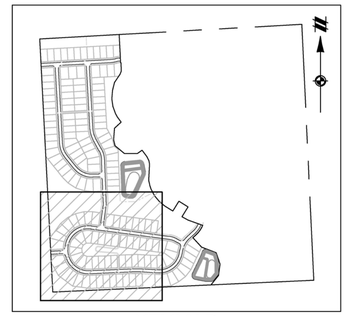
SEE BELOW FOR CONTINUATION



SEE SHEET 17 FOR CONTINUATION



KEYMAP
SCALE: 1" = 750'

LEGEND

- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPERTY LINE
- GRADING LIMITS
- EXISTING MANHOLE / CATCH BASIN
- PROPOSED MANHOLE / CATCH BASIN
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING GATE VALVE & WELL
- PROPOSED GATE VALVE & WELL
- EXISTING WATER MAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WETLAND
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED EMERGENCY OVERFLOW ROUTE

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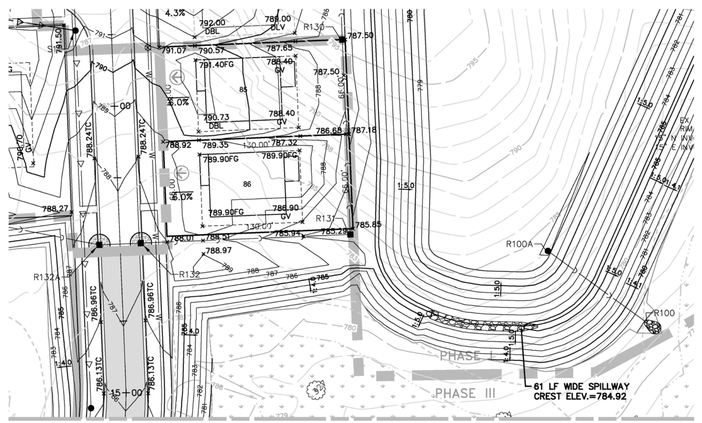

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SCALE: 1" = 50 FEET

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P.M. MB	
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JOB 16000819	
SHEET NO. 16	

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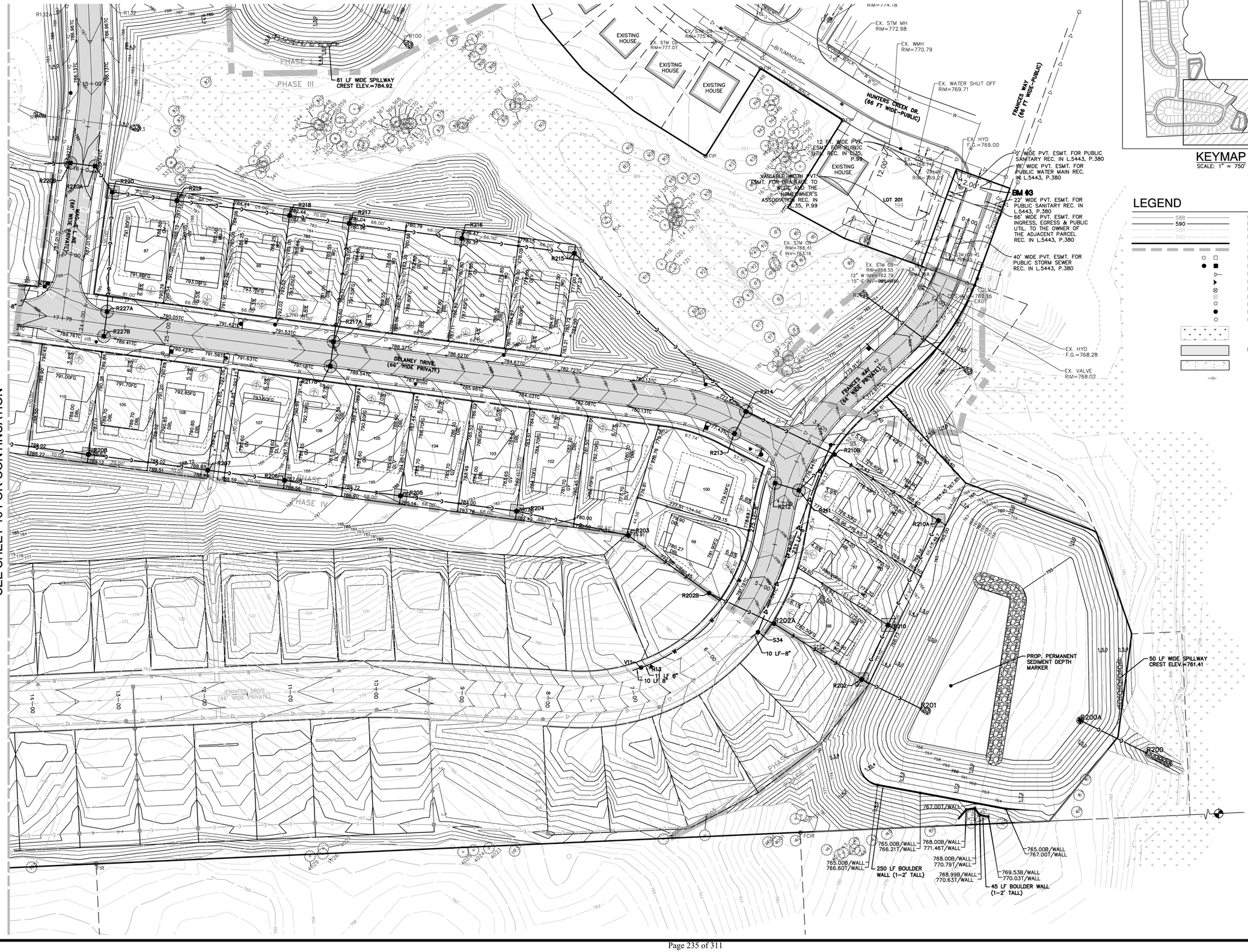
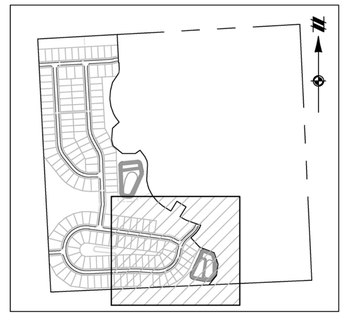
SEE SHEET 16 FOR CONTINUATION





KEYMAP
SCALE: 1" = 750'

LEGEND

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- PROPOSED 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
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CH.	SS
P.M.	MB
BOOK	--
JOB	16000819
SHEET NO.	17

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INITIAL UTILITY BASIS OF DESIGN

No. of Single Family Lots:			157 Lots
No. of Users per Lot:			3.5 Persons
Total Expected Population Served:			550 Persons
Average Daily Flow (per capita):			100 G.P.D.
Peaking Factor:	$18+\sqrt{(POP/1000)}$ / $4+\sqrt{(POP/1000)}$ =		3.95
Average Demand:	POP * 100 =		**55,000 G.P.D.**
	=		38.2 G.P.M.
	=		0.085 C.F.S.
Peak Demand:	55,000	* 3.95 =	**217,392 G.P.D.**
	=		151.0 G.P.M.
	=		0.336 C.F.S.

ULTIMATE UTILITY BASIS OF DESIGN

	Prospect Pointe West		157 Lots
	Future Service Area		45 Lots
Total No. of Single Family Lots:			202 Lots
No. of Users per Lot:			3.5 Persons
Total Expected Population Served:			707 Persons
Average Daily Flow (per capita):			100 G.P.D.
Peaking Factor:	$18+\sqrt{(POP/1000)}$ / $4+\sqrt{(POP/1000)}$ =		3.89
Average Flow:	POP * 100 =		**70,700 G.P.D.**
	=		49.1 G.P.M.
	=		0.109 C.F.S.
Peak Flow:	70,700	* 3.89 =	**275,169 G.P.D.**
	=		191.1 G.P.M.
	=		0.426 C.F.S.
Pipe Capacity:	8 in. diameter	A=	0.349 sf
	0.40% slope	R=	0.167 ft
	0.013 Manning's 'n'		
	Manning's Capacity =		0.766 C.F.S.
	Velocity Flowing Full =		2.20 F.P.S.

NOTES

1. ALL UTILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
2. CONTRACTOR SHALL COORDINATE SCHEDULING AND PROCEDURES WITH THE AUTHORITY HAVING JURISDICTION PRIOR TO PERFORMING THE PROPOSED CONNECTIONS TO THE EXISTING WATER MAIN.
3. 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER MAINS AND SEWERS.
4. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN CROSSING UTILITIES, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. ALL PROPOSED STORM SEWER SHALL BE R.C.P. CL-IV UNLESS OTHERWISE NOTED.
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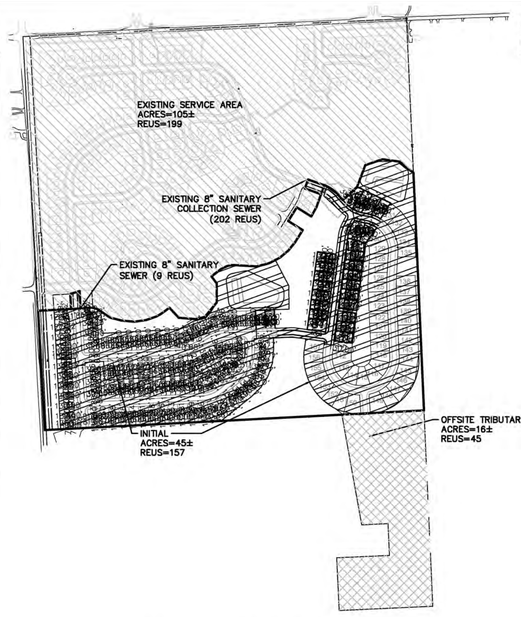
19. SEE SHEETS 19 THROUGH 20 FOR UTILITY EASEMENTS.



UTILITY SERVICE DISTRICT MAP

SCALE: 1" = 500 FEET

UTILITY NARRATIVE

FOR DEVELOPMENT OF PHASE 3, ALL UTILITIES NEEDED TO SERVICE LOTS 87-110 SHALL BE EXTENDED FROM THE PHASE 1 & 2 STUBS.

LEGEND

PROPERTY LINE
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING MANHOLE/CATCH BASIN/END SECTION
PROPOSED MANHOLE/CATCH BASIN/END SECTION
EXISTING WATER MAIN
PROPOSED WATER MAIN
EXISTING HYDRANT
PROPOSED HYDRANT
EXISTING GATE VALVE & WELL
PROPOSED GATE VALVE & WELL
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER MANHOLE
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CLIENT
SE MICHIGAN LAND HOLDING LLC

PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3

OVERALL UTILITY PLAN

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

0 50 100
SCALE: 1" = 100 FEET

DR. SK	CH. SS
P.M. MB	
BOOK --	
JOB 16000819	
SHEET NO. 18	

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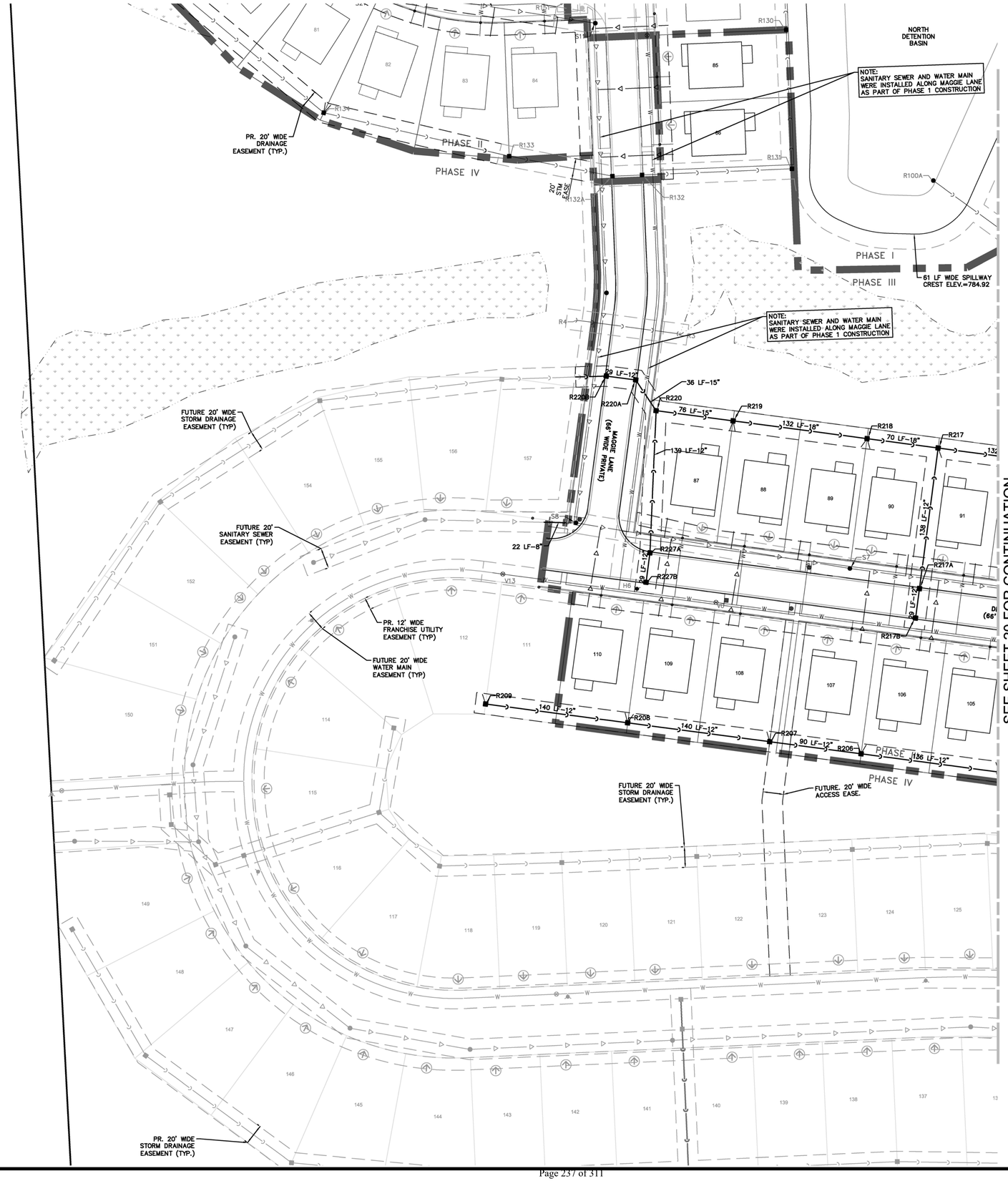

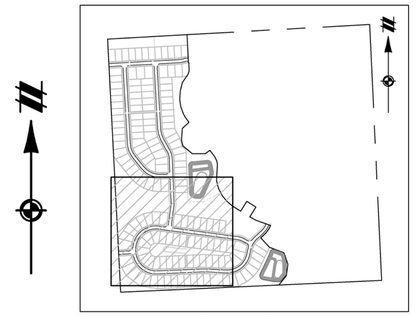

KEYMAP
SCALE: 1" = 750'

LEGEND

- PROPERTY LINE
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- PROPOSED STORM SEWER
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- PROPOSED MANHOLE/CATCH BASIN/END SECTION
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- PROPOSED WATER MAIN
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING GATE VALVE & WELL
- PROPOSED GATE VALVE & WELL
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED EASEMENT
- EXISTING WETLAND

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REVISIONS

0 25 50
SCALE: 1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK --	
JOB 16000819	
SHEET NO. 19	

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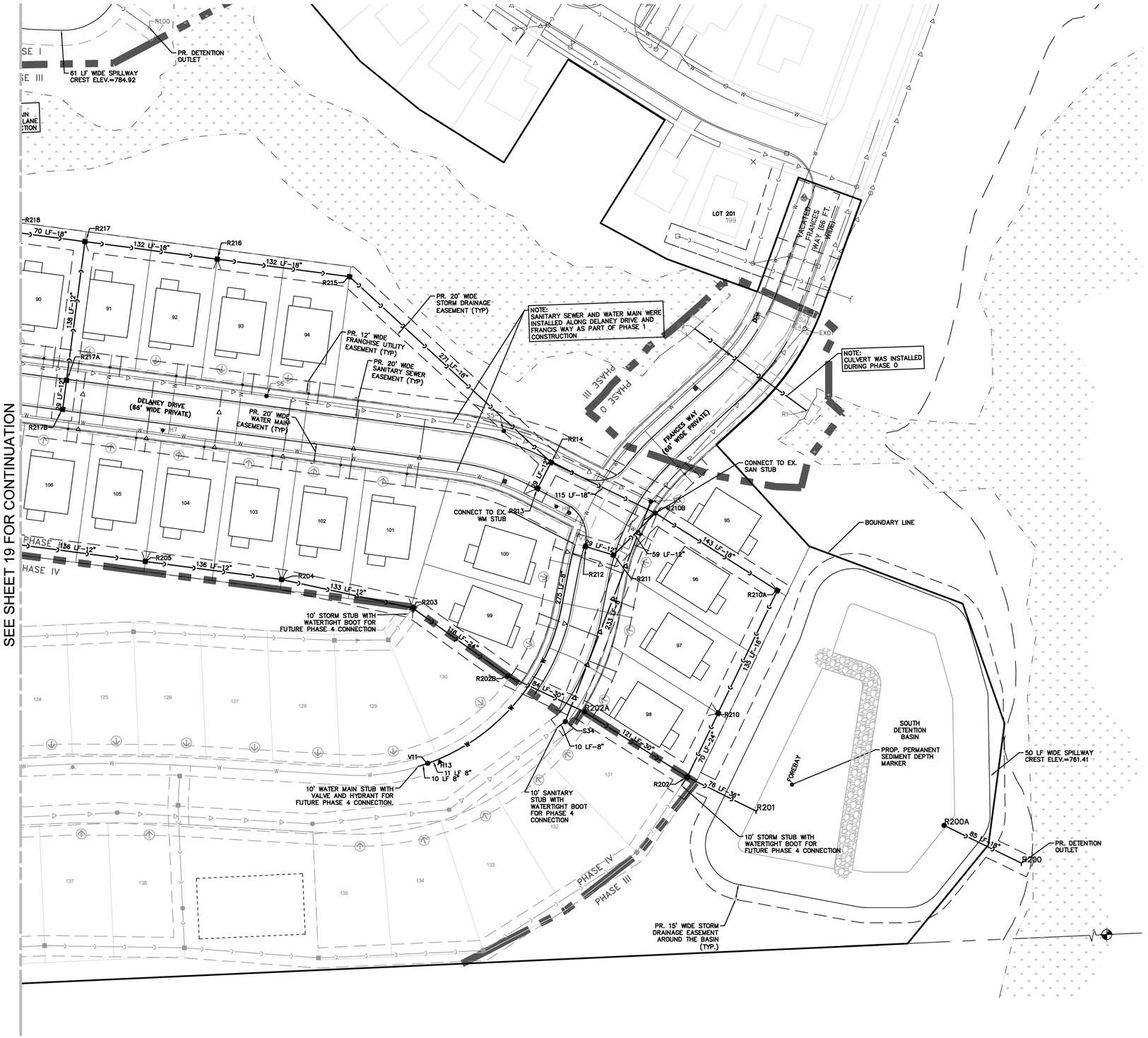

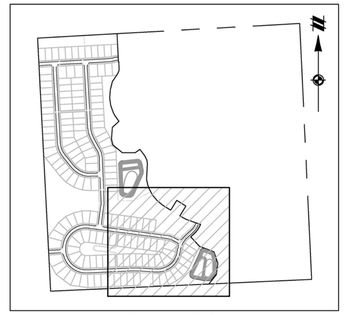

KEYMAP
SCALE: 1" = 750'

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WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC

PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3
UTILITY PLAN

DATE
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03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

0 25 50
SCALE: 1" = 50 FEET

DR. SK | CH. SS
P.M. MB
BOOK --
JOB 16000819
SHEET NO. 20

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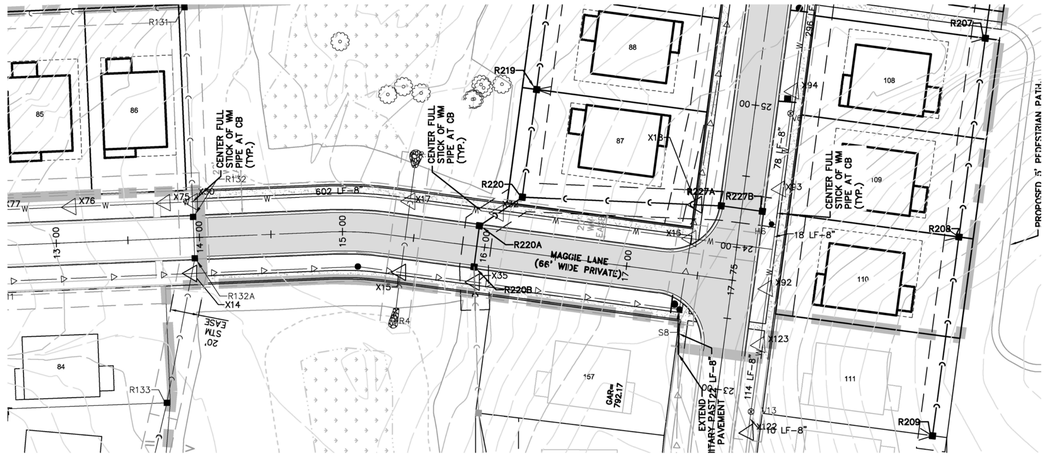
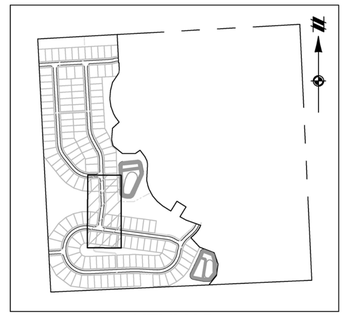
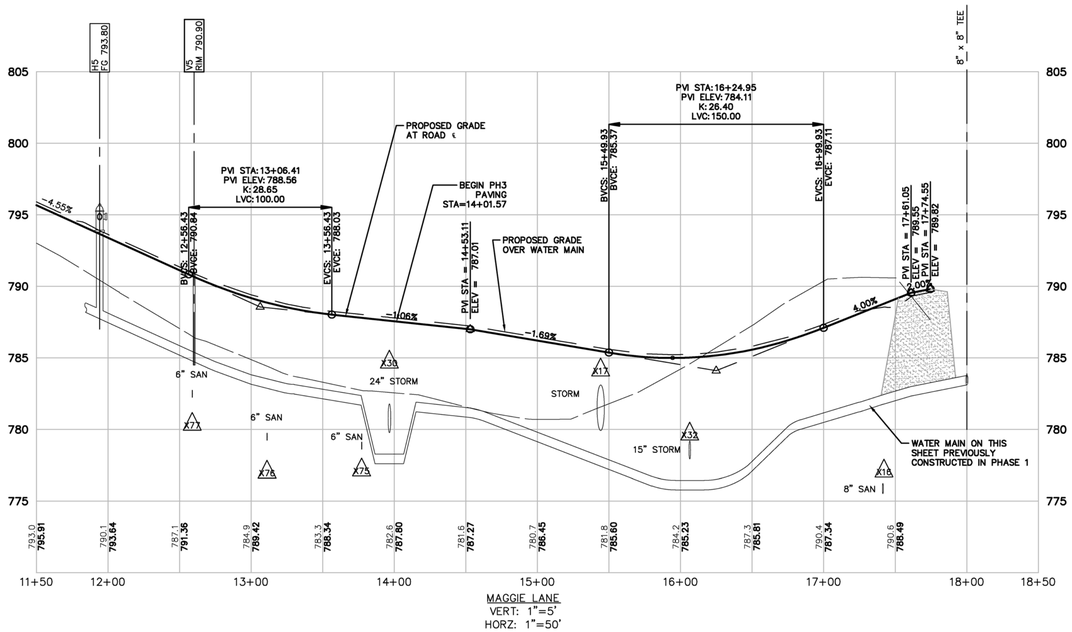




KEYMAP
SCALE: 1" = 750'



MAGGIE LANE
VERT: 1"=5'
HORZ: 1"=50'

LEGEND

- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- EXISTING 1' CONTOUR
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- PROPERTY LINE
- GRADING LIMITS
- EXISTING MANHOLE / CATCH BASIN
- PROPOSED MANHOLE / CATCH BASIN
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING GATE VALVE & WELL
- PROPOSED GATE VALVE & WELL
- EXISTING WATER MAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WETLAND
- PROPOSED ASPHALT
- PROPOSED CONCRETE

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MAGGIE LANE PLAN & PROFILE

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REVISIONS

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DR. SK	CH. SS
P.M. MB	
BOOK --	
JOB 16000819	
SHEET NO. 21	

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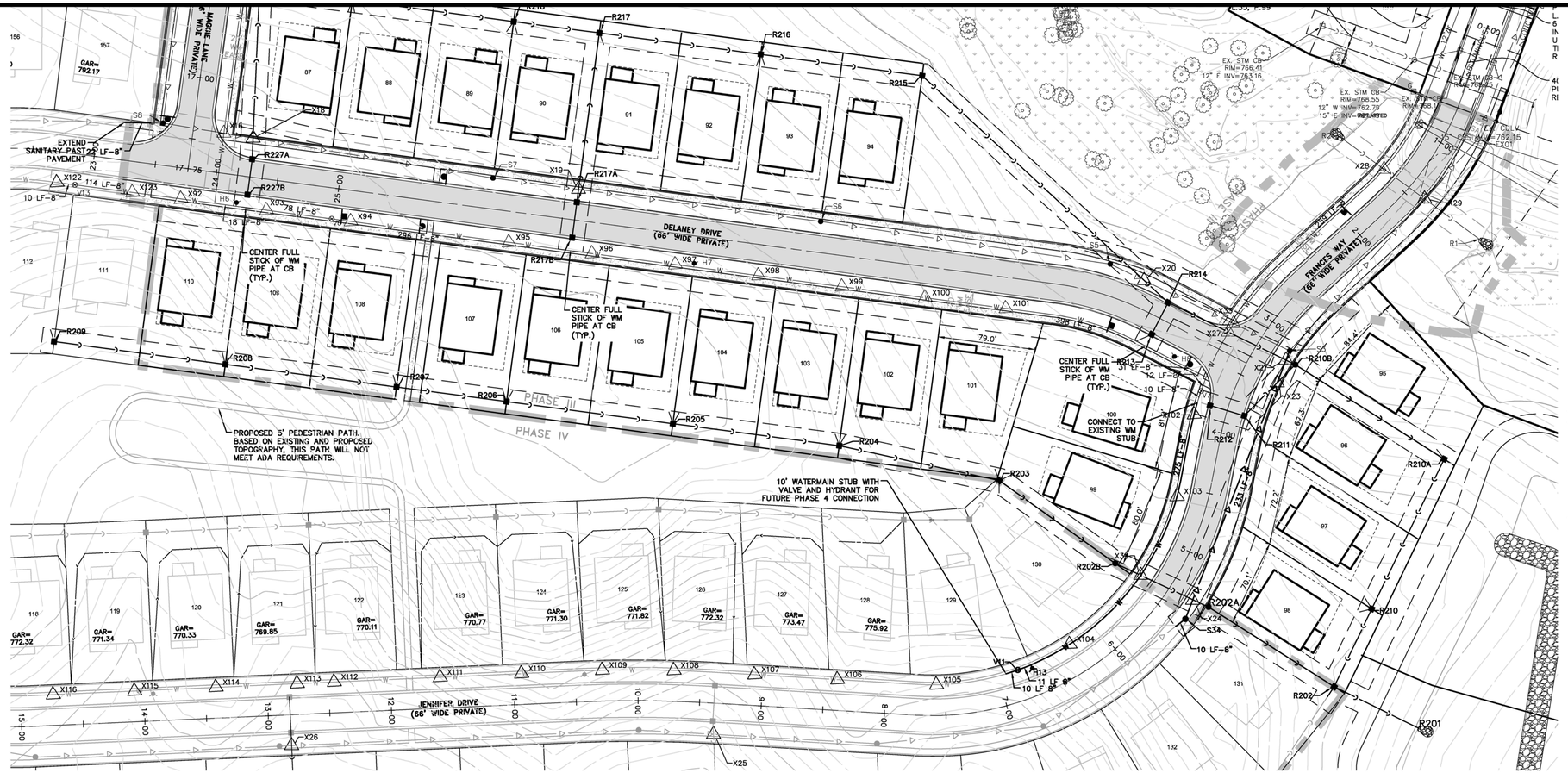

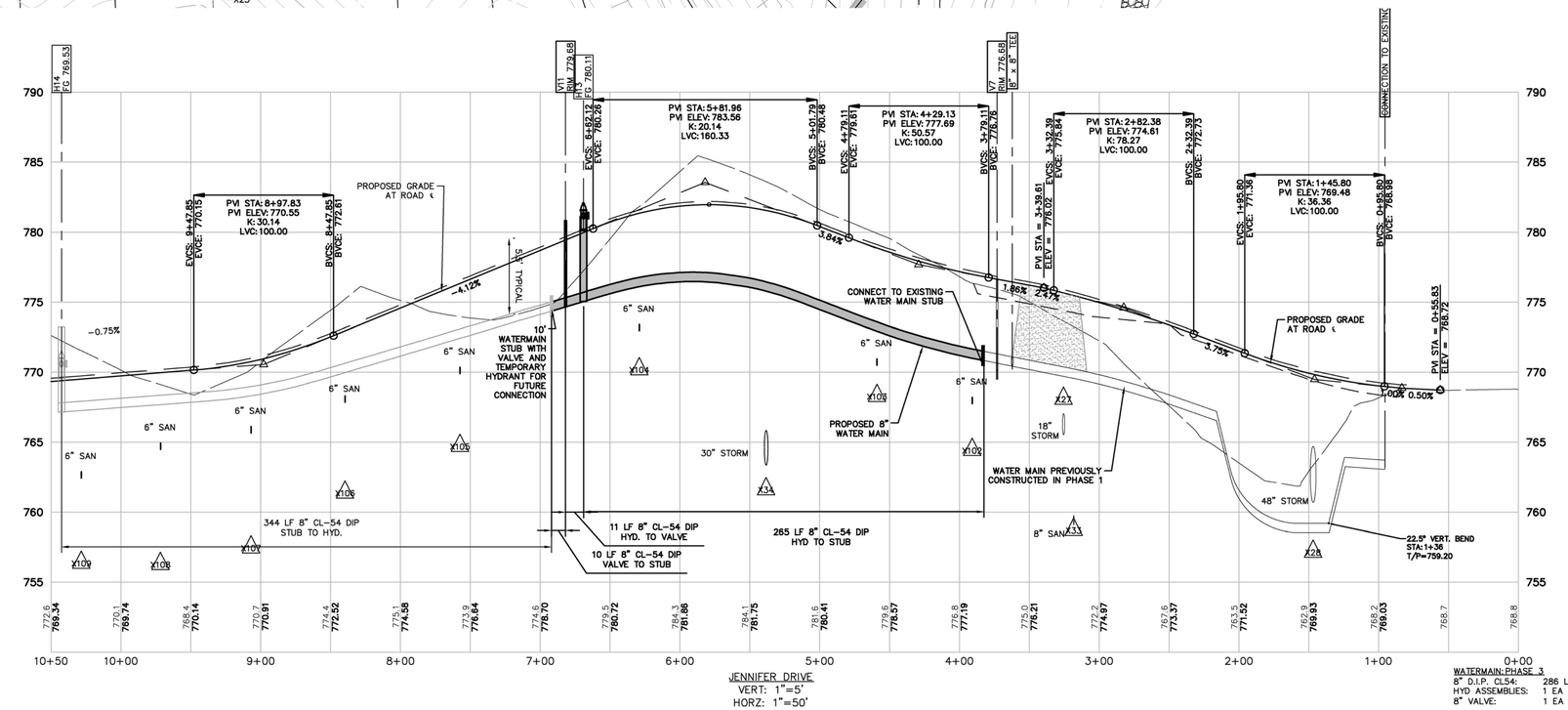

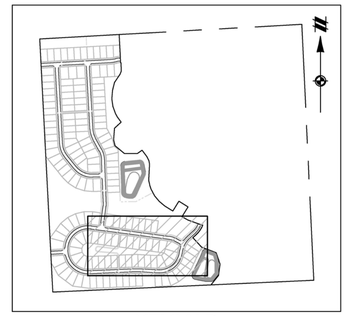

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SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT: SE MICHIGAN LAND HOLDING LLC

PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3
JENNIFER DRIVE & PROFILE 1

DATE: NOVEMBER 22, 2024

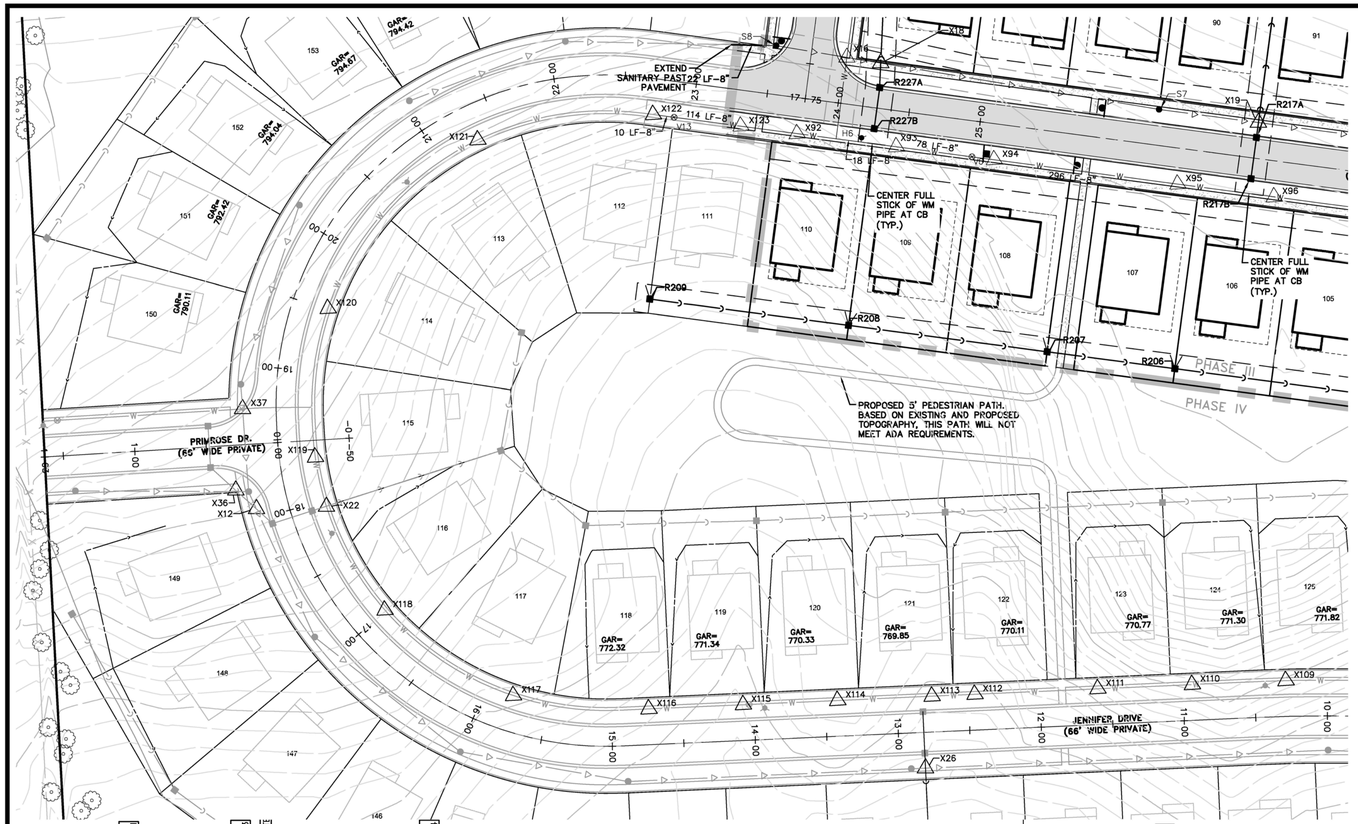
03-07-2025: PER TWP
04-21-2025: PER TWP

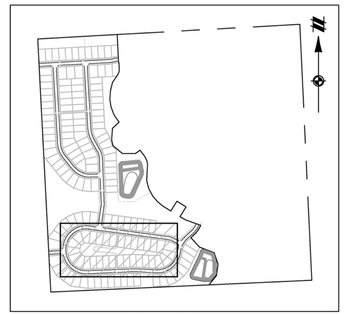
REVISIONS

SCALE: 1" = 50 FEET

DR.	SK
CH.	SS
P.M.	MB
BOOK	--
JOB	16000819
SHEET NO.	22

\\ANN1\PROJECTS\16000819\CIVIL\FAA SETS\SITE - FINAL PHASE 3\16000819SP3-25-03.DWG 4/21/2025 12:23 PM MATTHEW MYERS





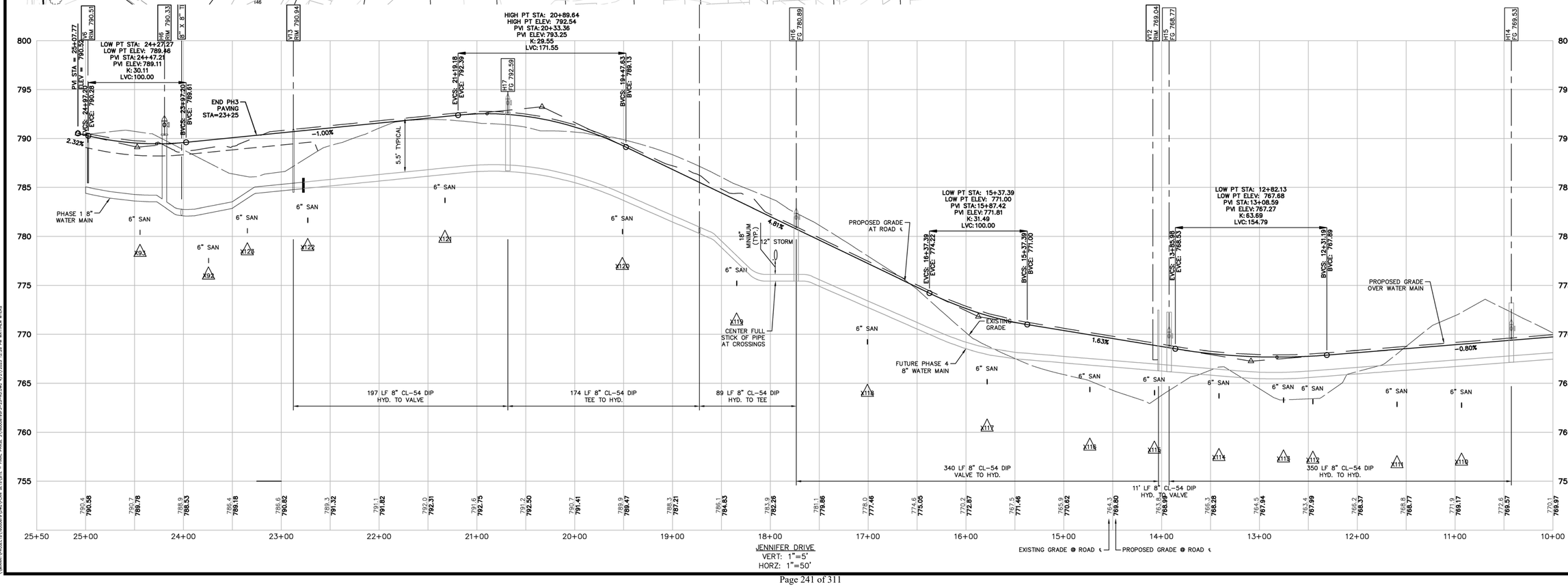
KEYMAP
SCALE: 1" = 750'

SEE SHEETS 13 AND 14 FOR ROAD CENTERLINE HORIZONTAL CURVE DATA

LEGEND

- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPERTY LINE
- GRADING LIMITS
- EXISTING MANHOLE / CATCH BASIN
- PROPOSED MANHOLE / CATCH BASIN
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING GATE VALVE & WELL
- PROPOSED GATE VALVE & WELL
- EXISTING WATER MAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WETLAND
- PROPOSED ASPHALT
- PROPOSED CONCRETE

SEE SHEETS 13 AND 14 FOR ROAD CENTERLINE HORIZONTAL CURVE DATA
SEE SHEET 35 FOR UTILITY CROSSING TABLE



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PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3
JENNIFER DRIVE PLAN & PROFILE 2

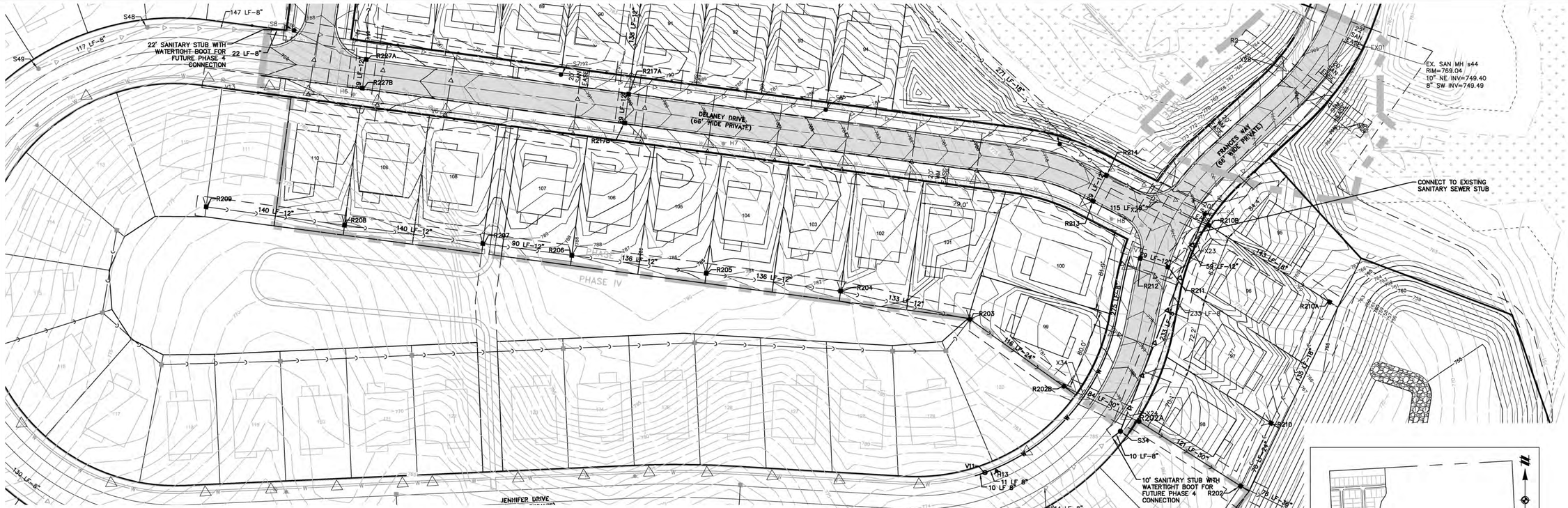
DATE
NOVEMBER 22, 2024

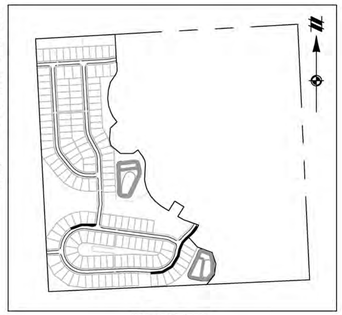
03-07-2025: PER TWP
04-21-2025: PER TWP

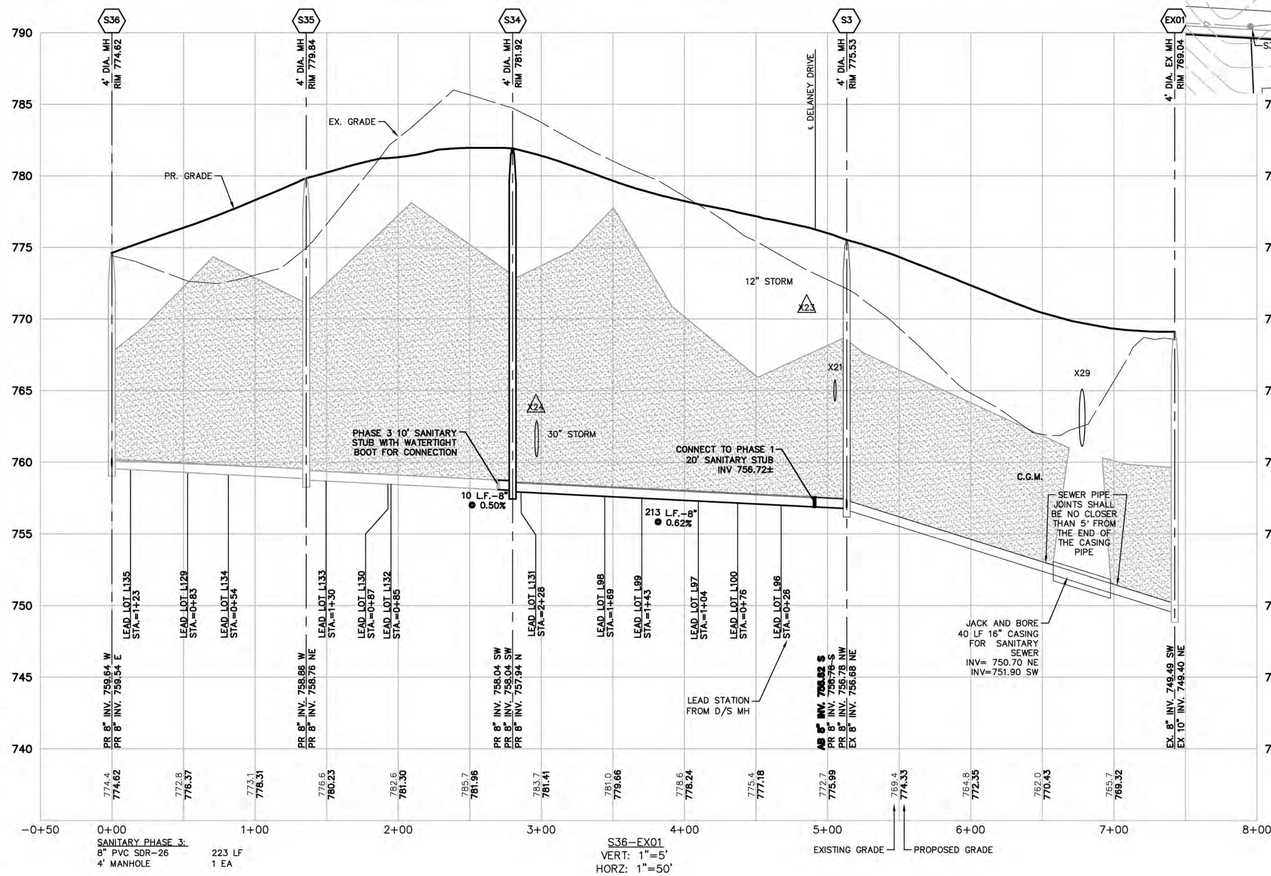
REVISIONS

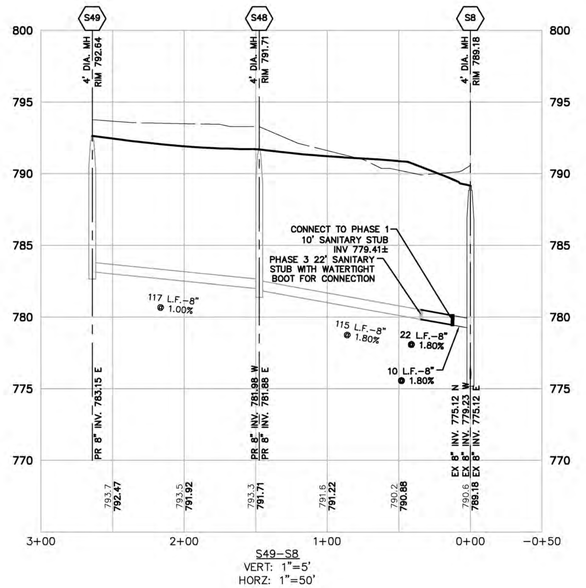
SCALE: 1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK ---	
JOB 16000819	
SHEET NO. 23	









SEE SHEET 35 FOR UTILITY CROSSING TABLE

SANITARY LEAD TABLE

Lot No.	Size	Sta	Riser	Length	Invert	F.G.
L 95	6" SDR 23.5	STA 1+78	9.0' RISER	21 LF	765.40	776.40
L 96	6" SDR 23.5	STA 0+26	9.5' RISER	17 LF	767.30	778.30
L 97	6" SDR 23.5	STA 1+04	10.5' RISER	23 LF	769.20	780.20
L 98	6" SDR 23.5	STA 1+69	12.5' RISER	30 LF	771.50	782.50
L 99	6" SDR 23.5	STA 1+43	12.0' RISER	63 LF	770.90	781.90
L 100	6" SDR 23.5	STA 0+76	9.5' RISER	74 LF	768.50	779.50
L 129	6" SDR 23.5	STA 0+83	9.5' RISER	64 LF	770.50	781.50
L 130	6" SDR 23.5	STA 0+87	13.5' RISER	61 LF	773.30	784.30
L 131	6" SDR 23.5	STA 2+28	14.0' RISER	23 LF	773.20	784.20
L 132	6" SDR 23.5	STA 0+85	13.5' RISER	31 LF	773.40	784.40
L 133	6" SDR 23.5	STA 1+30	12.5' RISER	28 LF	772.20	783.20
L 134	6" SDR 23.5	STA 0+54	10.0' RISER	29 LF	770.60	781.60
L 135	6" SDR 23.5	STA 1+23	7.5' RISER	23 LF	768.25	779.25

811
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PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3
SANITARY PLAN & PROFILE

DATE
NOVEMBER 22, 2024

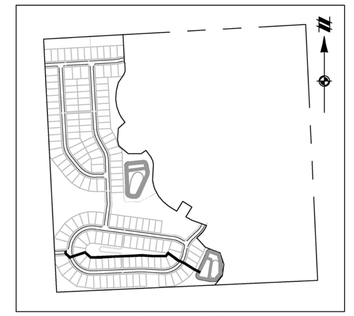
03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

SCALE: 1" = 50 FEET

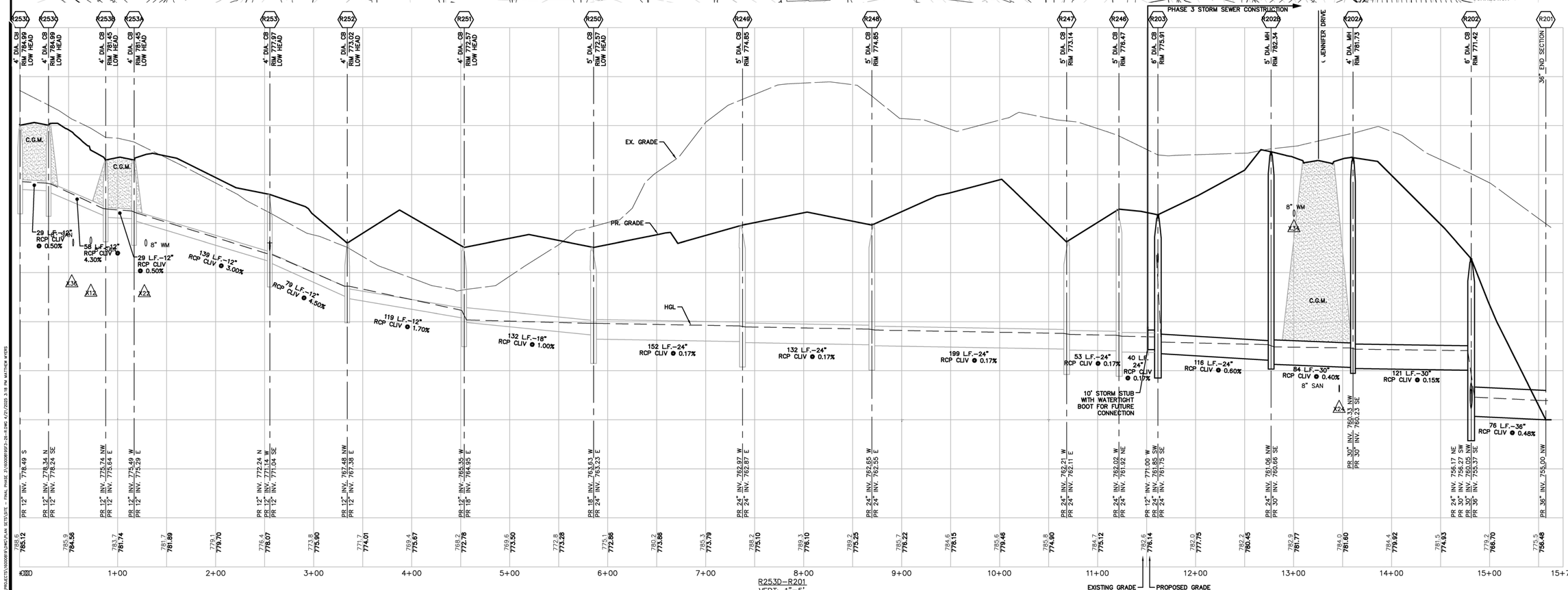
DR. SK	CH. SS
P.M. MB	
BOOK --	
JOB 16000819	
SHEET NO. 24	





SEE SHEET 35 FOR UTILITY CROSSING TABLE

PHASE 3 STORM SEWER CONSTRUCTION



R253D–R201
VERT: 1"=5'
HORZ: 1"=50'

811
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FINAL SITE PLAN – PHASE 3

STORM PLAN AND PROFILES

DATE
NOVEMBER 22, 2024

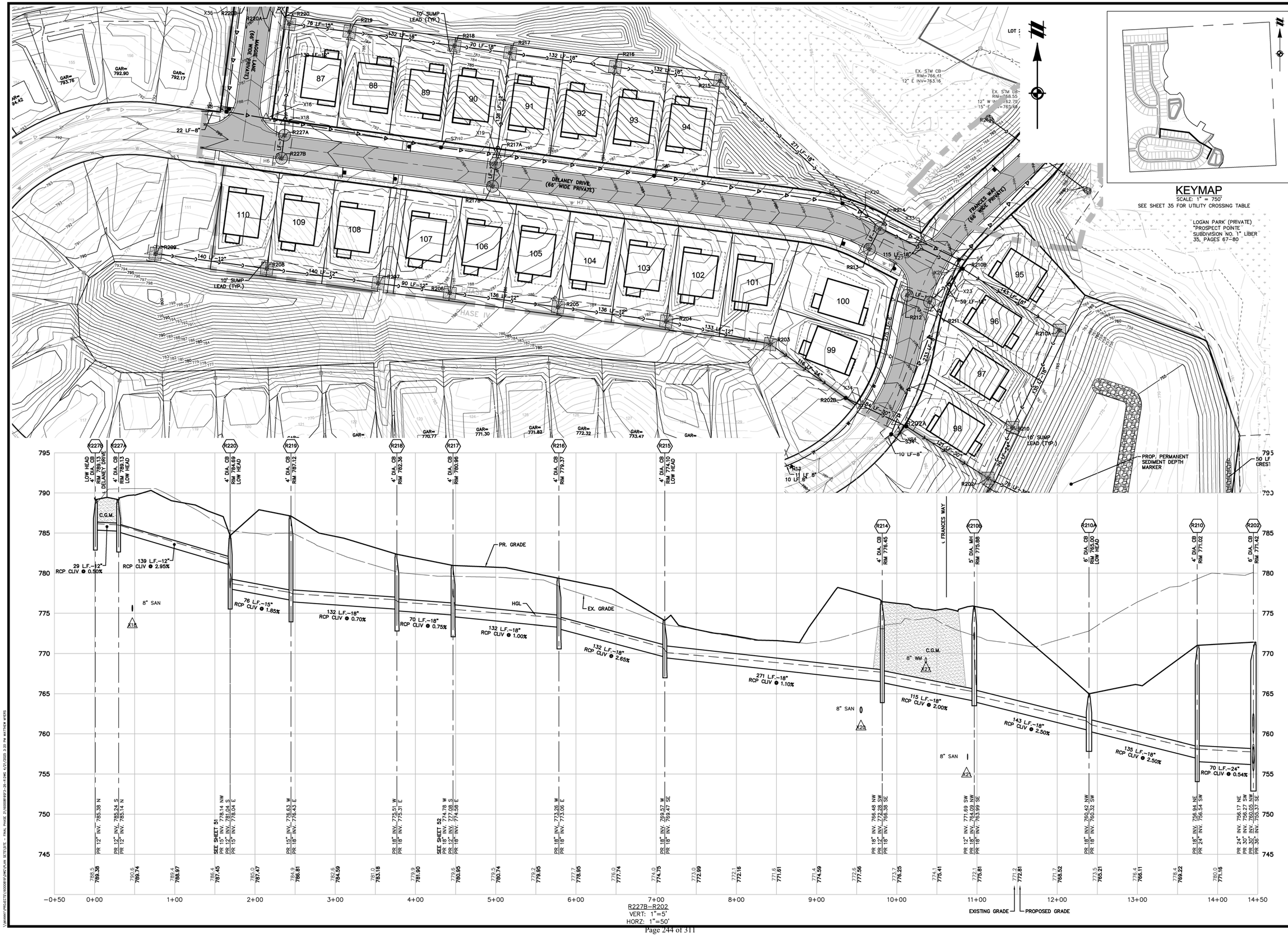
03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

SCALE: 1" = 50 FEET

DR. SK CH. SS
P.M. MB
BOOK --
JOB 16000819
SHEET NO. 25

\\ANNA\PROJECTS\16000819\DWG\LAM SET\SITE - FINAL PHASE 3 16000819SP3-26-4.DWG 4/21/2025 3:18 PM MATTHEW MYERS



R227B–R202
VERT: 1"=5'
HORZ: 1"=50'

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STORM PLAN AND PROFILES

DATE
NOVEMBER 22, 2024

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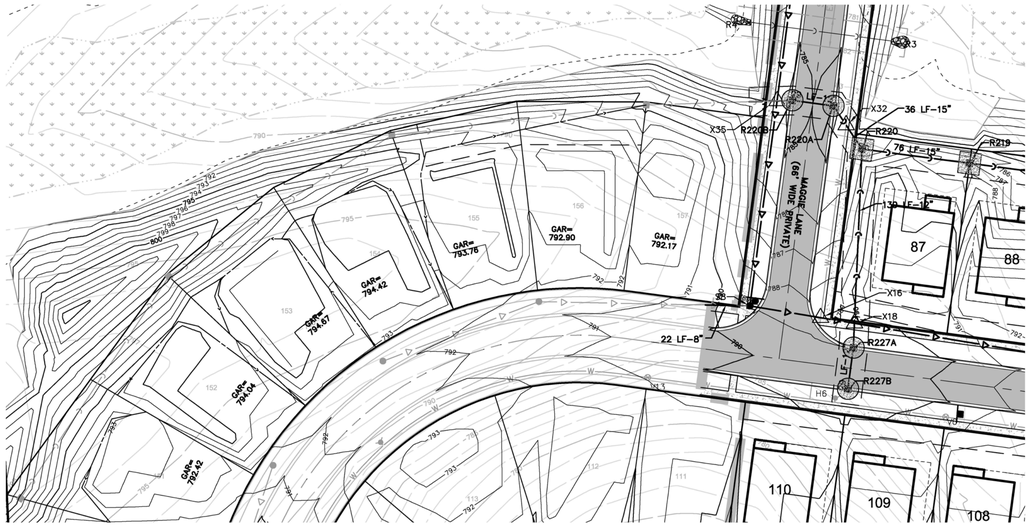
04-21-2025: PER TWP

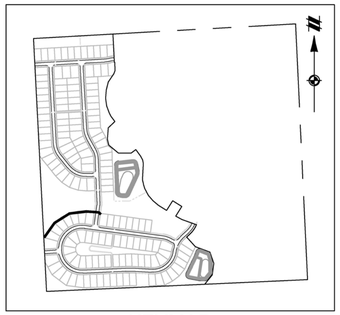
REVISIONS

SCALE: 1" = 50 FEET

DR.	SK
CH.	SS
P.M.	MB
BOOK	--
JOB	16000819
SHEET NO.	26

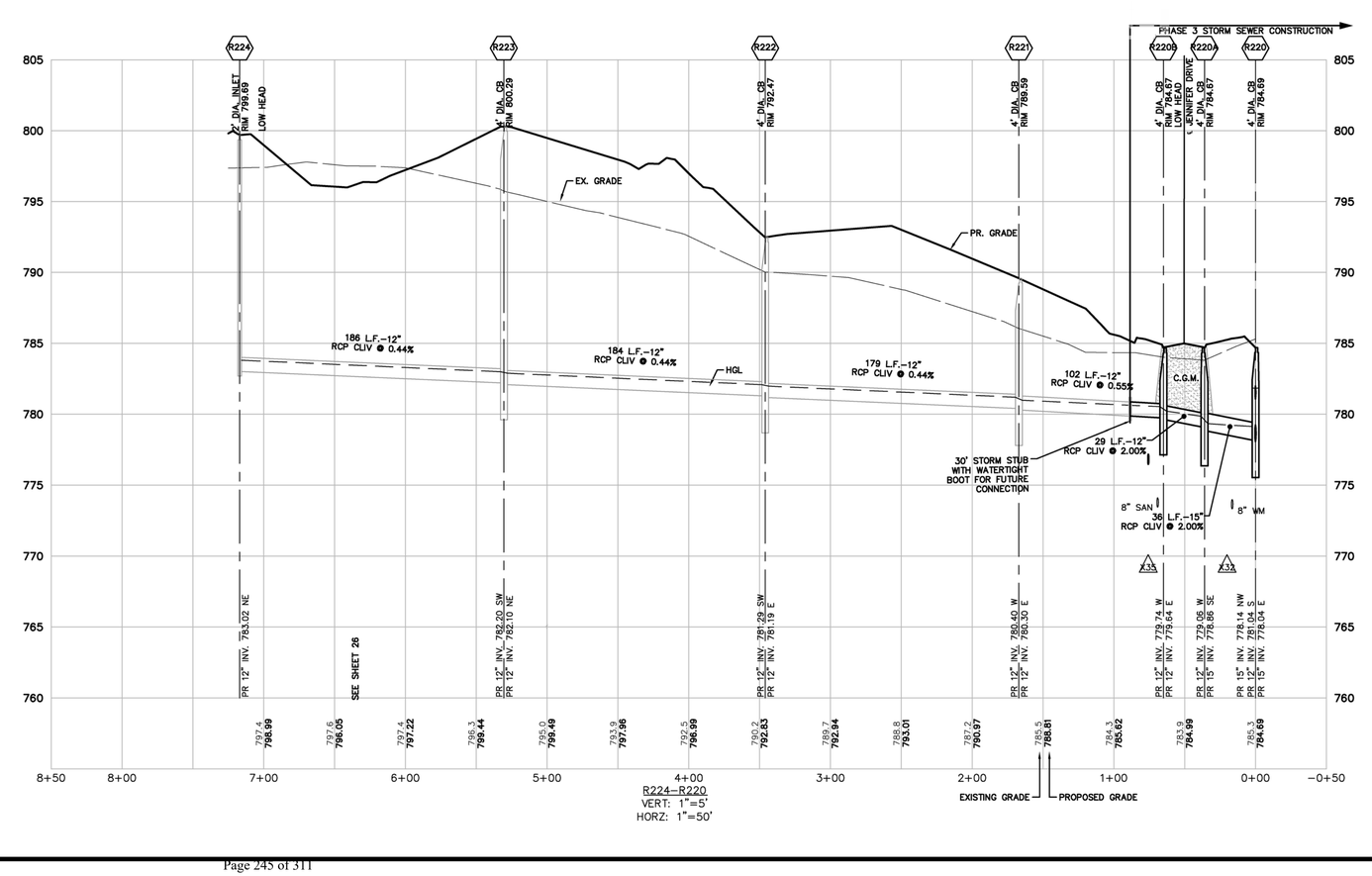
\\ANNARV\PROJECTS\16000819\CAD\PLAN SETS\SITE - FINAL PHASE 3\16000819EP3-28-4.DWG 4/21/2025 3:33 PM MATTHEW AYERS





KEYMAP
SCALE: 1" = 750'

SEE SHEET 35 FOR UTILITY CROSSING TABLE



R224–R220
VERT: 1"=5'
HORZ: 1"=50'

811
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PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3

STORM PLAN AND PROFILES

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

0 25 50
SCALE: 1" = 50 FEET

DR. SK | CH. SS
P.M. MB
BOOK --
JOB 16000819
SHEET NO. 27

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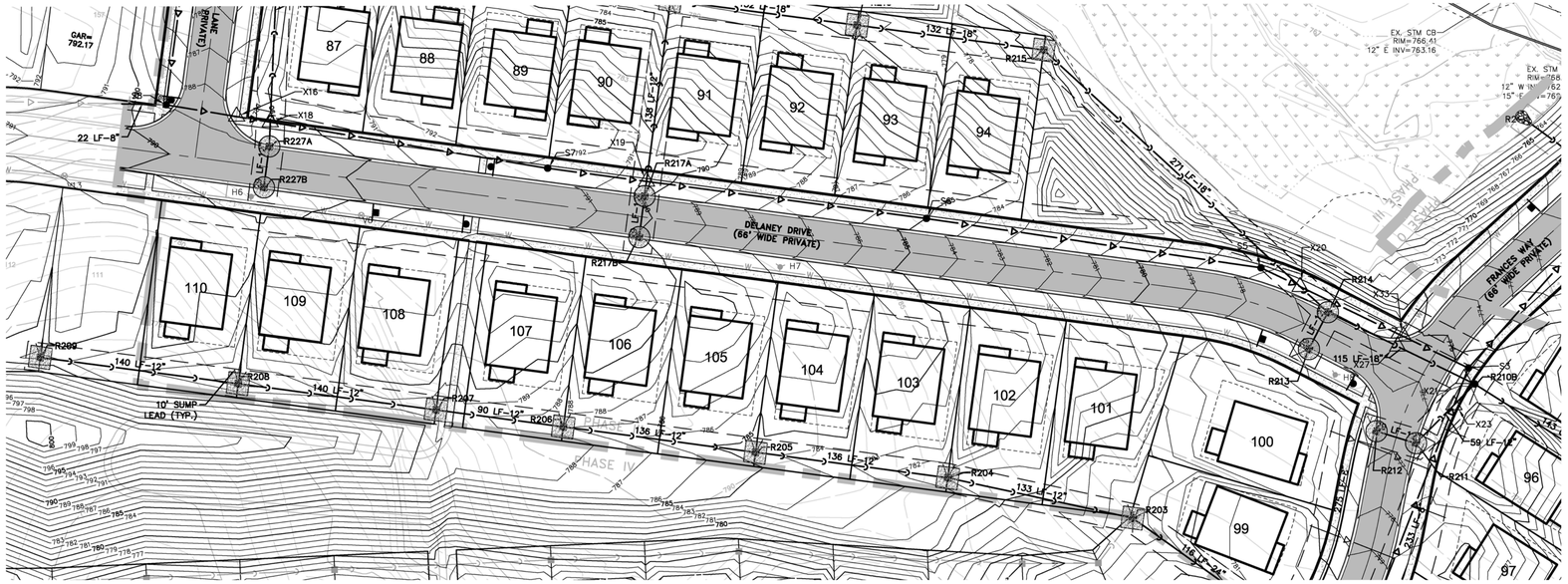
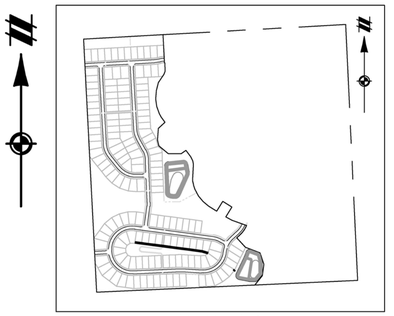
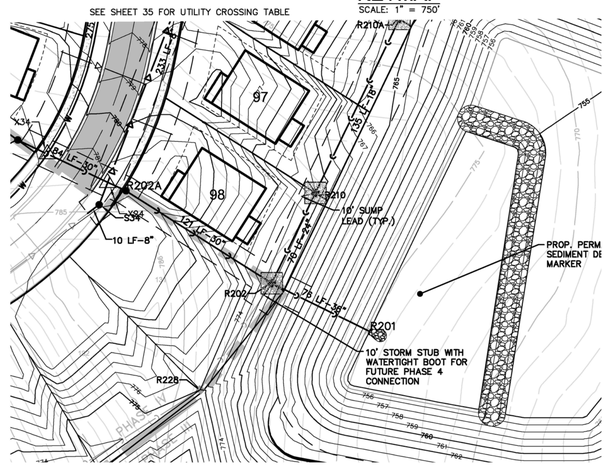
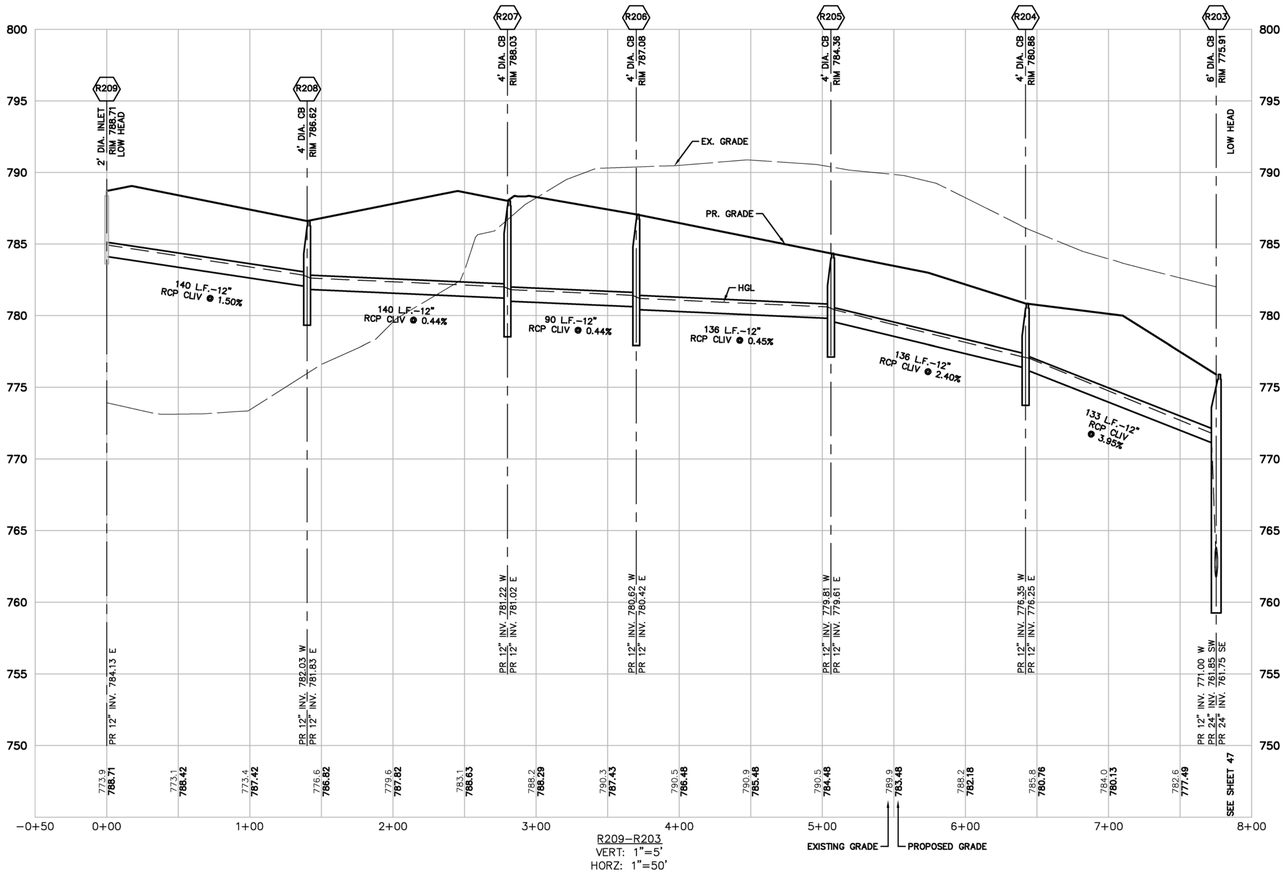




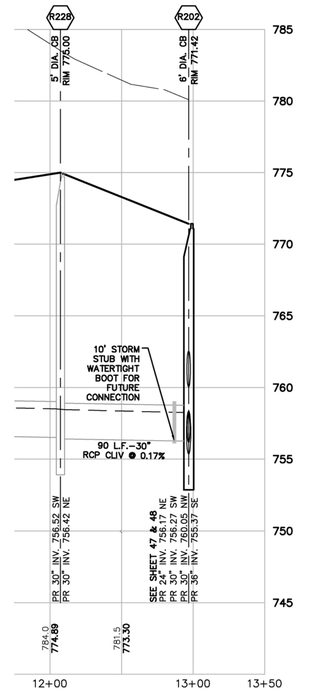
KEYMAP

SCALE: 1" = 750'





R209–R203
VERT: 1"=5'
HORZ: 1"=50'



R235–R202
VERT: 1"=5'
HORZ: 1"=50'

811
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FINAL SITE PLAN – PHASE 3
STORM PLAN AND PROFILES

DATE
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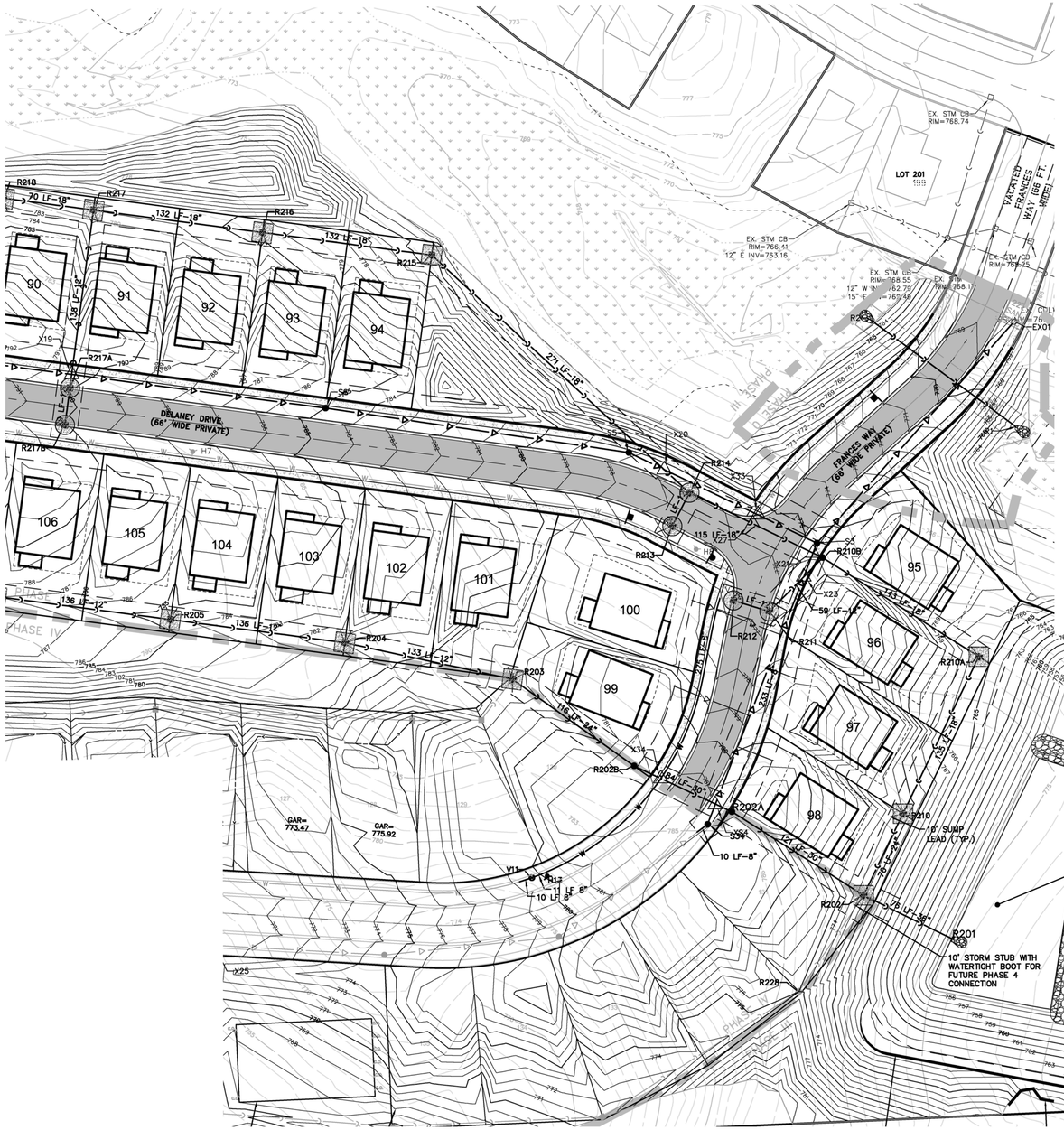
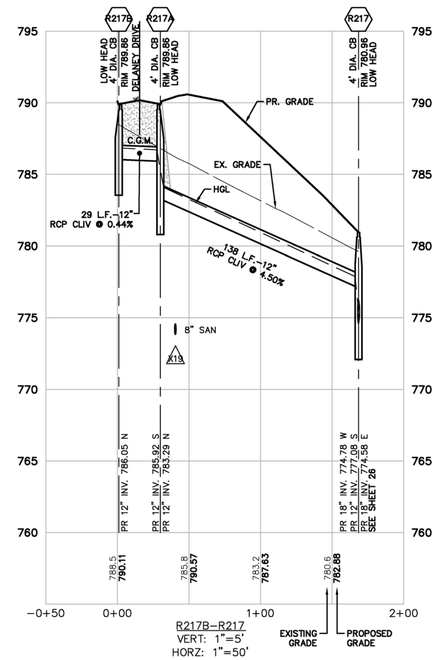
04-21-2025: PER TWP

REVISIONS

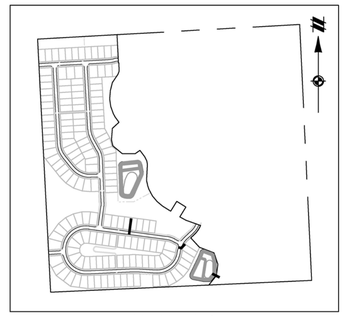
0 25 50
SCALE: 1" = 50 FEET

DR. SK | CH. SS
P.M. MB
BOOK --
JOB 16000819
SHEET NO.
28



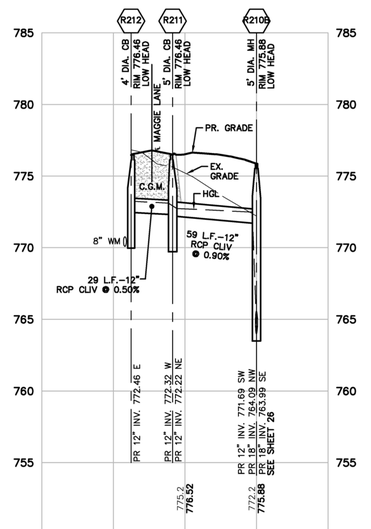


R217B–R217
VERT: 1"=5'
HORZ: 1"=50'

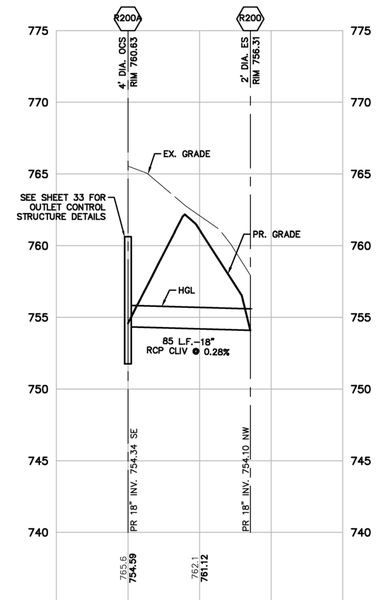


KEYMAP
SCALE: 1" = 750'

SEE SHEET 35 FOR UTILITY CROSSING TABLE



R210B–R212
VERT: 1"=5'
HORZ: 1"=50'



R200A–R200
VERT: 1"=5'
HORZ: 1"=50'

811
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SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC

PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3
STORM PLAN AND PROFILES

DATE
NOVEMBER 22, 2024

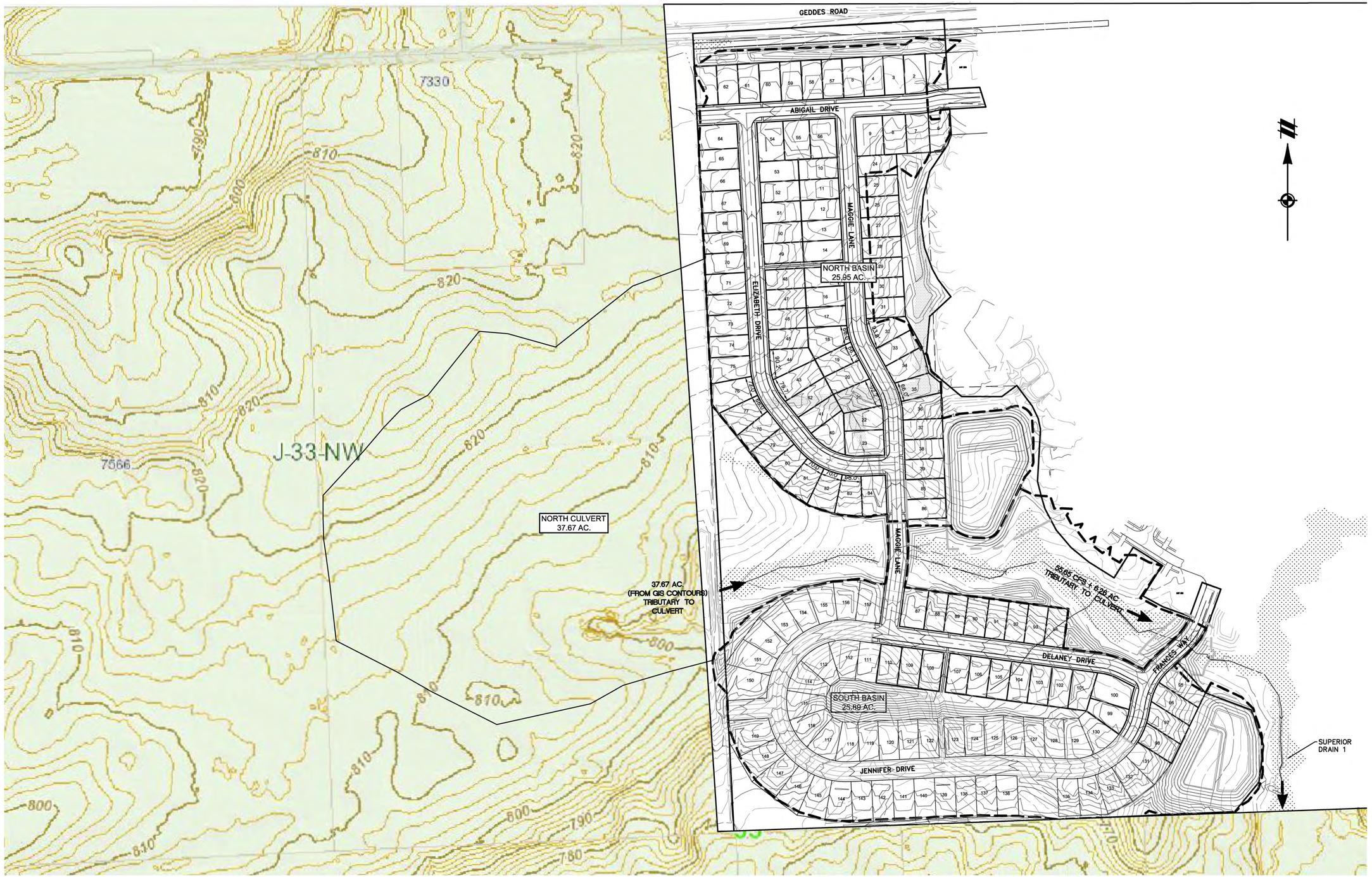
03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

SCALE: 1" = 50 FEET

DR.	SK
CH.	SS
P.M.	MB
BOOK	--
JOB	16000819
SHEET NO.	29

\\ANNAS\PROJECTS\16000819\CIVIL\PLAN SETS\FPS - FINAL PHASE 3\16000819FPS-26-STRM_4-21-2025 3:29 PM MATTHEW MYERS



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PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3
OVERALL DRAINAGE AREA PLAN

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

0 75 150
SCALE: 1" = 150 FEET

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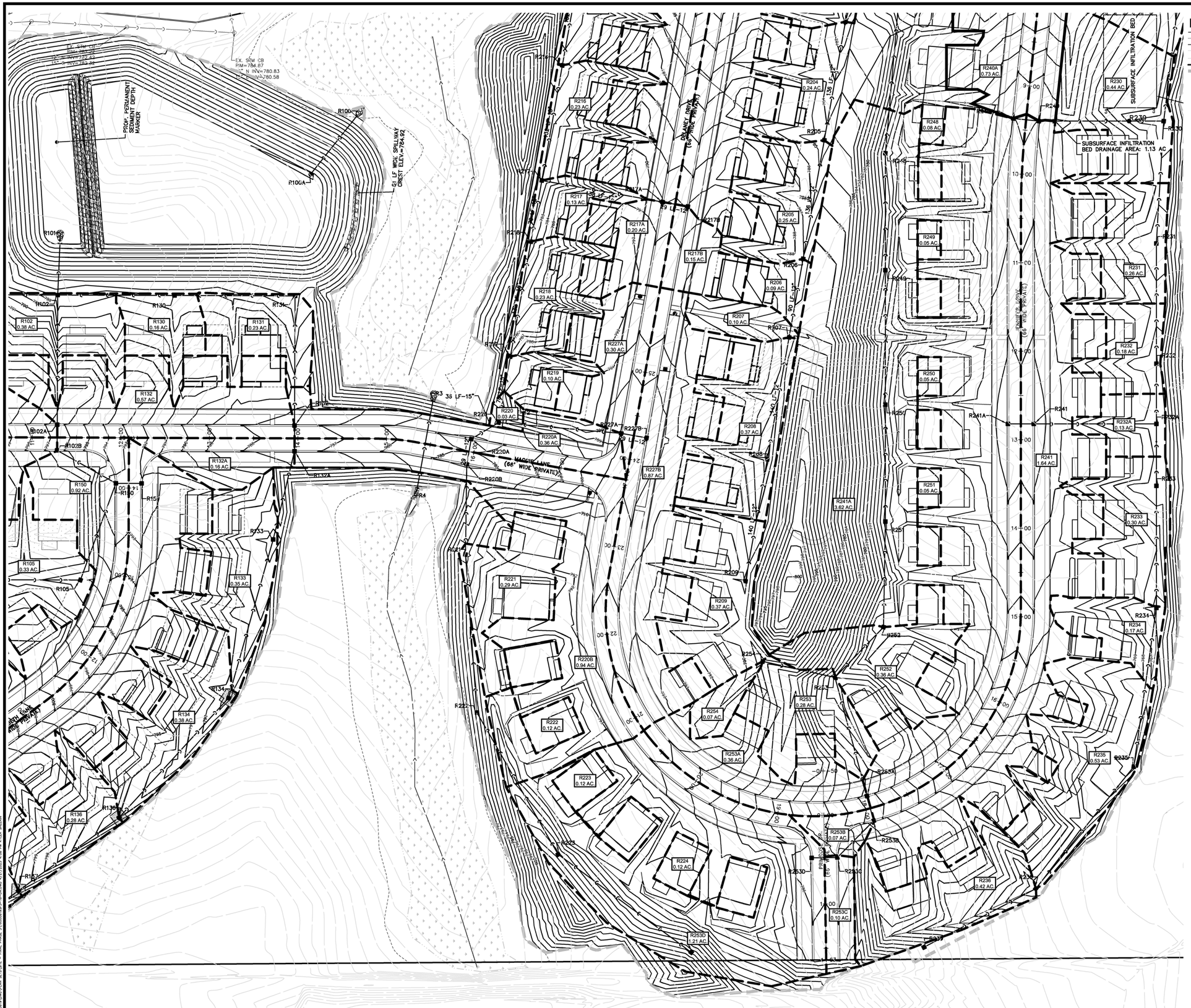
BOOK --	
JOB 16000819	
SHEET NO. 30	



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PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3
DRAINAGE AREA PLAN

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

SCALE: 1" = 50 FEET

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JOB 16000819	
SHEET NO. 31	

LEGEND

588	PROPOSED 1' CONTOUR
590	PROPOSED 5' CONTOUR
588	EXISTING 1' CONTOUR
590	EXISTING 5' CONTOUR
	PROPERTY LINE
	GRADING LIMITS
	EXISTING MANHOLE / CATCH BASIN
	PROPOSED MANHOLE / CATCH BASIN
	EXISTING HYDRANT
	PROPOSED HYDRANT
	EXISTING GATE VALVE & WELL
	PROPOSED GATE VALVE & WELL
	EXISTING WATER MAIN MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WETLAND
	PROPOSED ASPHALT
	PROPOSED CONCRETE



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PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3
DRAINAGE AREA PLAN

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

0 25 50
SCALE: 1" = 50 FEET

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P.M. MB	
BOOK --	
JOB 16000819	
SHEET NO. 32	

Project: Prospect Point WEST Date: 3/18/2022
Location: Pittsfield Township, Washtenaw County
Description: South Detention Basin

W1 Determining Post-Development Cover Types, Areas, Curve Numbers and runoff coefficients

Total Contributing Drainage Area = **25.89** Acres

Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coef	(c)(Area)
Paved Parking Lots, roofs, driveways	-	332,419	7.63	0.95	315,798
Water Surfaces	-	50,000	1.15	1.00	50,000
Developed Open Space, Good Condition	B	723,054	16.60	0.30	216,916
Developed Open Space, Good Condition	D	22,288	0.51	0.45	10,030
				Total - Sum (c)(Area) =	592,744
				Area Total (sf)=	1,127,762
				Weighted C-Sum(c)(Area)/Sum(ac) or Sum(sf)=	**0.53**

NRCS Variables

Pervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Developed Open Space, Good Condition	B	723,054	16.60	61	44,106,307
Developed Open Space, Good Condition	D	22,288	0.51	80	1,783,080
	Total - Sum (CN)(Area) =				45,889,387
	Area Total - Sum(ac) of Sum(sf)=				745,343
	Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)=				**62**

NRCS Variables

Impervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Paved Parking Lots, roofs, driveways	-	332,419	7.63	98	32,577,042
Impervious, Ponds	-	50,000	1.15	98	4,900,000
	Total - Sum (CN)(Area) =				37,477,042
	Area Total - Sum(ac) of Sum(sf)=				382,419
	Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)=				**98**

W2 First Flush Runoff Calculations (Vff)

A. Vff = (1") (1/12) (43560/1) (C) AC = **49,809** cf

W3 Predevelopment Bankfull Runoff Calculations (Vbf-pre)

A.	2 year/24 hour storm event	P =	2.35	in
B.	Pervious Cover CN *(good condition woods or meadow)*	CN =	59	
C.	S = (1000/CN)-10	S =	6.95	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	0.12	in
E.	Pervious Cover Area	Area =	1,127,762	sf
F.	$V_{bf\text{-}pre}$ = Q(1/12)Area	$V_{bf\text{-}pre}$ =	**10,955**	cf

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

A.	2 year/24 hour storm event	P =	2.35	in
B.	Pervious Cover CN	CN =	62	
C.	S = (1000/CN)-10	S =	6.24	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	0.17	in
E.	Pervious Cover Area	Area =	745,343	sf
F.	$V_{bf\text{-}per\text{-}post}$ = Q(1/12)Area	$V_{bf\text{-}per\text{-}post}$ =	**10,265**	cf

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

A.	2 year/24 hour storm event	P =	2.35	in
B.	Impervious Cover CN	CN =	98	
C.	S = (1000/CN)-10	S =	0.20	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	2.12	in
E.	Pervious Cover Area	Area =	382,419	sf
F.	$V_{bf\text{-}imp\text{-}post}$ = Q(1/12)Area	$V_{bf\text{-}imp\text{-}post}$ =	**67,614**	cf

W6 Pervious Cover Post-development 100-year Storm Runoff Calculations (V100-per-post)

A.	100 year storm event	P =	5.11	in
B.	Pervious Cover CN	CN =	62	
C.	S = (1000/CN)-10	S =	6.24	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	1.48	in
E.	Pervious Cover Area	Area =	745,343	sf
F.	$V_{100\text{-}imp\text{-}post}$ = Q(1/12)Area	$V_{100\text{-}imp\text{-}post}$ =	**91,677**	cf

W7 Impervious Cover Post-development 100-year Storm Runoff Calculations (V100-imp-post)

A.	100 year storm event	P =	5.11	in
B.	Pervious Cover CN	CN =	98	
C.	S = (1000/CN)-10	S =	0.20	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	4.87	in
E.	Pervious Cover Area	Area =	382,419	sf
F.	$V_{100\text{-}imp\text{-}post}$ = Q(1/12)Area	$V_{100\text{-}imp\text{-}post}$ =	**155,294**	cf

W8 Determine Time of Concentration (Tc-hrs)

User specified; assume 22 minutes from storm sewer calcualtions - use 20 min
Total Time of Concentration (hrs) = 0.33

W9 Runoff Summary & Onsite Infiltration Requirement

A. Runoff Summary from Previous Worksheets

V_{ff} =	**49,809**	**cf***	
$V_{bf\text{-}pre}$ =	10,955	cf	
$V_{bf\text{-}per\text{-}post}$ =	10,265	cf	**Total BF Volume ($V_{bf\text{-}post}$)**
$V_{bf\text{-}imp\text{-}post}$ =	67,614	cf	**77,879** cf
$V_{100\text{-}per\text{-}post}$ =	91,677	cf	**Total 100-year Volume (V_{100})**
$V_{100\text{-}imp\text{-}post}$ =	155,294	cf	**246,971** cf

B. Determine Onsite Infiltration Requirement

$V_{bf\text{-}post}$ =	77,879	cf
$V_{bf\text{-}pre}$ =	10,955	cf
Bankfull Volume Difference =	**66,925**	**cf***

Onsite Infiltration Requirement (V_{req}) = Bankfull Difference = **66,925** **cf**

W10 Detention / Retention Requirement

A.	Q_R = 238.6 (T_c) ^ -0.82	587.37	cfs/in-mi^2
B.	Total Site Area	25.89	ac
C.	Q_{100} = $Q_{100\text{-}per}$ + $Q_{100\text{-}imp}$	6.35	in
D.	Peak Flow (PF) = (Q_R-Q_{100}-A)/640	150.857	cfs
E.	Delta = PF - 0.15A	146.973	cfs
F.	V_{det} = (Delta/PF) x V_{100} - V_{ff}*	**240,613**	**cf**

* V_{ff} refers to total infiltration provided per worksheet W11

W11 Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Area (ft²)	Storage Depth (ft)	Storage Volume (ft³)	Ave. Design Infil. Rate (in/hr)*	Infil. During Storm (ft³)	Total Volume Reduction (ft³)
Underground Infiltration Bed	6,300	0.60	1,134	3.78	11,907	13,041
Total Volume Reduction Credit by Proposed Structural BMPs (Vinf) =					**13,041**	**cf**

* A void volume of 0.30 was assumed when calculating storage volume
* Per Geotecnical investigation, includes a factor of safety of 2.

Proposed BMP	Ave. Design Infil. Rate (ft/hr)*	Volume Rate (cf/hr)	Estimated Drawdown Time (hrs)
Infiltration Basin	0.3150	1,985	0.57

W12 Infiltration / Detention Summary

Total Infiltration Required per WCWRC Rules:	66,925	cf
Total Infiltration Provided:	13,041	cf
Difference:	(53,884)	cf
% Deficiency:	80.5%	
Pro-Rated 20% Detention Penalty:	**16.1%**	
Detention Required:	227,572	cf
Detention Required w/ Pro-Rated Penalty:	264,217	cf
Total Detention Volume Required:	**264,217**	**cf**
Adjusted First Flush Volume: V_R - V_{ff} =	**36,768**	**cf**

Basin Stage-Storage Summary:

Elev.	Area	Avg. Area	Depth	Forebay Volume	Basin Volume	Cumulative Volume
762.0	68,375	65,925	1.0	0	65,925	352,313
761.0	63,475	60,613	1.0	0	60,613	286,388
760.0	57,750	55,950	1.0	0	55,950	225,775
759.0	54,150	51,950	1.0	0	51,950	169,825
758.0	49,750	38,475	1.0	0	38,475	117,875
757.0	27,200	25,450	1.0	16,488	25,450	79,400
756.0	23,700	22,038	1.0	7,175	22,038	37,463
755.0	20,375	16,500	0.5	0	8,250	8,250
754.5	12,625	6,313	0.0	0	0	Outlet Elevation

Total Detention Provided:	**286,388**	**cf**
Vff Elev.=	**755.98**	
Vbf Elev.=	**756.96**	
V100 Elev.=	**760.63**	
Freeboard =	**1.37**	

Forebay Sizing

Required Volume (Vfb)=0.05*V100 **12,349** **cf**

Forebay Stage-Storage Summary:

Elev.	Area	Avg. Area	Depth	Volume	Cumulative Volume
757.0	17,775	16,488	1.0	16,488	23,663
756.0	15,200	14,350	0.5	7,175	7,175
755.5	13,500				
			Vfb Elev.=	**756.31**	

Outlet Control Structure Sizing

1. Standpipe outlet holes sizing - "first flush" runoff
First flush discharge should be detained for 24 hours

Qff = (Vff-Vinf) / 24 hrs / 3600 sec	Qff=	0.426	cfs
hff(ave) = 2/3 x (Xff - Xo)	hff(ave) =	0.984	ft
Aff(required) = Qff / 0.62 x sqrt(2*32.2*h)	A(required) =	0.086	sf
Selected Orifice Diameter =		**1.5**	in
Area of each orifice =		0.012	sf
Number of orifice holes required =		**7**	**holes at elev.** **754.50**
Check First Flush discharge release time			
Aff(actual) =		0.0859	ft²
Qff = A x 0.62 x sqrt(2*32.2*h) =		0.4240	cfs
Tff = Vff / (Qff x 3600)		32.6	hrs O.K.

2. Standpipe outlet holes sizing - "Bankfull flood" discharge
Bankfull should discharge within 36 to 48 hours

Check release from first flush holes only			
hbf(ave) = 2/3 x (Xbf - Xo)	hbf(ave) =	1.642	ft
Qbf = 0.62 x Aff x sqrt(2*32.2*h) =	Qbf =	0.548	cfs
Tbf = Vbf / (Qbf x 3600) =	Tbf =	39.5	hrs O.K.

3. Standpipe outlet holes sizing - "100-yr flood" discharge

Q100 = Qa	Q100 =	3.883	cfs
Release from above holes			
hff = (X100-Xo)	hff =	6.134	ft
hbf = (X100-Xff)	hbf =	4.658	ft
Q = A x 0.62 x sqrt(64.4*hff) + A x 0.62 x sqrt(64.4*hbf) =		1.059	cfs
Remaining flow =	Q100-Q=	2.825	cfs
A = Q100 /(.62 x sqrt(2*32.2*h))	A(required) =	0.263	sf
Selected Orifice Diameter =		**2.75**	in
Area of each orifice =		0.0412	sf
Number of orifice holes required =	=	**3**	**holes at elev.** **756.96**
Check that the actual flow rate does not exceed the allowable flow rate			
Qff=.62 x #ff holes x A x sqrt(2 x 32.2 x (X100-Xbot))	=	1.059	cfs
Qbf=.62 x #bf holes x A x sqrt(2 x 32.2 x (X100-Xff))	=	0.000	cfs
Qmax=Qff+Qbf+(.62 x #100 holes x A x sqrt(2 x 32.2 x (X100-Xbf))		2.387	cfs O.K.
Check "100-yr discharge" holes discharge release time			
hall(ave) = 2/3 x (X100 - Xbf) + (Xbf - Xo) =	hall(ave) =	4.91	ft
Qall = .62 x #ff holes x A x sqrt(2 x 32.2 x h) =	Qall =	0.947	cfs
hbf(ave) = 2/3 x (X100 - Xbf) +(Xbf - Xff) =	hbf(ave) =	3.43	ft
Qbf+100 = A x 0.62 x #bf holes x sqrt(2 x 32.2 x h) =	Qbf+100 =	0.000	cfs
h100(ave) = 2/3 x (X100 - Xbf) =	h100(ave) =	2.45	ft
Q100 = A x 0.62 x #100 holes x sqrt(2 x 32.2 x h) =	Q100(ave) =	0.963	cfs
Vrem = V100-Vbf =	Vrem =	186,338	cf
T100 = Tbf + ((Vrem)/(Qboth+Q100ave)) =	T100 =	66.6	hrs O.K.

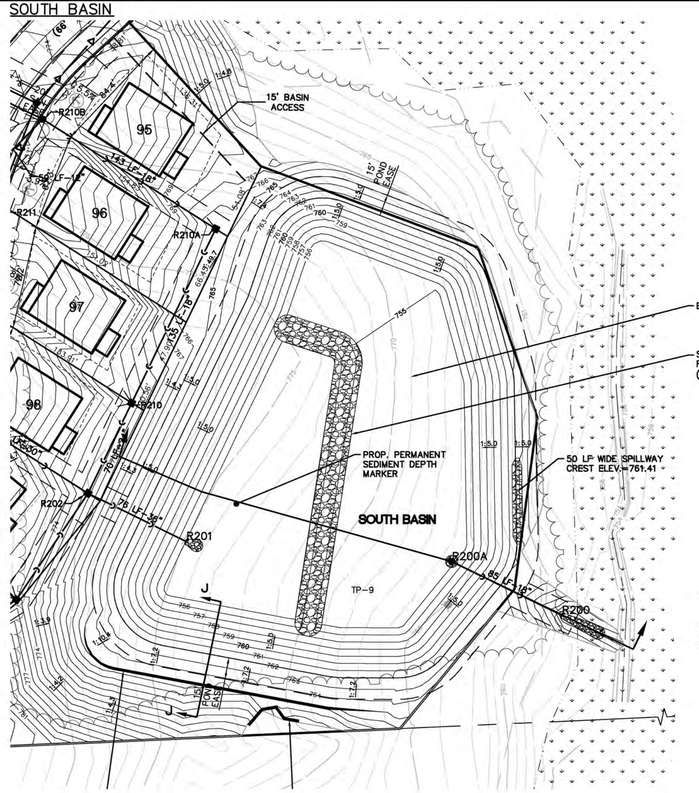
4. Riser Outlet Pipe Design
Outlet pipe designed to handle the 100-year restricted flow

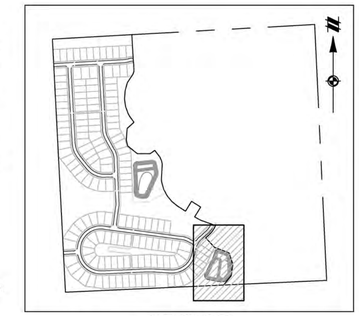
100-year restricted flow =	Q =	3.88	cfs
Choose outflow pipe diameter =	d =	**18**	in
Choose outflow pipe slope =	S =	**0.18**	%
Assume roughness factor	n =	0.013	
Flow velocity at 100-yr restricted flow (Mannings) =	V =	2.52	fps
Design Pipe Capacity =	=	4.46	cfs

Basin Overflow Weir

Drainage Area, A =	25.89	ac
C-Factor (C) =	0.53	
Time of Conc. (T) =	25.5	min
Intensity (I)	5.45	in/hr I = 275/(T+25)
Design Flow (Q) =	74.72	cfs C x I x A
Weir Coef (C)=	3.33	
Invert of Weir =	**761.13**	
Height of Weir (H) =	0.9	
Min. Width of Weir (B) =	**27.9**	ft
L = Q/(C x H^(3/2))		

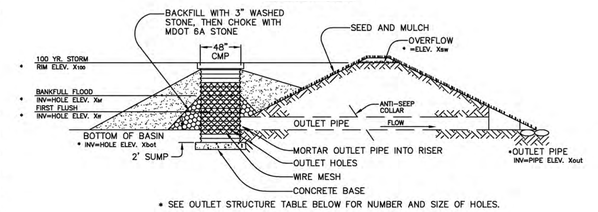
SOUTH BASIN





KEYMAP
SCALE: 1" = 750'

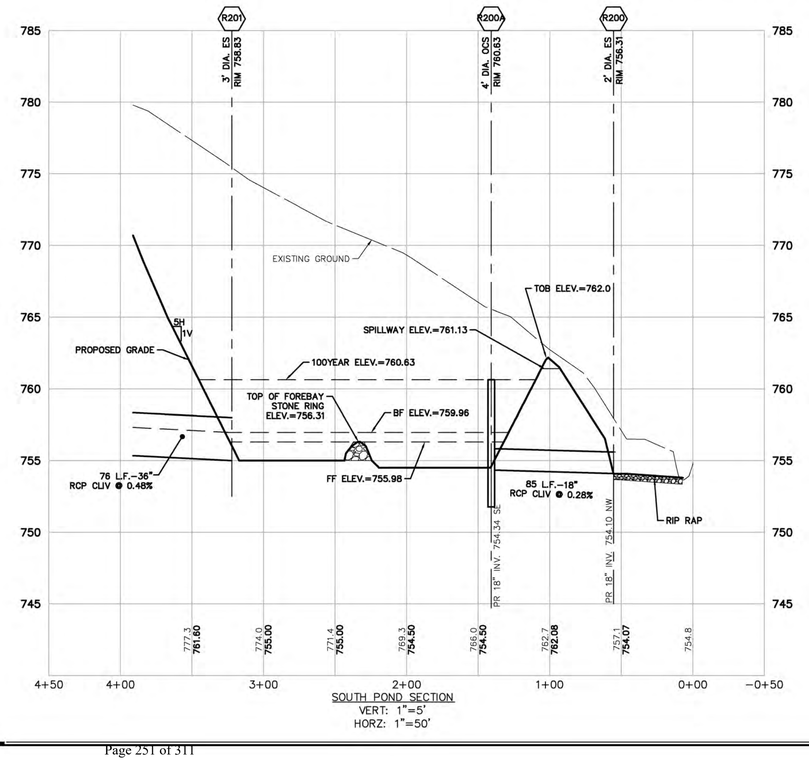
PROFILE VIEW



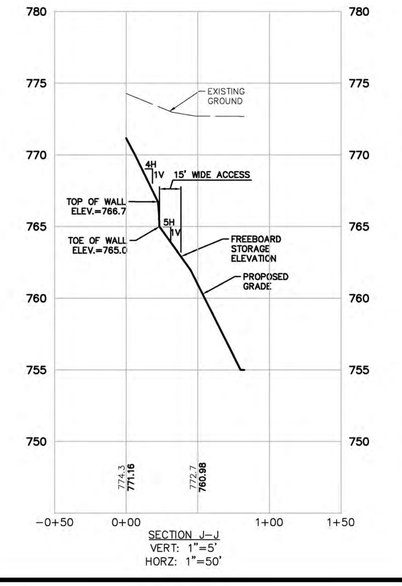
• SEE OUTLET STRUCTURE TABLE BELOW FOR NUMBER AND SIZE OF HOLES.

POND OUTLET RISER DETAIL
NO SCALE

	OUTLET INVERT (Xout)	INVERT AT RISER	DESIGN FLOOD WSE (X100)	FIRST FLUSH DISCHARGE INV./ORIFICE SIZE (Xbot)			BANK FULL DISCHARGE INV./ORIFICE SIZE (Xff)			DESIGN FLOOD DISCHARGE INV./ORIFICE SIZE (Xbf)			TOP OF STAND PIPE ELEVATION (X100)	POND CREST ELEVATION	MIN EMERGENCY SPILLWAY ELEVATION (Xsw)
				INV.	ORIFICE DIA.	# OF HOLES	INV.	ORIFICE DIA.	# OF HOLES	INV.	ORIFICE DIA.	# OF HOLES			
SOUTH	754.1	754.34	760.63	754.50	1.50	7	N/A	N/A	N/A	756.96	2.75	3	760.63	762	761.13



SOUTH POND SECTION
VERT: 1"=5'
HORZ: 1"=50'



SECTION J–J
VERT: 1"=5'
HORZ: 1"=50'

Know what's below. Call before you dig.

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.

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

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SECTION 33 TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC
PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3
SOUTH DETENTION BASIN DESIGN

DATE
NOVEMBER 22, 2024
03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

SCALE: 1" = 50 FEET

DR.	SK
CH.	SS
P.M.	MB
BOOK	--
JOB	16000819
SHEET NO.	33

\\ANNAS\PROJECTS\16000819\CIVIL\PLAN SETS\FSTE - FINAL PHASE 3\16000819FP3-1-TPSHEET.DWG 4/21/2025 10:56 PM MATTHEW MYERS

	FROM STRUCT	TO STRUCT	A TRIB AREA (AC)	C RUNOFF COEFF	AxC EQUIV AREA	CA DESIGN SUM AxC	T TIME CONC. (MIN)	I INTEN-SITY (IN/HR)	Q FLOW CAxI (CFS)	Qc PIPE CAPAC. (CFS) * see above	D PIPE DIAM. (IN)	L PIPE LENGTH (FT)	S PIPE SLOPE (%)	HGq MIN HG for Q (%)	HGv MIN HG for Vmin (%)	HG HGL SLOPE (%)	VI VEL. FULL (FPS)	TI TIME OF FLOW (MIN)	H.G.L. ELEV. UPPER END	H.G.L. ELEV. LOWER END	RIM/GROUND ELEV. UPPER END	RIM/GROUND ELEV. LOWER END	INVERT ELEV. UPPER END	INVERT ELEV. LOWER END
	INPUT																							
	R119	R118	0.27	0.44	0.12	0.12	20.0	3.89	0.47	3.09	12	70	0.75	0.02	0.44	0.44	3.9	0.3	812.71	812.40	814.96	814.93	812.13	811.60
	R118	R117	0.48	0.50	0.24	0.36	20.3	3.86	1.39	2.36	12	140	0.44	0.15	0.44	0.44	3.0	0.8	812.24	811.63	814.93	817.23	811.40	810.79
	R117	R115A	0.41	0.47	0.19	0.68	21.1	3.80	2.58	2.64	12	147	0.55	0.52	0.44	0.44	0.52	3.4	0.7	811.63	810.86	817.23	820.35	810.69	809.88
	R115A	R115	0.37	0.76	0.28	0.96	21.8	3.74	3.59	7.56	12	40	1.02	1.02	0.44	0.44	1.02	6.6	0.1	810.86	810.56	820.35	820.35	809.68	809.38
	R115	R114	0.30	0.75	0.23	1.19	21.9	3.73	4.44	4.48	15	144	0.48	0.47	0.32	0.47	3.6	0.7	810.56	809.88	820.35	816.80	808.18	807.48
	R114	R113	0.12	0.56	0.06	2.49	22.6	3.68	9.15	10.50	18	45	1.00	0.76	0.25	0.76	5.9	0.1	809.88	809.54	816.80	815.90	806.65	806.20
	R113	R112	0.40	0.53	0.21	4.64	22.7	3.67	17.02	17.02 *	18	141	2.01	2.63	0.25	2.63	8.4	0.3	809.54	805.84	815.90	815.92	806.10	803.27
	R112	R111	0.49	0.55	0.27	4.91	23.0	3.65	17.90	17.90 *	18	136	2.26	2.90	0.25	2.90	8.9	0.3	805.84	801.89	815.92	815.06	803.07	800.00
	R111	R110	0.28	0.52	0.15	5.06	23.3	3.62	18.33	18.33 *	18	87	2.39	3.05	0.25	3.05	9.2	0.2	801.89	799.24	815.06	813.55	799.80	797.71
	R110	R109	0.35	0.54	0.19	5.72	23.5	3.61	20.64	20.64 *	24	132	0.67	0.83	0.17	0.83	5.9	0.4	799.24	798.14	813.55	809.84	797.31	796.43
	R109	R108	0.48	0.55	0.27	6.20	23.9	3.58	21.44	21.44 *	24	132	0.73	0.90	0.17	0.90	6.2	0.4	798.14	796.96	809.84	807.21	796.23	795.27
	R108	R107	0.43	0.52	0.22	6.21	24.3	3.55	22.04	22.04 *	24	110	0.78	0.95	0.17	0.95	6.4	0.3	796.96	795.91	807.21	802.00	795.17	794.31
	R107	R106	0.56	0.52	0.29	6.50	24.6	3.53	22.93	30.35	24	137	1.80	1.03	0.17	1.03	9.7	0.2	794.66	793.25	802.00	796.73	794.11	791.65
	R106	R105	0.59	0.51	0.30	6.80	24.8	3.51	23.90	29.50	24	123	1.70	1.12	0.17	1.12	9.4	0.2	793.40	791.06	796.73	795.15	791.55	789.46
	R105	R150	0.33	0.57	0.19	6.99	25.0	3.50	24.47	30.35	24	116	1.80	1.17	0.17	1.17	9.7	0.2	790.22	788.86	795.15	792.18	789.36	787.26
	R150	R102B	0.92	0.73	0.67	8.52	25.2	3.49	29.70	30.35	24	76	1.80	1.72	0.17	1.72	9.7	0.1	788.70	787.39	792.18	796.34	787.16	785.79
	R102B	R102A	1.08	0.74	0.80	9.32	25.3	3.48	32.43	46.77	30	29	1.30	0.62	0.13	0.62	9.5	0.1	787.20	787.01	796.34	796.34	785.39	785.01
	R102A	R102	1.09	0.74	0.81	10.13	25.4	3.47	35.17	46.77	30	147	1.30	0.74	0.13	0.74	9.5	0.3	784.59	783.51	796.34	787.00	783.41	781.51
	R102	R101	0.38	0.54	0.21	13.94	25.7	3.45	48.12	48.12 *	36	58	0.50	0.52	0.10	0.52	6.7	0.1	780.14	779.84	787.00	781.85	778.31	778.02
	R120	R117	0.30	0.43	0.13	0.13	20.0	3.89	0.51	4.36	12	138	1.50	0.02	0.44	0.44	5.6	0.4	815.76	813.69	819.29	817.23	814.96	812.89
	R129	R128	0.33	0.50	0.17	0.17	20.0	3.89	0.66	2.36	12	136	0.44	0.03	0.44	0.44	3.0	0.8	817.93	817.34	820.54	820.95	816.43	815.83
	R128	R127	0.16	0.50	0.08	0.25	20.8	3.82	0.96	2.36	12	72	0.44	0.07	0.44	0.44	3.0	0.4	817.34	817.02	820.95	820.31	815.73	815.42
	R127	R125A	0.39	0.47	0.18	0.43	21.2	3.79	1.63	2.36	12	144	0.44	0.21	0.44	0.44	3.0	0.8	817.02	816.39	820.31	820.60	815.32	814.68
	R125A	R125	0.65	0.71	0.46	0.89	22.0	3.72	3.31	3.31 *	12	29	0.44	0.87	0.44	0.87	3.0	0.2	816.39	816.14	820.60	820.63	814.58	814.46
	R125	R124	0.53	0.71	0.38	1.27	22.2	3.71	4.71	5.27	12	145	2.19	1.75	0.44	1.75	6.7	0.4	816.14	813.61	820.63	814.81	814.36	811.19
	R124	R123	0.49	0.30	0.15	1.57	22.6	3.68	5.77	6.62	15	152	1.05	0.80	0.32	0.80	5.4	0.5	813.61	812.40	814.81	816.83	810.99	809.40
	R123	R122A	0.18	0.48	0.09	1.66	23.1	3.64	6.04	7.08	15	109	1.20	0.87	0.32	0.87	5.8	0.3	812.40	811.45	816.83	821.36	809.30	807.99
	R122A	R122	0.17	0.61	0.11	1.77	23.4	3.62	6.40	6.40 *	15	29	0.44	0.98	0.32	0.98	3.5	0.1	811.45	811.16	821.36	821.36	807.79	807.66
	R122	R121	0.15	0.64	0.10	1.87	23.5	3.61	6.75	6.75 *	15	105	0.85	1.09	0.32	1.09	4.9	0.4	811.16	810.01	821.36	817.53	807.56	806.67
	R121	R113	0.14	0.52	0.07	1.94	23.9	3.58	6.94	6.94 *	15	41	0.65	1.16	0.32	1.16	4.2	0.2	810.01	809.54	817.53	815.90	806.57	806.30
	R114B	R114A	0.83	0.73	0.60	0.60	20.0	3.89	2.33	4.78	12	29	1.80	0.43	0.44	0.44	6.1	0.1	813.92	813.80	817.02	817.02	813.52	813.00
	R114A	R114	0.92	0.70	0.64	1.24	20.1	3.88	4.81	4.85	12	105	1.85	1.82	0.44	1.82	6.2	0.3	813.57	811.65	817.02	816.80	812.80	810.85
	R109B	R109A	0.67	0.35	0.24	0.24	20.0	3.89	0.93	2.36	12	29	0.44	0.07	0.44	0.44	3.0	0.2	810.53	810.41	813.90	813.90	809.73	809.61
	R109A	R110	0.67	0.35	0.23	0.47	20.2	3.87	1.82	3.47	12	146	0.95	0.26	0.44	0.44	4.4	0.6	809.56	808.91	813.90	813.55	809.51	808.11
	R149	R148	0.12	0.35	0.04	0.04	20.0	3.89	0.16	5.40	12	159	2.30	0.00	0.44	0.44	6.9	0.4	802.02	798.37	805.22	801.54	801.22	797.57
	R148	R147	0.33	0.57	0.19	0.23	20.4	3.85	0.89	5.40	12	76	2.30	0.06	0.44	0.44	6.9	0.2	798.27	796.51	801.54	799.80	797.47	795.71
	R147	R102	0.13	0.54	0.07	0.30	20.6	3.84	1.15	7.56	12	151	4.50	0.10	0.44	0.44	9.6	0.3	790.51	783.71	799.80	787.00	789.71	782.91
	R146A	R146	0.53	0.74	0.39	0.39	20.0	3.89	1.52	2.36	12	29	0.44	0.18	0.44	0.44	3.0	0.2	813.66	813.54	816.87	816.87	812.86	812.74
	R146	R145	0.11	0.77	0.09	0.48	20.2	3.87	1.86	3.56	12	100	1.00	0.27	0.44	0.44	4.5	0.4	812.78	812.34	816.87	815.56	812.54	811.54
	R145	R144	0.26	0.53	0.14	0.62	20.6	3.84	2.38	2.52	12	138	0.50	0.45	0.44	0.44	0.45	3.2	0.7	812.07	811.45	815.56	815.53	811.34	810.65
	R144	R143	0.37	0.55	0.20	0.82	21.3	3.78	3.10	3.11	12	136	0.76	0.76	0.44	0.44	0.76	4.0	0.6	811.25	810.20	815.53	818.00	810.45	809.40
	R143	R142	0.08	0.35	0.03	0.85	21.9	3.73	3.17	3.19	12	136	0.80	0.79	0.44	0.44	0.79	4.1	0.6	809.99	809.81	818.00	818.48	809.20	808.11
	R142	R141	0.22	0.57	0.13	0.98	22.2	3.68	3.61	3.65	12	136	1.05	1.03	0.44	1.03	4.7	0.5	809.68	807.29	818.48	815.00	807.91	806.49
	R141	R140	0.25	0.54	0.14	1.12	23.0	3.65	4.08	4.09	12	140	1.32	1.31	0.44	1.31	5.2	0.4	807.08	805.24	815.00	810.50	806.29	804.44
	R140	R139	0.28	0.52	0.14	1.26	23.4	3.62	4.56	4.58	12	85	1.65	1.64	0.44	1.64	5.8	0.2	805.03	803.63	810.50	808.00	804.24	802.83
	R139	R138	0.17	0.49	0.08	1.87	23.6	3.60	6.73	6.76	12	68	3.60	3.57	0.44	3.57	8.6	0.1	803.41	800.99	808.00	806.20	802.63	800.19
	R138	R137	0.04	0.35	0.01	1.88	23.7	3.59	6.76	6.94	12	127	3.80	3.60	0.44	3.60	8.8	0.2	800.63	796.05	806.20	800.00	800.09	795.25
	R137	R136	0.30	0.51	0.16	2.04	23.9	3.58	7.30	7.34	12	141	4.25	4.20	0.44	4.20	9.3	0.3	795.78	789.87	800.00	794.00	795.05	789.07
	R136	R134	0.28	0.52	0.14	2.18	24.2	3.56	7.75	10.34	15	183	2.56	1.44	0.32	1.44	8.4	0.4	789.87	785.19	794.00	788.50	788.87	784.19
	R134	R133	0.38	0.54	0.20	2.38	24.6	3.53	8.40	13.08	18	186	1.55	0.64	0.25	0.64	7.4	0.4	785.19	782.30	788.50	785.61	783.99	781.10
	R133	R132A	0.35	0.49	0.17	2.55	25.0	3.50	8.93	12.39	24	103	0.30	0.16	0.17	0.17	3.9	0.4	782.07	781.89	785.61	787.28	780.60	780.29
	R132A	R132	0.16	0.67	0.11	2.66	25.4	3.47	9.24	9.33	24	29	0.17	0.17	0.17	0.17	3.0	0.2	781.80	781.75	787.28	787.28	780.19	780.15
	R132	R131	0.57	0.76	0.43	3.09	25.6	3.46	10.69	10.85	24	147	0.23	0.22	0.22	0.22	3.5	0.7	781.64	781.31	787.28	785.33	780.05	779.71
	R131	R130	0.23	0.45	0.10	3.19	26.3	3.41	10.88	11.08	24	136	0.24	0.23	0.17	0.23	3.5	0.6	781.20	780.88	785.33	787.00	779.61	779.28
	R130	R102	0.16	0.64	0.11	3.30	26.9	3.37	11.13	14.79	30	132	0.13	0.07	0.13	0.13	3.0	0.7	780.88	780.71	787.00	787.00	778.88	778.71
	R139B	R139A	0.75	0.35	0.26	0.26	20.0	3.89	1.01	2.52	12	29	0.50	0.08	0.44	0.44	3.2	0.2	805.86	805.73	809.64	809.64	805.07	804.93
	R139A	R139	0.77	0.35	0.27	0.53	20.2	3.87	2.05	3.74	12	145	1.10	0.33	0.44	0.44	4.8	0.5	805.53	803.93	809.64	808.00	804.73	803.13
	R151	R150	1.16	0.74	0.86	0.86	20.0	3.89	3.34	3.38	12	29	0.90	0.88	0.44	0.88	4.3	0.1	789.02	788.76	792.18	792.18	788.22	787.96
*	R253D	R253C	1.21	0.50	0.60	0.60	20.0	3.89	2.33	2.52	12	29	0.50	0.43	0.44	0.44	3.2	0.2	779.27	779.14	784.99	784.99	778.49	778.34
*	R253C	R253B	0.10	0.72	0.07	0.67	20.2	3.87	2.59	7.39	12	58	4.30	0.53	0.44	0.44	0.53	9.4	0.1	779.04	776.54	784.99	781.45	778.24	775.74
*	R253B	R253A	0.07	0.71	0.05	0.72	20.3	3.86	2.78	2.78 *	12	29	0.50	0.61	0.44	0.61	3.2	0.2	776.47	776.29	781.45	781.45	775.64	775.49
*	R253A	R253	0.36	0.74	0.27	0.99	20.5	3.85	3.81	6.17	12	139	3.00	1.14	0.44	1.14	7.9	0.3	776.09	771.94	781.45	777.80	775.29	771.14
*	R253	R252	0.28	0.52	0.15	1.17	20.8	3.82	4.47	7.56	12	79	4.50	1.57	0.44	1.57	9.6	0.1	771.84	768.61	777.80	773.97	771.04	767.48
*	R252	R251	0.36	0.48	0.17	1.34	20.9	3.81	5.11	5.11 *	12	119	1.70	2.06	0.44	2.06	5.9	0.3	768.61	766.15	773.97	772.57	767.38	765.35
*	R251	R250	0.05	1.43	0.08	1.42	21.2	3.79	5.38	10.50	18	132	1.00	0.26	0.25	0.26	5.9	0.4	765.18	764.84	772.57	772.57	764.95	763.63
*	R250	R249	0.05	3.22	0.17	1.59	21.6	3.76	5.97	9.33	24	152	0.17	0.07	0.17	0.17	3.0	0.9	764.84	764.57	772.57	774.85	763.23	762.97
*	R249	R248	0.05	0.80	0.04	1.63	22.5	3.68	6.01	9.33	24	132	0.17	0.07	0.17	0.17	3.0	0.7	764.48	764.25	774.85	774.85	762.87	762.65
*	R248	R247	0.08	0.95	0.08	1.71	23.2	3.63	6.21	9.33	24	199	0.17	0.08	0.17	0.17	3.0	1.1	764.16	763.81	774.85	773.28	762.55	762.21
*	R247	R246	0.33	0.57	0.19	1.90	24.3	3.55	6.74	9.33	24	53	0.17	0.09	0.17	0.17	3.0	0.3	763.71	763.62	773.28	776.47	762.11	762.02
*	R246	R203	0.18	0.62	0.11	2.01	24.6	3.53	7.09	9.33	24	40	0.17	0.10	0.17	0.17	3.0	0.2	763.52	763.45	776.47	775.91	761.92	761.85
*	R203	R202B	0.58	0.43	0.25	3.05	24.8	3.51	10.72	17.52	24	116	0.60	0.22	0.17	0.22	5.6	0.3	762.92	762.66	775.91	781.40	761.75	761.06
*	R202B	R202A	0.00	0.00	0.00	3.05	25.4	3.49	10.72	25.94	30	84	0.40	0.07	0.13	0.13	5.3	0.3	762.43	762.33	781.40	781.73	760.66	760.33
*	R202A	R202	0.00	0.00	0.00	3.05	25.4	3.47	10.72	15.89	30	121	0.15	0.07	0.13	0.13	3.2	0.6	762.20	762.05	781.73	771.42	760.23	760.05
*	R202	R201	0.05	0.35	0.02	13.26	26.0	3.43	45.50	46.21	36	76	0.48	0.47	0.10	0.47	6.5	0.2	757.31	756.96	771.42	758.83	755.37	755.00

	FROM STRUCT	TO STRUCT	A TRIB AREA (AC)	C RUNOFF COEFF	AxC EQUIV AREA	CA DESIGN SUM AxC	T TIME CONC. (MIN)	I INTEN-SITY (IN/HR)	Q FLOW CAxI (CFS)	Qc PIPE CAPAC. (CFS) * see above	D PIPE DIAM. (IN)	L PIPE LENGTH (FT)	S PIPE SLOPE (%)	HGq MIN HG for Q (%)	HGv MIN HG for Vmin (%)	HG HGL SLOPE (%)	VI VEL. FULL (FPS)	TI TIME OF FLOW (MIN)	H.G.L. ELEV. UPPER END	H.G.L. ELEV. LOWER END	RIM/GROUND ELEV. UPPER END	RIM/GROUND ELEV. LOWER END	INVERT ELEV. UPPER END	INVERT ELEV. LOWER END
	INPUT																							
	R254	R253	0.07	0.35	0.03	0.03	20.0	3.89	0.12	7.56	12	84	4.50	0.00	0.44	0.44	9.6	0.1	776.80	773.04	783.80	777.80	776.00	772.24
*	R209	R208	0.37	0.55	0.20	0.20	20.0	3.89	0.78	4.36	12	140	1.50	0.05	0.44	0.44	5.6	0.4	784.93	782.83	788.71	786.62	784.13	782.03
*	R208	R207	0.37	0.55	0.20	0.40	20.4	3.85	1.54	2.36	12	140	0.44	0.19	0.44	0.44	3.0	0.8	782.63	782.02	786.62	788.03	781.83	781.22
*	R207	R206	0.10	0.43	0.04	0.44	21.2	3.79	1.67	2.36	12	90	0.44	0.22	0.44	0.44	3.0	0.5	781.82	781.42	788.03	787.08	781.02	780.62
*	R206	R205	0.09	0.86	0.08	0.52	21.7	3.75	1.95	2.39	12	136	0.45	0.30	0.44	0.44	3.0	0.7	781.21	780.61	787.08	784.36	780.42	779.81
*	R205	R204	0.25	0.54	0.14	0.66	22.4	3.69	2.44	5.52	12	136	2.50	0.40	0.44	0.44	7.0	0.3	780.41	777.15	784.36	780.86	779.61	776.35
*	R204	R203	0.24	0.55	0.13	0.79	22.7	3.67	2.90	7.08	12	133	3.95	0.66	0.44	0.44	0.66	9.0	0.2	777.05	771.80	780.86	775.91	776.25	771.00
	R224	R223	0.12	0.96	0.11	0.11	20.0	3.89	0.43	2.36	12	186	0.44	0.01	0.44	0.44	3.0	1.0	783.81	783.00	799.69	800.29	783.02	782.20
	R223	R222	0.12	0.55	0.07	0.18	21.0	3.80	0.68	2.36	12	184	0.44	0.04	0.44	0.44	3.0	1.0	782.89	782.09	800.29	792.47	782.10	781.29
	R222	R221	0.12	0.76	0.09	0.27	22.0	3.72	1.01	2.36	12	179	0.44	0.08	0.44	0.44	3.0	1.0	781.98	781.20	792.47	789.59	781.19	780.40
	R221	R220B	0.29	0.52	0.15	0.42	23.0	3.65	1.53	2.64	12	102	0.55	0.18	0.44	0.44	3.4	0.5	780.98	780.54	789.59	784.67	780.39	779.94
*	R220B	R220A	0.94	0.72	0.67	1.09	23.5	3.61	3.93	5.04	12	29	2.00	1.22	0.44	1.22	6.4	0.1	780.21	779.86	784.67	784.67	779.64	779.06
*	R220A	R220	0.36	0.64	0.23	1.32	23.6	3.60	4.75	9.14	15	36	2.00	0.54	0.32	0.54	7.4	0.1	779.33	779.14	784.67	784.89	778.86	778.14
*	R220	R219	0.13	0.35	0.01	2.13	23.7	3.59	7.65	8.79	15	76	1.85	1.40	0.32	1.40	7.2	0.2	778.70	777.63	784.89	787.28	778.04	776.63
*	R219	R218	0.10	0.39	0.04	2.17	23.9	3.58	7.77	8.79	18	132	0.70	0.55	0.25	0.55	5.0	0.4	777.43	776.71	787.12	782.36	776.43	775.51
*	R218	R217	0.23	0.38	0.09	2.26	24.3	3.55	8.02	9.10	18	70	0.75	0.58	0.25	0.58	5.2	0.2	776.39	775.98	782.36	780.96	775.31	774.78
*	R217	R216	0.13	0.54	0.07	2.60	24.5	3.54	9.19	10.50	18	132	1.00	0.77	0.25	0.77	5.9	0.4	775.48	774.46	780.96	779.37	774.58	773.26
*	R216	R215	0.23	0.56	0.13	2.73	24.9	3.51	9.57	17.10	18	132	2.65	0.83	0.25	0.83	9.7	0.2	774.26	770.77	779.37	774.10	773.06	769.57
*	R215	R214	0.22	0.57	0.12	2.85	25.1	3.49	9.96	11.02	18	271	1.10	0.90	0.25	0.90	6.2	0.7	770.12	767.68	774.10	776.45	769.47	766.48
*	R214	R210B	0.67	0.74	0.50	3.98	25.8	3.44	13.71	14.85	18	115	2.00	1.70	0.25	1.70	8.4	0.2	767.24	765.29	776.45	775.58	766.38	764.09
*	R210B	R210A	0.00	0.00	0.00	4.50	26.0	3.43	15.44	16.61	18	143	2.50	2.16	0.25	2.16	9.4	0.3	764.71	761.62	775.88	765.00	763.99	760.42
*	R210A	R210	0.16	0.35	0.06	4.56	26.3	3.41	15.56	16.61	18	135	2.50	2.19	0.25	2.19	9.4	0.2	761.10	758.14	765.00	771.02	760.32	756.94
*	R210	R202	0.04	0.35	0.02	4.58	26.5	3.40	15.56	16.62	24	70	0.54	0.47	0.17	0.47	5.3	0.2	758.10	757.77	771.02	771.42	756.54	756.17
	R227	R227A	0.87	0.68	0.59	0.59	20.0	3.89	2.29	2.52	12	29	0.50	0.41	0.44	0.44	3.2	0.2	786.16	786.04	789.13	789.13	785.38	785.24
*	R227A	R220	0.30	0.70	0.21	0.80	20.2	3.87	3.10	6.12	12	139	2.95	0.76	0.44	0.76	7.8	0.3	785.94	781.84	789.13	784.69	785.14	781.04
	R217B	R217A	0.15	0.73	0.11	0.11	20.0	3.89	0.43	2.36	12	29	0.44	0.01	0.44	0.44	3.0	0.2	786.85	786.72	789.86	789.86	786.05	785.92
*	R217A	R217	0.20	0.79	0.16	0.27	20.2	3.87	1.05	7.54	12	138	4.48	0.09	0.44	0.44	9.6	0.2	784.09	777.88	789.86	780.96	783.29	777.08
	R213	R214	0.87	0.73	0.63	0.63	20.0	3.89	2.45	2.52	12	29	0.50	0.47	0.44	0.47	3.2	0.2	773.22	773.08	776.45	776.45	772.43	772.28
	R212	R211	0.32	0.73	0.23	0.23	20.0	3.89	0.89	2.52	12	29	0.50	0.06	0.44	0.44	3.2	0.2	773.24	773.12	776.46	776.46	772.46	772.32
*	R211	R210B	0.40	0.73	0.29	0.52	20.2	3.87	2.01	3.38	12	59	0.90	0.32	0.44	0.44	4.3	0.2	772.75	772.49	776.46	775.88	772.22	771.69
	R237	R236	0.00	0.00	0.00	0.00	20.0	3.89	0.00	7.56	12	142	4.50	0.00	0.44	0.44	9.6	0.2	773.33	766.92	780.26	770.06	772.53	766.12
	R236	R235	0.42	0.46	0.19	0.19	20.2	3.87	0.74	5.63	12	177	2.50	0.04	0.44	0.44	7.6	0.4	766.82	762.41	770.06	766.51	766.02	761.61
	R235	R234	0.53	0.53	0.28	0.47	20.6	3.84	1.80	2.36	12	181	0.44	0.26	0.44	0.44	3.0	1.0	762.30	761.51	766.51	766.51	761.51	760.71
	R234	R233	0.17	0.63	0.11	0.58	21.6	3.76	2.18	2.36	12	138	0.44	0.37	0.44	0.44	3.0	0.8	761.41	760.80	765.71	764.00	760.61	760.00

SANITARY SEWER TABLE

NUMBER	SIZE	DESC.	ELEVATION	INVERTS	NORTHING EASTING
EX01	4' DIA	EX MH	RIM=769.04	PR. 8" SW INV.749.49	N = 281452.169 E = 13328953.306
EX02	4' DIA	EX MH	RIM=821.35	PR. 8" W INV.810.65	N = 283176.437 E = 13328093.851
S3	4' DIA	MH	RIM=775.53	PR. 8" S INV.756.78 PR. 8" NE INV.756.68 PR. 8" NW INV.756.78	N = 281280.998 E = 13328800.922
S5	4' DIA	MH	RIM=778.15	PR. 8" W INV.764.12 PR. 8" SE INV.764.02	N = 281351.117 E = 13328655.459
S6	4' DIA	MH	RIM=784.99	PR. 8" W INV.772.88 PR. 8" E INV.772.78	N = 281385.533 E = 13328420.819
S7	4' DIA	MH	RIM=791.84	PR. 8" W INV.774.32 PR. 8" E INV.774.22	N = 281420.768 E = 13328155.145
S8	4' DIA	MH	RIM=789.18	PR. 8" W INV.775.77 PR. 8" E INV.775.67 PR. 8" W INV.779.23	N = 281465.319 E = 13327887.681
S9	4' DIA	MH	RIM=786.22	PR. 8" N INV.777.01 PR. 8" S INV.776.91	N = 281689.985 E = 13327917.477
S11	4' DIA	MH	RIM=791.19	PR. 8" N INV.779.03 PR. 8" S INV.778.63 PR. 8" W INV.779.52	N = 281953.240 E = 13327908.605
S12	4' DIA	MH	RIM=802.78	PR. 8" NW INV.791.54 PR. 8" S INV.790.24	N = 282199.651 E = 13327896.428
S15	4' DIA	MH	RIM=808.95	PR. 8" N INV.798.02 PR. 8" SE INV.797.92	N = 282401.433 E = 13327790.767
S16	4' DIA	MH	RIM=814.92	PR. 8" N INV.804.06 PR. 8" S INV.803.96	N = 282670.347 E = 13327765.928
S17	4' DIA	MH	RIM=821.44	PR. 8" S INV.810.66	N = 282969.883 E = 13327749.233
S18	4' DIA	MH	RIM=822.54	PR. 8" W INV.811.78 PR. 8" E INV.811.68	N = 283155.006 E = 13327887.549
S19	4' DIA	MH	RIM=823.01	PR. 8" E INV.812.60	N = 283150.486 E = 13327808.438
S21	4' DIA	MH	RIM=796.51	PR. 8" NW INV.788.08 PR. 8" E INV.787.98	N = 281986.022 E = 13327698.460
S22	4' DIA	MH	RIM=801.06	PR. 8" NW INV.790.72 PR. 8" SE INV.790.62	N = 282064.932 E = 13327602.329
S23	4' DIA	MH	RIM=807.05	PR. 8" N INV.796.14 PR. 8" SE INV.796.04	N = 282183.057 E = 13327507.132
S24	4' DIA	MH	RIM=810.48	PR. 8" N INV.799.99 PR. 8" S INV.799.89	N = 282295.245 E = 13327461.399
S26	4' DIA	MH	RIM=818.68	PR. 8" N INV.803.41 PR. 8" S INV.803.31	N = 282560.488 E = 13327445.545
S27	4' DIA	MH	RIM=820.00	PR. 8" N INV.804.87 PR. 8" S INV.804.77	N = 282832.066 E = 13327430.409
S29	4' DIA	MH	RIM=818.16	PR. 8" E INV.807.86 PR. 8" W INV.806.46 PR. 8" S INV.806.36	N = 283128.152 E = 13327405.736
S30	4' DIA	MH	RIM=817.53	PR. 8" E INV.807.56	N = 283122.041 E = 13327298.096
S31	4' DIA	MH	RIM=823.24	PR. 8" W INV.813.03	N = 283145.053 E = 13327708.964
* S34	4' DIA	MH	RIM=781.92	PR. 8" SW INV.758.04 PR. 8" N INV.757.94 PR. 8" SW INV.758.04	N = 281063.434 E = 13328716.396
S35	4' DIA	MH	RIM=779.84	PR. 8" NE INV.758.76 PR. 8" W INV.758.86	N = 280976.457 E = 13328601.412
S36	4' DIA	MH	RIM=774.62	PR. 8" W INV.759.64 PR. 8" E INV.759.54	N = 280962.351 E = 13328466.338
S37	4' DIA	MH	RIM=769.93	PR. 8" W INV.760.71 PR. 8" E INV.760.61	N = 280973.391 E = 13328273.206
S39	4' DIA	MH	RIM=767.93	PR. 8" W INV.763.15 PR. 8" E INV.763.05	N = 280960.320 E = 13327981.952
S40	4' DIA	MH	RIM=770.46	PR. 8" W INV.764.24 PR. 8" E INV.764.14	N = 280951.443 E = 13327784.151
S41	4' DIA	MH	RIM=772.83	PR. 8" NW INV.764.93 PR. 8" E INV.764.83	N = 280972.173 E = 13327666.927
S42	4' DIA	MH	RIM=778.27	PR. 8" NW INV.769.00 PR. 8" SE INV.768.90	N = 281052.302 E = 13327565.182
S43	4' DIA	MH	RIM=784.04	PR. 8" N INV.773.58 PR. 8" SE INV.773.48 PR. 8" W INV.772.70	N = 281153.906 E = 13327519.032
S43A	4' DIA	MH	RIM=786.82	PR. 8" W INV.773.40 PR. 8" E INV.773.30	N = 281154.427 E = 13327397.925
S44	4' DIA	MH	RIM=786.90	PR. 8" N INV.776.86 PR. 8" S INV.776.76	N = 281228.837 E = 13327513.580
S46	4' DIA	MH	RIM=791.61	PR. 8" S INV.781.88	N = 281353.897 E = 13327554.439
S48	4' DIA	MH	RIM=791.71	PR. 8" W INV.781.98 PR. 8" E INV.781.88	N = 281468.316 E = 13327740.226
S49	4' DIA	MH	RIM=792.64	PR. 8" E INV.783.15	N = 281426.686 E = 13327631.274
STUB	???' DIA	STUB	RIM=773.38	PR. 8" E INV.773.60	N = 281153.186 E = 13327377.859

WATER MAIN STRUCTURE TABLE

NUMBER	DESCRIPTION	ELEVATION	NORTHING EASTING
H1	HYD	FG/RIM=822.68	N = 283123.903 E = 13327787.722
H2	HYD	FG/RIM=817.33	N = 283168.423 E = 13327283.697
H3	HYD	FG/RIM=816.34	N = 282739.999 E = 13327809.119
H4	HYD	FG/RIM=807.60	N = 282370.079 E = 13327877.417
H5	HYD	FG/RIM=793.80	N = 282007.135 E = 13327951.419
H6	HYD	FG/RIM=790.33	N = 281400.920 E = 13327947.309
H7	HYD	FG/RIM=787.67	N = 281351.727 E = 13328318.229
H8	HYD	FG/RIM=776.51	N = 281276.252 E = 13328707.509
H9	HYD	FG/RIM=818.16	N = 283098.273 E = 13327462.644
H10	HYD	FG/RIM=821.88	N = 282721.857 E = 13327483.624
H11	HYD	FG/RIM=812.60	N = 282371.261 E = 13327503.165
H12	HYD	FG/RIM=800.64	N = 282088.154 E = 13327644.003
* H13	HYD	FG/RIM=780.11	N = 281023.510 E = 13328592.338
H14	HYD	FG/RIM=769.53	N = 281018.455 E = 13328229.289
H15	HYD	FG/RIM=768.77	N = 281002.778 E = 13327879.694
H16	HYD	FG/RIM=780.89	N = 281124.786 E = 13327577.166
H17	HYD	FG/RIM=792.59	N = 281370.041 E = 13327629.701
H18	HYD	FG/RIM=786.98	N = 281200.132 E = 13327375.543
V1	GV	FG/RIM=823.11	N = 283194.259 E = 13327693.330
V2	GV	FG/RIM=817.53	N = 283171.975 E = 13327293.514
V3	GV	FG/RIM=822.65	N = 283140.544 E = 13327789.799
V4	GV	FG/RIM=810.40	N = 282473.697 E = 13327826.966
V5	GV	FG/RIM=790.90	N = 281941.315 E = 13327957.140
V6	GV	FG/RIM=790.51	N = 281387.670 E = 13328024.404
V7	GV	FG/RIM=776.68	N = 281248.297 E = 13328729.120
V8	GV	FG/RIM=818.16	N = 283088.455 E = 13327466.196
V9	GV	FG/RIM=814.75	N = 282437.326 E = 13327502.487
V10	GV	FG/RIM=792.75	N = 282013.922 E = 13327873.415
* V11	GV	FG/RIM=779.68	N = 281022.119 E = 13328580.511
V12	GV	FG/RIM=769.04	N = 281005.282 E = 13327868.570
V13	GV	FG/RIM=790.94	N = 281415.279 E = 13327816.226
V14	GV	FG/RIM=786.94	N = 281203.742 E = 13327385.338

UTILITY CROSSING TABLE

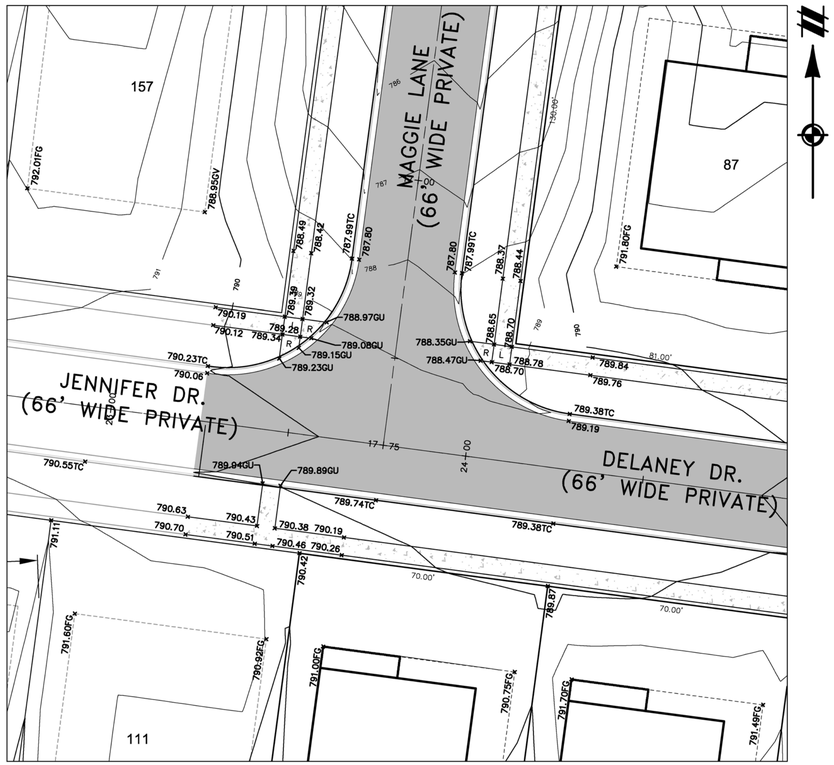
CROSSING	CROSSING PIPE 1		CROSSING PIPE 2	
X1.	12" ST. T/P	810.50	12" W.M. B/P	814.40
X2.	12" ST. B/P	814.54	12" W.M. T/P	813.04
X3.	12" ST. B/P	814.05	8" SAN. T/P	811.64
X4.	15" ST. T/P	808.96	8" SAN. B/P	810.40
X5.	8" SAN. T/P	809.57	8" W.M. B/P	812.43
X6.	15" ST. T/P	809.57	8" W.M. B/P	815.73
X7.	12" ST. B/P	812.41	8" W.M. T/P	810.91
X8.	12" ST. B/P	809.22	8" SAN. T/P	804.24
X9.	12" ST. B/P	804.45	12" SAN. B/P	802.29
X10.	24" ST. B/P	785.93	8" SAN. T/P	784.32
X11.	24" ST. B/P	787.57	8" W.M. T/P	786.07
X12.	12" ST. B/P	779.05	8" SAN. T/P	772.79
X13.	8" SAN. T/P	782.65	8" W.M. B/P	787.83
X14.	24" ST. B/P	782.05	8" SAN. T/P	778.30
X15.	36" ST. B/P	780.05	8" SAN. T/P	777.52
X16.	8" SAN. T/P	776.14	6" W.M. B/P	782.60
X17.	36" ST. B/P	779.92	8" W.M. T/P	778.10
X18.	12" ST. B/P	784.44	8" SAN. T/P	776.02
X19.	12" ST. B/P	782.65	8" SAN. T/P	774.59
X20.	18" ST. B/P	786.54	8" SAN. T/P	783.37
X21.	18" ST. B/P	784.03	8" SAN. T/P	757.54
X22.	12" ST. B/P	777.55	8" W.M. T/P	776.05
X23.	12" ST. B/P	771.69	8" SAN. T/P	757.64
X24.	30" ST. B/P	760.09	8" SAN. T/P	756.58
X25.	12" ST. B/P	766.33	8" SAN. T/P	761.03
X26.	15" ST. B/P	764.38	8" SAN. T/P	762.84
X27.	18" ST. T/P	767.03	8" W.M. B/P	768.83
X28.	48" ST. B/P	760.70	8" W.M. T/P	759.20
X29.	48" ST. B/P	760.63	8" SAN. T/P	752.24
X30.	24" ST. B/P	779.77	8" W.M. T/P	778.27
X31.	30" ST. T/P	786.07	8" W.M. B/P	790.73
X32.	15" ST. B/P	778.24	8" W.M. T/P	776.74
X33.	8" SAN. T/P	759.75	8" W.M. B/P	768.63
X34.	30" ST. T/P	763.36	8" W.M. B/P	775.73
X35.	12" ST. B/P	779.61	8" SAN. T/P	777.17
X36.	12" ST. B/P	779.89	8" SAN. T/P	772.96
X37.	8" SAN. T/P	775.88	8" W.M. B/P	780.03
X38.	24" ST. B/P	786.70	8" W.M. T/P	785.20
X50.	6" SAN. T/P	808.48	12" W.M. B/P	811.70
X51.	6" SAN. T/P	809.77	12" W.M. B/P	812.40
X52.	6" SAN. T/P	810.96	12" W.M. B/P	813.50
X53.	6" SAN. T/P	812.15	12" W.M. B/P	814.7
X54.	6" SAN. T/P	813.35	12" W.M. B/P	815.80
X55.	6" SAN. T/P	814.02	12" W.M. B/P	816.70
X56.	6" SAN. T/P	814.03	12" W.M. B/P	816.90
X57.	6" SAN. T/P	813.08	12" W.M. B/P	816.00
X58.	6" SAN. T/P	812.85	12" W.M. B/P	815.50
X59.	6" SAN. T/P	812.45	12" W.M. B/P	814.80
X60.	6" SAN. T/P	812.11	12" W.M. B/P	814.20
X61.	6" SAN. T/P	807.46	8" W.M. B/P	811.43
X62.	6" SAN. T/P	809.71	8" W.M. B/P	812.43
X63.	6" SAN. T/P	810.91	8" W.M. B/P	813.73
X64.	6" SAN. T/P	812.00	8" W.M. B/P	814.93
X65.	6" SAN. T/P	812.53	8" W.M. B/P	815.63
X66.	6" SAN. T/P	810.49	8" W.M. B/P	813.13
X67.	6" SAN. T/P	808.33	8" W.M. B/P	811.13
X68.	6" SAN. T/P	806.42	8" W.M. B/P	809.03
X69.	6" SAN. T/P	803.13	8" W.M. B/P	807.03
X70.	6" SAN. T/P	801.97	8" W.M. B/P	804.93
X71.	6" SAN. T/P	797.31	8" W.M. B/P	800.43
X72.	6" SAN. T/P	795.20	8" W.M. B/P	797.93
X73.	6" SAN. T/P	792.52	8" W.M. B/P	795.13
X74.	6" SAN. T/P	790.18	8" W.M. B/P	792.53
X75.	6" SAN. T/P	779.11	8" W.M. B/P	781.83
X76.	6" SAN. T/P	779.74	8" W.M. B/P	782.93
X77.	6" SAN. T/P	782.82	8" W.M. B/P	784.83
X78.	6" SAN. T/P	784.49	8" W.M. B/P	788.63
X79.	6" SAN. T/P	787.44	8" W.M. B/P	791.63
X80.	6" SAN. T/P	792.08	8" W.M. B/P	793.83
X81.	6" SAN. T/P	794.31	8" W.M. B/P	796.73
X82.	6" SAN. T/P	795.12	8" W.M. B/P	798.93
X83.	6" SAN. T/P	796.72	8" W.M. B/P	800.43
X84.	6" SAN. T/P	798.50	8" W.M. B/P	801.83
X85.	6" SAN. T/P	801.60	8" W.M. B/P	804.53
X86.	6" SAN. T/P	804.47	8" W.M. B/P	807.53
X87.	6" SAN. T/P	806.12	8" W.M. B/P	809.13
X88.	6" SAN. T/P	807.56	8" W.M. B/P	810.63
X89.	6" SAN. T/P	809.12	8" W.M. B/P	812.23
X90.	6" SAN. T/P	810.60	8" W.M. B/P	813.73
X91.	6" SAN. T/P	812.02	8" W.M. B/P	815.13
X92.	6" SAN. T/P	777.77	8" W.M. B/P	783.93
X93.	6" SAN. T/P	780.66	8" W.M. B/P	783.53
X94.	6" SAN. T/P	781.82	8" W.M. B/P	784.73
X95.	6" SAN. T/P	782.59	8" W.M. B/P	785.43
X96.	6" SAN. T/P	781.27	8" W.M. B/P	783.83
X97.	6" SAN. T/P	779.46	8" W.M. B/P	782.03
X98.	6" SAN. T/P	777.60	8" W.M. B/P	780.13
X99.	6" SAN. T/P	774.04	8" W.M. B/P	778.13
X100.	6" SAN. T/P	773.47	8" W.M. B/P	776.13
X101.	6" SAN. T/P	771.54	8" W.M. B/P	774.13
X102.	6" SAN. T/P	768.21	8" W.M. B/P	771.03
X103.	6" SAN. T/P	770.97	8" W.M. B/P	772.93
X104.	6" SAN. T/P	773.43	8" W.M. B/P	776.13
X105.	6" SAN. T/P	770.36	8" W.M. B/P	772.43
X106.	6" SAN. T/P	768.32	8" W.M. B/P	769.93
X107.	6" SAN. T/P	766.13	8" W.M. B/P	768.33
X108.	6" SAN. T/P	764.96	8" W.M. B/P	767.73
X109.	6" SAN. T/P	762.91	8" W.M. B/P	767.23
X110.	6" SAN. T/P	763.02	8" W.M. B/P	766.73
X111.	6" SAN. T/P	763.10	8" W.M. B/P	766.23
X112.	6" SAN. T/P	763.37	8" W.M. B/P	765.63
X113.	6" SAN. T/P	763.52	8" W.M. B/P	765.53
X114.	6" SAN. T/P	763.96	8" W.M. B/P	765.83
X115.	6" SAN. T/P	764.29	8" W.M. B/P	766.33
X116.	6" SAN. T/P	764.62	8" W.M. B/P	766.83
X117.	6" SAN. T/P	765.41	8" W.M. B/P	768.03
X118.	6" SAN. T/P	769.47	8" W.M. B/P	772.73
X119.	6" SAN. T/P	775.46	8" W.M. B/P	778.63
X120.	6" SAN. T/P	780.73	8" W.M. B/P	783.73
X121.	6" SAN. T/P	783.93	8" W.M. B/P	786.33
X122.	6" SAN. T/P	781.89	8" W.M. B/P	784.93
X123.	6" SAN. T/P	780.82	8" W.M. B/P	784.33
X124.	6" SAN. T/P	808.90	12" W.M. B/P	811.00
X125.	6" SAN. T/P	803.06	8" W.M. B/P	806.03

STORM SEWER TABLE

NUMBER	SIZE	DESC.	RIM ELEV.	INVERTS	NORTHING EASTING
EX00	4' DIA.	CB	807.18	EX. 15" N 802.23	N = 282685.132 E = 13327970.823
EX01	4' DIA.	CB	810.20	PR. 12" N 804.65 EX. 15" S 804.45	N = 282811.215 E = 13327948.149
EX02	4' DIA.	CB	811.12	EX. 12" W 807.12	N = 282938.116 E = 13328050.132
R1	3' DIA.	ES		48 inch Concrete Pipe. 48" NW 761.00	N = 281371.183 E = 13328954.916
R2	3' DIA.	ES		48 inch Concrete Pipe. 48" SE 761.26	N = 281452.001 E = 13328844.654
R3	4' DIA.	ES		PR. 60" W 778.62	N = 281650.253 E = 13327986.638
R4	4' DIA.	ES		PR. 60" E 778.86	N = 281663.269 E = 13327940.383
R5	4' DIA.	CB	815.29	PR. 12" S 806.58 EX. 12" E 806.95	N = 282918.597 E = 13328304.687
R100	2' DIA.	ES		PR. 18" NW 776.12	N = 281750.420 E = 13328304.687
R100A	4' DIA.	OCS	784.34	PR. 18" SE 776.35	N = 281799.528 E = 13328236.634
R101	4' DIA.	ES		PR. 36" W 778.02	N = 282078.815 E = 13328145.602
R102	7' DIA.	CB	787.00	PR. 30" W 781.51 PR. 30" S 778.71 PR. 12" N 782.91 PR. 36" E 778.31	N = 282078.815 E = 13328087.577
R102A	4' DIA.	CB	796.34	PR. 30" W 785.01 PR. 30" E 783.41	N = 282072.770 E = 13327941.202
R102B	4' DIA.	CB	796.34	PR. 30" E 785.39 PR. 24" SW 785.79	N = 282071.573 E = 13327912.227
R105	4' DIA.	CB	795.15	PR. 24" N 789.46 PR. 24" E 789.36	N = 282038.814 E = 13327766.955
R106	4' DIA.	CB	796.73	PR. 24" NW 791.65 PR. 24" S 791.55	N = 282161.770 E = 13327761.877
R107	4' DIA.	CB	802.00	PR. 24" NW 794.31 PR. 24" SE 794.11	N = 282282.428 E = 13327697.662
R108	4' DIA.	CB	807.21	PR. 24" N 795.27 PR. 24" SE 795.17	N = 282379.652 E = 13327645.979
R109	5' DIA.	CB	809.84	PR. 24" N 796.43 PR. 24" S 796.23	N = 282511.015 E = 13327636.598
R109A	4' DIA.	CB	813.90	PR. 12" E 809.61 PR. 12" W 809.51	N = 282650.963 E = 13327777.525
R109B	4' DIA.	CB	813.90	PR. 12" W 809.73	N = 282652.577 E = 13327806.480
R110	4' DIA.	CB	813.55	PR. 18" N 797.71 PR. 24" S 797.31 PR. 12" E 808.11	N = 282642.810 E = 13327631.252
R111	4' DIA.	CB	815.06	PR. 18" N 800.00 PR. 18" S 799.80	N = 282729.815 E = 13327626.403
R112	4' DIA.	CB	815.92	PR. 18" N 803.27 PR. 18" S 803.07	N = 282865.604 E = 13327618.834
R113	5' DIA.	CB	815.90	PR. 15" E 806.30 PR. 18" S 806.10 PR. 18" W 806.20	N = 283006.076 E = 13327611.005
R114	4' DIA.	CB	816.80	PR. 15" N 807.48 PR. 18" E 806.65 PR. 12" W 810.85	N = 283002.865 E = 13327565.784
R114A	4' DIA.	CB	817.02	PR. 12" W 813.00 PR. 12" E 812.80	N = 282997.012 E = 13327460.777
R114B	4' DIA.	CB	817.02	PR. 12" E 813.52	N = 282995.398 E = 13327431.821
R115	4' DIA.	CB	820.35	PR. 12" N 808.38 PR. 15" S 808.18	N = 283147.141 E = 13327557.742
R115A	4' DIA.	CB	820.35	PR. 12" N 809.88 PR. 12" S 809.68	N = 283176.096 E = 13327556.128
R117	4' DIA.	CB	817.23	PR. 12" W 810.79 PR. 12" S 810.69 PR. 12" E 812.89	N = 283322.369 E = 13327547.976
R118	4' DIA.	CB	814.93	PR. 12" W 811.60 PR. 12" E 811.40	N = 283314.578 E = 13327408.193
R119	2' DIA.	INLET	814.96	PR. 12" E 812.13	N = 283310.682 E = 13327338.301
R120	2' DIA.	INLET	819.29	PR. 12" W 814.96	N = 283330.048 E = 13327685.762
R121	4' DIA.	CB	817.53	PR. 15" E 806.67 PR. 15" W 806.57	N = 283007.627 E = 13327652.312
R122	4' DIA.	CB	821.36	PR. 15" E 807.66 PR. 15" W 807.56	N = 283013.540 E = 13327757.316
R122A	4' DIA.	CB	821.36	PR. 15" E 807.99 PR. 15" W 807.79	N = 283015.154 E = 13327786.271
R123	4' DIA.	CB	816.83	PR. 15" E 809.40 PR. 15" W 809.30	N = 283021.214 E = 13327895.006
R124	4' DIA.	CB	814.81	PR. 12" N 811.19 PR. 15" W 810.99	N = 283031.670 E = 13328046.659
R125	4' DIA.	CB	820.63	PR. 12" N 814.46 PR. 12" S 814.36	N = 283176.216 E = 13328038.603
R125A	4' DIA.	CB	820.60	PR. 12" N 814.68 PR. 12" S 814.58	N = 283205.468 E = 13328036.972
R127	4' DIA.	CB	820.31	PR. 12" W 815.42 PR. 12" S 815.32	N = 283349.177 E = 13328028.962
R128	4' DIA.	CB	820.95	PR. 12" W 815.83 PR. 12" E 815.73	N = 283345.185 E = 13327957.340
R129	2' DIA.	INLET	820.54	PR. 12" E 816.43	N = 283337.617 E = 13327821.551
R130	5' DIA.	CB	787.00	PR. 24" S 779.28 PR. 30" N 778.88	N = 281946.927 E = 13328093.024
R131	7' DIA.	CB	785.33	PR. 24" W 779.71 PR. 24" N 779.61	N = 281811.043 E = 13328096.636
R132	4' DIA.	CB	787.28	PR. 24" W 780.15 PR. 24" E 780.05	N = 281804.998 E = 13327952.261
R132A	4' DIA.	CB	787.28	PR. 24" W 780.29 PR. 24" E 780.19	N = 281803.801 E = 13327923.285
R133	4' DIA.	CB	785.61	PR. 18" W 781.10 PR. 24" E 780.60	N = 281823.349 E = 13327822.474
* R134	4' DIA.	CB	788.50	PR. 15" NW 784.19 PR. 18" E 783.99	N = 281865.747 E = 13327641.369
* R136	4' DIA.	CB	794.00	PR. 12" NW 789.07 PR. 15" SE 788.87	N = 281983.009 E = 13327501.180
* R137	4' DIA.	CB	800.00	PR. 12" NW 795.25 PR. 12" SE 795.05	N = 282093.029 E = 13327413.516
* R138	4' DIA.	CB	806.20	PR. 12" N 800.19 PR. 12" SE 800.09	N = 282192.657 E = 13327334.132
* R139	4' DIA.	CB	808.00	PR. 12" N 802.83 PR. 12" S 802.63 PR. 12" E 803.13	N = 282260.398 E = 13327330.630
* R139A	4' DIA.	CB	809.64	PR. 12" E 804.93 PR. 12" W 804.73	N = 282287.329 E = 13327473.378
* R139B	4' DIA.	CB	809.64	PR. 12" W 805.07	N = 282292.705 E = 13327501.875
* R140	4' DIA.	CB	810.50	PR. 12" N 804.44 PR. 12" S 804.24	N = 282345.514 E = 13327326.209
* R141	4' DIA.	CB	815.00	PR. 12" N 806.49 PR. 12" S 806.29	N = 282485.327 E = 13327318.963

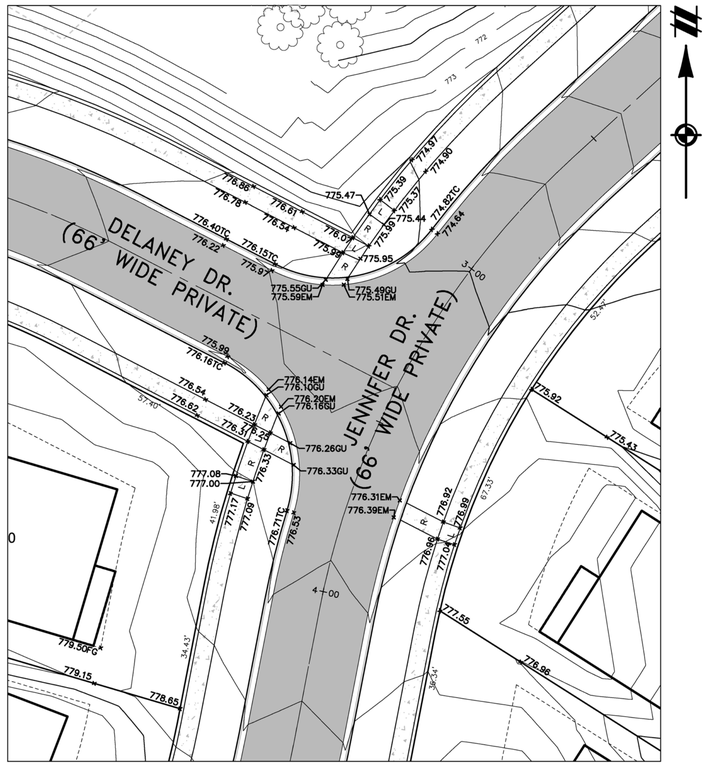
STORM SEWER TABLE

NUMBER	SIZE	DESC.	RIM ELEV.	INVERTS	NORTHING EASTING
R142	4' DIA.	CB	818.48	PR. 12" N 808.11 PR. 12" S 807.91	N = 282624.149 E = 13327371.923
R143	4' DIA.	CB	818.00	PR. 12" N 809.40 PR. 12" S 809.20	N = 282756.995 E = 13327304.883
R144	4' DIA.	CB	815.53	PR. 12" N 810.65 PR. 12" S 810.45	N = 282894.598 E = 13327297.740
R145	4' DIA.	CB	815.56	PR. 12" N 811.54 PR. 12" S 811.34	N = 283010.604 E = 13327290.707
R146	4' DIA.	CB	816.87	PR. 12" N 812.74 PR. 12" S 812.54	N = 283151.241 E = 13327285.569
R146A	4' DIA.	CB	816.87	PR. 12" S 812.86	N = 283160.233 E = 13327284.072
R147	4' DIA.	CB	799.80	PR. 12" NW 795.71 PR. 12" S 789.71	N = 282228.299 E = 13328081.342
R148	4' DIA.	CB	801.54	PR. 12" N 797.57 PR. 12" SE 797.47	N = 282394.926 E = 13328039.857
R149	2' DIA.	INLET	805.22	PR. 12" S 801.22	N = 282447.539 E = 13328000.155
R150	4' DIA.	CB	792.18	PR. 12" S 787.96 PR. 24" W 787.26 PR. 24" NE 787.16	N = 282008.249 E = 13327878.002
R151	4' DIA.	CB	792.18	PR. 12" N 788.22	N = 281974.577 E = 13327879.199
* R200	2' DIA.	ES		PR. 18" NW 754.10	N = 280925.506 E = 13329167.768
* R200A	4' DIA.	OCS	760.63	PR. 18" SE 754.34	N = 280963.282 E = 13329090.961
* R201	3' DIA.	ES		PR. 36" NW 755.00	N = 280974.982 E = 13328993.394
* R202	6' DIA.	CB	771.42	PR. 24" NE 756.17 PR. 30" SW 756.27 PR. 30" NW 760.05 PR. 36" SE 755.37	N = 281008.853 E = 13328837.028
* R202A	4' DIA.	MH	781.73	PR. 30" NW 760.33 PR. 30" SE 760.23	N = 281073.165 E = 13328735.189
* R202B	5' DIA.	MH	782.34	PR. 24" NW 761.06 PR. 30" SE 760.66	N = 281108.593 E = 13328659.542
* R203	6' DIA.	CB	775.91	PR. 12" W 771.00 PR. 24" SE 761.75 PR. 24" SW 761.85	N = 281175.748 E = 13328565.624
* R204	4' DIA.	CB	780.86	PR. 12" W 776.35 PR. 12" E 776.25	N = 281203.984 E = 13328435.825
* R205	4' DIA.	CB	784.36	PR. 12" W 779.81 PR. 12" E 779.61	N = 281221.864 E = 13328301.005
* R206	4' DIA.	CB	787.08	PR. 12" W 780.62 PR. 12" E 780.42	N = 281239.745 E = 13328166.186
* R207	4' DIA.	CB	788.03	PR. 12" W 781.22 PR. 12" E 781.02	N = 281251.577 E = 13328076.967
* R208	4' DIA.	CB	786.62	PR. 12" E 781.83 PR. 12" W 782.03	N = 281269.984 E = 13327938.182
* R209	2' DIA.	INLET	788.71	PR. 12" E 782.65	N = 281288.390 E = 13327799.398
* R210	4' DIA.	CB	771.02	PR. 18" NE 756.94 PR. 24" SW 756.54	N = 281071.678 E = 13328867.500
* R210A	5' DIA.	CB	765.00	PR. 18" NW 760.42 PR. 18" SW 760.32	N = 281193.133 E = 13328926.194
* R210B	5' DIA.	MH	775.88	PR. 12" SW 771.69 PR. 18" SE 763.99 PR. 18" NW 764.09	N = 281269.719 E = 13328805.473
* R211	5' DIA.	CB	776.46	PR. 12" W 772.32 PR. 12" NE 772.22	N = 281228.188 E = 13328764.127
* R212	4' DIA.	CB	776.46	PR. 12" E 772.46	N = 281236.611 E = 13328736.377
* R213	4' DIA.	CB	776.45	PR. 12" NE 772.43	N = 281294.180 E = 13328689.088
* R214	4' DIA.	CB	776.45	PR. 18" NW 766.48 PR. 12" SW 772.28 PR. 18" SE 766.38	N = 281319.959 E = 13328702.369
* R215	4' DIA.	CB	774.10	PR. 18" W 769.57 PR. 18" SE 769.47	N = 281503.744 E = 13328503.074
* R216	4' DIA.	CB	779.37	PR. 18" W 773.26 PR. 18" E 773.06	N = 281521.099 E = 13328372.220
* R217	4' DIA.	CB	780.96	PR. 18" W 774.78 PR. 18" E 774.58 PR. 12" S 777.08	N = 281538.453 E = 13328241.366
* R217A	4' DIA.	CB	789.86	PR. 12" S 785.92 PR. 12" N 783.29	N = 281401.156 E = 13328223.157
* R217B	4' DIA.	CB	789.86	PR. 12" N 786.05	N = 281372.407 E = 13328219.344
* R218	4' DIA.	CB	782.36	PR. 18" W 775.51 PR. 18" E 775.31	N = 281547.657 E = 13328171.974
* R219	4' DIA.	CB	787.12	PR. 15" W 776.63 PR. 18" E 776.43	N = 281565.011 E = 13328041.119
* R220	4' DIA.	CB	784.69	PR. 15" NW 778.14 PR. 15" E 778.04 PR. 12" S 781.04	N = 281574.946 E = 13327965.959
* R220A	4' DIA.	CB	784.67	PR. 15" SE 778.86 PR. 12" W 778.06	N = 281604.962 E = 13327946.047
* R220B	4' DIA.	CB	784.67	PR. 12" E 779.64 PR. 12" W 779.74	N = 281608.775 E = 13327917



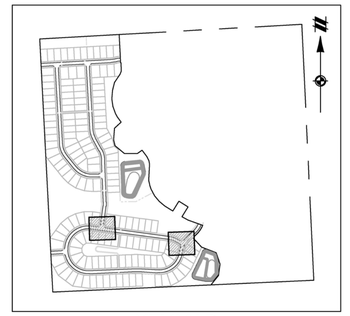
JENNIFER DR. + MAGGIE LANE + DELANEY DR.

SCALE: 1"=20'



JENNIFER DR. + DELANEY DR.

SCALE: 1"=20'



KEYMAP

SCALE: 1" = 750'

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

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.

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

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SECTION 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC
PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3
INTERSECTION DETAILS

DATE
NOVEMBER 22, 2024

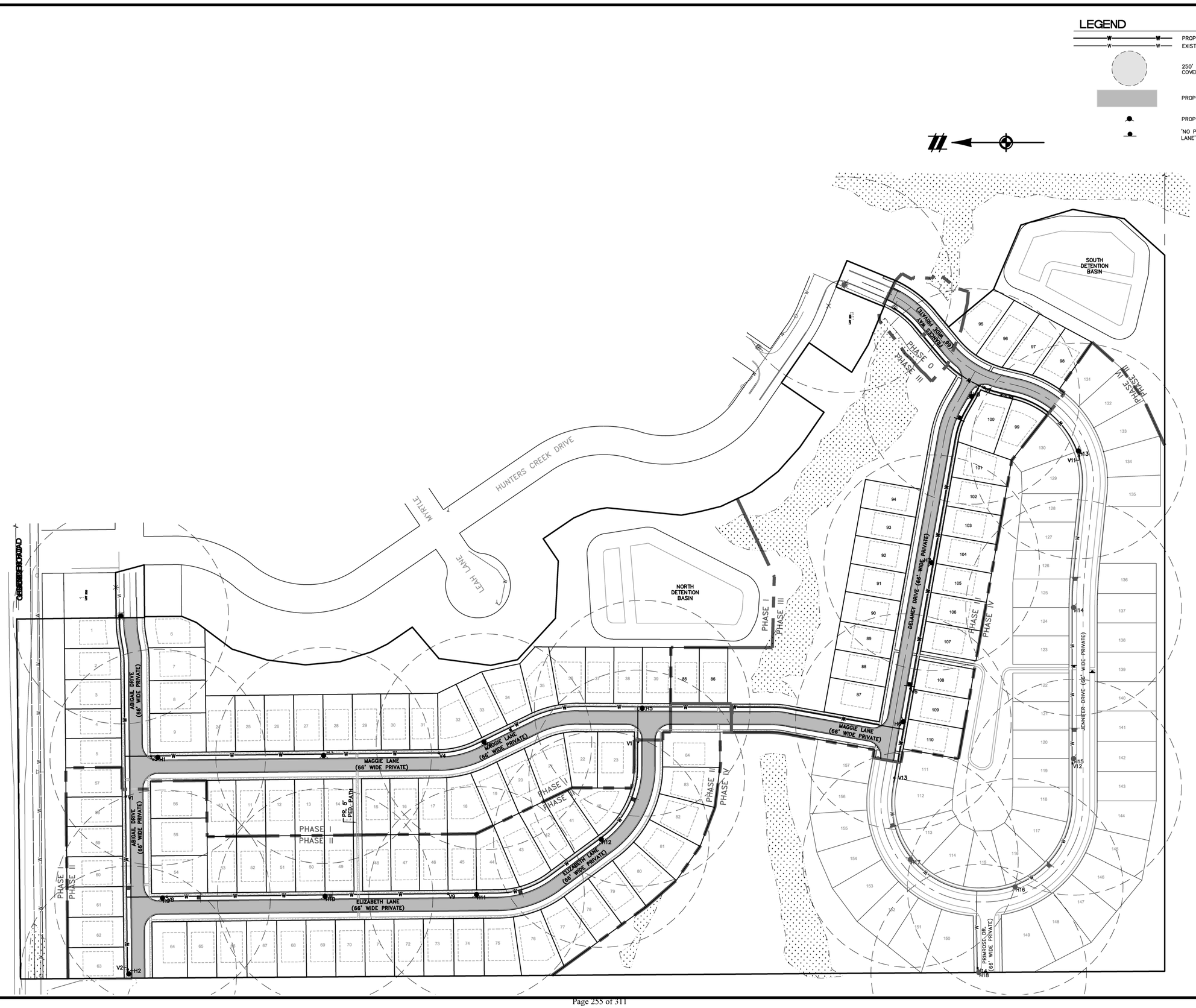
03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

0 10 20
SCALE: 1" = 20 FEET

DR. SK	CH. SS
P.M. MB	
BOOK --	
JOB 16000819	
SHEET NO. 36	

K:\16000819\DWG\PLAN SETS\SITE - FINAL PHASE 3\16000819SP3-11-INT.DWG 4/21/2025 5:00 PM KYLER SHEERIN



811
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SECTION 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC

PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3

FIRE PROTECTION PLAN

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

0 50 100
SCALE: 1" = 100 FEET

DR. SK	CH. SS
P.M. MB	
BOOK --	
JOB 16000819	
SHEET NO. 37	

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INVASIVE SHRUB ERADICATION AND MANAGEMENT PLAN FOR PROSPECT POINTE WEST

1.0 PLAN GOALS AND OBJECTIVES

As part of the development project, an invasive shrub inventory and management plan is proposed. The inventory and management plan are required for a development plan defined by the Superior Charter Township's Woodlands & Tree Preservation, subsection 14.05F of *Article 14 Special Development Provisions* of the Township's zoning ordinance. The goal of the management plan is to eliminate or reduce the presence and growth of four (4) species of invasive woody shrubs during and after the construction of the Project.

Atwell conducted a site visit to inventory the general locations of the following four (4) invasive woody shrub species within the Site boundaries: common (European) and glossy buckthorn (*Rhamnus cathartica* and *Frangula alnus*, respectively), autumn-olive (*Elaeagnus umbellata*), honeysuckle (*Lonicera tatarica*), and multi-flora rose (*Rosa multiflora*). Atwell also noted the percentage of the site covered by these species and their growth extent, range, condition, and size.

2.0 INVENTORY FINDINGS

Atwell conducted the invasive shrub inventory site visit on February 28, 2017 and identified 14 areas containing a predominance (>50%) of the above-listed invasive shrub species within scrub-shrub, forested, or tree line areas. These areas are located particularly along the perimeter of the property boundary and along the tree lines that intersect the agricultural fields. The southern periphery of the Site also contains a shrub layer dominated by those four invasive shrubs.

Along the perimeter of the Site, common buckthorn is especially prolific, although these areas contain a few individual honeysuckle, autumn-olive, and occasional multi-flora rose plants. These areas contain many common buckthorn seedlings and saplings. The larger buckthorns are scattered, with small multi-stem trees, and with diameters varying in size from about 1.0 inch to 12.0 inches diameter at breast height (dbh). Overall, these invasive buckthorn shrub plants appear to be in fair to good condition, with little to no evidence of decay or damage.

There are select areas, particularly in the tree lines within the eastern portion of the Site, that contain a dominance of invasive honeysuckle (>50%) shrubs, with scattered buckthorn, multi-flora rose, and autumn-olive sapling plants. The honeysuckle shrubs in these areas vary in size from 2.0 dbh inches to 7.0 inches dbh. Overall, these shrub plants appear to be in fair to good condition, with little to no evidence of decay or damage.

The forested areas along the southern perimeter of the Site contain a dense invasive shrub understory consisting primarily of buckthorn, honeysuckle, and multi-flora rose. These areas contain small (less than 10 feet tall) shrubs that are in fair to good health; with little to no evidence of decay or damage. Trees observed along the southern property boundary include: oaks (*Quercus spp.*), maples (*Acer spp.*), hickories (*Carya spp.*), cottonwood, American elm (*Ulmus americana*), and basswood (*Tilia americana*).

Overall, Atwell noted that invasive shrub density was inversely proportional to native herbaceous, shrub, and tree sapling growth, which indicates that these invasive shrubs are suppressing the vigor of native plants.

3.0 CONTROL METHODS

3.1 Developed Areas

Mechanical Control

Equipment, such as bulldozers will be used for on-site grading and vegetation removal in the developed areas. Vegetation removal, site grading, and construction will eradicate the invasive shrubs in developed areas.

Stockpiled soils will be kept on-site, and a construction barrier will be placed around the perimeter of stockpiles to prevent spread of invasive species and sediment.

1.1 Undeveloped Areas

Herbicide & Stump Cut Treatment

Undeveloped areas can be defined as those lands that will not be subject to buildings, permanent infrastructure, or maintained landscape planting and management. The undeveloped areas include planned natural areas and natural grade buffers, wetlands, wetland and stream setbacks, etc., that are planned to remain in the aftermath of construction.

Invasive shrubs tend to increase in undeveloped and natural areas following ground disturbance or vegetation disturbance. As a result, undeveloped areas that are to be permanently retained will not be subject to soil or vegetation disturbance during construction and development activities; the only exception will be the invasive shrub removal in undeveloped areas.

The four (4) invasive shrub species will be controlled through two rounds of treatments—one during the initial construction phases and a second follow-up control visit. The first control round will consist of stump cutting and herbicide treatments within all undeveloped areas during construction phases. In undeveloped areas, stump cutting with herbicidal application will be an effective means to eradicate/control the four (4) invasive shrub species. While cutting removes the canopy of invasive shrubs, the herbicide treatment is necessary to kill roots and prevent re-sprout. Cut stump treatments are usually preferred over broadcast herbicidal spraying, because stump treatments can more easily avoid non-target species during herbicide application. The most effective time to cut and chemically treat the stumps is from late summer through the fall; however, cutting and herbicidal application can be conducted during winter as well.

In construction areas, a construction barrier will be placed around the drip line perimeter of protected trees in order to protect them from damage. However, removal of the four (4) invasive shrub species will still need to occur near and beneath these trees. Removal of invasive shrub species and other site grading activities within the protected zone of a landmark tree or sovereign tree shall be done with care.

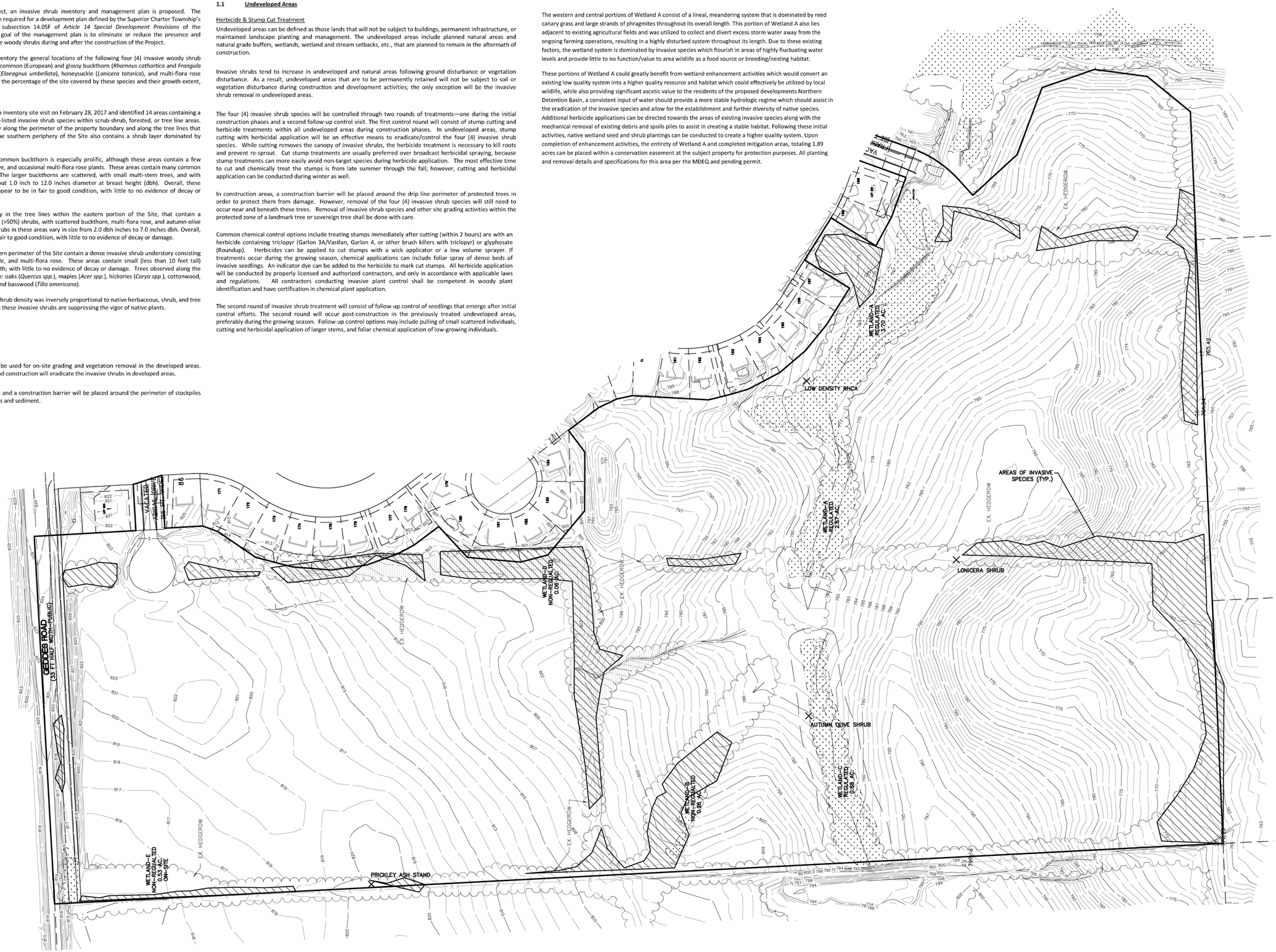
Common chemical control options include treating stumps immediately after cutting (within 2 hours) are with an herbicide containing triclopyr (Garlon 3A/Vastlan, Garlon 4, or other brush killers with triclopyr) or glyphosate (Roundup). Herbicides can be applied to cut stumps with a wick applicator or a low volume sprayer. If treatments occur during the growing season, chemical applications can include foliar spray of dense beds of invasive seedlings. An indicator dye can be added to the herbicide to mark cut stumps. All herbicide application will be conducted by properly licensed and authorized contractors, and only in accordance with applicable laws and regulations. All contractors conducting invasive plant control shall be competent in woody plant identification and have certification in chemical plant application.

The second round of invasive shrub treatment will consist of follow-up control of seedlings that emerge after initial control efforts. The second round will occur post-construction in the previously treated undeveloped areas, preferably during the growing season. Follow-up control options may include pulling of small scattered individuals, cutting and herbicidal application of larger stems, and foliar chemical application of low-growing individuals.

INVASIVE SPECIES MANAGEMENT FOR WETLAND AREA A

The western and central portions of Wetland A consist of a lineal, meandering system that is dominated by reed canary grass and large strands of phragmites throughout its overall length. This portion of Wetland A also lies adjacent to existing agricultural fields and was utilized to collect and divert excess storm water away from the ongoing farming operations, resulting in a highly disturbed system throughout its length. Due to these existing factors, the wetland system is dominated by invasive species which flourish in areas of highly fluctuating water levels and provide little to no function/value to area wildlife as a food source or breeding/nesting habitat.

These portions of Wetland A could greatly benefit from wetland enhancement activities which would convert an existing low quality system into a higher quality resource and habitat which could effectively be utilized by local wildlife, while also providing significant ascetic value to the residents of the proposed developments Northern Detention Basin, a consistent input of water should provide a more stable hydrologic regime which should assist in the eradication of the invasive species and allow for the establishment and further diversity of native species. Additional herbicide applications can be directed towards the areas of existing invasive species along with the mechanical removal of existing debris and spoils piles to assist in creating a stable habitat. Following these initial activities, native wetland seed and shrub plantings can be conducted to create a higher quality system. Upon completion of enhancement activities, the entirety of Wetland A and completed mitigation areas, totaling 1.89 acres can be placed within a conservation easement at the subject property for protection purposes. All planting and removal details and specifications for this area per the MDEQ and pending permit.



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FINAL SITE PLAN – PHASE 3

INVASIVE SPECIES REMOVAL PLAN

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

SCALE: 1" = 100 FEET

DR. SK	CH. SS
P.M. MB	
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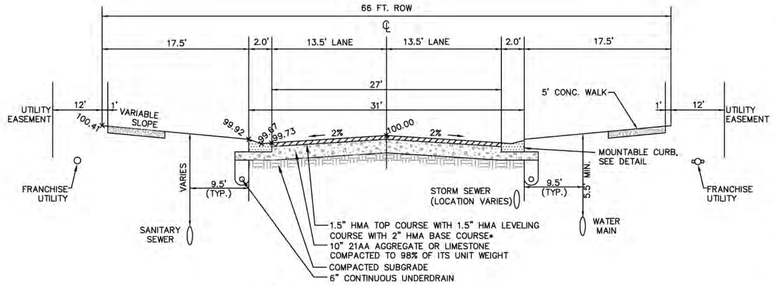
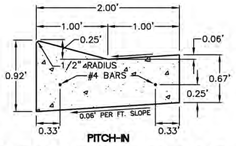


RESIDENTIAL ROADWAYS (PRIVATE)
NOT TO SCALE

* NOTES:
1. REFER TO CURRENTLY APPROVED WCRC HMA MIX DESIGNS AND BINDER REQUIREMENTS PRIOR TO CONSTRUCTION.
2. ALL PROPOSED UTILITIES SHALL BE WITHIN THE RIGHT-OF-WAY OR WITHIN AN EASEMENT OUTSIDE OF THE RIGHT-OF-WAY.

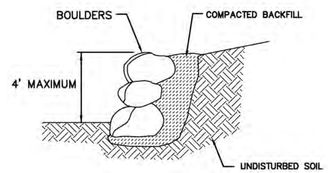
ASSUMED SECTION:
1.5" LVSP WEARING COURSE with 3% max air voids
1.5" LVSP LEVELING COURSE
2" 4E1 BASE COURSE
All HMA shall limit RAP to 25%



PITCH-IN

MOUNTABLE CURB & GUTTER
NO SCALE

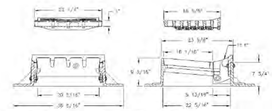
NOTE:
1. BASE AND SUBBASE AGGREGATES TO EXTEND MINIMUM 1'-0" BEHIND BACK OF CURB.
2. CURB CATCH BASIN CASTING TO BE EJIW 7065 WITH M1 GRATE OR APPROVED ALTERNATE, SEE BELOW.



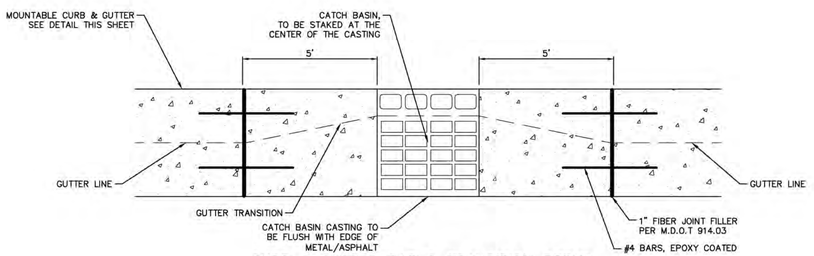
BOULDER WALL
NO SCALE

7065 CATCH BASIN CURB INLET
Heavy duty
With 7045 Type M1 grate and 7060 T1 back
Approximate 195 sq. in. open area
Accepts 7045 grates
Special lettered grate
"DUMP NO WASTE!" lettering and fish image

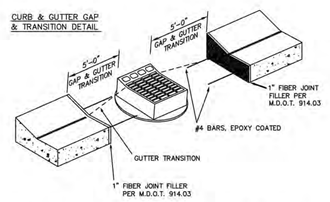




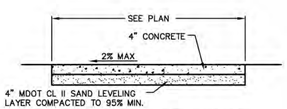
7065 CATCH BASIN CURB CASTING
NO SCALE



CURB & GUTTER GAP & TRANSITION DETAIL
PLAN VIEW
NO SCALE



CURB & GUTTER GAP & TRANSITION DETAIL
NO SCALE



NOTE: WALKS TO BE 6" THICK THROUGH DRIVES

CONCRETE SIDEWALK SECTION
NOT TO SCALE

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FINAL SITE PLAN – PHASE 3
DETAIL SHEET 1

DATE
NOVEMBER 22, 2024
03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS
NA NA NA
N/A

DR. SK | CH. SS
P.M. MB
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SHEET NO.
39

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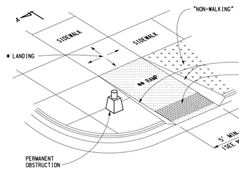
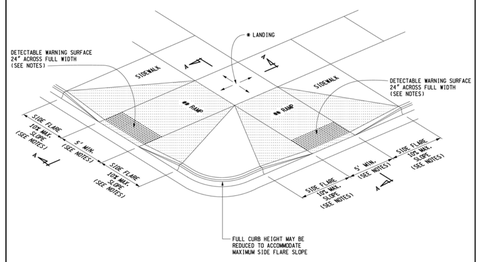
* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

** MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



SIDEWALK RAMP TYPE R
(ROLLED SIDES)



SIDEWALK RAMP TYPE F
(FLARED SIDES, TWO RAMPS SHOWN)

DEPARTMENT DIRECTOR
Kirk T. Steudle

PREPARED BY DESIGN DIVISION
DRAWN BY: R.L.T.
CHECKED BY: K.K.P.

APPROVED BY: _____ DIRECTOR, BUREAU OF FIELD SERVICES

APPROVED BY: _____ DIRECTOR, BUREAU OF DEVELOPMENT

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR

SIDEWALK RAMP AND DETECTABLE WARNING DETAILS

T.H.W.A. APPROVAL	3-15-2016 PLAN DATE	R-28-J	SHEET 1 OF 7

* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

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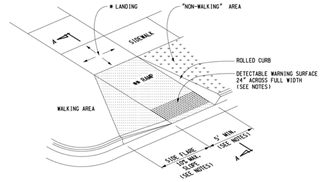
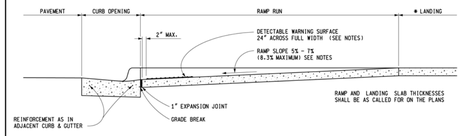
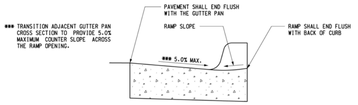


SIDEWALK RAMP TYPE RF
(ROLLED / FLARED SIDES)



SECTION A-A



SECTION THROUGH CURB OPENING
(TYPICAL ALL RAMP TYPES)

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR

SIDEWALK RAMP AND DETECTABLE WARNING DETAILS

T.H.W.A. APPROVAL	3-15-2016 PLAN DATE	R-28-J	SHEET 2 OF 7

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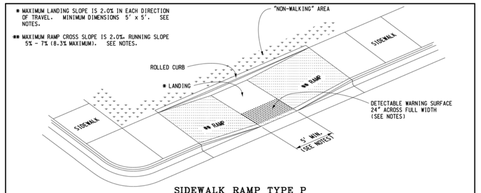
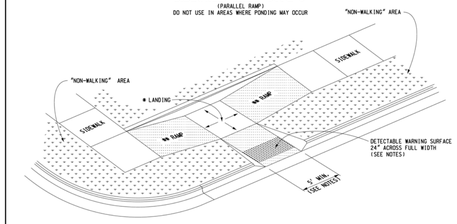


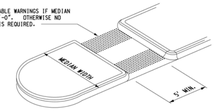
SIDEWALK RAMP TYPE P
(PARALLEL RAMP)

DO NOT USE IN AREAS WHERE PONDING MAY OCCUR



SIDEWALK RAMP TYPE C
(COMBINATION RAMP)

USE 24" DEEP DETECTABLE WARNINGS IF MEDIAN WIDTH IS AT LEAST 6'-0". OTHERWISE NO DETECTABLE WARNING IS REQUIRED.



SIDEWALK RAMP TYPE M
(MEDIAN ISLAND)

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR

SIDEWALK RAMP AND DETECTABLE WARNING DETAILS

T.H.W.A. APPROVAL	3-15-2016 PLAN DATE	R-28-J	SHEET 3 OF 7

* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

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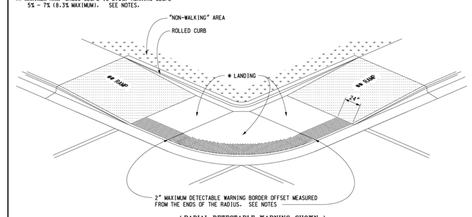
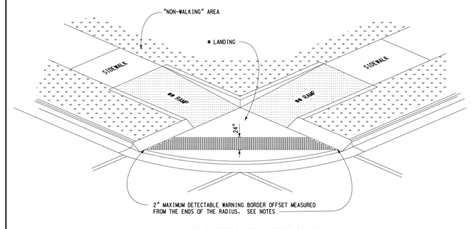


(RADIAL DETECTABLE WARNING SHOWN)



(TANGENT DETECTABLE WARNING SHOWN)

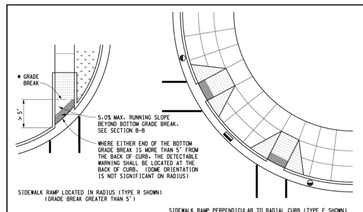
SIDEWALK RAMP TYPE D
(DEPRESSED CORNER)

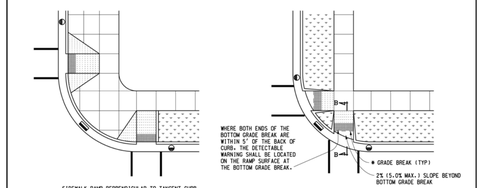
USE ONLY WHEN INDEPENDENT DIRECTIONAL RAMPS CAN NOT BE CONSTRUCTED FOR EACH CROSSING DIRECTION

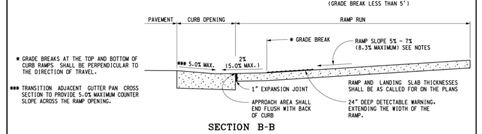
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR

SIDEWALK RAMP AND DETECTABLE WARNING DETAILS

T.H.W.A. APPROVAL	3-15-2016 PLAN DATE	R-28-J	SHEET 4 OF 7







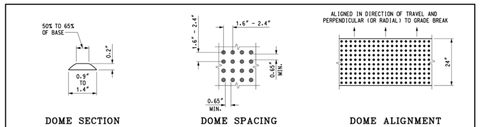
SECTION B-B

SIDEWALK RAMP ORIENTATION

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR

SIDEWALK RAMP AND DETECTABLE WARNING DETAILS

T.H.W.A. APPROVAL	3-15-2016 PLAN DATE	R-28-J	SHEET 6 OF 7



DOME SECTION | DOME SPACING | DOME ALIGNMENT

DETECTABLE WARNING DETAILS

NOTES:

DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

SIDEWALK RAMPS ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

RAMPS SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMPS SHALL ALSO BE PROVIDED AT MARKED AND/OR SIGNALIZED MID-BLOCK CROSSINGS.

SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.

SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.

CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP, WHERE CONDITIONS PERMIT. IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.

RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

WHEN 5' MINIMUM WIDTHS ARE NOT FEASIBLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' x 4'.

DETECTABLE WARNING SURFACE COVERAGE IS 24" MINIMUM IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING EXCLUDING CURVED OR FLARED CURB TRANSITION AREAS. A BORDER OFFSET NOT GREATER THAN 2" MEASURED ALONG THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIAL CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADIUS.

FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 2.0%. FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, IT SHALL NOT REQUIRE ANY RAMP OR SERIES OF RAMPS TO EXCEED 15 FEET IN LENGTH.

DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN ½". ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOWNHILL DIRECTION OF TRAVEL.

TRANSITION THE GUTTER PAN CROSS SECTION SUCH THAT THE COUNTER SLOPE IN THE DIRECTION OF RAMP TRAVEL IS NOT GREATER THAN 5.0% TO MAINTAIN THE NORMAL GUTTER PAN CROSS SECTION ACROSS DRAINAGE STRUCTURES.

THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.

CROSSWALK AND STOP LINE MARKINGS, IF USED, SHALL BE SO LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".

FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED ALONG THE ROADSIDE CURB LINE, SHALL BE PROVIDED WHERE AN UNOBSTRUCTED CIRCULATION PATH LATERALLY CROSSES THE SIDEWALK RAMP. FLARED SIDES SHALL BE PROVIDED WITH A CURB OR CURB AND HANDRAIL, LANDSCAPING, UNPIERCED SURFACE OR PERMANENT FIXED OBJECTS WHERE THEY ARE NOT REQUIRED. FLARED SIDES CAN BE CONSIDERED IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.

DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR

SIDEWALK RAMP AND DETECTABLE WARNING DETAILS

T.H.W.A. APPROVAL	3-15-2016 PLAN DATE	R-28-J	SHEET 7 OF 7

NOTE: CONTRACTOR RESPONSIBLE TO USE THE MOST CURRENT MDOT DETAILS AND SPECIFICATIONS, AS APPLICABLE.

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NOTICE:
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SECTION 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC
PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3

DETAIL SHEET 2

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS
NA NA NA
N/A

DR. SK	CH. SS
P.M. MB	
BOOK --	
JOB 16000819	
SHEET NO. 40	

\\ANN1\PROJECTS\16000819\CIVIL\PLAN SETS\SITE - FINAL PHASE 3\16000819P3-3-SITDWG 4/21/2025 1:04 PM MATTHEW MYERS

Prospect Pointe West

THE AUSTIN

2,724-3,172 Sq. Ft. | 4-5 Bedrooms | 2.5-3 Baths

Lombardo HOMES



Rev. 1/1/23 | 13001 23 Mile Road, Suite 200, Shelby Township, MI 48315 | LombardoHomes.com

Nature Series

THE AUSTIN

2,708-3,121 Sq. Ft. | 4-5 Bedrooms | 2.5-3 Baths

Lombardo H·O·M·E·S



Second Floor Plan



First Floor Plan

This depiction represents an artist's conception of the elevation and floor plan and is not intended to be an exact representation or show specific detailing. Plans remain subject to change without notice. Drawings are not to scale. All measurements shown are approximate and not necessarily to scale. Location, size and construction of doors, windows, wall, fireplaces and any other items depicted may vary depending on elevation preference or choice of options and are subject to change without notice. Some options and elevations shown may not be available in every neighborhood; see Sales Manager for details. Due to normal construction tolerances, the room sizes shown may vary slightly. The Builder may change home design, materials, features and methods of construction without prior notice. Model homes may contain some optional features not available through the Builder.

Rev. 1/1/23

Nature Series

THE AUSTIN

First Floor Options

Lombardo H·O·M·E·S



Garage options vary by community. Please see sales manager for details.

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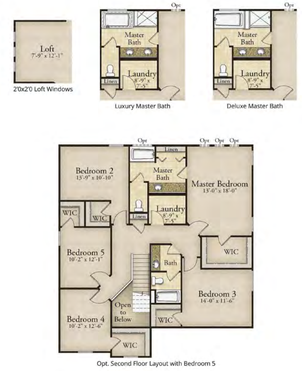
Rev. 1/1/23

Nature Series

THE AUSTIN

Second Floor Options

Lombardo H·O·M·E·S



Opt. Second Floor Layout with Bedroom 5

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Rev. 2/15/23

Prospect Pointe West

THE BLOOMINGTON

2,181-2,479 Sq. Ft. | 3-4 Bedrooms | 2.5-3 Baths

Lombardo HOMES





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Nature Series

THE BLOOMINGTON

2,185-2,276 Sq. Ft. | 3-4 Bedrooms | 2.5-3 Baths

Lombardo H·O·M·E·S



Second Floor Plan



First Floor Plan

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Rev. 1/1/23

Nature Series

THE BLOOMINGTON

First Floor Options

Lombardo H·O·M·E·S



Garage options vary by community. Please see sales manager for details.

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Nature Series

THE BLOOMINGTON

Second Floor Options

Lombardo H·O·M·E·S



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Rev. 2/15/23

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SECTION 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC
PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3
TYPICAL BUILDING DETAILS

DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS
NA NA NA
N/A

DR. SK | CH. SS
P.M. MB
BOOK --
JOB 16000819
SHEET NO. 41

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Prospect Pointe West

THE COLUMBIA

2,432-2,707 Sq. Ft. | 4 Bedrooms | 2.5-3 Baths

Lombardo HOMES







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Nature Series

THE COLUMBIA

2,432-2,782 Sq. Ft. | 4 Bedrooms | 2.5-3 Baths

Lombardo H·O·M·E·S



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Rev. 3/4/23

Nature Series

THE COLUMBIA

First Floor Options

Lombardo H·O·M·E·S



Garage options vary by community. Please see sales manager for details.

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Rev. 3/30/23

Nature Series

THE COLUMBIA

Second Floor Options

Lombardo H·O·M·E·S



Second Floor with Elevation D (adds 39 sq. ft.)

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Rev. 3/4/23

Prospect Pointe West

THE DAVENPORT

1,856-2,247 Sq. Ft. | 3 Bedrooms | 2 Baths

Lombardo HOMES









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Nature Series

THE DAVENPORT

1,856-2,005 Sq. Ft. | 3 Bedrooms | 2 Baths

Lombardo H·O·M·E·S



FIRST FLOOR PLAN

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Rev. 8/8/22

Nature Series

THE DAVENPORT

Floor Plan Options

Lombardo H·O·M·E·S



Garage options vary by community. Please see sales manager for details.

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Rev. 8/30/22

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SECTION 33 | TOWN 2 SOUTH, RANGE 7 EAST | SUPERIOR TOWNSHIP | WASHTENAW COUNTY, MICHIGAN

CLIENT: SE MICHIGAN LAND HOLDING LLC

PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3

TYPICAL BUILDING DETAILS

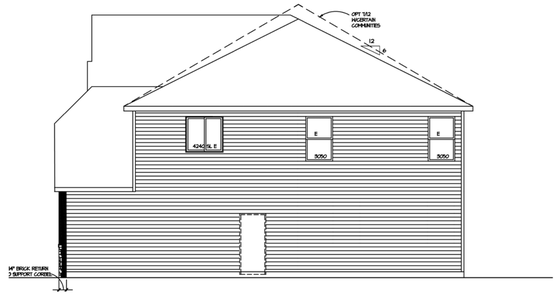
DATE: NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

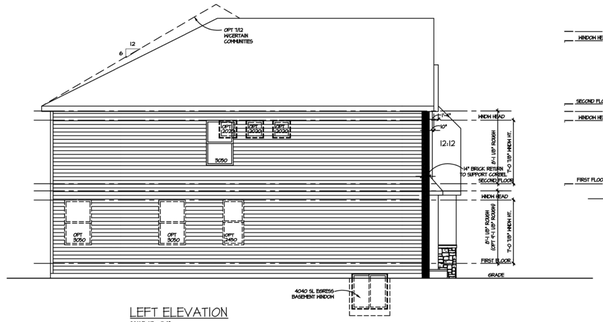
REVISIONS: NA NA NA / N/A

DR. SK | CH. SS
P.M. MB
BOOK --
JOB 16000819
SHEET NO. 42

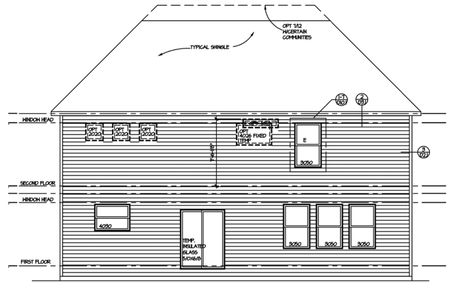
I:\AWA\PROJECTS\16000819\SHEETS\16000819SP3-ELEVATIONS.DWG 4/21/2025 1:05 PM MATTHEW MYERS



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



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



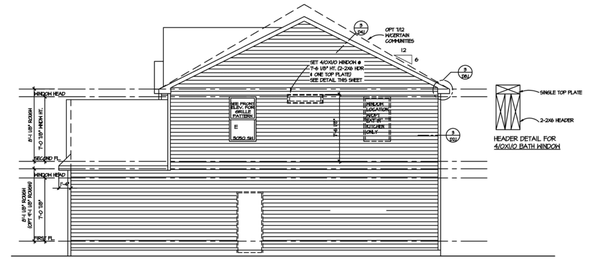
REAR ELEVATION
SCALE: 1/8" = 1'-0"

AUSTIN E SIDE AND REAR ELEVATIONS

Lombardo HOMES
1650 E. Maple Road, Suite 200
Shelby Township, MI 48315

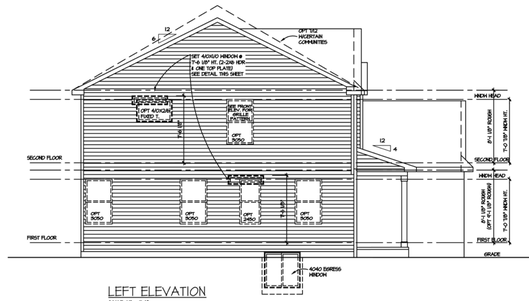
PLAN NAME:	THE AUSTIN
JOB NUMBER:	4062-0118
	MI
SHEET NO.	5.2.1

SHEET SCALE: (UNLESS NOTED OTHERWISE) 1/8" = 1'-0" ON 11X17 PAPER, 1/4" = 1'-0" ON 24X36 PAPER WHEN PRINTED AT 200%

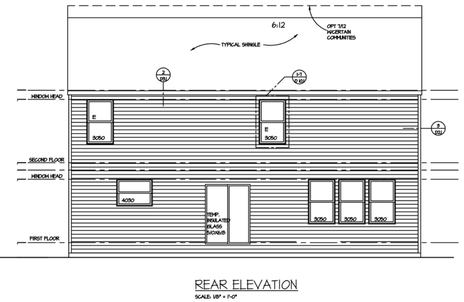


HEADER DETAIL FOR 4070/20 BATH HNDOW

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



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



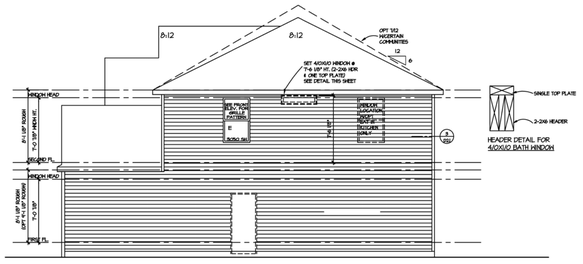
REAR ELEVATION
SCALE: 1/8" = 1'-0"

BLOOMINGTON C SIDE AND REAR ELEVATIONS

Lombardo HOMES
1650 E. Maple Road, Suite 200
Shelby Township, MI 48315

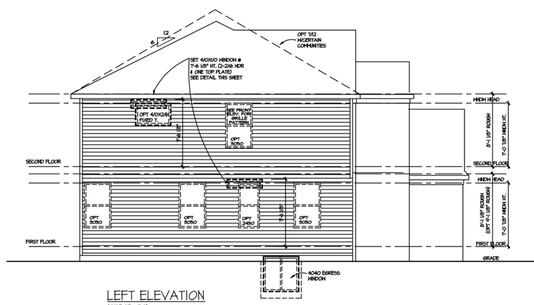
PLAN NAME:	THE BLOOMINGTON
JOB NUMBER:	5103-1118
	MI
SHEET NO.	5.2.1

SHEET SCALE: (UNLESS NOTED OTHERWISE) 1/8" = 1'-0" ON 11X17 PAPER, 1/4" = 1'-0" ON 24X36 PAPER WHEN PRINTED AT 200%

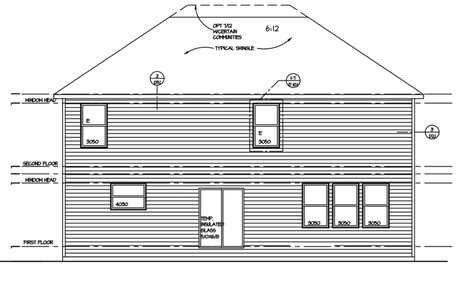


HEADER DETAIL FOR 4070/20 BATH HNDOW

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



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



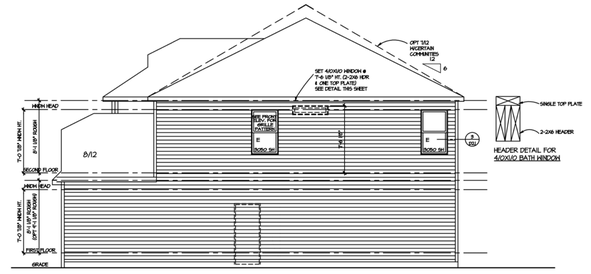
REAR ELEVATION
SCALE: 1/8" = 1'-0"

BLOOMINGTON E SIDE AND REAR ELEVATIONS

Lombardo HOMES
1650 E. Maple Road, Suite 200
Shelby Township, MI 48315

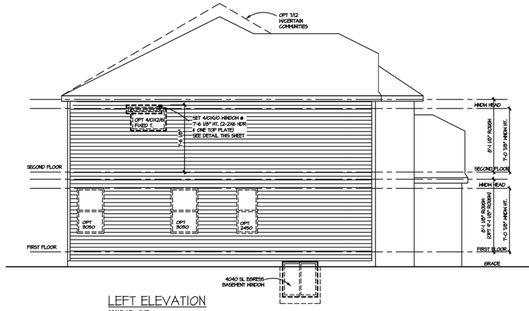
PLAN NAME:	THE BLOOMINGTON
JOB NUMBER:	5103-1118
	MI
SHEET NO.	5.2.1

SHEET SCALE: (UNLESS NOTED OTHERWISE) 1/8" = 1'-0" ON 11X17 PAPER, 1/4" = 1'-0" ON 24X36 PAPER WHEN PRINTED AT 200%

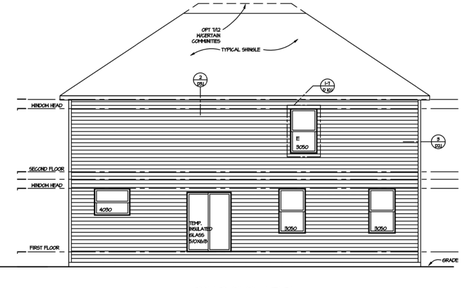


HEADER DETAIL FOR 4070/20 BATH HNDOW

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



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



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

COLUMBIA D SIDE AND REAR ELEVATIONS

Lombardo HOMES
1650 E. Maple Road, Suite 200
Shelby Township, MI 48315

PLAN NAME:	THE COLUMBIA
JOB NUMBER:	4995-618
	MI
SHEET NO.	5.2.1

SHEET SCALE: (UNLESS NOTED OTHERWISE) 1/8" = 1'-0" ON 11X17 PAPER, 1/4" = 1'-0" ON 24X36 PAPER WHEN PRINTED AT 200%

TYPICAL ELEVATIONS AND FLOORPLANS SHOWN - FOR REPRESENTATIVE PURPOSES ONLY

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TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
SE MICHIGAN LAND HOLDING LLC

PROSPECT POINTE WEST
FINAL SITE PLAN – PHASE 3

SIDE AND REAR ELEVATIONS

DATE
NOVEMBER 22, 2024

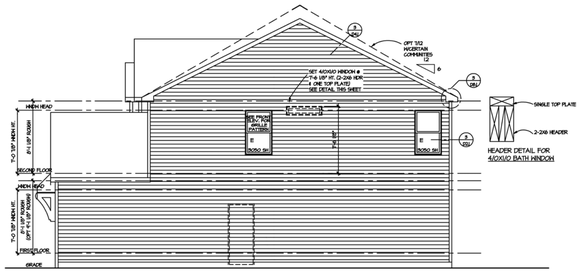
03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS

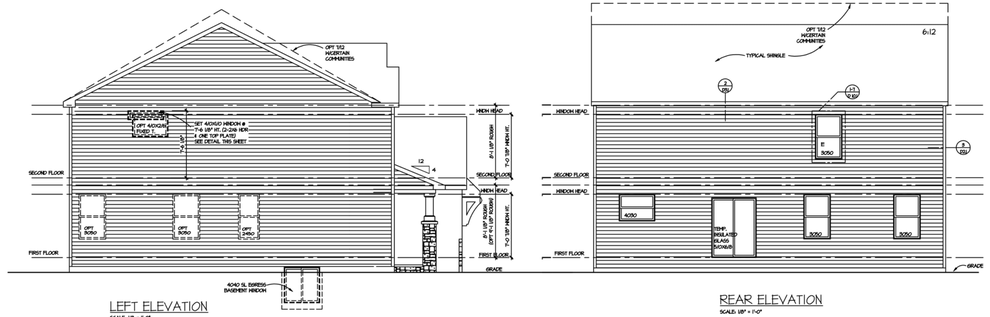
NA	NA	NA
	N/A	

DR. SK	CH. SS
P.M. MB	
BOOK --	
JOB 16000819	
SHEET NO. 43	

\\ANN1\PROJECTS\16000819\DWG\PLAN SETS\SITE - FINAL PHASE 3\16000819P3-11-ELEVS 5/1/2025 4:34 PM BRYAN KEMPER



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



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

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

COLUMBIA E SIDE AND REAR ELEVATIONS

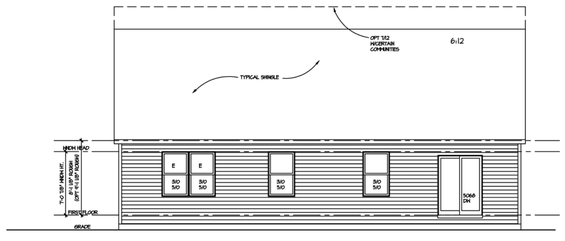
SHEET INDEX	
5.0	COVER SHEET
5.1	MISCELLANEOUS SHEET
5.2	EXTERIOR ELEVATIONS
5.2.1	EXTERIOR ELEVATIONS
5.3	EXTERIOR ELEVATIONS
5.4	EXTERIOR ELEVATIONS
5.5	EXTERIOR ELEVATIONS
5.6	EXTERIOR ELEVATIONS
5.7	EXTERIOR ELEVATIONS
5.8	EXTERIOR ELEVATIONS
5.9	EXTERIOR ELEVATIONS
5.10	EXTERIOR ELEVATIONS

PLAN NAME: THE COLUMBIA

JOB NUMBER: 4495-618
MI
SHEET NO.: 5.2.1

SHEET SCALE: (UNLESS NOTED OTHERWISE) 1/8" = 1'-0" ON 11X17 PAPER, 1/4" = 1'-0" ON 24X36 PAPER WHEN PRINTED AT 200%

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



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

DAVENPORT A SIDE AND REAR ELEVATIONS

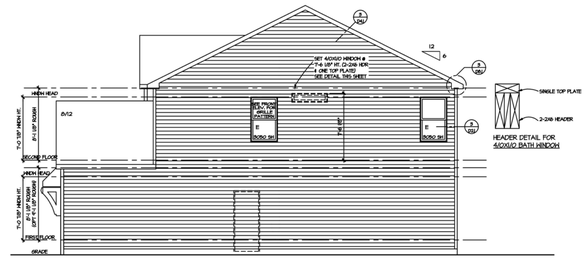
FIRST FLOOR

SHEET INDEX	
5.0	COVER SHEET
5.1	MISCELLANEOUS SHEET
5.2	EXTERIOR ELEVATIONS
5.2.1	EXTERIOR ELEVATIONS
5.3	EXTERIOR ELEVATIONS
5.4	EXTERIOR ELEVATIONS
5.5	EXTERIOR ELEVATIONS
5.6	EXTERIOR ELEVATIONS
5.7	EXTERIOR ELEVATIONS
5.8	EXTERIOR ELEVATIONS
5.9	EXTERIOR ELEVATIONS
5.10	EXTERIOR ELEVATIONS

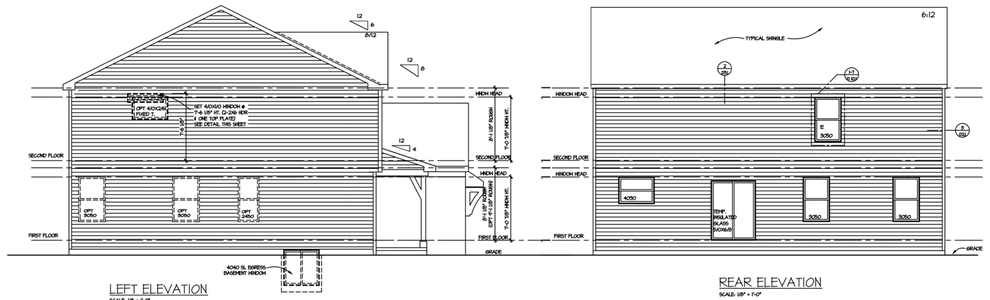
PLAN NAME: THE DAVENPORT

JOB NUMBER: 4453-518
MI
SHEET NO.: 5.2.1

SHEET SCALE: (UNLESS NOTED OTHERWISE) 1/8" = 1'-0" ON 11X17 PAPER, 1/4" = 1'-0" ON 24X36 PAPER WHEN PRINTED AT 200%



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



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

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

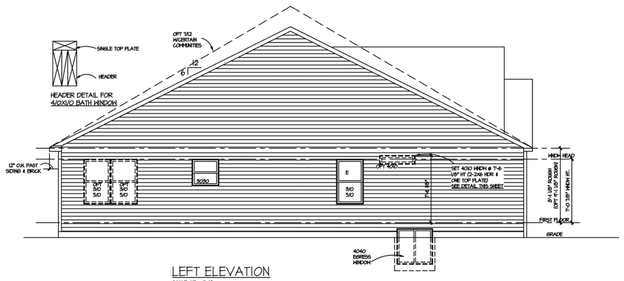
COLUMBIA F SIDE AND REAR ELEVATIONS

SHEET INDEX	
5.0	COVER SHEET
5.1	MISCELLANEOUS SHEET
5.2	EXTERIOR ELEVATIONS
5.2.1	EXTERIOR ELEVATIONS
5.3	EXTERIOR ELEVATIONS
5.4	EXTERIOR ELEVATIONS
5.5	EXTERIOR ELEVATIONS
5.6	EXTERIOR ELEVATIONS
5.7	EXTERIOR ELEVATIONS
5.8	EXTERIOR ELEVATIONS
5.9	EXTERIOR ELEVATIONS
5.10	EXTERIOR ELEVATIONS

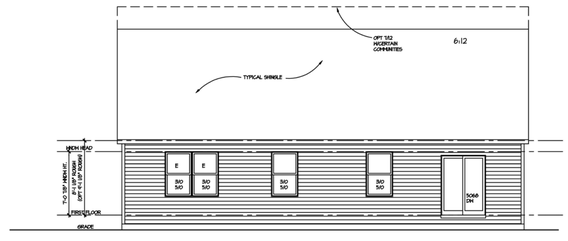
PLAN NAME: THE COLUMBIA

JOB NUMBER: 4495-618
MI
SHEET NO.: 5.2.1

SHEET SCALE: (UNLESS NOTED OTHERWISE) 1/8" = 1'-0" ON 11X17 PAPER, 1/4" = 1'-0" ON 24X36 PAPER WHEN PRINTED AT 200%



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



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

DAVENPORT B SIDE AND REAR ELEVATIONS

FIRST FLOOR

SHEET INDEX	
5.0	COVER SHEET
5.1	MISCELLANEOUS SHEET
5.2	EXTERIOR ELEVATIONS
5.2.1	EXTERIOR ELEVATIONS
5.3	EXTERIOR ELEVATIONS
5.4	EXTERIOR ELEVATIONS
5.5	EXTERIOR ELEVATIONS
5.6	EXTERIOR ELEVATIONS
5.7	EXTERIOR ELEVATIONS
5.8	EXTERIOR ELEVATIONS
5.9	EXTERIOR ELEVATIONS
5.10	EXTERIOR ELEVATIONS

PLAN NAME: THE DAVENPORT

JOB NUMBER: 4453-518
MI
SHEET NO.: 5.2.1

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TYPICAL ELEVATIONS AND FLOORPLANS SHOWN - FOR REPRESENTATIVE PURPOSES ONLY

Lombardo HOMES
1650 Research Drive, Suite 100
Shelby Township, MI 48315

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SIDE AND REAR ELEVATIONS

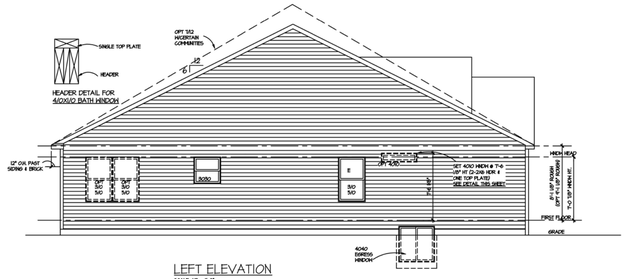
DATE
NOVEMBER 22, 2024

03-07-2025: PER TWP
04-21-2025: PER TWP

REVISIONS
NA NA NA
N/A

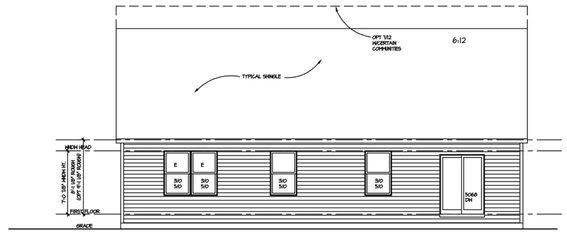
DR. SK | CH. SS
P.M. MB
BOOK --
JOB 16000819
SHEET NO. 44

\\ANN1\PROJECTS\16000819\DWG\PLAN SETS\FSP - FINAL PHASE 3\16000819FP3-19-ELEVS 5/7/2025 4:09 PM BRYAN KASARTE



LEFT ELEVATION

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



REAR ELEVATION

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

DAVENPORT C SIDE AND REAR ELEVATIONS

FIRST FLOOR

Lombardo HOMES
30903 Northpointe Blvd Suite 200
Shelby Township, MI 48316

PLAN	SHEET NUM	SHEET NAME	REVISION/UNDER SHEET BY
E1	5.0	COVER SHEET	DRC
E2	5.1	FLOOR PLAN & INTERNAL REVIEW	DRC
E3	5.2	SIDE AND REAR ELEVATIONS	DRC
E4	5.3	ROOF PLAN	DRC
E5	5.4	ELEVATION A	DRC
E6	5.5	ELEVATION B	DRC
E7	5.6	ELEVATION C	DRC
E8	5.7	ELEVATION D	DRC

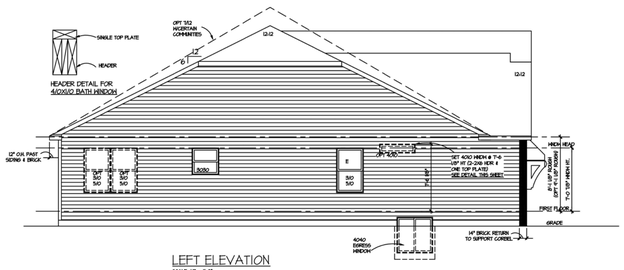
PLAN NAME: THE DAVENPORT

JOB NUMBER: 4453-518

MI

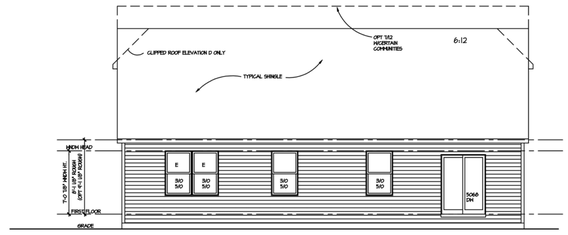
SHEET NO.: 5.2.1

SHEET SCALE: (UNLESS NOTED OTHERWISE) 1/8" = 1'-0" ON 11X17 PAPER, 1/4" = 1'-0" ON 24X36 PAPER WHEN PRINTED AT 200%



LEFT ELEVATION

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



REAR ELEVATION

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

DAVENPORT D SIDE AND REAR ELEVATIONS

FIRST FLOOR

Lombardo HOMES
30903 Northpointe Blvd Suite 200
Shelby Township, MI 48316

PLAN	SHEET NUM	SHEET NAME	REVISION/UNDER SHEET BY
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E3	5.2	SIDE AND REAR ELEVATIONS	DRC
E4	5.3	ROOF PLAN	DRC
E5	5.4	ELEVATION A	DRC
E6	5.5	ELEVATION B	DRC
E7	5.6	ELEVATION C	DRC
E8	5.7	ELEVATION D	DRC

PLAN NAME: THE DAVENPORT

JOB NUMBER: 4453-518

MI

SHEET NO.: 5.2.1

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VINYL SIDING CALCULATIONS

Austin E	Front	750.6	92.4	49.4	0	8%	
	Left	821.7	15	380.4	15	45%	
	Right	773.9	46.67	334.2	46.67	40%	
		2346.2	154.07	764	61.67		32%
Bloomington C	Front	585.3	108.54	215	26.34	40%	
	Left	803.2	2.45	400.6	0	50%	
	Right	795.5	15	392.5	15	48%	
		2184	125.99	1008.1	41.34		47%
Bloomington E	Front	661.5	91.72	85.4	12	13%	
	Left	725	0	261.9	0	36%	
	Right	664.8	15	261.9	15	38%	
		2051.3	106.72	609.2	27		30%
Columbia D	Front	580.1	110.3	159.8	8	32%	
	Left	766.6	0	311.2	0	41%	
	Right	737.7	30	306.12	30	39%	
		2084.4	140.3	777.12	38		38%
Columbia E	Front	658.9	99.56	84.4	12	13%	
	Left	895.3	0	468	0	52%	
	Right	889	30	460	30	50%	
		2443.2	129.56	1012.4	42		42%
Columbia F	Front	600	163.4	246	63	42%	
	Left	895.3	0	468	0	52%	
	Right	889	30	460	30	50%	
		2384.3	193.4	1174	93		49%
Davenport A	Front	490	63	162.7	0	38%	
	Left	803.2	24	300.9	0	39%	
	Right	807.2	0	300.9	0	37%	
		2100.4	87	764.5	0		38%
Davenport B	Front	478.8	71.2	67.6	0	17%	
	Left	803.2	24	300.9	0	39%	
	Right	807.2	0	300.9	0	37%	
		2089.2	95.2	669.4	0		34%
Davenport C	Front	460.1	71.3	49.8	0	13%	
	Left	803.2	24	300.9	0	39%	
	Right	807.2	0	300.9	0	37%	
		2070.5	95.3	651.6	0		33%
Davenport D	Front	526	120.3	0	0	0%	
	Left	803.2	24	300.9	0	39%	
	Right	807.2	0	300.9	0	37%	
		2136.4	144.3	601.8	0		30%

TYPICAL ELEVATIONS AND FLOORPLANS SHOWN - FOR REPRESENTATIVE PURPOSES ONLY

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DATE
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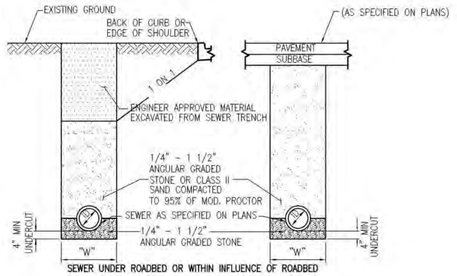
03-07-2025: PER TWP
04-21-2025: PER TWP

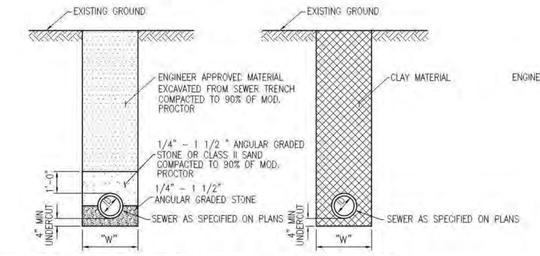
REVISIONS
NA NA NA
N/A

DR. SK CH. SS
P.M. MB
BOOK --
JOB 16000819
SHEET NO. 45

\\ANN1\PROJECTS\16000819\DWG\PLAN SETS\SITE - FINAL PHASE 3\16000819PP3-19-SSWK 3/19/2025 4:07 PM BRIAN KASPER

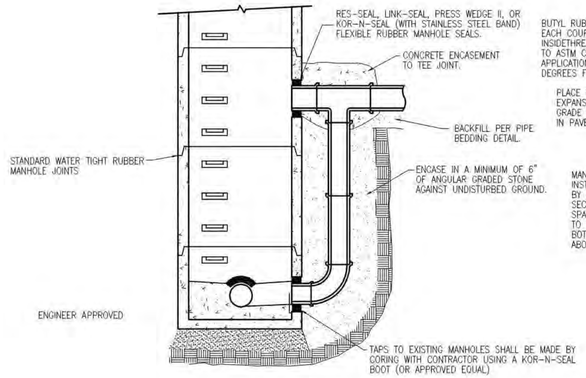


PLASTIC PIPE TRENCH DETAIL A



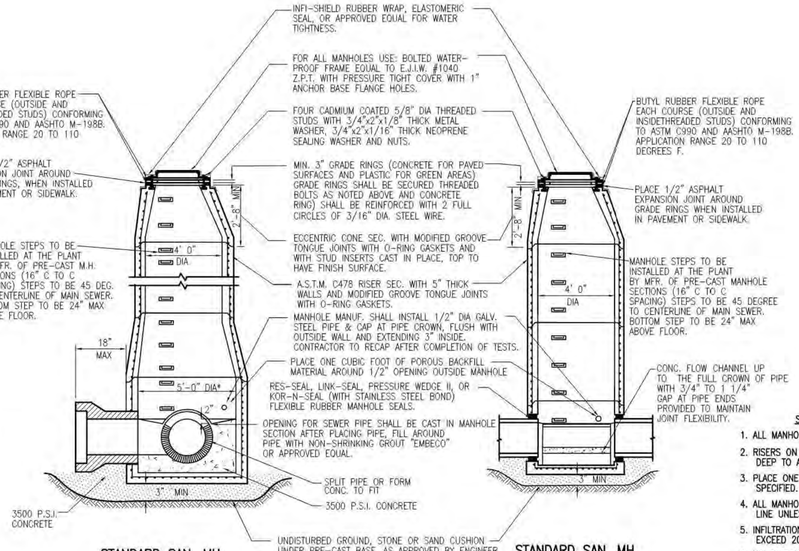
PLASTIC PIPE TRENCH DETAIL B

PLASTIC PIPE CLAY BACKFILL TRENCH DETAIL



EXTERNAL DROP CONECTION
(HYDROGEN SULFIDE PROTECTION)

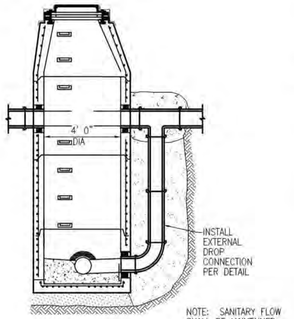
DIA OF SEWER	DIA OF DROP CONNECTION
8" & 10"	8"
12",15" & 18"	12"
21",24" & 30"	18"
36" & 42"	24"



STANDARD SAN. MH.
FOR SEWERS 24" THRU 42"

* MANHOLE DIAMETER TO MEET MANUFACTURERS REQUIREMENTS FOR BOTH STRAIGHT THRU & RIGHT ANGLE INSTALLATION

STANDARD SAN. MH.
FOR SEWERS 8" THRU 21"



SANITARY MH. BUILT OVER EX SANITARY LINE
(SAME AS STANDARD SAN MH EXCEPT AS INDICATED HERE)
(HYDROGEN SULFIDE PROTECTION)

SANITARY SEWER CONSTRUCTION NOTES

1. ALL MANHOLE RIMS SHALL BE SET TO GRADE AS FURNISHED BY THE ENGINEER.
2. RISERS ON SANITARY SEWERS SHALL BE INSTALLED WHERE SEWER ARE OVER 10' DEEP TO A DEPTH OF 10'.
3. PLACE ONE 6" WYE FOR EACH LOT ON SANITARY SEWERS UNLESS OTHERWISE SPECIFIED.
4. ALL MANHOLES SHALL USE ECCENTRIC CONES PLACED TOWARD THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. INFILTRATION FOR ANY SECTION OF SEWERS BETWEEN MANHOLES SHALL NOT EXCEED 200 GALLONS PER INCH IN DIAMETER PER MILE OF SEWER PER 24 HRS.
6. NO FOOTING OR ROOF DRAINS SHALL BE CONNECTED TO THE PROPOSED SEWER.
7. DIFFERENTIAL OF EXCAVATION AROUND EXISTING MANHOLES SHALL NOT EXCEED 6 FEET.
8. NO CONNECTION RECEIVING STORM WATER, SURFACE WATER, OF GROUND WATER SHALL BE MADE TO SANITARY SEWERS.
9. ALL SEWERS SHALL BE SUBJECT TO TELEVISION INSPECTION AND AIR INFILTRATION OR EXFILTRATION TESTS, OR A COMBINATION OF SAME WITHIN 30 DAY OF BACKFILL, PRIOR TO ACCEPTANCE. ALL SEWERS OVER 24" DIAMETER SHALL BE SUBJECTED TO INFILTRATION TESTS. ALL SEWERS OF 24" DIAMETER OR SMALLER, WHERE THE GROUND WATER LEVEL ABOVE THE TOP OF THE SEWER IS OVER 2 FEET, SHALL BE SUBJECTED TO INFILTRATION TESTS. ALL SEWERS OF 24" DIAMETER OR LESS, WHERE THE GROUND WATER LEVEL ABOVE THE TOP OF THE SEWER IS 2 FEET OR LESS, SHALL BE SUBJECTED TO AIR TESTS OR EXFILTRATION TESTS.
10. ALL SEWER SYSTEM CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND GENERAL SPECIFICATIONS OF THE AGENCY OR AGENCIES HAVING JURISDICTION OF THE SEWER SYSTEM AND CONSTRUCTION AREA.
11. ALL SEWERS SHALL BE TELEVISED, WITH TEST RESULTS APPROVED BY THE TOWNSHIP UTILITY DEPARTMENT PRIOR TO PLACING THE SEWER IN SERVICE.
12. NO SEWER SHALL BE CONSTRUCTED LESS THAN 8" IN DIAMETER.
13. ALL STUBS SHALL HAVE A WATER AND AIR TIGHT BULKHEAD.
14. ALL ELEVATIONS ARE BASED ON NAVD 88 (ORIGINAL)
15. THE MINIMUM DIAMETER OF MANHOLES SHALL BE 48 INCHES, LARGER DIAMETERS ARE PREFERABLE FOR LARGER DIAMETER SEWERS. A MINIMUM ACCESS DIAMETER OF 22 INCHES SHALL BE PROVIDED.
16. CONTRACTOR SHALL PERFORM 9 POINT MANDREL TESTING PER SECTION ℣, OPEN CUT SEWERS OF THE SPECIFICATIONS.
17. SANITARY SEWER SHALL BE COMPOSITE ABS OR PVC TRUSS PIPE CONFORMING TO REQUIREMENTS OF ASTM D-2680 OR, PVC PIPE CONFORMING TO ASTM D-3034 (SDR 26) MAY BE USED WHERE DEPTH IS LESS THAN 15'.
18. JOINTS FOR PLASTIC PIPE SHALL BE PUSH-ON TYPE OR IN SPECIAL APPLICATIONS ,SOLVENT JOINTS, WHERE SPECIFIED, SHALL CONFORM TO ASTM D-3112 AND F-477. SOLVENT-CEMENTED JOINTS, WHERE SPECIFIED, SHALL CONFROM TO ASTM D-2855.
19. JOINTS ON TRUSS PIPE SHALL CONSIST OF ABS PLASTIC COUPLINGS CHEMICALLY CEMENTED TO THE ENDS OF THE PIPE BEING CONNECTED. SOLVENTS AND METHODS USED IN MAKING THE CHEMICAL BOND SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS, AND THE INSTALLATION TECHNIQUE SHALL CONFORM TO ASTM D - 2321, OR LATEST REVISION.
20. MANHOLE STEPS TO BE PLASTIC COATED MEETING THE REQUIREMENTS IN ASTM D2146, TYPE II, GRADE 49108, M.A. INDUSTRIES P.S.I. POLYPROPYLENE, OR E.J.I.W. 8502.
21. A VIDEOTAPE (WITH LOG AND LEAD LOCATIONS) SHALL BE SUBMITTED AND APPROVED BY THE TOWNSHIP PRIOR TO THE FINAL ACCEPTANCE. SAID VIDEOTAPE SHALL BE PERFORMED PRIOR TO FINAL ACCEPTANCE OF THE SYSTEM.
22. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL TELEPHONE MISS DIG (800-482-7171) A MINIMUM OF 30 DAYS AFTER DAYS AFTER COMPLETION OF BACKFILL. FOR THE LOCATION IF UNDER GROUND PIPELINE AND CABLE FACILITIES AND SHALL ALSO NOTIFY REPRESENTATIVES.
23. MINIMUM DEPTH TO TOP OF PIPE SHALL BE 4 FEET.
24. THE MAXIMUM DEPTH TO INVERT OF ANY SANITARY SEWER SHALL NOT EXCEED THE DEPTH RECOMMENDED BY THE MANUFACTURER FOR EACH SIZE AND CLASS AND PIPE.
25. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL TO TAKE PLACE.
26. A BENCH SHALL BE PROVIDED ON EACH SIDE OF ANY MANHOLE CHANNEL WHEN THE PIPE DIAMETER IS LESS THAN THE MANHOLE DIAMETER. THE BENCH SHOULD BE SLOPED NO LESS THAN 1/2 INCH PER FOOT. NO LATERAL SEWER, SERVICE CONNECTION, OR DROP MANHOLE PIPE SHALL DISCHARGE ONTO THE SURFACE OF THE BENCH.
27. WHERE WORK IS TO BE PERFORMED IN THE VICINITY OF A SUPERIOR TOWNSHIP MAIN, CONTRACTOR SHALL NOTIFY THE SUPERIOR TOWNSHIP UTILITY DEPARTMENT AT (734) 480-5500 AT LEAST 3 WORKING DAYS PRIOR TO START OF CONSTRUCTION AS WELL AS TOWNSHIP ENGINEER TO SCHEDULE INSPECTION.
28. AN ELASTOMERIC SEAL OR RUBBER WRAP SHALL BE PLACED AROUND EACH MANHOLE FRAME AND CONE SECTION FOR WATER TIGHTNESS.

THE FOLLOWING ARE MINIMUM TRENCH WIDTHS:

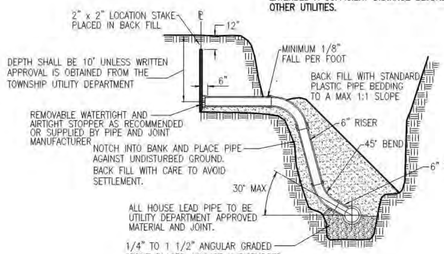
I.D. PIPE SIZE (INCHES)	LESS THAN 18	21	24	30	36
"W" TRENCH WIDTH (FEET)	3.0	3.5	4.0	5.0	6.0

I.D. PIPE SIZE (INCHES)	42	48	54	60	66	72	78
"W" TRENCH WIDTH (FEET)	7.0	8.0	9.5	10.0	10.5	11.0	11.5

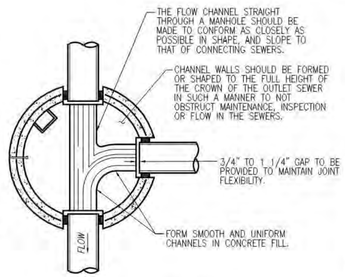
I.D. PIPE SIZE (INCHES)	84	90	96	102	108
"W" TRENCH WIDTH (FEET)	12.0	12.5	13.0	13.5	14.0

ESTIMATED PAVEMENT REMOVAL WIDTH IS TO BE TRENCH WIDTH "W" PLUS 1' EACH SIDE OF THE TRENCH (6' MINIMUM).

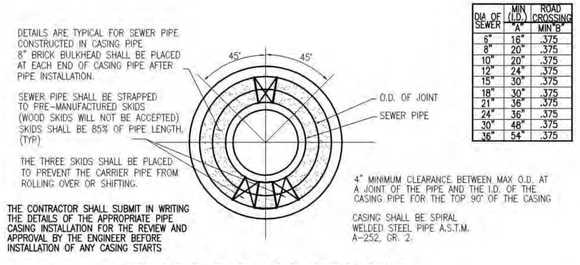
NOTE:
IN THE EVENT THAT OTHER UTILITIES ARE TO BE INSTALLED IN THE EASEMENT ADJACENT TO THE THE PROPERTY LINE, THE SEWER LEAD SHALL BE EXTENDED A SUFFICIENT DISTANCE BEYOND THE OTHER UTILITIES.



HOUSE LEAD DETAIL

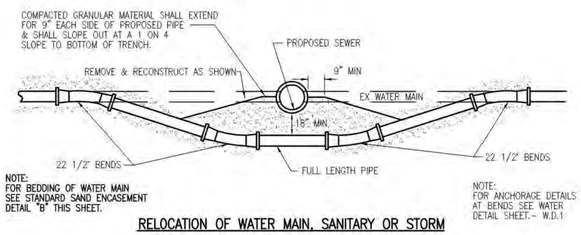


CHANNEL DETAIL

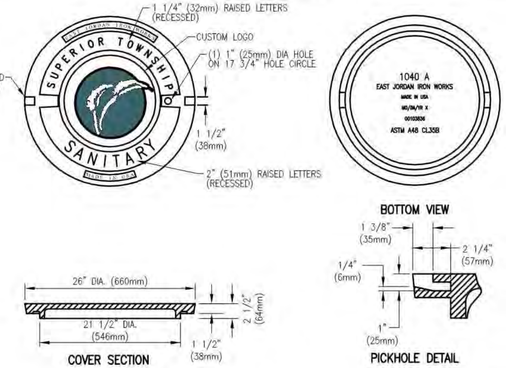


DIA OF SEWER	MIN (I.D.) CASING "A"	ROAD CROSSING MIN "B"
6"	16"	.375
8"	20"	.375
10"	20"	.375
12"	24"	.375
15"	30"	.375
18"	30"	.375
21"	36"	.375
24"	36"	.375
30"	48"	.375
36"	54"	.375

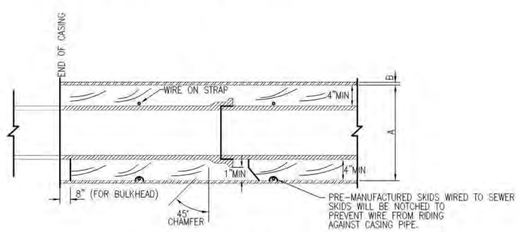
PIPE BARREL SUPPORT FOR SANITARY SEWER CONSTRUCTED IN CASING PIPE



RELOCATION OF WATER MAIN, SANITARY OR STORM



STANDARD COVER & FRAME



STANDARD CASING SECTION

DRAWING PATH: SCVT\Superior\Twp\Standards\CADD\sanitary\Superior\Sanit01.dwg Dec 20, 2011 - 4:32pm

OHM

CITY/VILLAGE/TOWNSHIP	CHARTER TOWNSHIP OF SUPERIOR
COUNTY	WASHTENAW
SCALE	N.T.S.
H:	N/A
V:	N/A
HORIZ DATUM	N/A
VERT DATUM	N/A
JOB NO.	000-00-0000

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REVISIONS:

CHARTER TOWNSHIP OF SUPERIOR
STANDARD SANITARY DETAILS

SHEET
1
OF 2

SANITARY SEWER ACCEPTANCE TESTS

GENERAL

ALL SANITARY SEWERS SHALL BE SUBJECTED TO INFILTRATION, EXFILTRATION OR LOW PRESSURE AIR TESTS, OR A COMBINATION THEREOF PRIOR TO FINAL ACCEPTANCE BY THE TOWNSHIP. IN ADDITION, ALL PVC AND ABS PLASTIC SEWERS SHALL BE SUBJECTED TO DEFLECTION TESTING BY MEANS OF A NINE–POINT MANDREL DEFLECTION TEST.

THE TOWNSHIP'S INSPECTOR SHALL BE PRESENT FOR ALL TESTING OPERATIONS. IF TESTING IS TO BE DONE BY THE CONTRACTOR, ONLY PROPERLY TRAINED PERSONNEL SHALL BE ALLOWED TO PERFORM THE TESTING WORK. IF TESTING IS TO BE DONE BY MUNICIPAL AGENCY WORK FORCES, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE INSPECTOR IN ORDER TO SCHEDULE THE TESTING.

IN THE EVENT THAT THE SEWER PIPE FAILS ANY OF THE REQUIRED TESTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THE PIPE AND REPEATING THE TEST UNTIL ACCEPTABLE RESULTS ARE ACHIEVED.
THE METHOD OF TESTING AND MEASUREMENT SHALL BE APPROVED BY THE TOWNSHIP. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT AND LABOR FOR MAKING THE TESTS.

INFILTRATION TEST

ALL SANITARY SEWERS THAT ARE OVER TWENTY–FOUR (24) INCHES IN DIAMETER SHALL BE SUBJECTED TO AN INFILTRATION TEST. ALSO, ALL SANITARY SEWERS THAT ARE TWENTY–FOUR (24) INCHES IN DIAMETER AND SMALLER AND WHERE THE GROUND WATER LEVEL IS MORE THAN TWO (2) FEET ABOVE THE TOP OF THE SEWER SHALL BE SUBJECTED TO AN INFILTRATION TEST.

THE INFILTRATION RATE FOR ALL SANITARY SEWERS SHALL NOT EXCEED A MAXIMUM OF TWO HUNDRED (200) GALLONS PER INCH DIAMETER PER MILE OF SEWER PER TWENTY–FOUR (24) HOURS.

LOW PRESSURE AIR TEST

ALL SANITARY SEWERS THAT ARE TWENTY–FOUR (24) INCHES IN DIAMETER OR SMALLER AND WHERE THE GROUND WATER LEVEL IS TWO (2) FEET OR LESS ABOVE THE TOP OF THE SEWER SHALL BE SUBJECTED TO A LOW PRESSURE AIR TEST.

THE PROCEDURE FOR AIR TESTING OF SEWERS SHALL BE AS FOLLOWS:

THE SEWER LINE SHALL BE TESTED IN INCREMENTS BETWEEN MANHOLES. THE LINE SHALL BE CLEANED AND PLUGGED AT EACH MANHOLE. SUCH PLUGS SHALL BE DESIGNED TO HOLD AGAINST THE TEST PRESSURE AND SHALL PROVIDE AN AIRTIGHT SEAL. ONE OF THE PLUGS SHALL HAVE AN ORIFICE THROUGH WHICH AIR CAN BE INTRODUCED INTO THE SEWER. AN AIR SUPPLY LINE SHALL BE CONNECTED TO THE ORIFICE. THE SUPPLY LINE SHALL BE FITTED WITH SUITABLE CONTROL VALVES AND A PRESSURE GAUGE FOR CONTINUALLY MEASURING THE AIR PRESSURE IN THE SEWER. THE PRESSURE GAUGE SHALL HAVE A MINIMUM DIAMETER OF THREE AND ONE–HALF (3–1/2) INCHES AND A RANGE OF 0 – 10 PSIG. THE GAUGE SHALL HAVE MINIMUM DIVISIONS OF 0–10 PSIG AND ACCURACY OF PLUS OR MINUS (+/–) 0.04 PSIG.

THE SEWER SHALL BE PRESSURIZED TO 4 PSIG GREATER THAN THE GREATEST BACK PRESSURE CAUSED BY GROUND WATER OVER THE TOP OF THE SEWER PIPE. AT LEAST TWO (2) MINUTES SHALL BE ALLOWED FOR THE AIR PRESSURE TO STABILIZE BETWEEN THREE AND ONE HALF (3.5) AND FOUR (4) PSIG. IF NECESSARY, AIR SHALL BE ADDED TO THE SEWER TO MAINTAIN A PRESSURE OF 3.5 PSIG OR GREATER.

AFTER THE STABILIZATION PERICD, THE AIR SUPPLY CONTROL VALVE SHALL BE CLOSED SO THAT NO MORE AIR WILL ENTER THE SEWER. THE SEWER AIR PRESSURE SHALL BE NOTED AND TIMING FOR THE TEST BEGUN. THE TEST SHALL NOT BEGIN IF THE AIR PRESSURE IS LESS THAN THREE AND ONE HALF (3.5) PSIG, OR SUCH OTHER PRESSURE AS IS NECESSARY TO COMPENSATE FOR GROUND WATER LEVEL.

THE TIME REQUIRED FOR THE AIR PRESSURE TO DECREASE ONE (1.0) PSIG DURING THE TEST SHALL NOT BE LESS THAN THE TIME SHOWN IN THE FOLLOWING AIR TEST TABLES. THE CONTRACTOR SHALL USE THE APPROPRIATE TEST TABLE BASED UPON THE SEWER PIPE MATERIAL.

AIR TEST TABLE FOR VITRIFIED CLAY AND CONCRETE PIPE

	SPECIFICATION TIME (MIN:SEC) REQUIRED FOR PRESSURE DROP FROM 3–1/2 TO 2–1/2 PSIG WHEN TESTING ONE PIPE DIAMETER ONLY														
	PIPE DIAMETER, INCHES														
LENGTH OF LINE, FEET	4	6	8	10	12	15	18	21	24	27	30	33	36	39	42
25	0:04	0:10	0:18	0:22	0:27	0:32	0:36	0:45	0:54	1:03	1:12	1:21	1:30	1:39	1:50
50	0:09	0:21	0:36	0:45	0:54	1:03	1:12	1:30	1:48	2:06	2:42	2:42	3:00	3:18	3:39
75	0:14	0:32	0:54	1:08	1:21	1:34	1:48	2:15	2:42	3:09	3:36	4:03	4:30	4:57	5:29
100	0:18	0:42	1:12	1:30	1:48	2:06	2:24	3:00	3:36	4:12	4:48	5:24	6:00	6:36	7:18
125	0:22	0:52	1:30	1:52	2:15	2:38	3:00	3:45	4:30	5:15	6:00	6:45	7:30	8:15	9:08
150	0:27	1:03	1:48	2:15	2:42	3:09	3:36	4:30	5:24	6:18	7:12	8:06	9:00	9:54	10:57
175	0:32	1:14	2:06	2:38	3:09	3:40	4:12	5:15	6:18	7:21	8:24	9:27	10:30	11:33	12:47
200	0:36	1:24	2:24	3:00	3:36	4:12	4:48	6:00	7:12	8:24	9:36	10:48	12:00	13:12	14:36
225	0:40	1:34	2:42	3:22	4:03	4:44	5:24	6:45	8:06	9:27	10:48	12:09	13:30	14:51	16:26
250	0:45	1:45	3:00	3:45	4:30	5:15	6:00	7:30	9:00	10:30	12:00	13:30	15:00	16:30	18:16
275	0:50	1:56	3:18	4:08	4:57	5:46	6:36	8:15	9:54	11:33	13:12	14:51	16:30	18:09	20:06
300	0:54	2:06	3:36	4:30	5:24	6:18	7:12	9:00	10:48	12:36	14:24	16:12	18:00	19:48	21:54
350	1:03	2:27	4:12	5:15	6:18	7:21	8:24	10:30	12:36	14:42	16:48	18:54	21:00	23:06	25:33
400	1:12	2:48	4:48	6:00	7:12	8:24	9:36	12:00	14:24	16:48	19:12	21:36	24:00	26:24	29:12
450	1:21	3:09	5:24	6:45	8:06	9:27	10:48	13:30	16:12	18:54	21:36	24:18	27:00	29:42	32:51
500	1:30	3:30	6:00	7:30	9:00	10:30	12:00	15:00	18:00	21:00	24:00	27:00	30:00	33:00	36:30

NOTE: THIS TABLE IS TAKEN FROM THE NATIONAL CLAY PIPE INSTITUTE (NCPI) TABLES WHICH ARE BASED UPON ASTM C828 "TEST METHOD FOR LOW PRESSURE AIR TEST FOR VITRIFIED CLAY PIPE LINES" AND ASTM C924 "STANDARD PRACTICE FOR TESTING CONCRETE PIPE SEWER LINES BY LOW PRESSURE AIR TEST METHOD."

AIR TEST TABLE FOR PVC AND ABS PIPE
MINIMUM SPECIFIED TIME REQUIRED FOR A 1.0 PSIG PRESSURE DROP
FOR SIZE AND LENGTH OF PIPE INDICATED FOR Q=0.0015*

THE MINIMUM HOLDING TIME FOR THE PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG (GREATER THAN ADDED GROUND WATER PRESSURE) SHALL NOT BE LESS THAN THAT GIVEN IN THE FOLLOWING TABLE FOR EACH TESTED RUN OF SEWER BETWEEN MANHOLES:

NOTE: AIR TESTING SHOULD NOT BE USED IF THE AIR PRESSURE REQUIRED FOR THE TEST EXCEEDS 9 PSIG.

PIPE DIAMETER	MINIMUM TIME	LENGTH FOR MINIMUM TIME,	TIME FOR LONGER	SPECIFICATION TIME FOR LENGTH (L) SHOWN, MINUTES							
INCHES	MINUTES	FT.	LENGTH, S	100 FT	150 FT	200 FT	250 FT	300 FT	350 FT	400 FT	450 FT
4	3:46	597	0.380 L	3:46	3:46	3:46	3:46	3:46	3:46	3:46	3:46
6	5:40	398	0.854 L	5:40	5:40	5:40	5:40	5:40	5:40	5:42	6:24
8	7:34	298	1.520 L	7:34	7:34	7:34	7:34	7:36	8:52	10:08	11:24
10	9:26	239	2.374 L	9:26	9:26	9:26	9:53	11:52	13:51	15:49	17:48
12	11:20	199	3.418 L	11:20	11:20	11:24	14:15	17:05	19:56	22:47	25:38
15	14:10	159	5.342 L	14:10	14:10	17:48	22:15	26:42	31:09	35:36	40:04
18	17:00	133	7.692 L	17:00	19:13	25:38	32:03	38:27	44:52	51:16	57:41
21	19:50	114	10.470 L	19:50	26:10	34:54	43:37	52:21	61:00	69:48	78:31
24	22:40	99	13.674 L	22:47	34:11	45:34	56:58	68:22	79:46	91:10	102:33
27	25:30	88	17.306 L	28:51	43:16	57:41	72:07	86:32			
30	28:20	80	21.366 L	35:37	53:25	71:13	89:02	106:50			
33	31:10	72	25.852 L	43:05	64:38	86:10	107:43	129:16			
36	34:00	66	30.768 L	51:17	76:55	102:34	128:12	153:50			

NOTE: THIS TABLE IS TAKEN FROM ASTM F1417 "STANDARD TEST METHOD FOR INSTALLATION AND ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW PRESSURE AIR TEST." ASTM F1417 CONFORMS TO UNI–BELL "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" (UNI–B–6–98)

* Q IS THE ALLOWABLE LEAKAGE RATE IN CUBIC FEET/MINUTE/SQUARE FOOT OF INSIDE SURFACE AREA OF PIPE

EXFILTRATION TEST

EXFILTRATION OR LEAKAGE FROM THE SEWER LINE CAN BE MEASURED BY RECORDING THE WATER LEVEL DROP OVER A GIVEN PERIOD OF TIME IN A STANDPIPE PLACED AND CONNECTED IN THE UPSTREAM MANHOLE. THE MEASURED DROP IN THE TIME PERIOD CAN BE CONVERTED BY CALCULATIONS TO THE LEAKAGE RATE IN TERMS OF GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.

EXFILTRATION TESTS MAY BE SUBSTITUTED FOR LOW PRESSURE AIR TESTS WHERE APPROVED BY THE TOWNSHIP ENGINEER. EXFILTRATION TESTS WILL NOT BE ALLOWED WHERE THE EXTERNAL WATER PRESSURE EXCEEDS FOUR (4) FEET.

FOR THE PURPOSE OF EXFILTRATION TESTING, THE INTERNAL WATER LEVEL SHALL BE EQUAL TO THE EXTERNAL WATER LEVEL PLUS FOUR (4) FEET AS MEASURED FROM THE TOP OF THE HIGHEST PIPE IN THE SYSTEM BEING TESTED. THIS COULD BE EITHER A HOUSE LEAD OR A LATERAL. HOWEVER, THE MAXIMUM TOTAL HEIGHT OF WATER ABOVE THE INVERT OF THE PIPE AT THE LOWER END SHALL NOT EXCEED SIXTEEN (16) FEET. A PROSPECTIVE TEST THAT WOULD EXCEED THIS SIXTEEN (16) FOOT LIMIT SHOULD NOT BE TAKEN. THE LINE UNDER CONSTRUCTION CAN BE BROKEN DOWN INTO SMALLER SECTIONS SUCH THAT THE MAXIMUM HEAD OF SIXTEEN (16) FEET WILL NOT BE EXCEEDED.

THE MAXIMUM EXFILTRATION RATE SHALL BE THE SAME AS THAT PERMITTED FOR THE INFILTRATION TEST. THE EXFILTRATION TEST PROCEDURE IS SUMMARIZED AS FOLLOWS:

1) ALL SERVICE LATERALS, STUBS AND FITTINGS INTO THE SEWER LINE(S) BEING TESTED SHOULD BE PROPERLY CAPPED OR PLUGGED, AND CAREFULLY BRACED TO RESIST THE THRUST ACTIONS DEVELOPED BY THE INTERNAL WATER PRESSURE. IN PREPARING THE BLOCKING OF PLUGS OR END CAPS, IT IS EXTREMELY IMPORTANT TO RECOGNIZE THAT THE FIVE (5) TO TEN (10) FEET OF HEAD IN THE STANDPIPE WILL EXERT CONSIDERABLE THRUST AGAINST THE PLUGS OR CAPS.

2) A PLUG IS INSERTED AND TIGHTENED IN THE INLET PIPE OF THE DOWNSTREAM MANHOLE TO WHICH THE WATER SUPPLY CONNECTION IS MADE FOR FILLING THE PIPE.

3) THE UPPER MANHOLE IS PLUGGED AND SECURELY TIGHTENED FOR CONNECTION TO THE STANDPIPE. THE STANDPIPE IS THEN PLACED IN THIS MANHOLE AND CONNECTED TO THE TAPPED PLUG. THE STANDPIPE MUST BE CAPABLE OF HANDLING FROM FIVE (5) TO TEN (10) FEET OF WATER HEAD TO DETERMINE THE TIGHTNESS AND SOUNDNESS OF THE SEWER LINE, AS SPECIFIED AND DIRECTED BY THE ENGINEER.

4) WATER IS INTRODUCED INTO THE LINE AT THE DOWNSTREAM (LOWER) MANHOLE UNTIL THE STANDPIPE IN THE UPSTREAM MANHOLE HAS BEEN COMPLETELY FILLED. BY FILLING THE LINE FROM THE LOWEST LEVEL, THE AIR IN THE LINE IS EASILY PUSHED AHEAD AND, FINALLY DISPELLED THROUGH THE STANDPIPE AT THE UPPER END OF THE TEST SECTION. CARE SHOULD BE TAKEN TO MINIMIZE ENTRAPPED AIR THAT WILL GIVE DISTORTED TEST RESULTS. THE RATE OF DROP IN THE STANDPIPE MAY BE QUITE RAPID UNTIL THE AIR HAS BEEN EXPELLED.

5) AFTER FILLING WITH WATER, THE LINE MUST BE ALLOWED TO STAND FOR AT LEAST FOUR (4) HOURS BEFORE BEGINNING THE TEST. DURING THIS TIME SOME WATER ABSORPTION INTO THE MANHOLE STRUCTURES AND SEWER PIPE WILL TAKE PLACE. AFTER THE WATER ABSORPTION HAS STABILIZED, THE WATER LEVEL IN THE STANDPIPE IS CHECKED AND WATER ADDED IF NECESSARY.

6) THE TEST IS NOW READY TO BEGIN. THE DROP IN THE STANDPIPE IS MEASURED AND RECORDED OVER A FIFTEEN (15) MINUTE PERIOD. TO VERIFY THE FIRST RESULTS, A SECOND FIFTEEN (15) MINUTE TEST IS SUGGESTED. THIS WILL ALSO VERIFY WHETHER A STABLE CONDITION EXISTS IN THE LINE.

7) THE MEASURED DROPS IN THE STANDPIPE ARE CONVERTED TO LEAKAGE IN TERMS OF GALLONS PER INCH DIAMETER PER MILE PER DAY.

8) ANOTHER COMMONLY USED METHOD OF CONDUCTING WATER EXFILTRATION TESTING IS TO UTILIZE THE MANHOLE IN LIEU OF A STANDPIPE. THE TEST PROCEDURE IS EXACTLY AS OUTLINED FOR USING THE STANDPIPE. HOWEVER, SINCE THE MANHOLE IS LARGER IN DIAMETER THAN THE STANDPIPE, THIS METHOD NORMALLY REQUIRES A MINIMUM TWO (2) HOUR TEST PERIOD IN ORDER TO BE ABLE TO RECORD A MEASURABLE WATER LEVEL DROP. MANHOLE LEAKAGE MUST ALSO BE CONSIDERED IN THE LEAKAGE RATE AND TEST RESULTS.

9) CAUTION SHOULD BE TAKEN ABOUT CONDUCTING EXFILTRATION TESTS ON SEWER LINES LAID ON STEEP GRADES. CONSIDERATION MUST BE GIVEN TO THE DOWNSTREAM PORTION OF THE SYSTEM TO PREVENT EXCESSIVE PRESSURES IN THESE LOWER LINES. FOR THESE INSTALLATIONS AND WHERE THE UPSTREAM MANHOLES ARE VERY DEEP, IT IS NOT ADVISABLE TO FILL THE STANDPIPE OR MANHOLE TO THE TOP WHEN PERFORMING THE TEST.

DEFLECTION TEST FOR PLASTIC PIPE

DEFLECTION GAUGE (MANDREL): MANDREL TESTING SHALL TAKE PLACE TO ENSURE THE FLEXIBLE PIPE HAS BEEN PROPERLY BEDDED AND BACK–FILLED. THE DEFLECTION TEST MUST BE CONDUCTED NO LESS THAN 30 DAYS AFTER INSTALLATION OF THE FINAL BACKFILL. THE MAXIMUM ALLOWABLE DEFLECTION IS 5 PERCENT. INSTALLATION SHALL CONFORM TO ASTM 2321–89. A NINE–ARM (POINT) MANDREL SHALL BE USED. CHERNE FIXED STEEL DEFLECTION OR APPROVED EQUAL.

VIDEOTAPING

AS A MEANS OF INSURING THAT PIPE LAYING WAS PROPERLY DONE AND THAT ALL JOINTS ARE IN A "HOME" POSITION, THE CONTRACTOR SHALL PROVIDE VIDEOTAPING OF ALL OF THE PIPE LAID THAT IS THIRTY–SIX (36) INCHES IN DIAMETER AND SMALLER. THIS VIDEOTAPING SHALL BE DONE NO SOONER THAN THIRTY (30) DAYS AFTER COMPLETION OF BACKFILL. THE CONTRACTOR SHALL PROVIDE FORTY–EIGHT (48) HOURS NOTICE TO THE TOWNSHIP PRIOR TO VIDEOTAPING SO THAT A REPRESENTATIVE MAY BE PRESENT. A SATISFACTORY REVIEW OF THE VIDEOTAPE BY THE TOWNSHIP SHALL BE A CONDITION FOR SEWER ACCEPTANCE BY THE TOWNSHIP. TYPICAL ITEMS TO BE REVIEWED ON THE VIDEOTAPE WILL INCLUDE PIPE DEFLECTION, PIPE SETTLEMENT, LEAD CONNECTIONS, JOINTS AND PIPE CLEANLINESS. IF THE VIDEOTAPE REVIEW REVEALS UNSATISFACTORY CONDITIONS, THE CONTRACTOR SHALL CORRECT THE CONDITIONS AND SHALL RE–VIDEOTAPE THE AFFECTED PIPE SECTIONS FOR REVIEW BY THE TOWNSHIP.

DRAWING PATH: S:\CVTS\superior\Twp\Standards\CADD\sa#\any\Superior\San\IZ.dwg Dec 20, 2011 - 4:24pm

OHM

DATE: OCT 2003 | CADD: DK | ENG / ARCH: DLG/JSL | PROJ. MGR | SECTION | TOWN | RANGE | COUNTY: WASHTENAW | CITY/VILLAGE/TOWNSHIP: CHARTER TOWNSHIP OF SUPERIOR | HOR. DATUM: N/A | VERT. DATUM: N/A | SCALE: HZ: NTS VT: N/A | JOB #: 000-00-0000

CHARTER TOWNSHIP OF SUPERIOR

REVISIONS:

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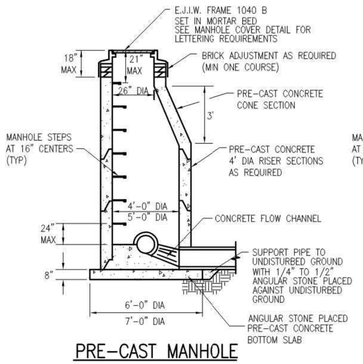
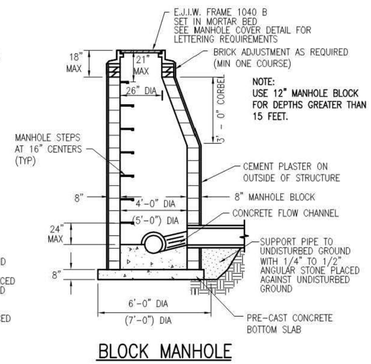
CHARTER TOWNSHIP OF SUPERIOR
STANDARD SANITARY DETAILS

SHEET 2 OF 2

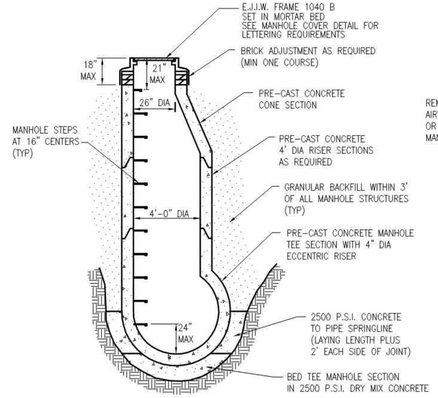


PRE-CAST MANHOLE

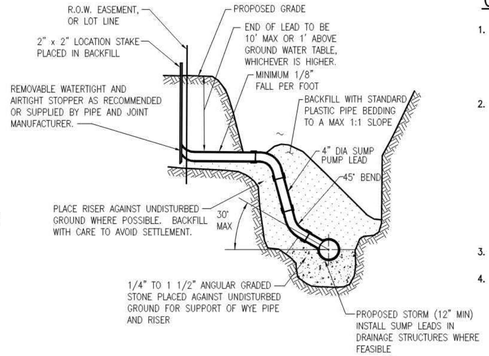


BLOCK MANHOLE

STANDARD MANHOLE DETAILS



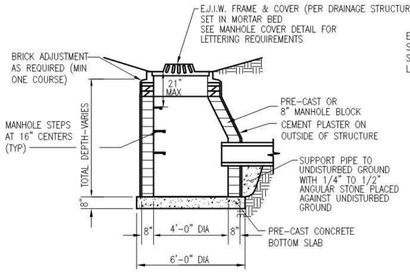
PRE-CAST TEE MANHOLE DETAIL



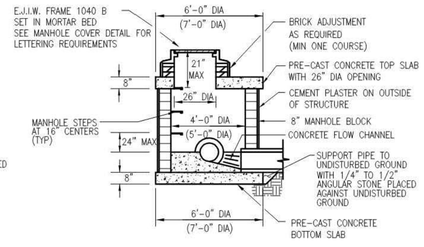
HOUSE LEAD DETAIL FOR 4" DIA
PLASTIC SUMP PUMP LEADS

GENERAL NOTES FOR STORM SEWER CONSTRUCTION

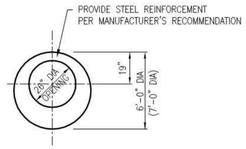
1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF CHARTER TOWNSHIP OF SUPERIOR.
   A. TYPE AND CLASS OF PIPE SHALL BE AS SPECIFIED ON PLANS.
   B. SAND BEDDING SHALL BE USED THROUGHOUT, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
   C. ALL END SECTIONS 18" AND LARGER SHALL BE PROVIDED WITH A GALVANIZED BAR SCREEN.
2. CONTRACTOR SHALL CONSTRUCT MANHOLES WITH PRECAST REINFORCED CONCRETE IN LIEU OF CONCRETE, BRICK AND BLOCK MANHOLES IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:
   A. NO OPENINGS SHALL BE MADE IN PRECAST UNITS WHICH WOULD LEAVE LESS THAN 12" OF UNDISTURBED PRECAST STRUCTURE WALL BETWEEN PIPES (AS MEASURED BETWEEN OUTSIDE PIPE WALLS) OR WOULD REMOVE MORE THAN 40% OF THE CIRCUMFERENCE ALONG ANY HORIZONTAL PLANE.
   B. STRUCTURES FOR SEWERS LARGER THAN 18", OR THOSE NOT MEETING THE OPENING REQUIREMENTS, MAY BE BUILT OF BLOCK OR BRICK UP TO A MINIMUM OF 8" ABOVE THE TOP OF SEWER, WITH PRECAST UNITS BEING USED ABOVE THIS POINT. WHERE PRECAST UNITS REST ON THE BLOCK OR BRICK, THE GROOVE IN THE PRECAST UNIT SHALL BE FILLED WITH MORTAR.
   C. OPENINGS FOR THE OUTLET SEWER SHALL BE PRECAST WITH A DIAMETER OF 3 INCHES LARGER THAN THE OUTSIDE DIAMETER OF THE OUTLET PIPE. ALL OTHER OPENINGS SHALL BE MADE IN THE FIELD AFTER THE MANHOLE HAS BEEN CONSTRUCTED.
3. ALL VERTICAL OPENINGS IN CONCRETE BLOCK STRUCTURE WALLS SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.
4. CONCRETE PIPE REQUIREMENTS:
   A. THE CONTRACTOR SHALL PROVIDE REINFORCED CONCRETE PIPE AS SPECIFIED ON THE PLANS.
   B. ALL ROUND REINFORCED CONCRETE PIPE SHALL HAVE MODIFIED GROOVE TONGUE JOINTS WITH O-RING TYPE RUBBER GASKET, PER A.S.T.M. SPECIFICATIONS C443. ALL ELLIPTICAL CONCRETE PIPE SHALL HAVE GROOVE TONGUE JOINTS WITH BITUMINOUS (DEWITT #10) JOINT MATERIAL AND INSIDE MORTAR POINTING. ELLIPTICAL CONCRETE PIPE JOINTS SHALL ALSO BE WRAPPED PER A.S.T.M. SPECIFICATION C877 FOR EXTERNAL SEALING BANDS FOR NON-CIRCULAR CONCRETE PIPE.
   C. THE INSIDE JOINT OF PIPE SIZES OVER 27" DIAMETER SHALL BE POINTED UP WITH MORTAR UPON COMPLETION OF BACKFILLING OPERATIONS.
   D. WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER IN ORDER TO PROVIDE A STABLE FOUNDATION FOR PIPE AND MANHOLES.
   E. ALL PIPES ENTERING OR LEAVING A MANHOLE SHALL BE ADEQUATELY SUPPORTED WITH 1/4" TO 1/2" ANGULAR GRADED STONE FILL FROM UNDISTURBED EARTH TO SPRINGLINE OR WITH APPROVED CRUSHED AGGREGATE.



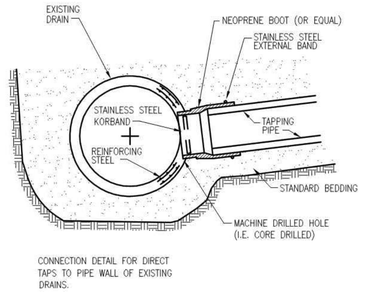
CATCH BASIN DETAIL



LOW HEAD MANHOLE AND CATCH BASIN DETAIL



PRE-CAST CONCRETE TOP
SLAB DETAIL, 8" THICK

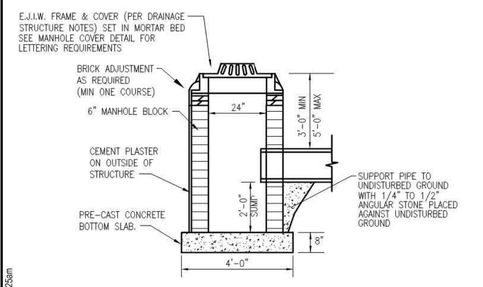


CONNECTION DETAIL FOR DIRECT
TAPS TO PIPE WALL OF EXISTING
DRAINS.

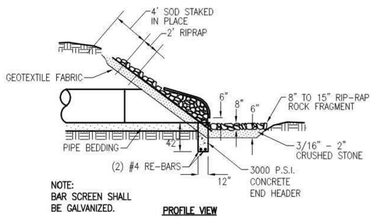
KOR-N-TEE TAP
FOR CONCRETE PIPE

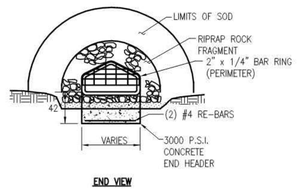
DRAINAGE STRUCTURE REQUIREMENTS:

1. ALL STRUCTURE(S) SHALL BE 4' IN DIAMETER UNLESS OTHERWISE INDICATED ON CONSTRUCTION DRAWINGS. 2' DIAMETER CATCH BASINS AND INLETS SHALL BE USED ONLY WITH PRIOR TOWNSHIP APPROVAL.
2. MANHOLE STEPS SHALL BE STEEL, ENCASED WITH POLYPROPYLENE PLASTIC OR APPROVED EQUIVALENT TO M.A. INDUSTRIES, INC., PS-1 FOR BRICK, OR PS-1B FOR BLOCK, EAST JORDAN IRON WORKS 8503 (OR APPROVED EQUAL). MANHOLE STEPS AT 16" CENTERS.
3. CATCH BASIN STEPS SHALL BE EAST JORDAN IRON WORKS 8502 PLASTIC COATED (OR APPROVED EQUAL).
4. MANHOLE COVERS AND FRAMES SHALL BE EAST JORDAN IRON WORKS 1040, TYPE "B" COVER OR AS PER CONSTRUCTION DRAWINGS.
5. CATCH BASIN AND INLET FRAME AND COVER SHALL BE:
   A. EAST JORDAN IRON WORKS 5080, TYPE "M1" COVER WITH STRAIGHT FACE CURB AND GUTTER (OR AS APPROVED EQUAL).
   B. EAST JORDAN IRON WORKS 5080, TYPE "M1" COVER WITH MOUNTABLE CURB AND GUTTER AND INTEGRAL CURB AND GUTTER (OR AS APPROVED EQUAL).
   C. EAST JORDAN IRON WORKS 1040, TYPE "02" COVER (BEEHIVE) TO BE USED ON OPEN DITCHES AND SWALES, REAR YARD CATCH BASIN (OR AS APPROVED EQUAL). IF WITHIN 8' OF ROAD, TYPE "N" COVER (LOW BEEHIVE) SHALL BE USED.
   D. FRAMES SHALL BE SET IN FULL BED OF MORTAR AND THE SIDE SHALL BE OVERLAPPED TO PREVENT LEAKAGE.
6. A PROPER CHANNEL SHALL BE CONSTRUCTED WITHIN THE EXISTING MANHOLE OR OTHER STRUCTURE AT WHICH THE CONNECTION IS TO BE MADE TO DIRECT THE FLOW TO THE EXISTING OUTLET IN A MANNER WHICH WILL TEND TO CREATE THE LEAST AMOUNT OF TURBULENCE. THE CHANNEL SHALL BE CONSTRUCTED TO THE SAME SIZE AS THE INSIDE DIAMETER OF THE EXISTING PIPES, AND SHALL BE BUILT TO HEIGHT OF 1/3 THE EXISTING PIPE DIAMETER WITH A MINIMUM OF 2% SLOPE ON THE BENCHES.
7. STANDARD BRICK ADJUSTMENT: MINIMUM OF ONE COURSE AND A MAXIMUM OF 5 COURSES OF BRICK.
   A. ALL BRICKS AND BLOCKS USED FOR ADJUSTMENT SHALL BE CONCRETE.
   B. BLOCK USED FOR STANDARD CATCH BASINS AND MANHOLES SHALL BE 8" (FOR 0'-15' DEEP) AND 12" (FOR 15'-25' DEEP). BLOCK USED FOR 2' DIAMETER INLETS AND CATCH BASINS SHALL BE 6".
   C. PRECAST REINFORCED CONCRETE SECTION AS MINIMUM SHALL CONFORM TO A.S.T.M. C-478.
   D. CONCRETE BASE FOR MANHOLE, CATCH BASIN, AND INLET SHALL BE MDOT GRADE 30P (MIN), 8" THICK, 3000 PSI.
8. PLASTER ALL OUTSIDE MASONRY SURFACES WITH 1:2 1/2 MASONRY CEMENT (TYPE II) 1/2" THICK.
9. WHEN TAPPING INTO AN EXISTING STRUCTURE A BRICK COLLAR SHALL BE PLACED 12" THICK AROUND THE PIPE AND EXTENDED 12" BEYOND THE OPENING. IF PRE-CAST SECTION IS TAPPED, BEND MESH AND USE AS REINFORCEMENT WITH BRICK COLLAR.
10. ALL PRECAST RISER(S) SHALL BE PLACED IN A FULL BED OR MORTAR. ALL JOINTS & LIFTHOLES SHALL BE POINTED UP WITH MORTAR ON THE OUTSIDE AND INSIDE.
11. HINGED BAR GRATES WILL BE REQUIRED FOR HEADWALLS PER W.C.D.C. AND/OR MDOT STANDARDS, WHICHEVER IS STRICTER.
    A. ALL VERTICAL AND HORIZONTAL BARS SHALL BE TACK-WELDED TO THE ANGLE FRAME.
    B. THE BAR GRATE SCREEN SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION IS COMPLETE.



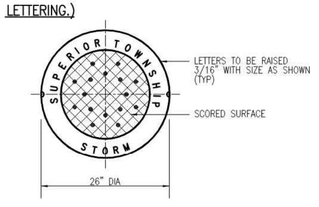
2' DIA CATCH BASIN DETAIL
NOT TO SCALE
(NOTE: 2' DIA CATCH BASIN SHALL NOT BE USED UNLESS PRIOR APPROVAL IS OBTAINED FROM TOWNSHIP ENGINEER.)

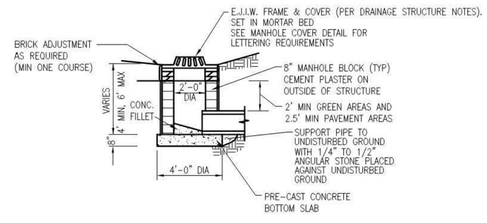




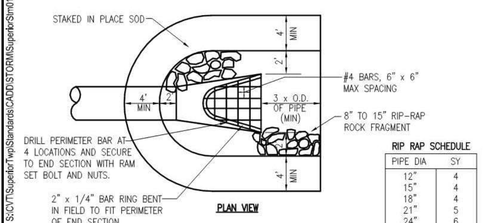
END SECTION AND BAR SCREEN DETAIL

(NOTE: LETTERING SHALL BE USED ONLY FOR PUBLIC STORM SYSTEM. ALL OTHERS SHALL HAVE NO LETTERING.)





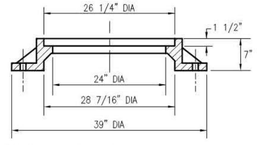
2' DIA INLET DETAIL



(NOTE: MINIMUM REQUIREMENTS FOR RIP-RAP MATERIAL SHALL MEET MDOT SPECIFICATION 8.19.02.)

RIP RAP SCHEDULE

PIPE DIA	SY
12"	4
15"	4
18"	4
21"	5
24"	6
27"	7
30"	8
36"	10
42"	12
48"	14



CAST IRON MANHOLE COVER
E.J.I.W. 1040

DRAWING PATH: S:\CV\Superior Twp\Standards\CADD\STORM\SuperiorStm01.dwg May 27, 2010 - 8:26am

OHM

CITY/VILLAGE/TOWNSHIP: CHARTER TOWNSHIP OF SUPERIOR
COUNTY: WASHTENAW
SCALE: Vt: N/A Hz: N/S
HORZ DATUM: N/A
VERT DATUM: N/A
000-00-0000
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PROJ MGR:
SECTION:
TOWN: RANGE:
QUAD:
REVISIONS:

CHARTER TOWNSHIP OF SUPERIOR

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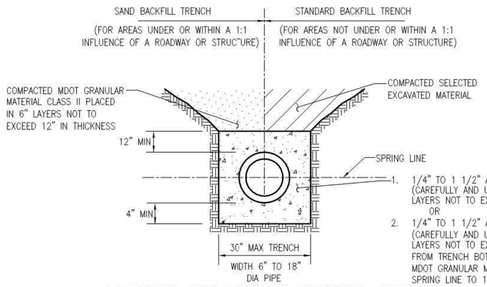
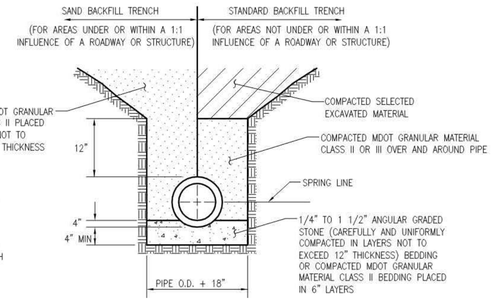
CHARTER TOWNSHIP OF SUPERIOR
STANDARD STORM SEWER DETAILS

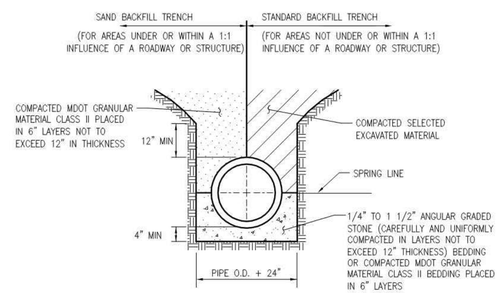
SHEET
1
OF 2



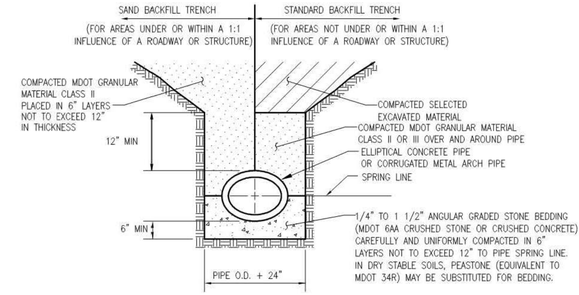
BEDDING AND TRENCH BACKFILL DETAIL FOR 18" DIAMETER AND SMALLER PIPE (PVC SOLID WALL, AND TRUSS PIPE)



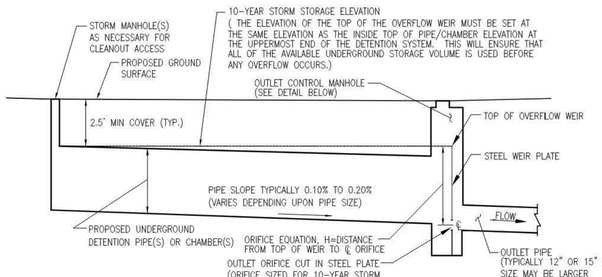
BEDDING AND TRENCH BACKFILL DETAIL FOR 24" DIAMETER AND SMALLER PIPE



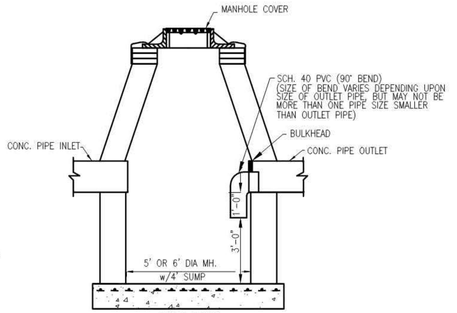
BEDDING AND TRENCH BACKFILL DETAIL FOR 27" DIAMETER AND LARGER PIPE



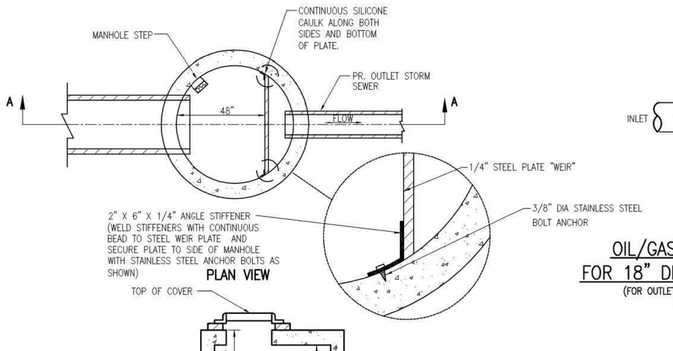
BEDDING AND TRENCH BACKFILL DETAIL FOR ELLIPTICAL CONCRETE PIPE OR CORRUGATED METAL ARCH PIPE



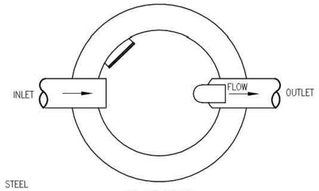
DETENTION SYSTEM PROFILE



SIDE VIEW



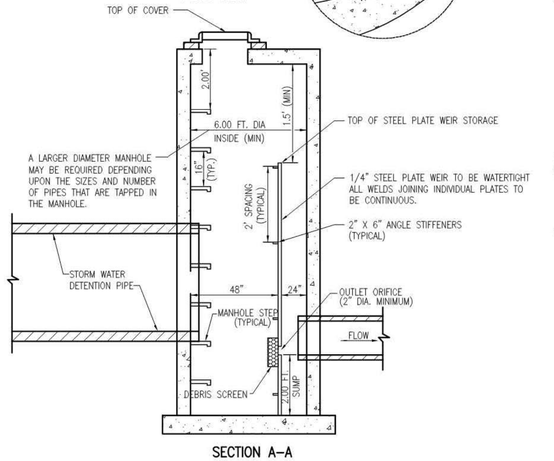
PLAN VIEW



PLAN VIEW

OIL/GAS SEPARATOR PLACEMENT DETAIL FOR 18" DIAMETER AND SMALLER OUTLET PIPE

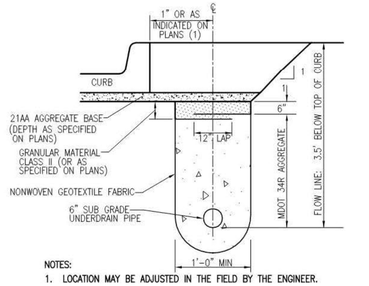
(FOR OUTLET PIPES LARGER THAN 18" IN DIAMETER, AN ALTERNATE DESIGN MUST BE APPROVED BY THE TOWNSHIP ENGINEER)



SECTION A-A

6 FT. DIA OUTLET MANHOLE

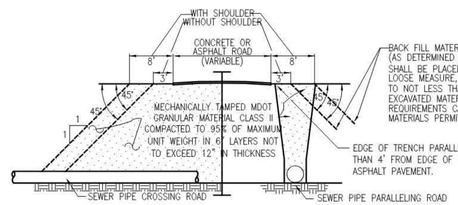
TYPICAL UNDERGROUND DETENTION AND OUTLET MANHOLE DETAILS



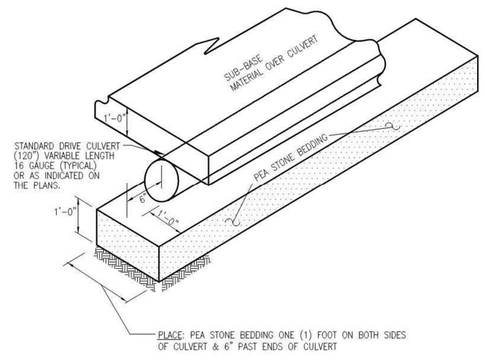
NOTES:

1. LOCATION MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
2. ALL UNDERDRAIN SHALL BE APPROVED PLASTIC PIPE. METAL PIPE SHALL NOT BE USED.
3. ALL UNDERDRAIN SHALL OUTLET TO DRAINAGE STRUCTURE.
4. UNDERDRAIN CONNECTIONS (AT LOW POINTS) SHALL BE MADE AS CLOSE TO THE STRUCTURE INVERT AS PRACTICAL, WITH A SPIRAL WRAP OF THE STRUCTURE USED TO MAKE THE TRANSITION FROM THE REQUIRED FLOW LINE DEPTH TO STRUCTURE INVERT.

SUBGRADE UNDERDRAIN, 6"



SAND OR GRAVEL BACKFILL DETAILS FOR SEWERS UNDER CONCRETE OR ASPHALT PAVEMENTS, SIDEWALKS, DRIVEWAYS AND PARKING AREAS



DRIVE CULVERT BEDDING DETAIL

GENERAL NOTES FOR STORM SEWER CONSTRUCTION

1. PIPE BEDDING AND BACKFILLING:

BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW PIPE, UNLESS OTHERWISE NOTED ON CONSTRUCTION PLANS. BEDDING SHALL BE UNIFORM IN GRADE. HOWEVER, IF THE EXISTING NATIVE SOILS MEET THE REQUIREMENTS FOR MDOT GRANULAR MATERIAL CLASS II (MINIMUM 4" THICK), THEN STORM STORM SEWER MAY BE LAID DIRECTLY ON COMPACTED NATIVE SUBGRADE SOILS.

BACKFILL SHALL BE COMPACTED ABOVE PIPE OR AS INDICATED ON CONSTRUCTION DRAWINGS. TRENCH BACKFILL SHALL BE OF A SUITABLE MATERIAL AND SHALL BE FREE OF ANY ORGANIC MATERIALS AND ROCKS LARGER THAN 3" IN SIZE. BACKFILL SHALL BE RAMPED INTO TRENCH AND COMPACTED WITH A SMALL DOZER OR OTHER, APPROVED METHODS. WHERE TRENCH IS WITHIN A 1:1 INFLUENCE OF STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS AND PARKING AREAS, SAND BACKFILL SHALL BE USED WHICH SHALL CONSIST OF MDOT GRANULAR MATERIAL CLASS II OR III COMPACTED IN 6" LAYERS NOT TO EXCEED 12" TO A DENSITY OF 95% AS DETERMINED BY AASHTO T99. ALL BACKFILL PLACED WITHIN A 1:1 INFLUENCE OF STRUCTURES SHALL BE APPROVED SAND, PLACED IN 1' LAYERS AND COMPACTED. NO FROZEN MATERIAL SHALL BE BURIED MORE THAN 4' BELOW THE FINAL ELEVATION OF THE GROUND.

TRENCHES WHICH ARE TO BE LEFT OPEN OVERNIGHT SHALL BE ENCLOSED WITH SUITABLE FENCING AND LIGHTED BARRICADES, UNLESS OTHERWISE APPROVED BY THE TOWNSHIP.

2. SUMP PUMP LEAD REQUIREMENTS:

ALL SUMP PUMP LEADS CONNECTED TO A DRAIN SHALL BE PRE-MANUFACTURED.

SUMP PUMP MAINS AND LEADS SHALL BE A SDR 35, NON-PERFORATED, SOLID WALL, PVC, ARMCO TRUSS PIPE, OR APPROVED EQUAL, WITH PREMIUM JOINTS.

TAPS TO 12" STORM SEWER SHALL BE MADE WITH A FERNCO EZ TAP OR APPROVED EQUAL. TAPS TO OTHER SIZE STORM SEWER SHALL BE MADE WITH A ROMAC SADDLE, KOR-N-TEE LATERAL CONNECTOR FOR CONCRETE PIPE, OR APPROVED EQUAL.

ENDS OF ALL 4" SUMP PUMP LEADS SHALL BE TEMPORARILY CAPPED AND THEIR LOCATION STAKED, WITNESSED AND RECORDED.

ALL SUMP PUMP LEADS TO BE TAKEN TO THE PROPERTY LINE, EASEMENT LINE OR AS INDICATED ON THE PLAN.

SUMP PUMP CLEANOUTS SHALL BE A MINIMUM INSIDE DIAMETER OF 24" AND BE CONSTRUCTED AT CHANGES OF ALIGNMENT, ENDS OF SUMP PUMP MAINS OR AS INDICATED ON THE PLAN.

3. RESTORATION REQUIREMENTS:

ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE RESTORED AS FOLLOWS, UNLESS OTHERWISE NOTED ON CONSTRUCTION DRAWINGS:

FINISH GRADE

PLACE 3" THICKNESS OF "QUALITY" TOPSOIL ACCEPTABLE TO THE ENGINEER.

APPLY SOD OR SEED AND FERTILIZER AS FOLLOWS:

	LOCATION	SODDING/ SEEDING REQUIREMENTS	FERTILIZER REQUIREMENT
SEED AND FERTILIZER	SLOPES & DITCH BANKS, ETC.	MDOT "ROADSIDE" MIX (50% PERENNIAL RYE, 15% KENTUCKY BLUE, 35% RED FESCUE) APPLIED AT 100 LBS/ACRE	240 LBS/ACRE OF CHEMICAL FERTILIZER NUTRIENTS IN EQUAL PROPORTIONS OF NITROGEN, PHOSPHORIC ACID AND POTASH. (MUST BE A SLOW-RELEASE FERTILIZATION)
	OTHER AREAS	MDOT "CLASS A" MIX (30% PERENNIAL RYE, 30% KENTUCKY BLUE, 40% RED FESCUE) APPLIED AT 100 LBS/ACRE	240 LBS/ACRE OF CHEMICAL FERTILIZER NUTRIENTS IN EQUAL PROPORTIONS OF NITROGEN, PHOSPHORIC ACID AND POTASH. (MUST BE A SLOW-RELEASE FERTILIZATION)
SOD	DITCH BOTTOMS, SLOPES EXCEEDING 3:1, AND AT STRUCTURES	3" TOPSOIL WITH CLASS A SOD	

APPLY STRAW MULCH AT THE RATE OF 2-3 BALES/1000 SQUARE FEET.

THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THE GROWTH OF ALL SEEDED AREAS, AND SHALL RE-SEED AS NECESSARY TO ACCOMPLISH THIS.

DRAWING PATH: S:\CV\Superior Twp\Standards\CADD\STORM\SuperiorStm02.dwg May 27, 2010 - 9:26am

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DATE	CADD	ENG / ARCH	PROJ MGR	SECTION	TOWN	RANGE	COUNTY
OCT 2003	DK	DLG/GL					WASHTENAW

CITY/VILLAGE/TOWNSHIP: CHARTER TOWNSHIP OF SUPERIOR

SCALE: HOR. NTS | VERT. N/A | HORIZ DATUM N/A | VERT DATUM N/A

JOB NO. 000-00-0000

CHARTER TOWNSHIP OF SUPERIOR

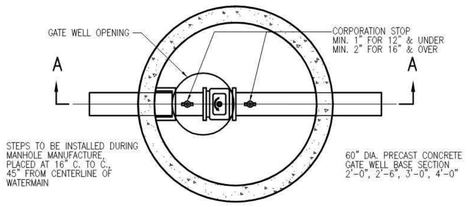
REFERENCES:

REFERENCES:

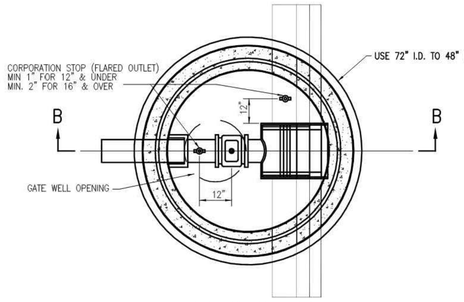
REVISIONS:

CHARTER TOWNSHIP OF SUPERIOR STANDARD STORM SEWER DETAILS

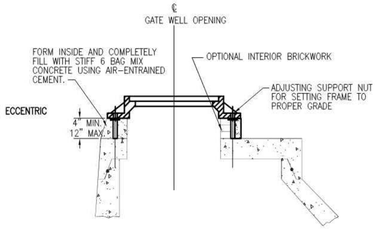
SHEET 2 OF 2



PLAN GATE WELL TYPICAL

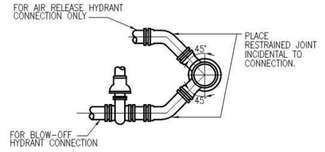


TAPPING SLEEVE
VALVE & WELL TYPICAL

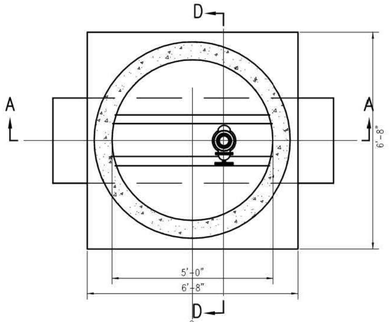


GATE WELL TOPS WITHIN
PAVEMENT AREAS

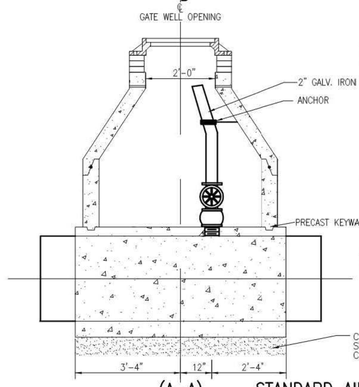
RUBBER 'O' RINGS SHALL
NOT BE USED IN PAVEMENT

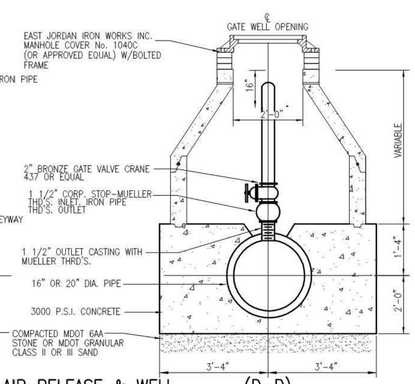


AIR RELEASE AND BLOW-OFF
CONNECTION

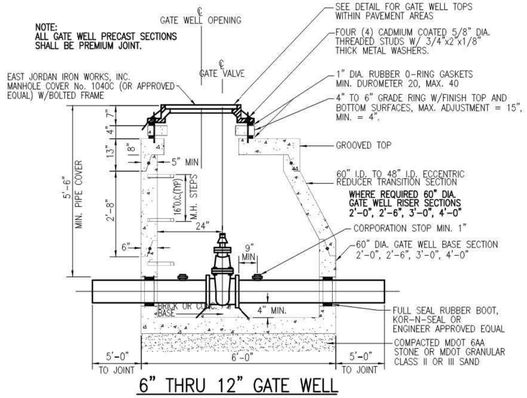


NOTES:
ALL AIR RELEASE WELLS SHALL BE PRECAST STRUCTURES.
ALL AIR RELEASE VALVES SHALL BE AUTOMATIC.

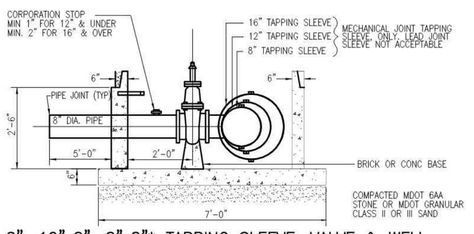




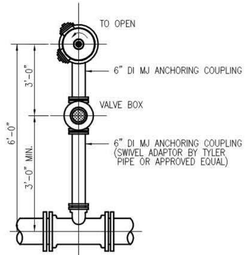
STANDARD AIR RELEASE & WELL
FOR 16" & 20" WATER MAIN



6" THRU 12" GATE WELL



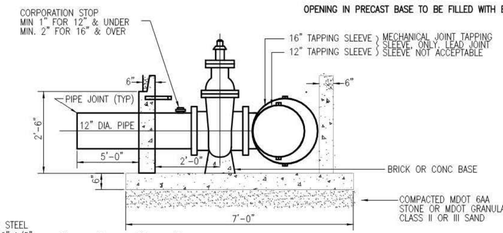
16"x8", 12"x8", 8"x8"* TAPPING SLEEVE, VALVE & WELL



NOTES:
TAPPING SLEEVE VALVE AND WELL FOR WATER MAIN LARGER THAN 16" DIAMETER SHALL BE PER Y.C.U.A AND D.W.S.D. STANDARDS, AND MUST BE SHOWN ON THE PLANS.

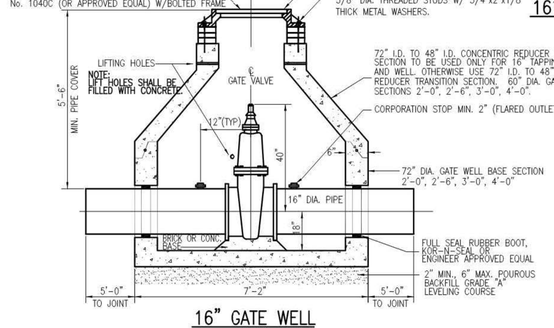
*USE OF 8"x8" TAPPING SLEEVE VALVE AND WELL MUST BE APPROVED BY SUPERIOR TOWNSHIP

OPENING IN PRECAST BASE TO BE FILLED WITH BRICK.

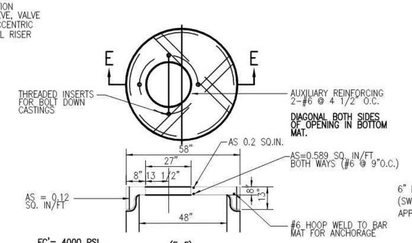


16"x12", 12"x12"* TAPPING SLEEVE, VALVE & WELL

*NOTE:
USE OF 12"x12" TAPPING SLEEVE VALVE AND WELL MUST BE APPROVED BY SUPERIOR TOWNSHIP D.P.W.

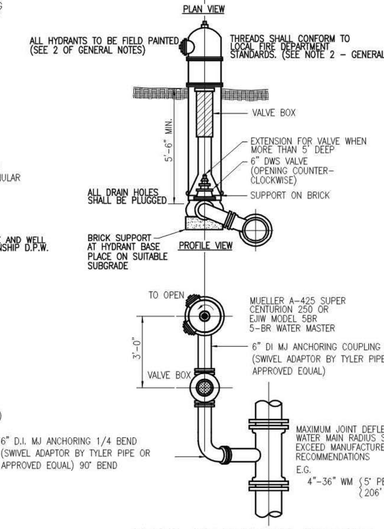


16" GATE WELL



GROOVED TOP DETAIL

NOTE:
AS=CROSS-SECTION AREA OF REINFORCING STEEL, IN SQUARE INCHES PER FOOT.



DETAIL OF HYDRANT SETTINGS

NOTE:
ALL HYDRANTS TO BE FULLY RESTRAINED BY MECHANICAL JOINTS APPROVED BY TOWNSHIP ENGINEER.

WATER MAIN NOTES

1. All construction procedures and materials used on all water main projects shall conform to Ypsilanti Community Utilities Authority (Y.C.U.A), Detroit Water System Department (D.W.S.D.), and The Charter Township of Superior current Standards and Specifications.
2. All hydrants shall be Mueller A-425-Super-Centurion 250 or E.J.I.W. 5-BR Water Master and shall conform to AWWA current standards and shall have a 5 1/4" valve opening which closes with the water pressure. Hydrants shall be traffic style with breakable flange and coupling. Hydrants shall have a swivel flange to allow bonnet to be turned 360 degrees without removing the bonnet, and barrel flanges shall be integrally cast with the barrel. Inlet shoe shall have a bronze valve seat, which can be removed without digging. Inlet connection shall be 6" mechanical joint, ASA-A21-11. Stem threads shall be sealed with double "O" rings and shall be permanently lubricated with all weather grease. Hose connections: Two (2) 4 1/2" pumper nozzles facing the centerline of the road unless otherwise directed by the Township. Pumper connections shall have: National Standard Threads on one pumper connection (4 1/2" I.D., 4 threads per inch, 5.389 minor dia., 5.761 major dia., 5.586 pitch dia.) and Storz Fitting on the other pumper connection (RLS Manufacturing). Operating Nut: (1) 1 1/2" P-F pentagon, open left. Drain holes in hydrant shall be plugged and watertight. Hydrants shall be painted red above the ground and black below. All hydrants shall be constructed with companion valve in a three piece piece adjustable cast iron valve box.
3. All water mains shall be ductile iron as per the following specification. Ductile iron pipe shall be ANSI 1-A21.51 (AWWA-C151) std. wall thickness, cement lined with bituminous seal coat Class 54 for sizes 6" through 16" Class 55 for 24" pipe, pipe sizes larger than 24" in nominal diameter shall meet all the requirements of the current AWWA C100 for ductile iron pipe.
4. Gate Valves shall be iron body, fully bronze mounted, E.J.I.W. resilient wedge, non-rising stem, opening counterclockwise with 2" square operating nut conforming to Y.C.U.A. and D.W.S.D. specifications. All gate valves with operating nuts at a distance greater than 5' below ground surface shall be provided with an extension stem. The length of the extension shall be such that it will be within 5' of ground surface when an extension stem is used. It shall be held in place by two extension stem guide assemblies. Each assembly shall be comprised of a "J" bracket and "L" bracket supplied by E.J.I.W. The stem guides shall be located opposite from each other, and shall be suitably fastened to the wall of the gate well. In addition, a "stop" shall be welded to the extension stem in a location that will prevent the extension stem from slipping off the operating nut. Details of extension stem and method of installation shall be approved by the engineer prior to installation. All precast concrete gate well sections shall be manufactured to conform with ASTM C478, standard specifications for precast reinforced concrete manhole sections, except wall thickness, shall be shown on these details. All joints for precast concrete gate well sections shall be "modified grooved tongue" with gasket manufactured to conform with ASTM C443, standard specification for joints for circular concrete sewer and culvert pipe rubber gaskets. All gate well covers shall be E.J.I.W. #1040C with bolted frame and have words "Superior Township Water Main and Logo" in raised letters on the frame cover, or approved equal.
5. Tapping sleeve shall be mechanical joint with DWS Mechanical Joint Tapping Gate Valve. Lead joint sleeves shall not be used.
6. No installation of water main is to be attempted without Township's inspector being present. Unless otherwise specified on plans, top of all water mains shall be 5.5 ft. below existing or proposed road centerline, or 5.5 ft. below existing or proposed ground, whichever results in lower elevation. An 18" minimum vertical clearance between storm or sanitary sewer shall be maintained.
7. Three (3) working days before you dig, dial MISS DIG at 1-800-482-7171.
8. All required cross connection devices shall be installed as required by the local plumbing inspector and in accordance with the standards of the Michigan Department of Public Health.
9. The design engineer shall furnish Superior Township with mylar "Record" water main plans along with a computer disk using the most recent release of AutoCAD, upon job completion. Plans shall locate all water mains, hydrants and gate valves and wells.
10. Where work is to be performed in the vicinity of a Superior Township main, contractor shall notify the Superior Township Utility Deprtment at (734) 480-5500 at least 3 working days prior to start of construction as well as township engineer to schedule inspection.
11. All pipe and all pipe fittings shall be made in the U.S.A.
12. All bolts on all flanged and mechanical joint fittings shall be domestic origin high strength, low alloy COR-BLUE steel bolts or approved equal. These bolts shall meet the current provisions of American National Standard ANSI/AWWA C111/A21.11-90 for rubber gasket joints for ductile iron pressure pipes and fittings. Bolt manufacturer's certificate of compliance must accompany each shipment.
13. BACKFILL NOTE: Under road surfaces, pavement, sidewalk, curb, driveways and where the edge of the trench is within 3 (three) feet of the pavement or as called for on the plans, the trench depth shall be 4 (four) inches lower than the proposed water main elevation. The trench width shall be the outside diameter plus 16 (sixteen) inches for pipe diameters up to 36 (thirty-six) inches and larger. The trench shall be backfilled by placing granular material by the "controlled Density Method" or other means having approval of the engineer and compacting it to 95 (ninety-five) percent of its maximum unit weight.
14. "Mega Lugs," "Field Lock Gaskets," or a mechanical joint restraint system shall be used instead of concrete thrust blocks for joint restraint.
15. All bolts used in securing fittings to the water main shall be "COR-BLUE" bolts or approved equal.
16. All buried bolts, nuts and washers shall be "COR-BLUE" or equivalent and poly-wrapped.
17. Like size to like size tapping sleeves shall not be used with transite pipe.
18. Where water main is located under pavement, the Township shall not be responsible for repairing pavement within the easement in the event that maintenance or repairs to the water main become necessary.
19. Mechanical and slip-on joints for ductile iron shall be in accordance with AWWA C111 (ANSI A21.11)
20. All fire hydrant joints shall be totally restrained by use of "Mega Lugs" or other approved restrained joint.
21. Fittings for ductile iron pipe shall be ductile iron or cast iron and shall meet requirements of AWWA C110 (ANSI A21.10) or AWWA C153 (ANSI A21.53). Ductile iron fittings shall be rated for 350 psi, pipe 24" diameter and less and 250 psi for pipe sizes over 24" diameter, except that ductile iron flanged fitting shall be rated for 250 psi for all pipe diameters.
22. Manhole steps shall be steel encased with polypropylene plastic or approved equivalent to M.A. Industries, Inc., PS-1 for brick, or PS-18 for block, East Jordan Iron Works 8502 (or approved equal). Manhole steps at 16" centers.
23. Maximum joint deflection and water main radius shall not exceed manufacturer recommendations (e.g. 4"-36" WM - 5° per 20' or 206' radius).

DRAWING PATH: S:\CVT\Superior Twp\Standards\CAD\watermain\SuperiorWM01.dwg May 27, 2010 - 8:18am

OHM

VERT DATUM	N/A
HORZ DATUM	N/A
SCALE Vt.	N/A H. NTS
JOB NO.	000-00-0000
REVISIONS:	
CITY/VILLAGE/TOWNSHIP	CHARTER TOWNSHIP OF SUPERIOR
COUNTY	WASHTENAW
TOWN	
RANGE	
SECTION	
PROJ MGR	
ENG'I ARCH	DLG/JGL
CADD	DK
DATE	OCT 2003
REVISIONS:	

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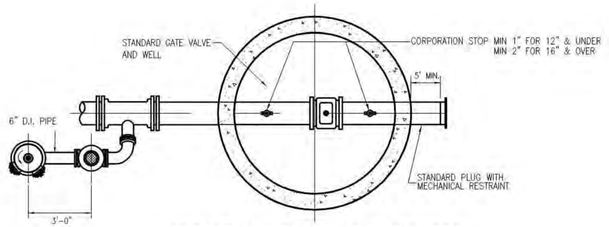
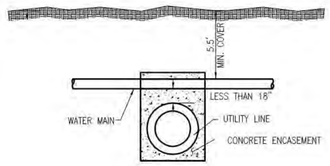
CHARTER TOWNSHIP OF SUPERIOR
STANDARD WATER MAIN DETAILS

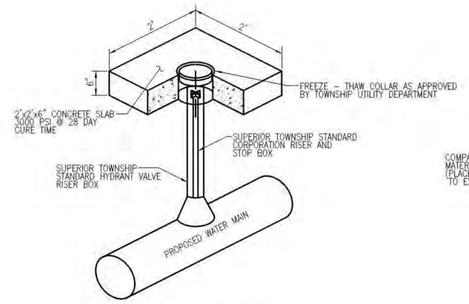
SHEET
1
OF 2



END OF WATER LINE ASSEMBLY FOR WATER MAINS



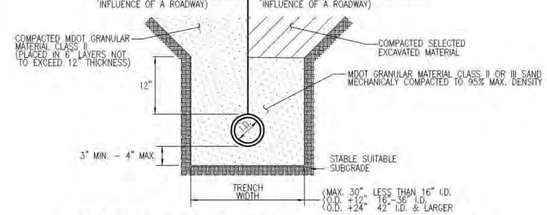
UTILITY CROSSING WITH LESS THAN 18" CLEARANCE



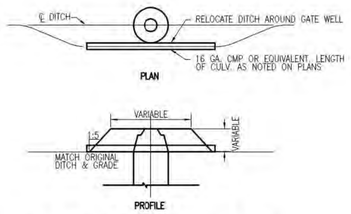
STOP BOX IN PAVEMENT

WATER STOP BOX REQUIREMENTS

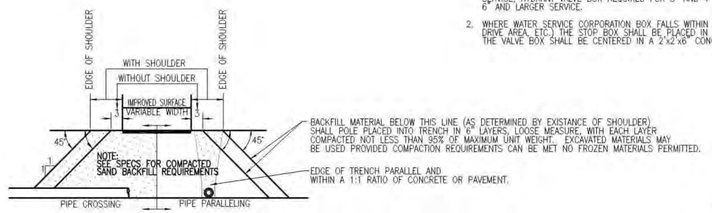
1. TWO HOLE ARCH PATTERN (ERIE PATTERN) TYPE WITH 1" UPPER AND 5' EXTENDED LENGTH WITH 42" ROD (FORD STOP BOX PART NO. EA1-50-40-42X OR APPROVED EQUAL). 3" SMALL BOX REQUIRED FOR 3/4" AND 1" SERVICE; LARGE BOX REQUIRED FOR 1-1/2" AND 2" SERVICE. HYDRANT VALVE BOX REQUIRED FOR 3" AND 4" SERVICE. GATE WELL REQUIRED FOR 6" AND LARGER SERVICE.
2. WHERE WATER SERVICE CORPORATION BOX FALLS WITHIN A PAVED AREA (PARKING LOT, SERVICE DRIVE AREA, ETC.) THE STOP BOX SHALL BE PLACED IN A STANDARD HYDRANT VALVE BOX. THE VALVE BOX SHALL BE CENTERED IN A 2'x2'x6" CONCRETE SLAB.



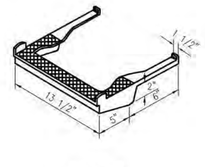
STANDARD BEDDING AND TRENCH BACKFILL DETAIL FOR WATER MAIN



DITCH ENCLOSURE AT GATE WELL



BACKFILL IN THE AREA OF STREETS, ALLEYS SIDEWALKS, DRIVES & PARKING LOTS



E.J.I.W. 8502

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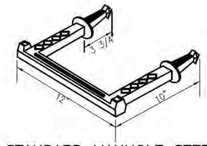
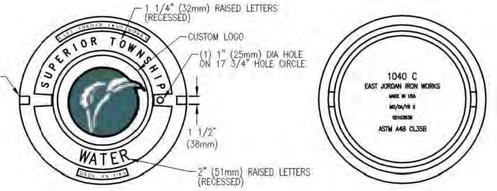
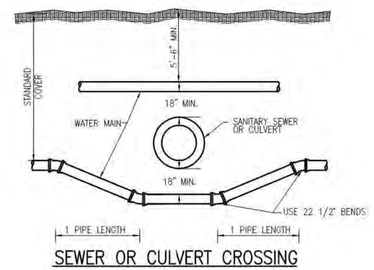


STANDARD MANHOLE STEP

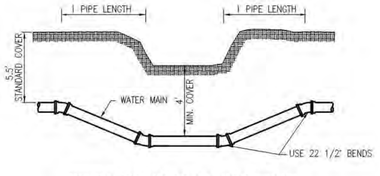
M.A. PSI-375



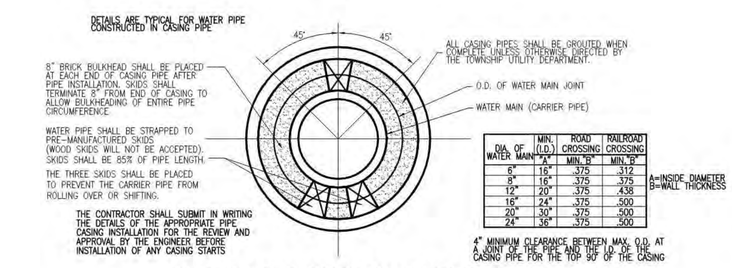
STANDARD COVER & FRAME



SEWER OR CULVERT CROSSING



DITCH OR STREAM CROSSING



DIA. OF WATER MAIN	MIN. (I.D.) "A"	ROAD CROSSING MIN."B"	RAILROAD CROSSING MIN."B"
6"	16"	.375	.312
8"	16"	.375	.375
12"	20"	.375	.438
16"	24"	.375	.500
20"	30"	.375	.500
24"	36"	.375	.500

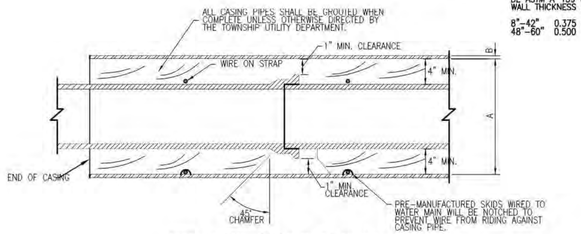
A=INSIDE DIAMETER
B=WALL THICKNESS

PIPE BARREL SUPPORT FOR WATER MAIN CONSTRUCTED IN CASING PIPE

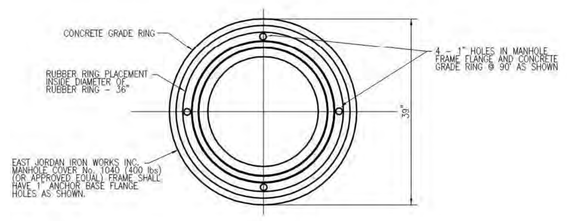
CASING SHALL BE SPIRAL WELDED STEEL PIPE A.S.T.M. A-252, GR. 2.

UNLESS OTHERWISE SPECIFIED, MINIMUM CASING PIPE SHALL BE ASTM A-139 GRADE B. WALL THICKNESS AS FOLLOWS:

8"-42"	0.375
48"-60"	0.500



STANDARD CASING SECTION



CAST IRON GATE WELL COVER AND GRADE RING

OHM

CITY/VILLAGE/TOWNSHIP: CHARTER TOWNSHIP OF SUPERIOR
COUNTY: WASHTENAW
TOWN: RANGE: SECTION:
PROJ.MGR:
ENG.ARCH: DLG/JGL
CADD: DK
DATE: OCT 2003
REVISIONS:
SCALE: H: NTS V: N/A
HORZ.DATUM: N/A
VERT.DATUM: N/A
JOB #: 000-00-0000
REVISIONS:

WWW.OHM-ADVISORS.COM
34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427

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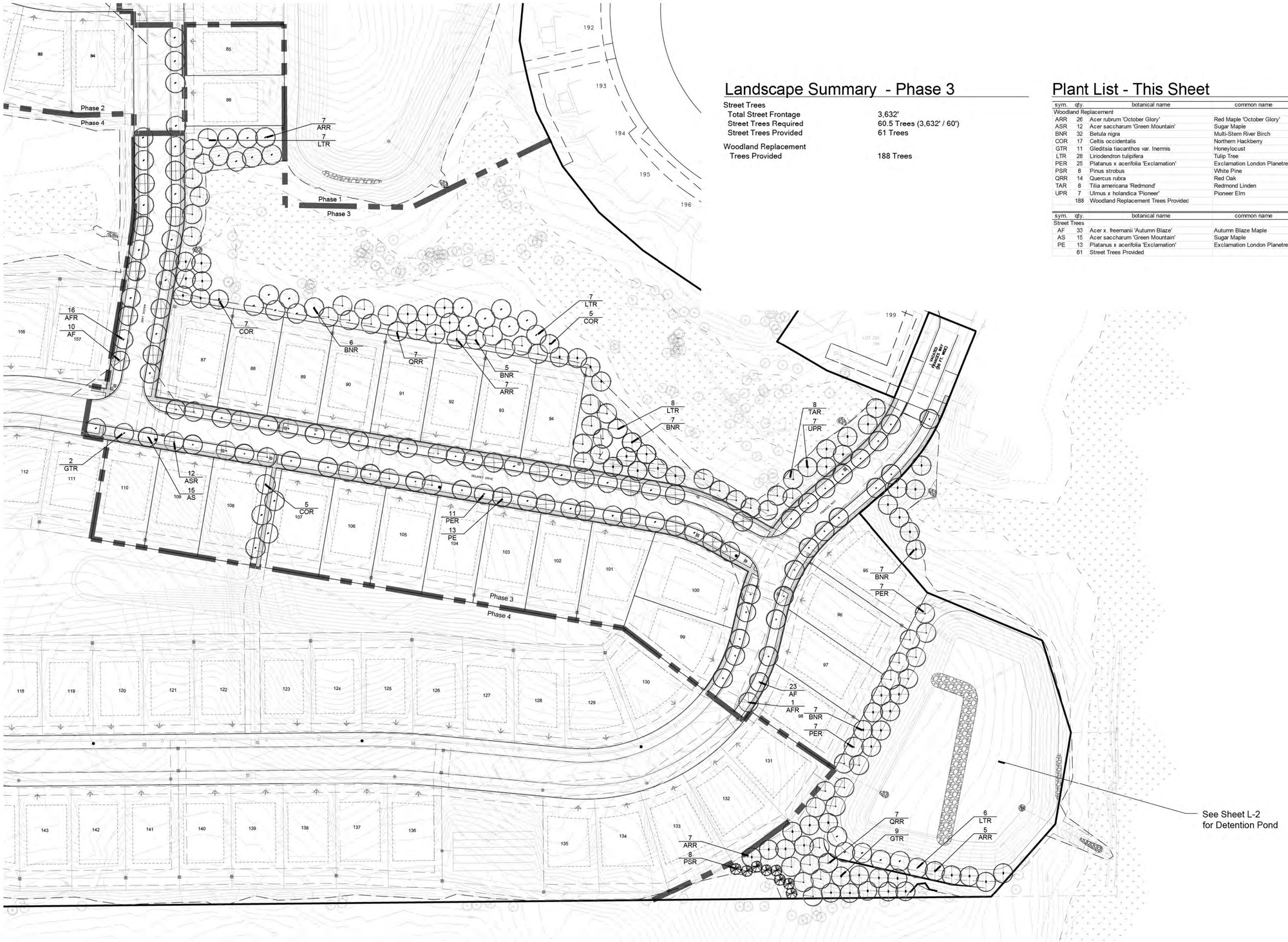
CHARTER TOWNSHIP OF SUPERIOR
STANDARD WATER MAIN DETAILS

SHEET 2 OF 2

DRAWING PATH: S:\CIVIL\Superior Twp\Standards\CADD\waterma\in\SuperiorWM02.dwg May 27, 2010 - 9:23am



Landscape Summary - Phase 3

Street Trees	
Total Street Frontage	3,632'
Street Trees Required	60.5 Trees (3,632' / 60')
Street Trees Provided	61 Trees
Woodland Replacement	
Trees Provided	188 Trees

Plant List - This Sheet

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Woodland Replacement							
ARR	26	Acer rubrum 'October Glory'	Red Maple 'October Glory'	2.5"	as shown	B&B	
ASR	12	Acer saccharum 'Green Mountain'	Sugar Maple	2.5"	as shown	B&B	
BNR	32	Betula nigra	Multi-Stem River Birch		as shown	B&B	10'-12'
COR	17	Celtis occidentalis	Northern Hackberry	2.5"	as shown	B&B	
GTR	11	Gleditsia tiacanthos var. Inermis	Honeylocust	2.5"	as shown	B&B	
LTR	28	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
PER	25	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B	
PSR	8	Pinus strobus	White Pine		as shown	B&B	6'-7'
QRR	14	Quercus rubra	Red Oak	2.5"	as shown	B&B	
TAR	8	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
UPR	7	Ulmus x holandica 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	
	188	Woodland Replacement Trees Providec					

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Street Trees							
AF	33	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
AS	15	Acer saccharum 'Green Mountain'	Sugar Maple	2.5"	as shown	B&B	
PE	13	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B	
	61	Street Trees Provided					

ALLENDESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
557 Carpenter
Northville, Michigan 48167
e. jca@wideopenwest.com
t. 248.467.4668

Seal:



Title:

Landscape Plan

Project:

Propsect Point Phase 3
Superior Township, Michigan

Prepared for:

SE Michigan Land Holdings LLC
13001 23 Mile Road, Suite 200
Shelby Township, Michigan 48315

Revision:	Issued:
Review	November 22, 2024

Job Number:
21-075

Drawn By:	Checked By:
jca	jca

0' 15' 30' 60'

NORTH
1"=60'

Sheet No.

L-1

Know what's below. Call before you dig.

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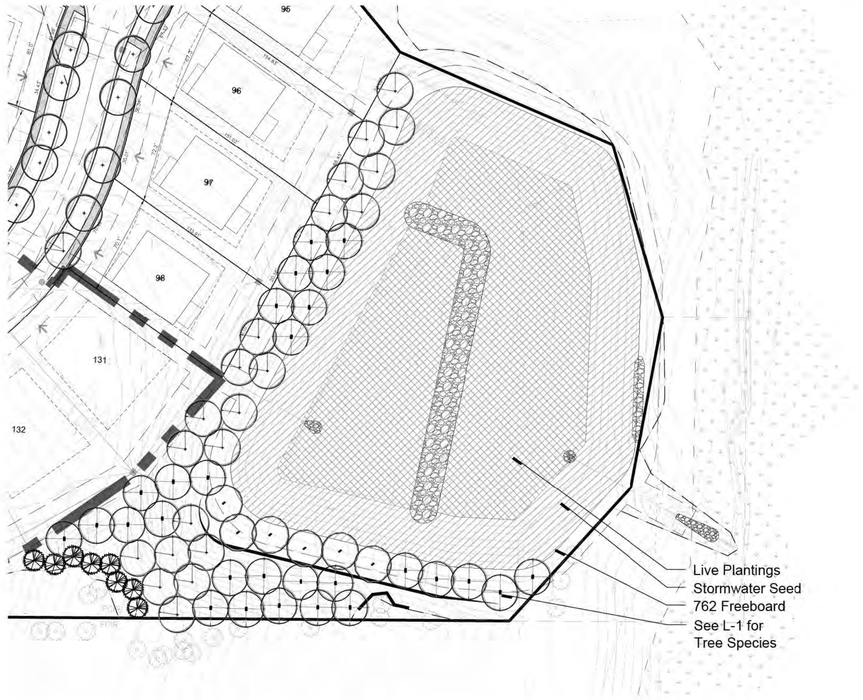
South Pond



Storm Water Seed Mix

Native Connections
3815 N Westnedge Ave. Kalamazoo, MI 49004
(P) 269.459.6900
info@nativeconnections.net
www.nativeconnections.net

Stormwater Mix

An economical mix specifically designed to withstand the low water quality and highly variable conditions associated with stormwater features. Approximately half of the species are soft tolerant and most species will do well in mesic to wet hydrology with others filling in the wettest and driest ends of the spectrum. The high native seed count and heavy annual nurse crop in this mix ensure full and aggressive establishment in a wide range of site conditions.

Total Seeding Rate: 34.2 lbs per acre
2.01 lbs grasses + 1.59 lbs forbs + 39 lbs nurse crop
105 native seeds per sq ft

Call, email or visit our website for pricing

Grasses, Sedges & Rushes		PLS Oz/acre	Seeds/sq ft
Andropogon gerardii	Big Bluestem	2.00	0.76
Carex brevior	Sedge's oval sedge	2.00	1.56
Carex vulpinoidea	Fox Sedge	2.60	5.74
Eleocharis palustris	Great Spike Rush	1.00	1.17
Elymus virginicus	Virginia Wild Rye	18.00	1.74
Juncus effusus	Soft Rush	0.50	1.48
Juncus tenuis	Path Rush	0.50	11.48
Panicum virgatum	Tomey's Rush	0.25	9.18
Panicum virgatum	Switchgrass	7.00	2.25
Schizachyrium scoparium	Little Bluestem	1.00	2.87
Schoenoplectus tabernaemontani	Three square Rush	1.00	2.87
Sorghastrum nutans	Soft-stem Bulrush	1.00	3.71
	Indian Grass	1.00	1.48
	Total Grasses	41.75	50.30

Forbs		PLS Oz/acre	Seeds/sq ft
Alisma subcordatum	Common Water Plantain	2.00	2.70
Asclepias incarnata	Swamp Milkweed	1.00	0.11
Aster novae-angliae	New England Aster	0.25	0.13
Aster umbellatus (Doellingeria a.)	Flat-topped Aster	0.25	0.38
Bidens cernua	Nodding Bur Marigold	1.00	0.48
Eutrochium maculatum	Purple Coneflower	4.00	0.61
Helenium autumnale	Sneezeweed	0.75	2.24
Iris virginica	Virginia Blueflag	1.00	1.40
Lobelia siphilitica	Water Hyssop	0.50	1.40
Mimulus ringens	Monkey Flower	0.25	13.20
Monarda fistulosa	Wild Bergamot	0.50	0.80
Oenothera biennis	Common Evening Primrose	1.00	2.07
Penstemon digitalis	Foxglove Beard	0.50	0.80
Physostegia virginiana	Obedient Plant	0.50	0.13
Pycnanthemum pycnanthemum (Pycnostachys p.)	Pennsylvania Smartweed	2.75	0.82
Rudbeckia hirta	Black-eyed Susan	4.00	6.48
Verbena hastata	Blue Vervain	2.90	5.34
Zizia aurea	Golden Alexander	2.00	0.83
	Total Forbs	26.90	35.12

Temporary Grass Cover		Oz/acre	Seeds/sq ft
Lolium multiflorum	Annual Ryegrass	112.00	34.71
Avena sativa	Seed Oats	368.00	8.46
	Total Temp Grasses	480.00	43.16

Note to Contractor:
1. When Ordering Seed Mix, Annual Ryegrass Shall not Exceed 56 Oz/acre.

34,435 s.f. Total Area

34.2 lbs. per Acre Application Rate
27.0 lbs. of Storm Water Seed Mix Required

Live Plantings

qty.	botanical name	common name	spacing	container
Phase 3				
1,210	Agastache nepetoides	Yellow Giant Hyssop	24" o.c.	2" Pot or cells
1,210	Asclepias incarnata	Swamp Milkweed	24" o.c.	2" Pot or cells
1,210	Carex grayi	Gray's Sedge	24" o.c.	2" Pot or cells
1,210	Doellingeria umbellata	Flat-Top White Aster	24" o.c.	2" Pot or cells
1,210	Eupatorium perfoliatum	Boneset	24" o.c.	2" Pot or cells
1,210	Eutrochium maculatum	Joe-Pye Weed	24" o.c.	2" Pot or cells
1,210	Helenium autumnale	Sneezeweed	24" o.c.	2" Pot or cells
33,949 s.f. of Wet Meadow Area				

Notes

1. No Chemicals are Allowed in Stormwater Features or Buffer Zones with the Following Exception: Invasive Spacies may be Treated with Chemicals by a Certified Applicator. Mowing is Allowed Only Twice a Year.
2. Soils Must be Amended with a Composted Organic Material. Soils Must be Free of Construction Debris and Subsoils. Soils Must Contain 20%-30% Compost.
3. Infiltration Basin Soils must Contain 20%-30% Compost, 70%-80% Topsoil with a Maximum of 10% Clay.
4. At the time of plant and seed delivery, a WCWRC landscape reviewer must be present. The quantity and species delivered will be reviewed on site. Contact Catie Wytychak at wytychakc@ewashtenaw.org or (734) 222-6813 to coordinate.
5. All Seeded Areas to Receive Bio-degradable Seed Mats.
6. Prior to Spreading Planting Soil or Planting Seeds and/or Live Plugs, Infiltration Testing Must be Performed to Confirm that the Design for the Infiltration Rate has been Achieved.

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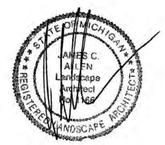

Title:

Stormwater Plan

Project:

Propsect Point Phase 3
Superior Township, Michigan

Prepared for:

SE Michigan Land Holdings LLC
13001 23 Mile Road, Suite 200
Shelby Township, Michigan 48315

Revision:	Issued:
Review	November 22, 2024

Job Number:

21-075

Drawn By:	Checked By:
jca	jca

0' 25' 50'

NORTH
1"=50'

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Sheet No.

L-2

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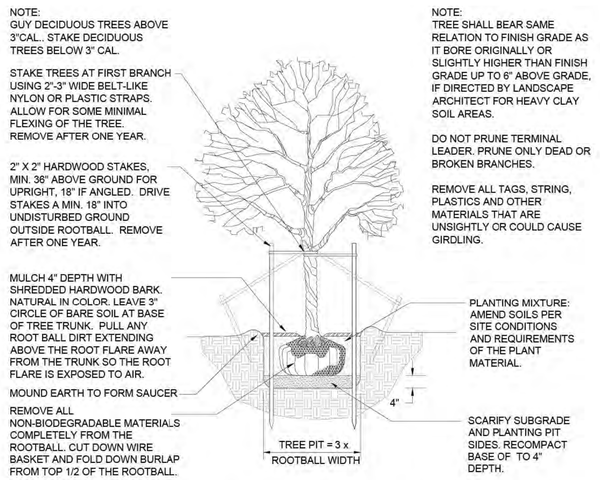
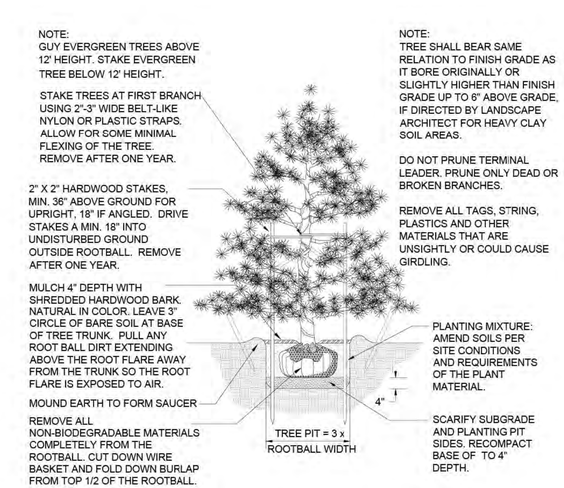
557 Carpenter
Northville, Michigan 48167
e. jca@wideopenwest.com
t. 248.467.4668



DECIDUOUS TREE PLANTING DETAIL

Not to scale



EVERGREEN TREE PLANTING DETAIL

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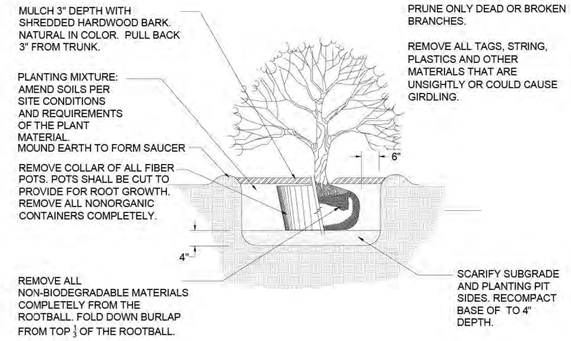


SHRUB PLANTING DETAIL

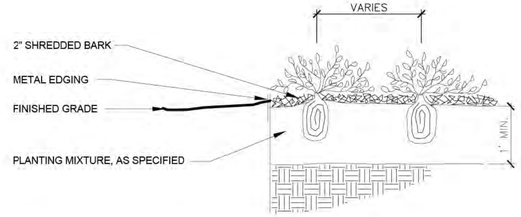
NOT TO SCALE

MAINTENANCE NOTES

a. Maintenance procedures and frequencies to be followed shall be specified on the site plan, along with the manner in which the effectiveness, health, and intended functions of the screening elements and plant materials on the site will be ensured.
b. Adequate provisions shall be made to regularly supply water to all required plant materials as necessary to ensure proper growth and development.
c. Plant materials shall be kept in a neat, orderly and healthy growing condition, free from weeds, debris and refuse. Tree stakes, guy wires and tree wrap shall be removed after one (1) year.
d. Pruning of plant materials shall be limited to the minimum necessary to ensure proper maturation of plants to achieve their intended purpose.
e. All required screening elements and plant materials shall be planted and maintained in accordance with an approved site plan. Failure to maintain required screening, including the removal and replacement of dead or diseased plant materials, shall be a violation of this Ordinance.
f. The replacement or removal of plant materials in a manner not consistent with an approved site plan shall be a violation of this Ordinance.

LANDSCAPE NOTES

1. All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
2. Plants shall be full, well-branched, and in healthy vigorous growing condition.
3. Plants shall be watered before and after planting is complete.
4. All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following Township approval.
5. All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
6. Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
7. "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
8. Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
9. All plantings shall be mulched per planting details located on this sheet.
10. The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
11. No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
12. The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
13. The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
14. The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
15. Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
16. The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
17. A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
18. Sod shall be two year old "Baron/Cheriadelphi" Kentucky Blue Grass grown in a sod nursery on loam soil.



PERENNIAL PLANTING DETAIL

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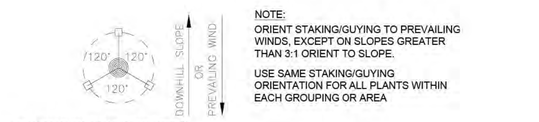

TREE STAKING DETAIL

Not to scale

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Seal:



Title:

Landscape Details

Project:

Propsect Point Phase 3
Superior Township, Michigan

Prepared for:

SE Michigan Land Holdings LLC
13001 23 Mile Road, Suite 200
Shelby Township, Michigan 48315

Revision:	Issued:
Review	November 22, 2024

Job Number:

21-075

Drawn By:	Checked By:
jca	jca

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

Sheet No.

L-3

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form for each agenda item

TO:	Superior Township Board of Trustees
FROM:	Emily Dabish Yahkind
DATE SUBMITTED:	9/8/25
BOARD MEETING DATE:	9/15/25
ITEM TITLE:	Cameras for Town Hall, Substation, Fire Station 2

DESCRIPTION OF ITEM/RESOLUTION:
Provide a clear/concise summary of the item being presented.
Proposal to install new security camera systems at Township Hall and Fire Station #2, including exterior and interior coverage, servers with 30-day storage, and integration of existing cameras.

REQUESTED BOARD ACTION:
Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).
Approve and award a contract for security camera installation based on review of three competitive quotes received.

BACKGROUND/JUSTIFICATION:
Provide relevant history, previous board actions, community input, or project developments.
The Township obtained three quotes for upgraded camera systems to improve security, protect Township assets, and support public safety in collaboration with the Washtenaw County Sheriff's Office, as the project directly affects the Sheriff's substation.

IMPACT ON TOWNSHIP BUDGET (if applicable):
Project costs will be allocated to Law Fund.

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

Supervisor's Office, Fire Department, IT/Facilities staff, and Washtenaw County Sheriff's Office.

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

Timely approval will allow contractor scheduling and implementation without delays to facility safety improvements.

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

Three bids from competitive contractors and resolution.

CONTACT PERSON FOR QUESTIONS:

Name: Emily Dabish Yahkind

Title: Supervisor

Phone:

Email: edy@superior-twp.org

Please attach this form with all supporting documents in the same email and CC the following: arobinson@superior-twp.org, cbenitez@superior-twp.org, krankin@superior-twp.org, edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE CAMERA SYSTEM INSTALLATION AT TOWNSHIP FACILITIES

RESOLUTION NUMBER: 2025-64

DATE: SEPTEMBER 15, 2025

WHEREAS, the Charter Township of Superior has identified a need to upgrade and expand security camera coverage at Township Hall and Fire Stations #1 and #2 in order to protect public facilities, employees, and residents; and

WHEREAS, Industrial Electric Co. of Detroit, Inc. has provided a written proposal (Quote #INDELC-2025-1801, dated July 17, 2025) to supply labor and materials to install new cameras, servers, and network video recorders (NVRs), and to integrate existing cameras into a single viewing platform; and

WHEREAS, the proposal includes the following work:

- **Township Hall:** Installation of ten (10) exterior turret cameras, new server with thirty (30) days of video storage, integration of existing cameras into new NVR, and final aiming with Township personnel;
- **Fire Station #2:** Installation of eight (8) exterior turret cameras and two (2) interior turret cameras, new server with thirty (30) days of video storage, integration of existing cameras into new NVR, and final aiming with Township personnel;
- **Fire Station #1:** Installation of new NVR and integration of existing cameras to ensure a single dashboard for department use; and

WHEREAS, the total cost of the proposal is **Twenty-Eight Thousand Three Hundred Eighty Dollars ($28,380.00)**; and

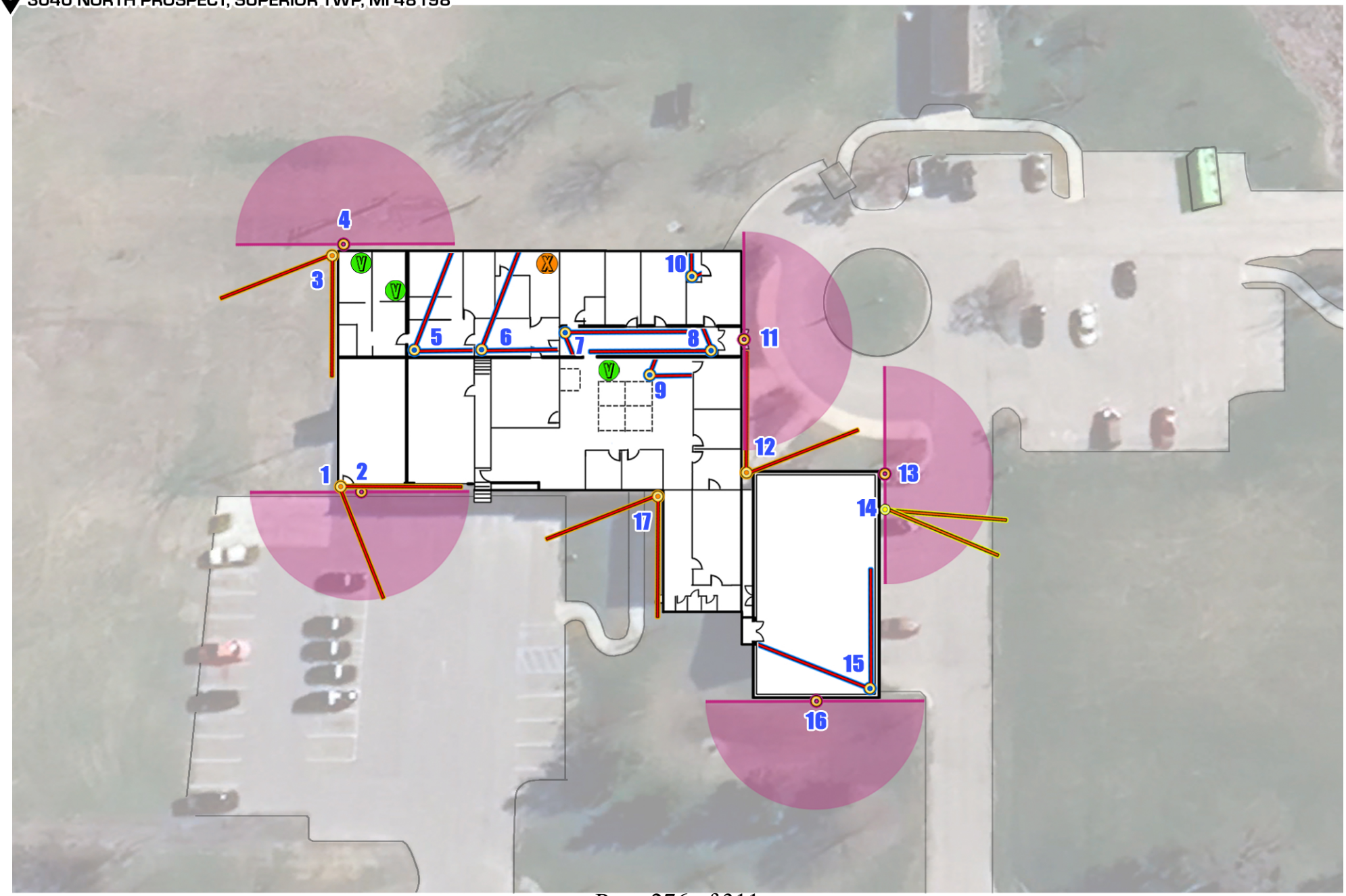
WHEREAS, it is in the best interest of the Township to proceed with this project to improve facility safety and operational efficiency.

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of Superior Board of Trustees hereby approves the proposal from Industrial Electric Co. of Detroit, Inc. in the amount of **$28,380.00**, and authorizes the Supervisor and/or Clerk to execute any necessary agreements and documents to complete the installation.

SUPERIOR TOWNSHIP

CAMERA LAYOUT 2025 (CITY HALL)

3040 NORTH PROSPECT, SUPERIOR TWP, MI 48198



KEY | 5MP Analytic Dome | 5MP Analytic Bullet | 5MP 4x PTZ | 180° Camera | Server | Viewing PC

eos BUSINESS SURVEILLANCE solutions

Zoho Sign Document ID: 295B11E1-YSP0NPZ4CE0LSL8LNONADL8LXZEKEKO4LBM95ZU8RN8

QUOTE

 # EST-000474

Logical Owl
3011 W. Grand Blvd
Suite 475
Detroit Michigan 48202
U.S.A

Superior Township
3040 North Prospect
Superior Township
48198 Michigan
U.S.A

Quote Date : 07.30.2025

Expiry Date : 08.30.2025

Reference# : Superior Twp. - City Hall CCTV Installation

#	Description	Qty	Rate	Amount
1	CCTV (1) 13-24 Channel Network Video Recorder - Rack Mount Chassis/ 120 Gigabyte Solid State HD for OS / 12 Terabyte Purple HD for Storage / i5 Intel 6 Core Processor / 16 GB DDR4 Memory / Linux - Ubuntu 20.04 OS / Wireless Keyboard & Mouse Combo / 20" LED Monitor & Mount / 30+ Days Recording	1.00	4,770.00	4,770.00
2	CCTV (3) Viewing Station PC Mini-ITX / 120 Gigabyte Solid State HD for OS / i5 Intel Quad-Core Processor / 8 GB DDR4 Memory / 32 GB Flash Drive for Video Back-up / Windows 10 Premium OS / Wireless Keyboard & Mouse Combo	1.00	3,060.00	3,060.00
3	CCTV (3) 32" LED Full-HD TV	1.00	1,256.40	1,256.40
4	CCTV (2) 26" through 55" Wall TV Mount with Tilt and Re-Direct	1.00	405.60	405.60
5	CCTV (7) 4 Megapixel High Definition 2688 x 1520 / Starlite Image Sensor / IP Dome Camera with 2.8mm MP Lens / POE / Analytic Capabilities (License Included)	1.00	4,611.60	4,611.60
6	CCTV (4) 5 Megapixel High Definition 2880 X 1620 / White Lite Image Sensor / IP Bullet Camera with 4mm MP Lens / POE / Analytic Capabilities / Exterior Junction Box (License Included)	1.00	3,163.20	3,163.20
7	CCTV (1) 5 Megapixel 4X Optical Zoom Rapid 2880 X 1620 Pan Tilt Zoom Infrared Camera / Wide Dynamic Range / 120 Degree Tilt - 360 Degree Rotation / Color Day Night Mode / People Tracking / Line Crossing (Includes Standard or Pendant Mount)	1.00	994.80	994.80

#	Description	Qty	Rate	Amount
8	CCTV (5) 180 Degree Dual Wide Camera / 2 x 2MP Lens / POE / License Included	1.00	5,394.00	5,394.00
9	CCTV (1) 24 Port POE Gigabit Switch Unmanaged	1.00	682.80	682.80
10	CCTV (20) Black Category 6 Cable and or 18-2 Including Misc Connections (Per Camera)	1.00	1,800.00	1,800.00
11	CCTV (1) Total Labor & Installation Costs	1.00	8,400.00	8,400.00
12	CCTV (1) Eos Protection Plan Includes: 1 Year All Parts and Labor Warranty; Training with Training Manual; Website for Remote Internet Viewing (Must be at least Windows 7 or Mac 10); Networking and Router Configuration; 1 Year On-Line Support; iPhone/Droid Setup - Port Forwarding and Configuration	1.00	0.00	0.00
			Sub Total	34,538.40
			Total	**$34,538.40**

We are looking forward to earning your business.

Thank you for allowing us to quote your project. Logical Owl requires 50% Deposit on all work to secure scheduling of project. Remaining amount will be due in accordance with invoice terms at end of project. If the final invoice isn't paid within 30 days, a compounded, 5% delayed payment fee is charged. By accepting this estimate, you confirm that you are an authorized agent of the company and agree to the pricing and terms and conditions contained herein.

This estimate is valid for 30 days from date of proposal. The rates above are for this project only. Anything outside the scope of work above will be considered additional and will need to be priced as such.

This Standard Payment Terms Agreement ("Agreement") is made and entered by and between Logical Owl or ("CONTRACTOR") and Invoice Recipient or ("CLIENT") "Contractor" and "Client" hereby agree as follows:
PAYMENT: Client shall pay for the services and/or equipment furnished by Contractor in accordance with the charges on the Service Agreements or Change Orders to those agreements within thirty (30) days of the date of Contractor's invoice.

All invoices not contested in writing within five (5) business days of receipt are deemed accepted by Client as true and accurate and are payable in full. Interest will be charged on all accounts not paid at not more than the maximum rate allowed by law. In the event Client fails to pay Contractor all amounts which become due under the Service Agreement(s) pursuant to this invoice or fails to perform its obligations hereunder, and Contractor refers such matter to an attorney or collection agency.

Client agrees to pay, in addition to the amounts due, any and all costs incurred by Contractor as a result of such action, including reasonable attorneys fees. Contractor has the right to charge a return check fee or a fee to restart Client work if interrupted off for poor pay history.

Service Fees: Contractor may charge a convenience surcharge for invoice(s) paid by Credit Card. If applicable, this fee will not exceed the maximum amount allowed by law or be in conflict with applicable regulations.

STANDARD WORK DISCLAIMERS:

- Anything outside of normal scope of work will be considered a change or upon request and incur additional fees. This includes, but is not limited to, construction delays, drywall, obstructions, etc.
- Unless noted, prices don't include additional construction materials (i.e; conduit, boxes and power etc.)
- Installation: Customer hereby grants to Logical Owl the right to install the equipment, and represents and warrants that all necessary governmental and third-party approvals for installation have been obtained. Delays in installation caused by public agencies, manufacturers, suppliers, acts of God, strikes or other union bargaining, and all acts not directly attributable to Logical Owl shall not in any way affect the obligations of Customer. Logical Owl shall not be responsible for damages for any such delay.

Installation (field assembly, interconnection, equipment calibration and checkout) is to be performed by the Logical Owl' trained technical employees. There may be times that Logical Owl will find it necessary to employ sub-contractors to assist in or carry out, in whole or in part, the installation. Logical Owl shall coordinate and cooperate with other trades to facilitate satisfactory work progress. If the Logical Owl's work in progress is impeded by other trades and/or contractors (excluding Logical Owl's own subcontractors) or by scheduling delays due to the Customer, time delays in the final installation as well as additional charges including labor, travel and reasonable expenses may result.

The Customer shall be responsible for preparing, at its own expense, the installation site in accordance with the Logical Owl' instructions, including the requirements specified in the quotation. Logical Owl shall not be responsible for any high voltage electrical work, conduits, raceways, cable trays, ceiling modifications, structural modifications, or mechanical systems modifications. Unless otherwise specified, Customer shall provide Logical Owl with source code (un-compiled) including GUI touch panel files for any non-Logical Owl programmed remote control systems required to be modified under the terms of this agreement. All building renovations, structural, aesthetic, trim, drywall, finish work or otherwise are not included in Logical Owl' pricing. If such obstructions prevent and/or alter Logical Owl's work, additional fees may incur at Customer's expense. Logical Owl is not responsible for changes in Internet Service Provider(s) (ISP) design, scope of work, or requirements. If ISPs request differ from what was provided by Logical Owl, Logical Owl will not be held responsible.

Installation price reflects work performed during normal business hours only, unless specified in writing.
The Customer shall provide Logical Owl with reasonable access to the installation site before delivery, for purposes of determining site readiness for installation, and shall designate an individual on Customer's staff to serve as a contact person for all site preparation and installation issues. The installation will be scheduled through this single point of contact. If the Customer needs to move the per-scheduled installation date 10 business days or closer before the per-scheduled install date, additional fees may incur.

Customer shall provide Logical Owl with access to the installation site to prepare for installation. The Customer shall indemnify the Logical Owl against any loss, damage or claim arising out of the condition of the storage and installation premises. Customer shall obtain at its expense and keep effective all permissions, licenses, and permits whenever required for the installation and/or use of the Equipment and the premises where the Equipment shall be situated. Any Permit needed must be pulled by Client. Logical Owl waives the right to pull permits for this site.

- Contractor will not be responsible and will not supply any power sources.

- If cabling is required, cabling prices are based on standard cable runs, if cabling installation exceeds standard install, outlet labor may be additional

. Responsibility: Until balance is paid, Customer agrees to take proper care of the Equipment on premises and to be responsible for its damage or loss by fire, theft, casualty or any other cause whatsoever, and will not permit or suffer same to be removed from the place of its location at address of Customer, without written consent of Logical Owl or assigns.

General: This Agreement constitutes the sole and entire understanding between the parties with respect to the subject matter hereof and supersedes all prior conversations, agreements, representations and promises, whether verbal or written. No modification of this Agreement shall be valid unless made in writing and properly signed by each party.

Infrastructure: In the event that Logical Owl is installing equipment or systems that require connectivity to the Customer network including, but not limited to, VOIP / SIP / POTs connectivity, Internet Access, Wireless Network Access, firewall traversal, port forwarding, and/or RF COAX, Logical Owl may advise Customer as to the network requirements. Any responsibility for infrastructure on the part of Logical Owl stops at the installed equipment's network jack or wireless connection; and configuration of the network settings on the device sold. Logical Owl is not responsible for updating network settings in the event the Customer's network changes. If the Customer's network is not "Plug and Play" then any custom network settings must be supplied by the Customer to Logical Owl before the completion of installation.

- Restocking Fees: Equipment returns must be authorized in writing by Logical Owl and may incur a re-stocking fee plus total freight.

- Shipping: All shipments of equipment are FOB Logical Owl distribution facilities, unless otherwise noted in quotation.

- Limitations of Warranty – Products of Others: This proposal will include a limited one-year, on-site parts and labor warranty against defective workmanship on the installation and on the products included in the system. The system warranty is initiated at the time of substantial system completion. Unless otherwise specified, no warranty is provided for "consumables" including batteries, lamps, glassware and evacuated devices. Logical Owl obligation with respect to any material or part identified in the quotation, literature, or specifications furnished to the Customer as manufactured or supplied by others, shall be to pass on to the Customer the applicable manufacturer's warranties, if any. Logical Owl makes no implied or assumed claims regarding performance, capabilities or interface capability of the equipment listed unless otherwise noted.

- Confidentiality: This entire document and all information enclosed including drawings, specifications and designs is the property of

Zoho Sign Document ID: 295B11E1-YSP0NPZ4CE0LSL8LNONADL8LXZEKEKO4LBM95ZU8RN8

Logical Owl, LLC. Proprietary information provided to Customer (or agents) is for the sole purpose of demonstrating Logical Owl's capabilities and shall be held in confidence. These materials may not be copied, distributed or disclosed in any way without the sole written permission of an authorized representative of Logical Owl.

Marvin Williams

Customer Signature

Industrial Electric Company of Detroit

Superior Township Camera Layout

2025

Industrial Electric Company

Quote

Industrial Electric Co. of Detroit, Inc.
275 East Milwaukee
Detroit, Michigan 48202
United States
Tel: 313- 872-1133

Quote # INDELC-2025- 1801
Job date: Jul. 17, 2025
Estimate Prepared by: Nate Cubbison
Job Number:

Billing address:

Superior Township
Attn: Lori Maher
3040 N Prospect Rd
Superior Township, Michigan 48198
United States
Tel: 734-482-6099

Site address:

Superior Township
Attn: Lori Maher
3040 N Prospect Rd
Superior Township, Michigan 48198

Work Description

Provide Labor and Material to Install:

·Camera system at Township Hall.
>(10) Turret cameras on exterior of building.
>New server with 30-days of storage for video.
>Integration of existing cameras into new NVR.
>Final aiming of each camera with township personell.
·Camera system at Fire station #2.
>(8) Turret cameras on exterior of building.
>(2) Turret cameras on interior of building.
>New server with 30-days of storage for video.
>Integration of existing cameras into new NVR.
>Final aiming of each camera with township personell.
·Camera NVR at Fire station #1.
>Installation of new NVR at fire station #1.
>Integration of existing cameras to ensure single dashboard for camera viewing for fire department personell.

*Quoted on straight time.
*Camera and NVR specifications included in proposal.

Summary	Total ($)
Subtotal	28,380.00
Total	**$28,380.00**

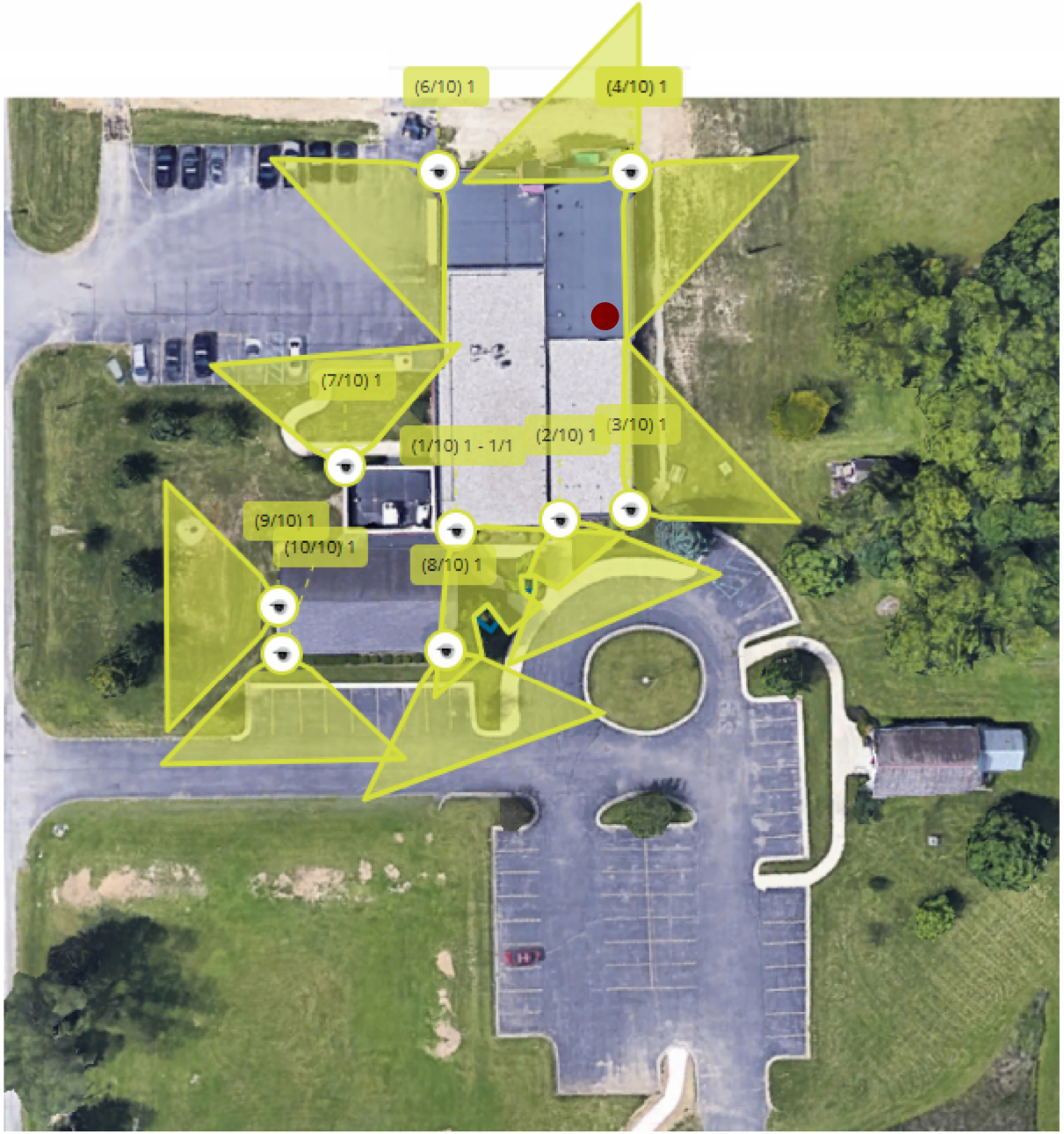
Terms

Our price is valid for 30 days and subject to changes any time thereafter.

Client Name: _____

Date: _____

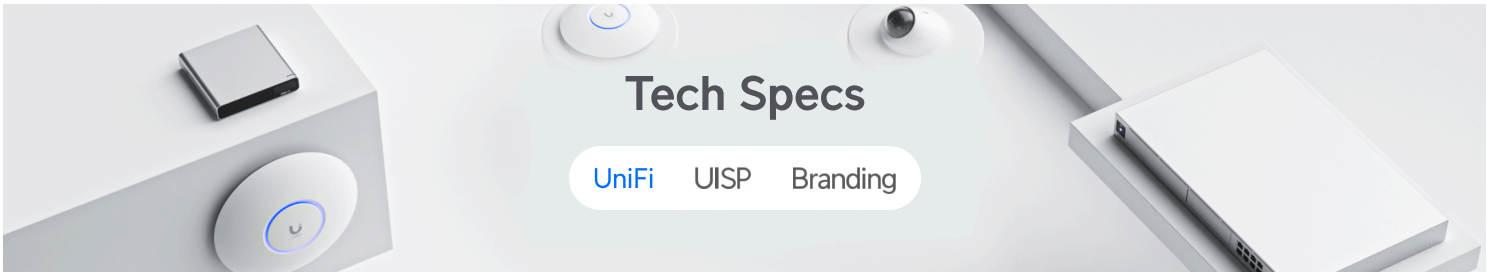
Signature: _____
I hereby acknowledge the satisfactory completion of the above described work.

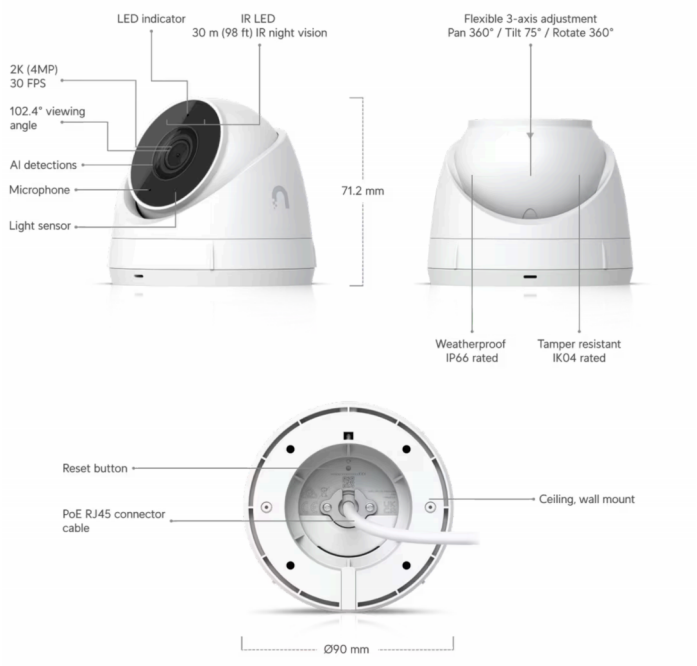


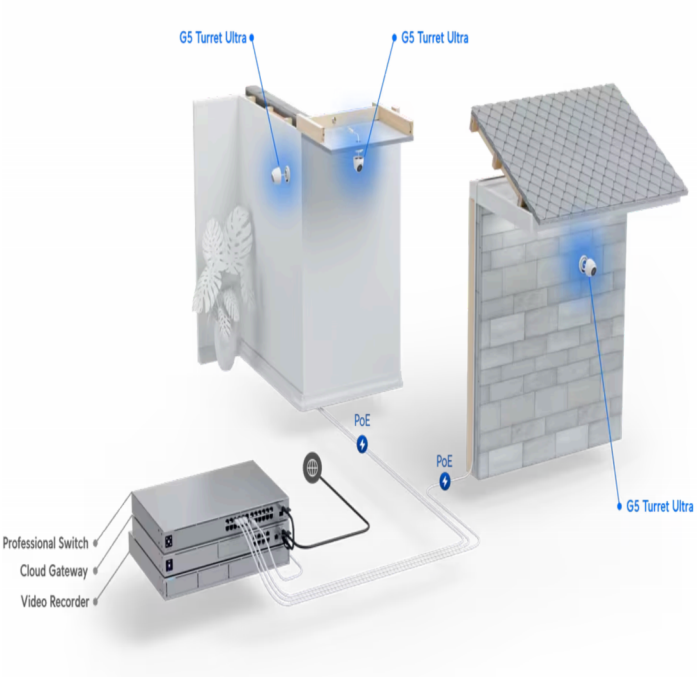
Key: G5 Turret Ultra Server



Key: G5 Turret Ultra Server







Mechanical

Dimensions	Ø90 x 71.2 mm (Ø3.5 x 2.8")
Weight	330 g (11.6 oz)
Enclosure material	Aluminum alloy, UV-stabilized polycarbonate
Weatherproofing	IP66

Resistance	IK04
Cable jacket enclosure dimensions	Ø20 x 70.6 mm (0.8 x 2.8")
Cable jacket enclosure materials	Thermoplastic elastomer, polycarbonate, silicone rubber
Cable length	30 cm (1 ft)
Cable diameter	5 mm (0.2")
Cable jacket material	Polycarbonate
Cable connector type	RJ45

Optics

Sensor	1/2.4" CMOS
Lens	Fixed focal length
View angle	H: 102.4°, V: 54.9°, D: 120.6°
Night mode	Built-in IR LED illumination and IR cut filter

Video

Resolution	4MP 2688 x 1512 (16:9)
Max. frame rate	30 FPS
Image settings	Color, brightness, sharpness, contrast, white balance, exposure control, 2DNR, 3DNR, NR by motion, masking, text overlay

System

Processor	Dual-core Arm® Cortex®-A7 based chip
Networking interface	10/100 MbE RJ45 port
Max. power consumption	4W
Power method	PoE
Supported voltage range	37-57V DC

LED	R/G/B/W
Button	Factory reset
Mounting	Surface mount
Ambient operating temperature	-30 to 50° C (-22 to 122° F)
Ambient operating humidity	0 to 90% noncondensing
Certifications	FCC, IC, CE

Audio

Microphone	Yes (Can be disabled)

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Proposal & Scope of Work

Date: 8/4/2025 | **Proposal ID:SST250303001**

TO: M. LORI MAHER
DEPUTY SUPERVISOR, SUPERIOR TWP.

FROM: Eric J Peterson
PROJECT: SUPERIOR TWP. CAMERA INSTALLATIONS

Shaw Service and Maintenance Contacts

Eric Peterson, Service Engineer	Direct (248) 228-2080 | (248)534-7602 | epeterson@shawsi.com
Dispatch	Direct (248) 228-2080 | service@shawsi.com
After Hours Emergency Number	(877) 370-7076
Service Email	service@shawsi.com

Included	*Excluded*		*Included*	*Excluded*	
☒	☐	*Sales & Use Tax*	☐	☒	*Payment & Performance Bonds*
☐	☒	*Electrical Permit Costs & Fees*	☐	☒	*Overtime Costs*
☐	☒	*Fire Division Inspection Fees*	☐	☒	*Temperature Controls*
☐	☒	*Building Permit Fees*	☐	☒	*Patching &/or repair of holes in walls or floors*

This Proposal is based upon Shaw Service & Maintenance's Standard Terms and Conditions (see Page 2) unless otherwise indicated below.

CITY HALL SCOPE OF WORK:

SHAW will furnish and install cameras, mounts, cabling, raceway, sleeves, jacks, patch cables and other necessary materials for camera installations for the following locations:

LOCATION	MODEL
#1 NW CORNER 180	P3827-PVE
#2 NW CORNER LOT	P3267-LVE
#3 NE CORNER	P3267-LVE
#4 NE CORNER 180	P3827-PVE
#5 SHERIFF CAM 1	P3265-LV
#6 SHERIFF CAM 2	P3265-LV
#7 BLD DEPT HALLWAY	P3265-LV
#8 TREASURY HALL	P3265-LV
#9 TREASURY WINDOW	P3265-LV
#10 OFFICE INT	P3265-LV
#11 CIRCLE DRIVE 180	P3827-PVE
#12 CIRCLE DRIVE ENTRANCE	P3267-LVE
#13 SOUTH 180	P3827-PVE
#14 SOUTH PTZ	Q6075-E
#15 OFFICE #2 INT	P3265-LV
#16 WEST 180	P3827-PVE
#17 WEST ENTRANCE PTZ	Q6075-E
#18 EAST SIDE 180	P3827-PVE

SHAW will utilize AXIS' integrated "EDGE Camera Station Edge" Technology for cloud based VMS including live views, timeline searches, video exporting functionality. (Refer to attached documentation for camera model information and VMS capabilities)
Pricing includes demo of existing cameras, programming, installation, viewing stations, and (1) 8-hour block of technician training / support as needed.

MATERIAL: $31,644.00
LABOR: $39,759.00
EQUIPMENT: $3,422.00
TOTAL OFFERING PRICE: $74,825.00

EXCLUSIONS & ASSUMPTIONS:

All work to be performed during normal working hours Monday through Friday.
Customer to provide IP addresses, switches, port availability prior to installation
New or additional Switches and Patch Panels not included in offered price

Eric J Peterson

Shaw Service & Maintenance

Standard Terms & Conditions

1. **Payment terms are monthly progress payments net 30 days due.**
2. The offering price is valid for 30 days. Shaw Service & Maintenance reserves the right to extend this term without notice.
3. Subcontract terms and conditions are subject to review and approval prior to award of a subcontract to Shaw Service & Maintenance.
4. Terms are pending approval by Shaw Service & Maintenance credit manager.
5. This Proposal is based on the schedule and time durations presented at time of bid. A change in schedule shall constitute a change in scope of work.
6. All equipment furnished is F.O.B. shipping points with freight allowed to jobsite.
7. The price includes a warranty as specified in the Bid Documents. No other warranty is expressed or implied.

Proposal & Scope of Work

Date: 8/4/2025 | **Proposal ID:SST250303001**

TO: M. LORI MAHER
DEPUTY SUPERVISOR, SUPERIOR TWP.

FROM: Eric J Peterson
PROJECT: SUPERIOR TWP. CAMERA INSTALLATIONS

Shaw Service and Maintenance Contacts

Eric Peterson, Service Engineer	Direct (248) 228-2080 | (248)534-7602 | epeterson@shawsi.com
Dispatch	Direct (248) 228-2080 | service@shawsi.com
After Hours Emergency Number	(877) 370-7076
Service Email	service@shawsi.com

Included	*Excluded*		*Included*	*Excluded*	
☒	☐	*Sales & Use Tax*	☐	☒	*Payment & Performance Bonds*
☐	☒	*Electrical Permit Costs & Fees*	☐	☒	*Overtime Costs*
☐	☒	*Fire Division Inspection Fees*	☐	☒	*Temperature Controls*
☐	☒	*Building Permit Fees*	☐	☒	*Patching &/or repair of holes in walls or floors*

This Proposal is based upon Shaw Service & Maintenance's Standard Terms and Conditions (see Page 2) unless otherwise indicated below.

FIRE STATION 2 SCOPE OF WORK:

SHAW will furnish and install cameras, mounts, cabling, raceway, sleeves, jacks, patch cables and other necessary materials for camera installations for the following locations:

LOCATION	MODEL
NORTH 360	Q6075-E
WEST 360	Q6075-E
WEST LPR	Q1700-LE
INT SW DOME	P3265-LV
INT NE DOME	P3265-LV
EAST LPR	Q1700-LE
EAST 360	Q6075-E
SOUTH DOME	P3267-LVE

SHAW will utilize AXIS' integrated "EDGE Camera Station Edge" Technology for cloud based VMS including live views, timeline searches, video exporting functionality. (Refer to attached documentation for camera model information and VMS capabilities)
Pricing includes demo of existing cameras, programming, installation, viewing station, and (1) 8-hour block of technician training / support as needed.
Pricing includes furnishing and installation of conduit within high-bay areas of fire station for cabling protection

MATERIAL: $23,631.00
LABOR: $29,463.00
EQUIPMENT: $4,023.00
TOTAL OFFERING PRICE: $57,117.00

EXCLUSIONS & ASSUMPTIONS:

All work to be performed during normal working hours Monday through Friday.
Customer to provide IP addresses, switches, port availability prior to installation
New or additional Switches and Patch Panels not included in offered price

Eric J Peterson

Shaw Service & Maintenance

Standard Terms & Conditions

1. **Payment terms are monthly progress payments net 30 days due.**
2. The offering price is valid for 30 days. Shaw Service & Maintenance reserves the right to extend this term without notice.
3. Subcontract terms and conditions are subject to review and approval prior to award of a subcontract to Shaw Service & Maintenance.
4. Terms are pending approval by Shaw Service & Maintenance credit manager.
5. This Proposal is based on the schedule and time durations presented at time of bid. A change in schedule shall constitute a change in scope of work.
6. All equipment furnished is F.O.B. shipping points with freight allowed to jobsite.
7. The price includes a warranty as specified in the Bid Documents. No other warranty is expressed or implied.

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Lisa Lewis

DATE SUBMITTED: 9/5/25

BOARD MEETING DATE: 9/18/25

ITEM TITLE: Investment Policy

DESCRIPTION OF ITEM/RESOLUTION:
Provide a clear/concise summary of the item being presented.

Annual review of the investment policy.

REQUESTED BOARD ACTION:
Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Review and adoption

BACKGROUND/JUSTIFICATION:
Provide relevant history, previous board actions, community input, or project developments.

Policy is reviewed and adopted

IMPACT ON TOWNSHIP BUDGET (if applicable):

None

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:
List any departments or external entities responsible for or impacted by this item.

Following the suggestions of auditors

DEADLINES OR URGENCY (if applicable):
Include any timelines, deadlines or reasons for urgency.

N?A

SUPPORTING DOCUMENTS ATTACHED:
Include number of attachments and a brief title of each file.

I attachment

CONTACT PERSON FOR QUESTIONS:

Name: Lisa Lewis

Title: Treasurer

Phone: 734-482-6099

Email: llewis@superior-twp.org

Please attach this form with all supporting documents in the same email and CC the following: arobinson@superior-twp.org, cbenitez@superior-twp.org, krankin@superior-twp.org, edy@superior-twp.org

SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
INVESTMENT POLICY

Effective Date: June 1998
Updated: August 2025

1.0 PURPOSE AND POLICY

Superior Charter Township ("the Township") is a Michigan Charter Township governed by an elected Township Board and operating under state statutes. This Investment Policy establishes guidelines for the prudent investment of Township funds in compliance with Michigan Public Act 20 of 1943 (MCL 129.91), MCL 41.77, and other applicable laws.

It is the policy of the Township to invest public funds in a manner that prioritizes the safety and security of investments, ensures sufficient liquidity to meet daily cash flow and operational needs, and provides a reasonable rate of return in accordance with statutory requirements and sound financial management. All investments shall conform to applicable state statutes and local ordinances governing the investment of public funds.

2.0 SCOPE

This policy applies to all financial assets and investment activities of the Township except for employee pension funds or deferred compensation funds which are governed separately. Covered funds include, but are not limited to:

- General Fund (101)
- Side Street Maintenance Fund (203)
- Fire Operating Fund (206)
- Legal Defense Fund (211)
- Street Light Fund (219)
- Building Fund (249)
- Law Enforcement Fund (266)
- ARPA Fund (464)
- Parks & Recreation Fund (508)
- Trust & Agency Fund (701)
- Payroll Fund (704)
- Utilities (Water & Sewer)

  Any new fund created by the governing body, unless specifically exempted by the governing body.

Excluded from this policy are pension and retiree health care funds managed under the Michigan Municipal Employees Retirement System (MERS).

3.0 OBJECTIVES

Funds of the Township will be invested in accordance with Michigan Public Act 20 of the Public Acts of 1943, as amended, and in accordance with the following objectives in order of priority.

3.1 Safety – Safety of principal is the foremost objective. Investments shall be undertaken in a manner that seeks to ensure preservation of capital.

3.2 Diversification – The investments shall be diversified by specific maturity dates, individual financial institution(s) or a specific class of securities in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio.

3.3 Liquidity – The investment portfolio will remain sufficiently liquid to meet all operating requirements, which might be reasonably anticipated

3.4 Return on Investment – The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, considering the investment risk constraints and cash flow characteristics of the portfolio.

4.0 DELEGATION OF AUTHORITY

Pursuant to MCL 41.76, the Township Treasurer is vested with the authority to oversee and manage the Township's investment program. The Treasurer, acting as the Township's investment officer, is responsible for establishing procedures and internal controls to ensure compliance with this policy. No individual may engage in investment transactions except as authorized under this policy and the procedures set forth by the investment officer. The investment officer shall be accountable for all transactions and for maintaining a system of controls to govern the activities of any subordinate officials.

5.0 AUTHORIZED INSTRUMENTS

In Accordance with Public Act 20 of the Public Acts of 1943, as amended, the surplus funds of the Township may be invested as follows:

5.1 Bonds, securities, and other obligations of the United States or an agency or instrumentality of the United States.

5.2 Certificates of deposit, savings accounts, deposit accounts, or depository receipts of a financial institution. That is eligible to be a depository of funds belonging to the state under a law or rule of this state or the United States. Financial institution means a state or nationally chartered bank or a state or federally chartered savings and loan association, savings bank, or credit union

whose deposits are insured by an agency of the United States government that maintains a principal office or branch office located in this state under the laws of this state or the United States.

5.3 Commercial paper rated at the time of purchase within the two highest classifications established by not less than two standard rating services and that matures not more than 270 days after the date of purchase.

5.4 Repurchase agreements consisting of instruments listed in subdivision (a) above. Repurchase agreements shall be negotiated only with dealers or financial institutions with whom the Township has negotiated a Master Repurchase Agreement. Repurchase Agreements must be signed with the bank or dealer and must contain provisions comparable to those outlined in the Public Security Association's model Master Repurchase Agreement.

5.5 Bankers' acceptances of United States banks.

5.6 Obligations of this state or any of its political subdivisions that at the time of purchase are rated as investment grade by not less than one (1) standard rating service.

5.7 Mutual funds registered under the Investment Company Act of 1940 with the intention to maintain a $1.00 per share net asset value and purchase only investment vehicles that are legal for direct investment by a public corporation.

5.8 Obligations described in subdivisions (a) through (g), as named above, if purchased through an interlocal agreement under the Urban Cooperation Act of 1967.

5.9 Investment pools are organized under the surplus funds' investment pool act, P.A. 367 of 1982.

5.10 Investment pools are organized under the local government investment pool act, 121 of 1985.

6.0 SAFEKEEPING AND CUSTODY

All security transactions, including collateral for repurchase agreements and financial institution deposits, entered by the Township, shall be on a cash basis. Securities may be held by a third- party custodian designated by the treasurer and evidenced by safekeeping receipts as determined by the investment officer.

7.0 STANDARDS OF PRUDENCE AND ETHICS

7.1 Prudence – Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation but for investment, considering the probable safety of capital as well as the probable income to be derived. This is known as the "fiduciary standard."

7.2 Ethics and Conflicts of Interest – The Treasurer and all employees involved in the investment process shall refrain from any personal business activity that could conflict with the proper execution and management of Township investments or impair their ability to make impartial decisions. They shall disclose any material interests in financial institutions with which the Township conducts business and shall subordinate any personal investment transactions to those of the Township.

8.0 AUTHORIZED INVESTMENTS

Investments will comply with Michigan Public Act 20 and may include:

- Certificates of deposit, savings accounts, or deposit accounts of Michigan-based financial institutions
- Bankers' acceptances
- Municipal bonds rated investment grade
- Money market mutual funds registered under the Investment Company Act of 1940
- Local government investment pools (e.g., Michigan CLASS)

Prohibited investments include derivative securities, structured notes, and cryptocurrencies.

9.0 DEPOSITORY AND BROKER/DEALER REQUIREMENTS

Financial institutions and broker/dealers must:

- Provide audited financial statements
- Demonstrate FDIC or NCUA insurance coverage
- Provide proof of state registration and compliance with applicable laws
- Acknowledge receipt of and compliance with this Investment Policy

The Treasurer shall annually review and approve qualified institutions and present the list to the Township Board.

10.0 REPORTING AND REVIEW

10.1 Within 120 days of the end of the fiscal year, the treasurer shall prepare an annual written report to the governing body regarding the investment of the funds.

10.2 Annual Review – An annual review of this policy and financial institutions shall be conducted. Updates or amendments must be approved by the Township Board.

11.0 TRAINING

The Township Treasurer and any staff designated to assist with investment activities shall complete a minimum of six (6) hours of investment-related training every two years. Training shall include updates on statutory requirements, best practices in public fund investing, and current market conditions to ensure informed and prudent investment decisions.

12.0 POLICY REVIEW AND AMENDMENTS

This policy shall be reviewed annually and updated as necessary. Amendments must be approved by resolution of the Township Board.

13.0 ADOPTION

This policy shall become effective immediately upon adoption by the **Charter Township of Superior Board of Trustees**.

Adopted this ___ day of _____, 2025.

By: Superior Charter Township Board
Emily Dabish Yahkind, Township Supervisor
Angela Robinson Township Clerk
Lisa A. Lewis Township Treasurer

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SUPERIOR TOWNSHIP
Record of Disbursements

Date: September 15, 2025

*Contains all checks written since last report for the following funds:

General Bank - includes all checks written from the following funds:

101 - General Fund
203 - Side Street Maintenance Fund
211 - Legal Defense Fund
219 - Streetlight Fund
249 - Building Fund
266 - Law Fund
508 - Park Fund

206 - Fire Fund
592 - Utility Dept.
701 - Trust & Agency Fund

Total amount for all disbursements - $ 1,101,674.17

Note: Some of these checks were presented to the board for approval. All others are either pre-approved or under $3,000.00 for Government Funds and $5,000 for Utility Dept.

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank FIRE FIRE FUND					
Check Type: Paper Check					
08/26/2025	FIRE	28058	ALPHA PSYCHOLOGICAL SERVICES, P.C.	NEW HIRE EXAMS	1,590.00
08/26/2025	FIRE	28059	BREWER'S INC.	TOWING SERVICE FOR TWO TRUCKS	1,330.00
08/26/2025	FIRE	28060	DELTA DENTAL	DENTAL INSURANCE - SEPT 2025	1,096.06
08/26/2025	FIRE	28061	EMERGENT HEALTH PARTNERS	2025 - AUGUST	3,820.00
08/26/2025	FIRE	28062	JEFFREY KUJAWA	REIMBURSEMENT FOR CELL PHONE CASE	30.73
08/26/2025	FIRE	28063	OCCUPATIONAL HEALTH CENTERS OF MI	NEW HIRE PHYSICALS	1,258.00
08/26/2025	FIRE	28064	SUPERIOR TOWNSHIP CREDIT CARD ACCT	MI ASSOCIATION OF FIRE CHIEFS TRAINING	49.00
				MI FIRE INSPECTOR CONFERENCE - KIMBALL	538.62
				MI FIRE INSPECTOR CONFERENCE - CHIEF	538.62
					1,126.24
08/26/2025	FIRE	28065	SUPERIOR TOWNSHIP TREASURER	OVERPAYMENTS BY TREASURY DEPARTMENT	9,719.28
08/26/2025	FIRE	28066	TRUGREEN PROCESSING CENTER	STATION #1 - LAWN TREATMENT	217.14
08/26/2025	FIRE	28067	VSP INSURANCE CO	VISION INSURANCE - SEPT 2025	240.79
08/26/2025	FIRE	28068	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER 8/28/25 PAY	74,910.32
09/04/2025	FIRE	28069	AMAZON CAPITAL SERVICES, INC	TRUCK SUPPLIES	431.72
09/04/2025	FIRE	28070	AMERICAN AQUA, INC.	WATER SOFTNER SUPPLIES	193.50
09/04/2025	FIRE	28071	AMERICAN AWARDS AND ENGRAVING	ACCOUNTABILITY TAGS FOR NEW FIREFIGHTERS	34.50
09/04/2025	FIRE	28072	ANN ARBOR ARMS, LLC	FIRE ARMS TRAINING - CHIEF & MARSHAL	550.00
09/04/2025	FIRE	28073	ANN ARBOR CLEANING SUPPLY	BUILDING SUPPLIES	663.88
09/04/2025	FIRE	28074	ANN ARBOR TOWNSHIP FIRE DEPARTMENT	TRAINING - RUSH	50.00
09/04/2025	FIRE	28075	AUTO VALUE YPSILANTI	TRUCK WAX	31.98
09/04/2025	FIRE	28076	CANON FINANCIAL SERVICES INC.	LEASE ON COPY MACHINE - COPY USAGE	206.10
09/04/2025	FIRE	28077	COMCAST	ADD'L OUTLET STATION #1 -AUG 2025	10.53
				INTERNET SERVICES - ST #1 -SEPT 2025	385.17
					395.70
09/04/2025	FIRE	28078	CORRIGAN OIL COMPANY	297.8 GALLONS DIESEL	849.65
09/04/2025	FIRE	28079	CYNERGY PRODUCTS	REPAIR ON FIRE-COM SYSTEM ENGINE 11-1	976.95
09/04/2025	FIRE	28080	DTE ENERGY	GAS - STATION #1 -AUG 2025	78.91
				ELECTRIC @ STATION #1 -AUG 2025	936.96
				ELECTRIC & GAS - STATION #2- AUG 2025	763.79
					1,779.66
09/04/2025	FIRE	28081	DUROCHER'S	BEDS - STATION #2	3,248.00
09/04/2025	FIRE	28082	EMERGENT HEALTH PARTNERS	2025 - SEPTEMBER	3,820.00
09/04/2025	FIRE	28083	EMPCO, INC.	LIEUTENANT TESTING WRITTEN EXAM	1,689.00
09/04/2025	FIRE	28084	FIREWRENCH OF MICHIGAN	ENGINE 1 REPAIR WORK	766.15
				ENGINE 2 REPAIR WORK	350.00
				ENGINE 1 REPAIR WORK	587.45
				ENGINE 2 REPAIR WORK	834.29
				ENGINE 1 REPAIR WORK	1,071.60
					3,609.49
09/04/2025	FIRE	28085	GABBYS BP	REC FUEL	73.71
09/04/2025	FIRE	28086	JEFF FRENCH	ACCELERANT ANNUAL SUBSCIPTION 8/30/25-8/	120.00
09/04/2025	FIRE	28087	LINDE GAS & EQUIPMENT, INC	OXYGEN CYLINDER RENTAL	103.81
09/04/2025	FIRE	28088	MACQUEEN EMERGENCY	HOSE	415.55
				RESCUE TOOLS	250.00

Check Date	Bank	Check	Vendor Name	Description	Amount
				FEMA NOZZLE AND APPLIANCE GRANT EMW-2023	18,177.45
				FEMA NOZZLE AND APPLIANCE GRANT EMW-2023	26,420.00
					45,263.00
09/04/2025	FIRE	28089	PAYETTE SALES & SERVICE, INC.	PEDAL - THROTTLE FLOOR	1,372.10
09/04/2025	FIRE	28090	ROBERTSON MORRISON INC.	FURNANCE WORK - STATION #2	1,559.50
				FURNANCE WORK - STATION #1	1,390.00
					2,949.50
09/04/2025	FIRE	28091	SUPERIOR TOWNSHIP CREDIT CARD ACCT	ADD'L LICENSES FOR ACTIVE 911	68.35
09/04/2025	FIRE	28092	SUPERIOR TWP PAYROLL FUND	PENSION/HCSP - AUGUST 2025	28,617.26
09/04/2025	FIRE	28093	SUPERIOR TWP UTILITY DEPARTMENT	WATER -STATION #2	95.67
09/04/2025	FIRE	28094	TAZ NETWORKS, INC	NETWORK FLAT FEE -AUGUST 2025	1,648.38
09/04/2025	FIRE	28095	TIMOTHY WINTERS	HEALTH INSURANCE REIMBURSEMENT -SEPT 202	334.91
09/04/2025	FIRE	28096	TRUGREEN PROCESSING CENTER	STATION #1 - LAWN TREATMENT	217.14
09/04/2025	FIRE	28097	TURNING OUT SOLUTIONS	HOSE STRAP RED PULL	290.00
09/04/2025	FIRE	28098	WASHTENAW AREA MUTUAL AID ASSOC	MAYDAY MANAGEMENT TRAINING COURSE	300.00
09/09/2025	FIRE	28099	COMCAST	TELEPHONES - SEPTEMBER 2025	644.07
09/09/2025	FIRE	28100	CUMMINS SALES AND SERVICE	STATION #1 GENERATOR WORK	805.56
09/09/2025	FIRE	28101	SUPERIOR TOWNSHIP CREDIT CARD ACCT	AUSTIN HARDWARE -BALANCED OWED	5.74
09/09/2025	FIRE	28102	SUPERIOR TWP GENERAL FUND	AMOUNT OWED CURRENTLY FOR SUPERVISOR PAY	7,087.36
09/09/2025	FIRE	28103	VERIZON WIRELESS	CELL PHONES -AUGUST 2025	521.20
09/09/2025	FIRE	28104	WEX BANK	FUEL - AUGUST 2025	165.03
09/09/2025	FIRE	28105	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER 9/11/25 PAY	84,394.98
				Total Paper Check:	288,946.46

FIRE TOTALS:

Total of 48 Checks:	288,946.46
Less 0 Void Checks:	0.00
Total of 48 Disbursements:	288,946.46

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank GENL GENERAL BANK					
Check Type: Paper Check					
08/26/2025	GENL	49839	BILL BALMES	CELL PHONE STIPEND - AUG 25	50.00
08/26/2025	GENL	49840	BOB MAYNARD	DUMP TICKET REIMBURSEMENT	50.00
08/26/2025	GENL	49841	CANON FINANCIAL SERVICES INC.	LEASE ON (2) COPY MACHINES & COPIES	651.77
08/26/2025	GENL	49842	CARL RINGBLOOM II	2-ELECTRICAL INSPECTIONS 8/22/25	100.00
08/26/2025	GENL	49843	CINTAS CORPORATION - 300	RUG SERVICE MONTH OF AUGUST 2025	351.85
08/26/2025	GENL	49844	DELTA DENTAL	DENTAL INSURANCE - SEPTEMBER 2025	947.34
08/26/2025	GENL	49845	JALEEN WILSON	TRASH PICK-UP MACARTHUR/WIARD/ROW	221.00
				TRASH PICK-UP MACARTHUR/WIARD/ROW	221.00
					442.00
08/26/2025	GENL	49846	KEN WASILEWSKI	11 BUILDING INSPECTIONS 8/20-22/25	550.00
08/26/2025	GENL	49847	KRISTINA CARR-RANKIN	CELL PHONE STIPEND - AUG 25	50.00
08/26/2025	GENL	49848	LISA LEWIS	CELL PHONE STIPEND - AUG 25	50.00
08/26/2025	GENL	49849	NANCY MASON	CELL PHONE STIPEND - AUG 25	50.00
08/26/2025	GENL	49850	PAULA CALOPISIS	CELL PHONE STIPEND - AUG 25	50.00
08/26/2025	GENL	49851	ROBERT ACTON	59-MECH/PLUMB INSPECTIONS 8/9-22/25	2,950.00
08/26/2025	GENL	49852	ROBERT BUTLER	2025 CONTRACT - 9	1,766.67
08/26/2025	GENL	49853	RONNIE WILLIAMS	CELL PHONE STIPEND - AUG 25	50.00
08/26/2025	GENL	49854	SUPERIOR TOWNSHIP CREDIT CARD ACCT	HVAC CONFERENCE	160.00
				SMARTSHEET -AUGUST	24.00
					184.00
08/26/2025	GENL	49855	SUPERIOR TOWNSHIP TREASURER	OVERPAYMENTS BY TREASURY DEPARTMENT	9,855.04
08/26/2025	GENL	49856	TERMINIX EHRLICH	PEST CONTROL -AUGUST 2025	134.62
08/26/2025	GENL	49857	VSP INSURANCE CO	VISION INSURANCE - SEPT 2025	232.32
08/26/2025	GENL	49858	WASHTENAW COUNTY TREASURER	2025 CONTRACT	120,101.77
08/26/2025	GENL	49859	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER 8/28/25 PAY	60,285.27
08/28/2025	GENL	49860	PRINTING SYSTEMS, INC.	POSTAGE DUE FOR AV APPLICATION MAILING	375.33
09/04/2025	GENL	49861	AMAZON CAPITAL SERVICES	PROPANE TORCH	49.99
09/04/2025	GENL	49862	AMAZON CAPITAL SERVICES, INC	BUILDING SUPPLIES	98.68
				BUILDING SUPPLIES	83.50
					182.18
09/04/2025	GENL	49863	ASSOCIATED PLUMBING & SEWER INC.	PLUMBING WORK FOR LAW/GENERAL	2,057.00
09/04/2025	GENL	49864	BRIAN CLARK	BOR MILEAGE REIMBURSEMENT	4.06
09/04/2025	GENL	49865	C & C HEATING & AIR CONDITIONING	OVERPAYMENT ON PERMIT 325 WESTLOCH CIR	180.00
09/04/2025	GENL	49866	CARL SADDLER	DUMP TICKET REIMBURSEMENT	18.00
09/04/2025	GENL	49867	DTE ENERGY	APT "1" GAS -AUG 2025	54.84
				OLD TOWN HALL GAS -AUGUST 2025	53.06
				GEN/LAW SPLIT/GENERATOR-GAS -AUG 2025	110.51
				GEN/LAW SPLIT/OLD TOWN HALL ELEC -AUG	1,195.19
				ELECTRIC - PARKS BARN - AUG 2025	20.74
					1,434.34
09/04/2025	GENL	49868	ERIK HALL	DUMP TICKET REIMBURSEMENT	22.00
09/04/2025	GENL	49869	HOME DEPOT CREDIT SERVICES	MISC SHOP/MAINT SUPPLIES/GENERAL NEW MAI	1,193.49
09/04/2025	GENL	49870	HOWLETT LOCK & DOOR, INC.	NEW KEYS FOR FILING CABINETS FOR ELECTIO	56.56
09/04/2025	GENL	49871	JALEEN WILSON	TRASH PICK-UP MACARTHUR/WIARD/ROW	221.00
09/04/2025	GENL	49872	JAMES SWITALA	BOR MILEAGE REIMBURSEMENT	5.46
09/04/2025	GENL	49873	JOHN COUCH	SITE INSPECTIONS	575.00

Check Date	Bank	Check	Vendor Name	Description	Amount
09/04/2025	GENL	49874	JOHN MACNICOL	BOR MILEAGE REIMBURSEMENT	3.92
09/04/2025	GENL	49875	LAWRENCE HENDRICKS	INTRO TO TENNIS INSTRUCTOR	135.00
09/04/2025	GENL	49876	QUADIENT FINANCE USA, INC.	POSTAGE REFILL FOR MACHINE	799.93
09/04/2025	GENL	49877	SAM'S CLUB/SYNCHRONY BANK	WATER & SNACKS FOR BUG HUNT	63.12
09/04/2025	GENL	49878	STANDARD PRINTING	LETTER HEAD & ENVELOPES - TREASURY	590.00
09/04/2025	GENL	49879	STAPLES	OFFICE SUPPLIES	386.15
09/04/2025	GENL	49880	SUPERIOR TOWNSHIP CREDIT CARD ACCT	QUICKBOOKS - AUG 2025	338.00
				ZOOM -AUGUST 2025	81.98
				DTE SHUT OFF FOR 4745 NAPIER CT	720.00
				DRACO MEMBERSHIP FOR BALMES	95.00
				PAYROLL CHECK STOCK FOR NEW SYSTEM - NEL	159.15
				GO DADDY YEARLY RENEWAL - ADD'L OWED	13.20
				MAILCHIMP AUGUST 2025	26.50
					1,433.83
09/04/2025	GENL	49881	SUPERIOR TWP PAYROLL FUND	PENSION /HCSP - AUGUST 2025	14,511.22
09/04/2025	GENL	49882	SUPERIOR TWP UTILITY DEPARTMENT	CELL PHONE JUAN - AUGUST	49.93
09/04/2025	GENL	49883	SUSAN ISKENDERIAN	DUMP TICKET REIMBURSEMENT	33.00
09/04/2025	GENL	49884	TAZ NETWORKS, INC	NETWORK FLAT FEE -AUGUST 2025	2,999.92
09/04/2025	GENL	49885	TRUGREEN PROCESSING CENTER	LAWN SERVICE	157.76
09/04/2025	GENL	49886	WALMART	MOVIES IN THE PARK	48.11
09/04/2025	GENL	49887	WASHTENAW COUNTY ROAD COMMISSION	PLYMOUTH ROAD PATHWAY	210.29
				GEDDES ROAD PATHWAY	64,960.00
					65,170.29
09/04/2025	GENL	49888	WEINGARTZ	EXMARK MOWER REPAIR	701.86
09/04/2025	GENL	49889	WEST SHORE SERVICES, INC.	2025 ANNUAL INSPECTION OUTDOOR WARNING S	1,652.00
09/09/2025	GENL	49890	ANGELA ROBINSON	REIMBURSEMENT FOR ROOM FOR TRAINING CLAS	221.48
09/09/2025	GENL	49891	APEX SOFTWARE	ANNUAL MAINTENANCE 10/01/25-10/01/26	1,040.00
09/09/2025	GENL	49892	BOULLION SALES, INC.	STIHL EDGER	504.95
09/09/2025	GENL	49893	CHRISTINA PAULEY	DUMP TICKET REIMBURSEMENT	33.00
09/09/2025	GENL	49894	COMCAST	TELEPHONES - SEPTEMBER 2025	549.63
09/09/2025	GENL	49895	DR TRAILER SALES	DUMP TRAILER REPAIR	701.70
09/09/2025	GENL	49896	DTE ENERGY	DIXBORO VILLAGE GREEN ELECTRIC -AUG	62.98
				SIREN @ 1989 PROSPECT -- AUG 2025	24.37
					87.35
09/09/2025	GENL	49897	GMAR MLS	2025 QUARTERLY MLS DUES	99.00
09/09/2025	GENL	49898	JALEEN WILSON	TRASH PICK-UP MACARTHUR/WIARD/ROW	204.00
09/09/2025	GENL	49899	JAMES RATLIFF	8-MECHANICAL & PLUMBING INSPECTIONS	400.00
09/09/2025	GENL	49900	KRISTINA CARR-RANKIN	CELL PHONE STIPEND - APRIL 2025	50.00
09/09/2025	GENL	49901	LISA LEWIS	MILEAGE REIMBURSEMENT 8/5-9/5/25	111.00
09/09/2025	GENL	49902	MPARKS	CP51 CLASS - JUAN/MARCO	1,290.00
09/09/2025	GENL	49903	O'REILLY AUTOMOTIVE, INC.	TOOLS/TRUCK & TRAILER REPAIR	84.43
09/09/2025	GENL	49904	PARKWAY SERVICES	PORTAJOHN @ FIREMAN'S PARK AUGUST	130.00
09/09/2025	GENL	49905	PRINTING SYSTEMS, INC.	ELECTION SUPPLIES	1,224.79
09/09/2025	GENL	49906	ROBERT ACTON	21-MECH/PLUMB INSPECTIONS 8/23-9/5/25	1,050.00
09/09/2025	GENL	49907	ROBERT BUTLER	2025 CONTRACT -10	1,766.67
09/09/2025	GENL	49908	SUPERIOR TOWNSHIP CREDIT CARD ACCT	ADOBE - MONTHLY SCRIPT SEPT 25	167.93
09/09/2025	GENL	49909	WEX BANK	FUEL- AUGUST 2025	103.47
09/09/2025	GENL	49910	WEX BANK	FUEL- AUGUST 2025	84.71
09/09/2025	GENL	49911	WEX BANK	FUEL - AUG 2025/PROPANE	498.06
09/09/2025	GENL	49912	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER 9/11/25 PAY	59,134.65
				Total Paper Check:	363,549.92

Check Date	Bank	Check	Vendor Name	Description	Amount

GENL TOTALS:

Total of 74 Checks:	363,549.92
Less 0 Void Checks:	0.00
Total of 74 Disbursements:	363,549.92

CHECK REGISTER FOR CHARTER TOWNSHIP OF SUPERIOR
CHECK DATE FROM 08/19/2025 - 09/15/2025

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank TRUST TRUST & AGENCY					
Check Type: Paper Check					
09/04/2025	TRUST	1135	LOMBARDO HOMES	TEMP C/O BOND REFUND - 7477 ABIGAIL DR	500.00
				TEMP C/O BOND REFUND - 1969 MAGGIE LANE	500.00
				TEMP C/O BOND REFUND - 1963 MAGGIE LANE	500.00
				TEMP C/O BOND REFUND - 1955 MAGGIE LANE	500.00
				TEMP C/O BOND REFUND - 1966 MAGGIE LANE	500.00
				TEMP C/O BOND REFUND - 1952 MAGGIE LANE	500.00
				TEMP C/O BOND REFUND - 1972 MAGGIE LANE	500.00
				TEMP C/O BOND REFUND - 7467 ABIGAIL DR	500.00
				TEMP C/O BOND REFUND - 1946 MAGGIE LANE	500.00
				TEMP C/O BOND REFUND - 1958 MAGGIE LANE	500.00
					5,000.00
09/04/2025	TRUST	1136	VOID		V
			Void Reason: Created From Check Run Process		
09/04/2025	TRUST	1137	PAGIE PURIFY	PARK PAVILLION RENTAL REFUND	200.00
09/04/2025	TRUST	1138	SUPERIOR TOWNSHIP BUILDING FUND	TEMP CO BOND ADMIN FEE 5387 PLYMOUTH ROA	80.00
09/04/2025	TRUST	1139	SUPERIOR TWP GENERAL FUND	TRAILER FEES - JULY 2025	174.00
09/04/2025	TRUST	1140	WASHTENAW COUNTY TREASURER	TRAILER FEES - JULY 2025	870.00
09/09/2025	TRUST	1141	SUPERIOR TWP GENERAL FUND	POINT & PAY ERROR	200.00
				TRAILER FEES - AUGUST 2025	228.50
					428.50
09/09/2025	TRUST	1142	WASHTENAW COUNTY TREASURER	TRAILER FEES - AUGUST 2025	1,142.50
				Total Paper Check:	7,895.00

TRUST TOTALS:

Total of 8 Checks:	7,895.00
Less 1 Void Checks:	0.00
Total of 7 Disbursements:	7,895.00

Superior Township Utility Department
Check Register
August 19 through September 15, 2025

Date	Num	Name	Memo	Amount
100 · CASH - O&M				
101 · Checking - Chase 205000485529				
08/26/25	15890	Auto Value Ypsilanti	truck betteries, oil dry, brake clean	(537.18)
08/26/25	15891	Blue Water Solutions	Residential 5/8 and 3/4 meters	(11,734.99)
08/26/25	15892	Delta Dental Plan of Michigan	Dental Insurance - Sept 25	(859.70)
08/26/25	15893	DTE	Gas-Elec - Aug 25	(2,212.20)
08/26/25	15894	Fonson Company, Inc.	Hydrant meter refund	(2,398.64)
08/26/25	15895	Gary Foster	CDL License Renewal	(30.00)
08/26/25	15896	Live Voice	Answering Service	(391.98)
08/26/25	15897	Loma Trucking	Class II Sand for Maint Bldg	(774.00)
08/26/25	15898	On Grade Specialists	Excavation work	(11,387.50)
08/26/25	15899	Paragon Laboratories	Water samples	(509.00)
08/26/25	15900	Professional Building Mainten...	Cleaning of buildings - Aug 2025	(1,042.00)
08/26/25	15901	Quadient Leasing USA, Inc.	Folder Lease	(992.31)
08/26/25	15902	Terminix Processing Center	Pest Control for July 2025	(81.62)
08/26/25	15903	TruGreen	Lawn care	(287.89)
08/26/25	15904	Verizon	Cell Phones - AUG25	(499.63)
08/26/25	15905	Vision Service Plan	Vision Insurance - Sept 25	(170.61)
08/26/25	15906	Ypsilanti Comm. Utilities Autho...	W/S Purch. - Jul25	(283,558.79)
08/26/25	15907	Superior Twp. Payroll Fund	Payroll 8/28/25	(33,056.10)
09/04/25	15908	Amazon Capital Services, Inc.	Stuff for Maint. Bldg	(339.84)
09/04/25	15909	Badger Meter	Monthly Services - Aug25	(3,318.44)
09/04/25	15910	Beaver Research Company	Maintenance Bldg Supplies	(314.95)
09/04/25	15911	Cintas Corporation	First Aid Cabinet Restock	(119.09)
09/04/25	15912	DTE	Gas-Elec Aug 25	(1,913.83)
09/04/25	15913	Fastenal	Nuts and Bolts for Valve Repairs	(252.25)
09/04/25	15914	Jack Doheny Companies, Inc.	Repaired Vactor Truck Remote Control	(211.39)
09/04/25	15915	Paragon Laboratories	Water samples	(150.00)
09/04/25	15916	Power Vac of Michigan	jetted the sewer main on Harvest Ln.	(4,664.00)
09/04/25	15917	Sam's Club	Shop Supplies -MF	(133.94)
09/04/25	15918	Superior Township Credit Car...	QB monthly charge for users -August	(338.00)
09/04/25	15919	Thomas, Marlene.	Customer Refund Overpayment	(179.76)
09/04/25	15920	Superior Twp. Payroll Fund	Pension - HCPS - August 2025	(8,357.99)
09/04/25	15921	Taz Networks Inc.	Flat rate fee - August 2025	(1,149.22)
09/04/25	15922	Ypsilanti Ace Hardware	4- 1" couplers, Hand Tools	(69.34)
09/09/25	15923	Advanced Underground Inspec...	Advance Underground Inspections Van and ...	(3,993.75)
09/09/25	15924	Comcast - phones	Phones admin/maint -August	(496.32)

Superior Township Utility Department
Check Register
August 19 through September 15, 2025

Date	Num	Name	Memo	Amount
09/09/25	15925	Millennium Business Systems	copier lease and ink	(484.31)
09/09/25	15926	Paragon Laboratories	Geddes Site One Bacti Samples- Distribution...	(75.00)
09/09/25	15927	Wex Bank	Fuel - Aug 25	(446.39)
09/09/25	15928	Superior Twp. Payroll Fund	Payroll 9/9/25	(26,673.17)
Total 101 · Checking - Chase 205000485529				(404,205.12)
Total 100 · CASH - O&M				(404,205.12)
120 · CASH - CAPITAL RESERVE				
125 · CR Chkg. - Chase 639918234				
08/26/25	1265	Deneweth, Vittiglio & Sassak, P...	Legal services	(22,827.67)
08/26/25	1266	Watertap, INC	12 inch hydra stop valve installed for the ...	(14,250.00)
Total 125 · CR Chkg. - Chase 639918234				(37,077.67)
Total 120 · CASH - CAPITAL RESERVE				(37,077.67)
TOTAL				(441,282.79)

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SUPERIOR TOWNSHIP

BILLS FOR PAYMENT REPORT

As of September 15, 2025

None to submit
