

PROPOSED AGENDA

**CHARTER TOWNSHIP OF BRIGHTON
PLANNING COMMISSION
4363 BUNO ROAD
BRIGHTON, MI 48114**

**SEPTEMBER 8, 2025
REGULAR MEETING
6:30 P.M.
(810) 229.0562**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. CALL TO THE PUBLIC**
- E. AGENDA**
- F. MINUTES**

1. AUGUST 11, 2025 REGULAR MEETING

G. BUSINESS

- 1. RE-REVIEW OF PUD REZONING RZ #25/01 FOR THE COVE AT WOODLAND LAKE;
ADDRESS: VACANT DANN/N. CHRISTINE; OWNER AND APPLICANT: MITCH
HARRIS BUILDING COMPANY; TAX ID#: 12-18-300-011 AND 12-18-400-027; EXISTING
ZONING: R-2 (RESIDENTIAL SINGLE FAMILY); PROPOSED ZONING:
RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD)**
- 2. RE-REVIEW OF ZONING ORDINANCE AMENDMENT TO *ARTICLE 3, RESIDENTIAL
DISTRICTS, SEC. 3-02, USES PERMITTED*, AND DISCUSSION ON GENERAL
ORDINANCE AMENDMENT TO *CHAPTER 5, ANIMALS***

- H. REPORTS AND CORRESPONDENCE**
- I. CALL TO THE PUBLIC**
- J. ADJOURNMENT**

The Charter Township of Brighton will provide the necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon 10 days' notice to the Charter Township of Brighton, Attn: Township Manager. Individuals should contact the Charter Township of Brighton by writing or contacting the following: Kelly Mathews, 4363 Buno Road, Brighton, MI 48114. Telephone: 810-229-0562 or e-mail planner@brightontwp.com.

MEMORANDUM

TO: BRIGHTON TOWNSHIP RESIDENTS
FROM: JOSEPH R. RIKER, CLERK
SUBJECT: PLANNING COMMISSION ELECTRONIC PACKETS
DATE: JANUARY 31, 2019

Packets for the Brighton Township Planning Commission meetings posted to the website contain scanned original documents. These electronic packets are subject to change based on meeting material presented to the Planning Commission throughout the course of the meeting. For a complete original packet following the Planning Commission meeting contact the Clerk's Office at 810-229-0560 or via email: clerk@brightontwp.com

PROPOSED MINUTES

CHARTER TOWNSHIP OF BRIGHTON
PLANNING COMMISSION
4363 BUNO ROAD
BRIGHTON, MI 48114

AUGUST 11, 2025
REGULAR MEETING
6:30 P.M.
(810) 229.0562

Chairperson S. Holden called the meeting to order at 6:30 P.M. The Pledge of Allegiance was said.

Present: C. Doughty, W. Hofsess, B. Anderson, J. Rose, S. Holden, A. Lutes

Absent: L. Herzinger

CALL TO THE PUBLIC

None.

AGENDA

J. Rose moved and C. Doughty seconded **to approve the agenda.**

Motion carried.

MINUTES

W. Hofsess moved and C. Doughty seconded **to approve the June 9, 2025 regular meeting minutes as presented.**

Abstain: A. Lutes

Motion carried.

PUBLIC HEARING ON ZONING ORDINANCE AMENDMENT TO *ARTICLE 3, RESIDENTIAL DISTRICTS, SEC. 3-02, USES PERMITTED*, AND DISCUSSION ON GENERAL ORDINANCE AMENDMENT TO *CHAPTER 5, ANIMALS*

K. Mathews overviewed the zoning ordinance and general ordinance amendment processes and overviewed the proposed language.

PUBLIC HEARING

The public hearing opened at 6:40 p.m.

Kelli Delany, 9664 Alger, overviewed her suggested language for the ordinance emphasizing .25 acre lots like the proposed state bill and allowing in subdivisions. She stated she has much support for changing the ordinance.

The public hearing closed at 6:45 p.m.

Bill Anderson had typed up some amendments to the proposed language which were reviewed. Discussion ensued about a definition of rooster, coop, size of coops, chicken tractoring, size of lots, and whether ordinance changes were really supported or needed at this time. Suggestions included querying the overall Township on their thoughts on chickens.

A. Lutes moved and J. Rose seconded **to table the proposed amendments to Article 3, Residential Districts, Sec. 3-02 and General Ordinance Amendment, Chapter 5, Animals, and add a definition of roosters, coop size, and incorporate the proposed zoning size adjustments as suggested.**

Motion carried.

REPORTS AND CORRESPONDENCE

C. Doughty - TB update: Road SAD's, Storywalk at Veteran's Park.

CALL TO THE PUBLIC

None.

ADJOURNMENT

W. Hofsess moved and J. Rose seconded **to adjourn.**

Motion carried.

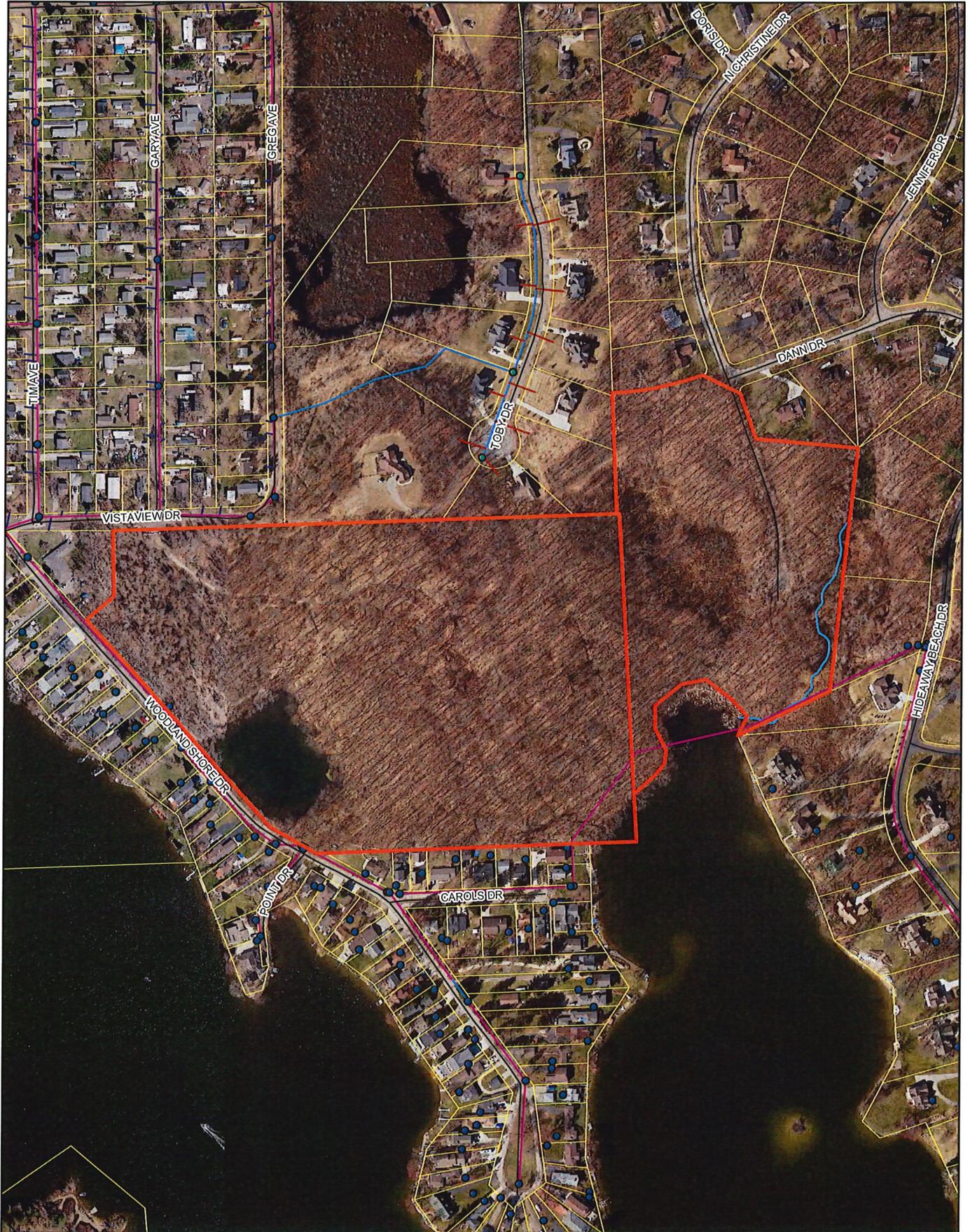
The meeting adjourned at 7:50 P.M.
Respectfully submitted,

Steve Holden, Chairperson

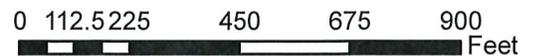
William Hofsess, Secretary

Kelly Mathews, Recording Secretary

THE COVE AT WOODLAND LAKE



Charter Township of Brighton





3121 E. Grand River Howell, MI 48843
517.546.4836 fax 517.548.1670
www.bosseng.com

August 28, 2025

Brighton Area Fire Authority
615 W. Grand River Ave.
Brighton, MI 48116

Re: The Cove at Woodland Lake PUD

Dear Mr. Boisvert,

We received your review letter dated March 20, 2025 for the Cove at Woodland Lake PUD Plan. Boss Engineering, on behalf of the Owner and Applicant Mitch Harris Building Company, provides the following responses to your comments. The PUD plan set has been revised in conjunction with this letter.

1. Fire hydrants have been added to the plans in the locations indicated in the comment.
2. A note discussing the address letter size has been added to the site plan sheet.
3. Road width has been increased per your request and is updated in the plans.
4. Notes have been added to the PUD plan sheet to indicate the type of gate to be used and that the emergency access drive is to be paved to match Bay Front Drive.
5. Emergency vehicle circulation plan has been added to the plan set. Cul-de-sacs and turnaround have been designed per the requirements of Appendix D of the IFC.
6. The proposed trees along Bay Front Drive have been moved outside of the utility easement, away from the road to ensure limited encroachment onto the road and a minimum of 13.5' vertical clearance is maintained in the future.
7. Notes have been changed on the plan to indicate the use of a Knox Padlock at the emergency access point and a Knox Key Switch at the main entrance.

Feel free to contact Boss Engineering should you have any questions, or if you are in need of any additional information.

Sincerely,
BOSS ENGINEERING COMPANY

A handwritten signature in black ink, appearing to read "Brent LaVanway".

Brent LaVanway, P.E.
Vice President
Director of Engineering

A handwritten signature in black ink, appearing to read "Mark DeFriez".

Mark DeFriez, P.E.
Project Manager



3121 E. Grand River Howell, MI 48843
517.546.4836 fax 517.548.1670
www.bosseng.com

August 28, 2025

Fleis & Vandenbrink
27725 Stansbury Boulevard
Suite 195
Farmington Hills, MI 48334

Re: The Cove at Woodland Lake PUD Site Plan & Parallel Plan Review #2, F&V Project No. 871250

Dear Mr. Rose,

We received your review letter dated August 21, 2025 for the Cove at Woodland Lake PUD Site Plan and Parallel Plan Review #2. Boss Engineering, on behalf of the Owner and Applicant Mitch Harris Building Company, provides the following responses to your comments. The PUD plan set has been revised in conjunction with this letter.

Parallel Plan:

1. Acknowledged.
2. Acknowledged.
3. Acknowledged.
4. a. Limits of potential grading and necessary retaining walls are now shown on the Parallel Plan to demonstrate impacts of grading.
b. Acknowledged.

Preliminary PUD Site Plan:

1. Road widths have been adjusted to 28 feet (back of curb to back of curb) per Brighton Area Fire Authority's request. Modifications to the placement of the trees along Bay Front Drive have also been made per their request in the updated plans.
2. The cul-de-sac on site meets the IFC requirement of a minimum of 96' diameter.
3. All roads are now labelled as either public or private.
4. The proposed forcemain is now shown connecting to the gravity sewer on Vista View Dr. Boss Engineering is awaiting additional details on the as-builts for the existing sanitary sewer on Vista View Dr. and will adjust plans accordingly in future submittals.
5. Acknowledged.
6. Acknowledged.
7. Acknowledged.
8. Acknowledged.

Traffic Impact Study

1. Acknowledged.
2. Acknowledged.
3. Acknowledged.
4. Acknowledged.
5. Acknowledged.
6. Intersection corner clearance has been verified and is now noted on the site plan. Visual site distance along both Christine Drive and Dann Drive exceed 115 ft.
7. Acknowledged.

Feel free to contact Boss Engineering should you have any questions or need any additional information.

Sincerely,
BOSS ENGINEERING COMPANY

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Brent LaVanway, P.E.
Vice President
Director of Engineering

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Mark DeFriez, P.E.
Project Manager



3121 E. Grand River Howell, MI 48843
517.546.4836 fax 517.548.1670
www.bosseng.com

August 28, 2025

Charter Township of Brighton
Planning Commission
4363 Buno Road
Brighton, MI 48114

Re: The Cove at Woodland Lake

Dear Planning Commission,

Following the August 7th, 2025 Planning Commission meeting and in response to the motion to table the PUD rezoning RZ #25/01 for The Cove at Woodland Lake, Boss Engineering, on behalf of the Owner and Applicant Mitch Harris Building Company, provides the following responses for information requested in the motion and in email correspondence from the township planner. The PUD plan set has been revised in conjunction with this letter.

- Emergency vehicles have the right to utilize any public or private street to access the site.
- Information has been added to the Site Plan sheet detailing that the developer will participate in the future Special Assessment District for road replacement and will contribute 50% toward the cost of the roads necessary for access to the development from Hunter Road (not the entire Special Assessment District).
- Additional information received from the Michigan Department of Aeronautics has been added regarding the runway Accident Safety Zone 3, which overlaps the site. This information specifies that residential developments in Zone 3 be limited to residential developments conforming with Low Density housing standards (<25 people/acre), with which the PUD plan complies.
- The Parallel Plan has been updated to provide additional information regarding the limits of grading and location of potential retaining walls. Efforts have been made to design the plan to conform as much as possible to existing site grades and ensure the parallel plan is realistic.
- Edits to the PUD agreements provided by the Township attorney are acceptable.
- The proposed forcemain connection has been moved from Woodland Lake Drive to a connection to the gravity sewer line on Vista View Drive, per the township's request.
- A note has been added to the Site Plan sheet specifying that housing units on the lake shall participate in the Woodland Lake aquatics Special Assessment District.
- An Open Space Plan has been added to the plan set to clarify open space calculations.

Feel free to contact Boss Engineering should you have any questions, or if you are in need of any additional information.

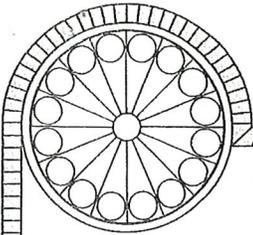
Sincerely,
BOSS ENGINEERING COMPANY

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Brent LaVanway, P.E.
Vice President
Director of Engineering

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Mark DeFriez, P.E.
Project Manager



CHARTER TOWNSHIP OF BRIGHTON

4363 Buno Rd. • Brighton, Michigan 48114-9298 • Telephone: (810) 229-0550 Fax: (810) 229-1778
www.brightontwp.com

PUT *R# 25/01*

PLANNING COMMISSION APPLICATION

- 1. Date Filed 3/4/25
- 2. Meeting Date 4/14/25
- 3. PC Number SP# 25/02
- 4. Fee Paid ✓
- 5. Applicant Information 6/9/25

Name Mr. Mitch Harris - Mitch Harris Building Company
 Address 211 North First Street, Suite 100
 City/State/Zip Brighton, MI 48116
 Phone (810)229-7838 Email mharris@mitchharris.net

Interest in the Property (e.g. fee simple, land option, etc.)
 Property Owner Other (Specify) _____

RECEIVED

MAR 04 2025

6. Current Property Owner Information

Name Address Same as Applicant
 City/State/Zip _____
 Phone _____ Email _____
 Length of Ownership _____

BRIGHTON TOWNSHIP

7. Location of Property for which the Application is Requested

Address 0 Dann Dr Brighton, MI 48116
 Cross Streets Dann Dr & N Christine Dr
 Tax I.D. # 4712-18-300-011 & 4712-18-400-027

8. Property Information

Zoning District R-2 Residential Single Family/.91 Acres
 Area (Acreage) 42.8 AC Width 4,630' Depth 1,134'
 Current Use Vacant

9. Type and Description of Development

45 unit Planned Unit Development, made up of 37 single family lots & 8 detached condominiums.

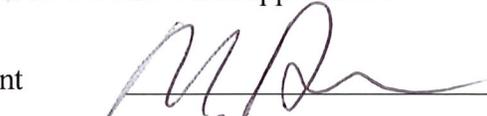
PUD	<input checked="" type="checkbox"/>	Subdivision	<input type="checkbox"/>	Site Condo	<input type="checkbox"/>
New Site Plan	<input type="checkbox"/>	Revised Site Plan	<input type="checkbox"/>	Additional Phase	<input type="checkbox"/>

10. Site Plan Request

Describe your Request Request to go before the Brighton Township Planning Commission and Township Board to obtain their approval to develop a vacant site, bordering Woodland Lake, as a residential planned unit development made up of single family lots and detached condominium units.

I, Mitch Harris (applicant), do hereby swear that the above statements are true.

I, Mitch Harris (property owner), hereby give permission for the Charter Township of Brighton staff and consultants to go on the property for which the above referenced petition is proposed for purposes of verifying information provided on the submitted application.

Signature of Applicant  Date: 3.3.25

Signature of Property Owner  Date: 3.3.25

<p><u>Brighton Township Planning Commission Action</u></p> <p>Approved/Denied _____</p> <p>Date _____</p> <p>Conditions of Approval _____</p> <p>_____</p> <p>_____</p>

PLANNING COMMISSION
SITE PLAN REVIEW
PROCEDURES AND SPECIFICATIONS

1. All plans or blueprints shall be prepared, signed and sealed by a licensed Architect or Engineer.
2. All petitions and plans must be filed with the Planning Department no later than thirty (30) days prior to the regular meeting of the Township Planning Commission. RESUBMITTALS MUST BE IN THE PLANNING OFFICE FOURTEEN (14) DAYS PRIOR TO THE NEXT SCHEDULED REGULAR MEETING DATE.
3. The applicant(s), architect, or engineer of record or his/her authorized agent (by way of written letter) must appear at the meeting. A brief presentation of the proposed project may be done at that time.
4. Applicant must initially submit five (5) paper copies and one (1) digital copy; when ready for planning commission approval (5) paper copies and one (1) digital copy of the site plan with the application. Email address is planner@brightontwp.com.
5. **The following fees are non-refundable and include two (2) reviews by the staff:**

Residential site plan review for a plat/site condo	\$4,000***
Residential site plan review for a plat/site condo and PUD/Conditional Zoning:	\$5,300***
Commercial site plan review	\$2,100***
Revised Commercial site Plan Review-	\$1,800***
Revised Residential site plan review-	\$2,900***

The above fees include the cost of one meeting per phase (optional, preliminary, etc.) If additional meetings are necessary, applicant will be responsible for additional costs. If reviews go beyond two (2) reviews, applicant is responsible for additional costs.

* * *Note: If the property is located within the Natural Features Overlay district, per Section 10-04 of the Zoning Ordinance, an Environmental Impact Assessment will be required. In addition, a Traffic Impact Study and a wetland survey may be required for all projects with impacts, as stated per Section 18-09. Additional costs incurred for these studies/surveys, will be the sole responsibility of the developer.

6. Following the site plan phase of the project, there is a final site plan/construction plan review phase of the project. This phase is handled administratively and the fee for this phase of the project is based on the construction cost of the job and includes two (2) plan reviews; the fee is paid at the time of submittal of plans. Construction plan reviews beyond two (2) submittals will be charged on an hourly basis but an escrow amount will be established up-front which will need to be paid prior to any additional reviews. After the construction plans are approved and the engineer issues his final letter, an inspection escrow amount based on the construction cost, performance bond amount, and any other fees associated with the project will be identified in the engineer's letter which will need to be paid prior to the issuance of a building permit. In addition, the building department has permit fees. The adopted Brighton Township Engineering Standards are on the Township's web site which applicants can review for more detail on the entire construction process.

7. NOTE: An evaluation of water and sewer REUs will be part of the review.

REQUIRED SPECIFICATIONS:

GENERAL INFORMATION:

- Include a north arrow, drawing scaled, drawing numbers, drawing date and revision dates, area location map, the proposed use, the property zoning, and adjacent zoning.

- Include the name of the developer, developer's name, address and phone number.

- All site plans should be prepared, signed and sealed by a registered architect or engineer.

GENERAL SITE INFORMATION:

- The legal description of the property, a boundary survey, and the tax numbers of the parcel need to be provided. The location and dimensions of lot lines and easements need to be shown.

- All existing and proposed topography shall be represented on a contour map which will accompany all proposed new structures. Existing topography information at a contour interval of two (2) feet or less plus proposed grading plan (including design of any on site storm water retention/detention area).

- The site plan needs to identify natural features such as wooded areas, soils, flood plains, wetlands and watercourses. The Planning Commission may require scenic

easements, woodlands, or portions of woodlands, rock formations or any natural feature of land or resource which would perpetuate the natural attractiveness of any site. All such scenic easements shall be maintained in perpetuity as described and approved on the site plan and supporting documents of record.

PROPOSED DEVELOPMENT INFORMATION:

Structures need to meet the area, height and bulk requirements for the zoning district. All required yards and setbacks need to be shown.

Screening walls, greenbelts and landscaped areas need to be detailed and labeled. The location of any trees (5" caliper or greater) to be removed must be indicated.

A lighting plan showing lighting location, height, area of illumination, and fixture details should be provided.

Solid waste disposal methods need to be identified including the location of dumpsters and screening details.

Details on signage need to be provided such as the type, size, height, illumination and location.

Off-street parking calculations as required by the Ordinance should be met. Parking spaces (double striped), driveways, maneuvering lanes and acceleration and deceleration lanes shall be drawn to scale on all site plans. Barrier-free parking per ADA standards shall be designed in the same method and manner.

Loading/unloading areas shall be accurately drawn and labeled. Access to loading areas need to provide adequate turning radii for trucks.

Storm water drainage plan should be provided indicating drainage routes, slopes, materials, manholes, inverts and catch basin locations, and storm water detention / retention with supporting calculations.

Sanitary sewage disposal and water systems should be identified.

Include details on any pavement surface showing a cross section with pavement materials. An access permit from the Livingston County Road Commission may be required.

Type and proposed location of any outdoor storage.

Proposed use of each existing and each proposed structure in this development, number of stories, gross building floor space, and distances between structures.

Elevation plans, including height of exterior (front, side, and rear) facades of all buildings or structures on site, indicating proposed construction materials, including color and architecture.

Revised 6/14/23

PROPERTY DESCRIPTION:

PART OF THE SOUTHWEST FRACTIONAL 1/4 AND THE SOUTHEAST 1/4 OF SECTION 18, T2N-R6E, BRIGHTON TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 18, BEING A CALCULATED POSITION IN WOODLAND LAKE, SAID CORNER ALSO BEING THE NORTH 1/4 CORNER OF SECTION 19, T2N-R6E, AS ESTABLISHED BY CLAY W. GORDON FOR THE 1949 PLAT OF "WOODLAND LAKE ESTATES NO. 2", AS RECORDED IN LIBER 5 OF PLATS ON PAGE 29 OF THE LIVINGSTON COUNTY RECORDS; THENCE IN WOODLAND LAKE, S89°43'51"W, 143.00 FEET TO TRAVERSE POINT "A"; A POINT ON THE NORTH LINE OF "WOODLAND LAKE ESTATES NO. 2"; WHICH BEARS S46°25'50"W, 195.98 FEET FROM TRAVERSE POINT "C"; THENCE CONTINUING ALONG THE NORTH LINE OF "WOODLAND LAKE ESTATES NO. 2", S89°43'51"W, 765.52 FEET TO A FOUND MONUMENT, (THE PREVIOUS TWO COURSES HAVING BEEN RECORDED AS S89°25'W, 904.2 FEET); THENCE ALONG THE EASTERLY LINE OF "WOODLAND LAKE ESTATES NO. 1", A SUBDIVISION, AS RECORDED IN LIBER 4 OF PLATS, PAGE 44, LIVINGSTON COUNTY RECORDS, AND ALSO BEING THE EASTERLY LINE OF LAKE SHORE DRIVE (50 FOOT WIDE RIGHT-OF-WAY), ON THE FOLLOWING TWO COURSES:

1.) N58°53'48"W, 184.49 FEET (RECORDED AS N58°55'W 184.2 FEET);
 2.) N39°54'06"W (RECORDED AS N39°54'W), 799.85 FEET;
 THENCE N50°03'42"E, 103.59 FEET (RECORDED AS N50°09'E, 103.2 FEET); THENCE N00°30'43"E, 193.59 FEET (RECORDED AS N00°31'E, 186.00 FEET); THENCE ALONG THE SOUTH LINE OF "WOODLAND LAKE ESTATES NO. 4", A SUBDIVISION, AS RECORDED IN LIBER 9 OF PLATS, PAGE 38, LIVINGSTON COUNTY RECORDS, AND THE SOUTH LINE OF VISTA VIEW DRIVE (50 FOOT WIDE RIGHT-OF-WAY), S89°29'00"E, 503.43 FEET, TO A FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF "WOODLAND LAKE ESTATES NO. 4"; THENCE ALONG THE SOUTH LINE OF "ROLLING WOODS", LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 268, AS RECORDED IN LIBER 3702, PAGE 585, LIVINGSTON COUNTY RECORDS, S89°37'22"E (RECORDED AS S89°29'W), 984.35 FEET, TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF "ROLLING WOODS"; THENCE ALONG THE EAST LINE OF "ROLLING WOODS" AND THE NORTH-SOUTH 1/4 LINE OF SECTION 18 AS PREVIOUSLY SURVEYED AND MONUMENTED, N00°18'28"W, 348.66 FEET; THENCE ALONG THE SOUTH BOUNDARY OF "WOODLAND HILLS NO. 2", A SUBDIVISION, AS RECORDED IN LIBER 15 OF PLATS, PAGE 19, LIVINGSTON COUNTY RECORDS ON THE FOLLOWING FOUR (4) COURSES:

1.) NORTHEASTERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A LENGTH OF 267.27 FEET (PLATTED AS 266.39 FEET), A RADIUS OF 872.17 FEET, A CENTRAL ANGLE OF 17°33'28" (PLATTED AS 17°30'), AND A LONG CHORD WHICH BEARS N80°52'47"E, 266.23 FEET (PLATTED AS N81°24'W, 265.35 FEET);
 2.) S62°24'42"E, 121.83 FEET (PLATTED AS S62°21'E, 121.61 FEET);
 3.) S17°54'45"E (PLATTED AS S17°21'E), 140.00 FEET;
 4.) S82°54'23"E, 299.10 FEET (PLATTED AS S82°10'E, 300.00 FEET)

THENCE S08°20'23"W, 710.90 FEET; THENCE ALONG THE NORTHERLY LINE OF "TRAPPER'S COVE", A SUBDIVISION, AS RECORDED IN LIBER 26 OF PLATS, PAGE 14, LIVINGSTON COUNTY RECORDS, S66°27'50"W (PLATTED AS S66°58'50"W), 265.19 FEET TO TRAVERSE POINT "B"; THENCE CONTINUING ALONG THE NORTHERLY LINE OF "TRAPPER'S COVE", S66°27'50"W, 40 FEET, MORE OR LESS TO THE EASTERLY WATER'S EDGE OF WOODLAND LAKE; THENCE NORTHERLY, WESTERLY, AND SOUTHERLY ALONG THE WATER'S EDGE OF WOODLAND LAKE, 710 FEET MORE OR, LESS TO A POINT ON THE TRUE NORTH-SOUTH 1/4 LINE OF SECTION 18, BEARING S00°25'35"W, 9 FEET, MORE OR LESS, FROM TRAVERSE POINT "C", BEING THE END OF AN INTERMEDIATE TRAVERSE LINE BEGINNING AT THE AFOREMENTIONED TRAVERSE POINT "B" AND HAVING THE FOLLOWING FIVE (5) COURSES:

1.) N03°39'08"W, 81.20 FEET,
 2.) N47°04'26"W, 144.66 FEET,
 3.) S63°31'39"W, 181.29 FEET,
 4.) S03°11'22"E, 187.44 FEET,
 5.) S46°19'55"W, 124.40 FEET;

THENCE ALONG THE TRUE NORTH-SOUTH 1/4 LINE OF SECTION 18 AND IN WOODLAND LAKE, S00°25'35"W, 125.5 FEET, MORE OR LESS, TO THE CALCULATED POSITION OF THE SOUTH 1/4 CORNER OF SECTION 18, AND THE POINT OF BEGINNING, SAID POINT BEARING S00°25'35"W, 134.41 FEET FROM TRAVERSE POINT "F", CONTAINING 42.8 ACRES MORE OR LESS AND INCLUDING THE USE OF LAKE SHORE DRIVE (50-FOOT WIDE RIGHT OF WAY). ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

SURVEYOR'S NOTE:

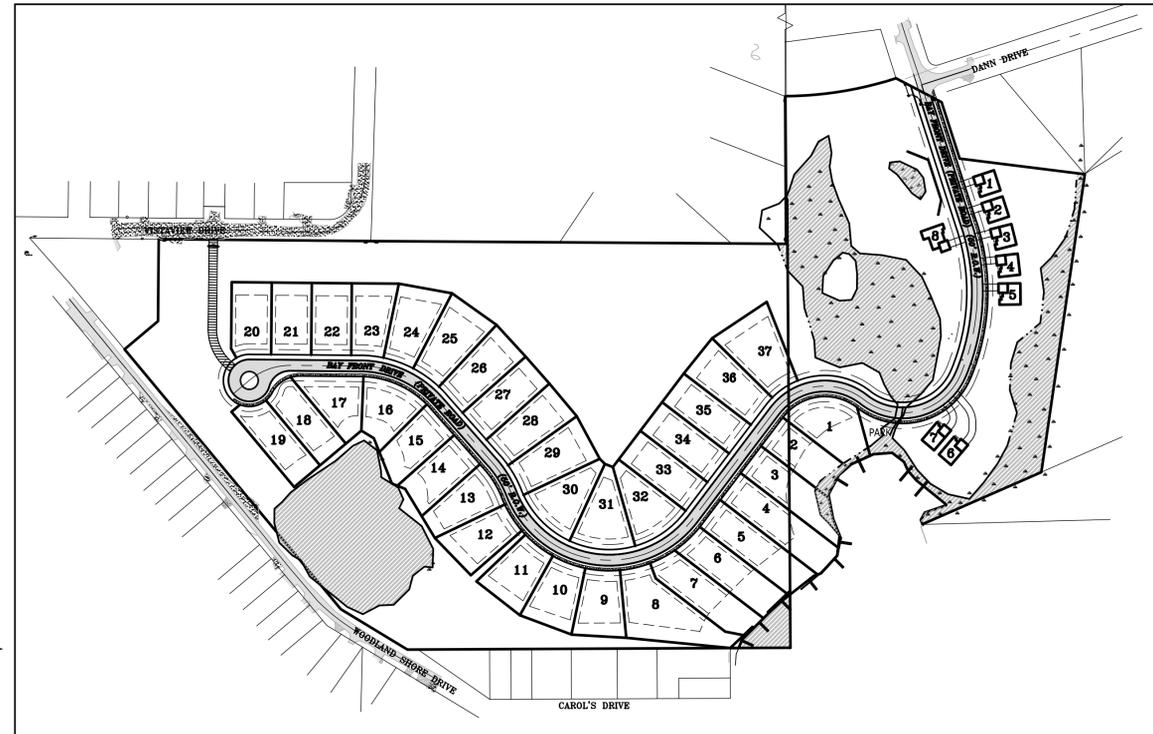
THIS DESCRIPTION INCLUDES BOTTOM LANDS OF WOODLAND LAKE IN THE SOUTHWEST 1/4 OF SECTION 18, EAST OF LAKE SHORE DRIVE. THE OWNER MAY HAVE A TITLED INTEREST IN THE BOTTOM LANDS OF WOODLAND LAKE IN THE SOUTHEAST 1/4 OF SECTION 18 THAT ARE NOT INCLUDED IN THIS DESCRIPTION.

BASIS OF BEARINGS: BEARINGS WERE ESTABLISHED FROM THE RECORDED PLAT OF "WOODLAND LAKE ESTATES NO. 4", AS RECORDED IN LIBER 9 OF PLATS, PAGE 38; LIVINGSTON COUNTY RECORDS:

INDEMNIFICATION STATEMENT

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

P.U.D. PLAN
 FOR
THE COVE AT WOODLAND LAKE
 PART OF SW FRACTIONAL 1/4 AND SE 1/4, SECTION 18
 BRIGHTON TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



OVERALL SITE MAP

NO SCALE

TABLE OF DEVIATIONS – R-2 TO PUD

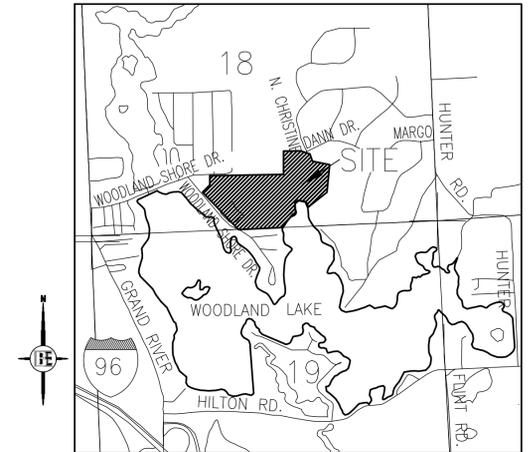
CURRENT ZONING: R-2	
PROPOSED ZONING: PUD	
MINIMUM LOT SIZE R-2 ZONING:	40,000 S.F.
MINIMUM LOT SIZE PROPOSED PUD:	16,000 S.F.
DEVIATION:	24,000 S.F.
MINIMUM SETBACKS R-2 ZONING:	FRONT 35 FT SIDE 12 FT REAR 35 FT
MINIMUM SETBACKS PROPOSED PUD:	FRONT 25 FT SIDE 10 FT REAR 30 FT
DEVIATION:	FRONT 10 FT SIDE 2 FT REAR 5 FT
RIGHT-OF-WAY REQUIRED:	66 FT
RIGHT-OF-WAY PROPOSED:	50 FT
DEVIATION:	16 FT
MAXIMUM ROAD LENGTH ALLOWED:	750 FT
MAXIMUM ROAD LENGTH PROPOSED:	2,888 FT (WITH EMERGENCY ACCESS)
DEVIATION:	2,138 FT
MINIMUM ROAD WIDTH ALLOWED:	30' B/C-B/C
MINIMUM ROAD WIDTH PROPOSED:	27' B/C-B/C
DEVIATION:	3 FT
MAXIMUM LOTS ON A PRIVATE ROAD WITH A SINGLE POINT OF ACCESS:	24
NUMBER OF LOTS PROPOSED ON A PRIVATE ROAD WITH A SINGLE POINT OF ACCESS:	45
DEVIATION:	21
MAXIMUM LOT COVERAGE (%) R-2 ZONING:	15%
MAXIMUM LOT COVERAGE (%) PROPOSED:	40%
DEVIATION:	25%

PERMITS & APPROVALS

AGENCY	DATE SUBMITTED	DATE APPROVED
• TOWNSHIP PUD APPROVAL	03/03/2025	-
• TOWNSHIP ENGINEERING APPROVAL	-	-
• LDCO SESC	-	-
• NPDES SESC NOC	-	-
• EGLE - ACT 399	-	-
• EGLE - PART 41	-	-
• EGLE - WETLAND	-	-

SINCE THE SITE IS ENTIRELY WOODED, NO TREE SURVEY OR NATURAL FEATURES PLAN WILL BE PROVIDED. GRADING AND TREE REMOVAL WILL BE LIMITED TO THOSE AREAS NECESSARY TO BUILD THE ROAD AND INSTALL UTILITIES. NO TREE REPLACEMENT IS PROPOSED.

MINIMUM LAKE SETBACK PER PUD ORDINANCE:	100 FT
MINIMUM LAKE SETBACK PROPOSED (SINGLE FAMILY HOME):	100 FT
MINIMUM LAKE SETBACK PROPOSED (DETACHED CONDO):	50 FT



LOCATION MAP

NO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	BOUNDARY & TOPOGRAPHIC SURVEY
4	PLANNED UNIT DEVELOPMENT PLAN
5	PRELIMINARY UTILITY PLAN
6	PRELIMINARY GRADING & DRAINAGE PLAN
7	PRELIMINARY LANDSCAPE PLAN
8	EMERGENCY VEHICLE CIRCULATION PLAN
9	OPEN SPACE PLAN
10	CONVENTIONAL R-2 SITE PLAN OVERLAY

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FOR SITE PLAN APPROVAL ONLY!
 NOT FOR CONSTRUCTION

NO	BY	CK	REVISION	DATE	JOB NO:
2	MD	BL	PER TOWNSHIP REVIEW	08/28/25	24-419
1	MD	BL	PER PLANNING COMMISSION MEETING	07/31/25	
DATE					ISSUE DATE: 3/3/25

GENERAL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
- A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
- IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
- PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
- ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS. WHERE EXISTING CONDITIONS AND/OR THE REQUIREMENTS OF THE PLANS WILL RESULT IN FINISHED CONDITIONS THAT DO NOT MEET ADA REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PRIOR TO WORK COMMENCING.
- ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
- THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
- THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
- NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
- DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
- IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
- NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
- TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
- ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCD MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT ARE INCLUDED IN THE CONTRACT. ANY ITEMS NOT SPECIFICALLY DESIGNATED IN THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF APPROVED CONSTRUCTION PLANS, WITH THE LATEST REVISION DATE, ON SITE PRIOR TO THE START OF CONSTRUCTION; IN THE EVENT OF ANY QUESTIONS PERTAINING TO THE INTENT OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR A FINAL DETERMINATION FROM THE DESIGN ENGINEER.
- THE CONTRACTOR, NOT THE OWNER OR THE ENGINEER, ARE RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR SAFE EXECUTION OF THE PROJECT SCOPE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING CONSTRUCTION STAKING AS NECESSARY. CONTRACTOR TO NOTIFY CONSTRUCTION SURVEYOR OF REPLACEMENT STAKES NEEDED WHICH SHALL BE AT THE CONTRACTORS EXPENSE.
- THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FRANCHISE UTILITY SERVICES (CABLE, ELECTRIC, GAS, ETC.) OWNER AND/OR CONTRACTOR SHALL WORK WITH UTILITY COMPANIES ON FURNISHING SITE UTILITY LAYOUTS AND PROVIDING CONDUIT CROSSINGS AS REQUIRED.
- DAMAGE TO ANY EXISTING UTILITIES OR INFRASTRUCTURE (INCLUDING PAVEMENT, CURB, SIDEWALK, ETC.) SHALL PROMPTLY BE REPLACED IN KIND AND SHALL BE AT THE CONTRACTORS EXPENSE.
- COORDINATION OF TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND PER ALL CITY/TOWNSHIP/COUNTY REQUIREMENTS. COPIES OF ALL TEST REPORTS SHALL BE FURNISHED TO THE DESIGN ENGINEER.
- PRIOR TO THE START OF CONSTRUCTION, PROTECTION FENCING SHALL BE ERECTED AROUND THE TREE DRIPLINE OF ANY TREES INDICATED TO BE SAVED WITHIN THE LIMITS OF DISTURBANCE.
- THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS. WHERE EXISTING DRAINAGE FACILITIES ARE IMPACTED/DISTURBED DUE TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ANY NECESSARY TEMPORARY DRAINAGE PROVISIONS.
- SOIL BORING LOGS ARE REPRESENTATIVE OF SPECIFIC POINTS ON THE PROJECT SITE, AND IF PROVIDED TO THE CONTRACTOR ARE FOR INFORMATIONAL PURPOSES ONLY.
- WHERE CITY/TOWNSHIP STANDARD CONSTRUCTION DETAILS/SPECIFICATIONS ARE PROVIDED AND ARE IN CONFLICT WITH NOTES AND SPECIFICATIONS HEREIN, THE CITY/TOWNSHIP STANDARD SHALL GOVERN.

INDEMNIFICATION STATEMENT

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

CONTRACTOR TO FOLLOW MANUFACTURER SPECS/RECOMMENDATIONS THAT SUPERCEDE PLANS

GENERAL GRADING & SESC NOTES

- THE CONTRACTOR SHALL HAVE IN PLACE ALL REQUIRED EROSION CONTROL METHODS AS INDICATED ON THE CONSTRUCTION PLANS AND AS REQUIRED BY GENERAL PRACTICE. SPECIFIC MEANS, METHODS AND SEQUENCES OF CONSTRUCTION MAY DICTATE ADDITIONAL SOIL EROSION CONTROL MEASURES BE NEEDED. THE CONTRACTOR SHALL COORDINATE WITH THE DESIGN ENGINEER ON THESE ANTICIPATED METHODS. ADDITIONAL SOIL EROSION CONTROL METHODS SHALL BE INCIDENTAL TO THE SCOPE OF WORK.
- ACTUAL FIELD CONDITIONS MAY DICTATE ADDITIONAL OR ALTERNATE SOIL EROSION CONTROL MEASURES BE UTILIZED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR FIELD CONDITIONS THAT WARRANT ADDITIONAL AND/OR ALTERNATIVE SESC MEASURES BE UTILIZED.
- AT THE CLOSE OF EACH DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION OPERATIONS, MATERIALS, DEBRIS, ETC ARE CONTAINED ON-SITE.
- AT THE CLOSE OF EACH WORKING DAY, ALL DRAINAGE STRUCTURES SHALL BE FREE OF DIRT AND DEBRIS AT THE FLOW LINE.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE PER MDEGLE REGULATIONS AND BEST PRACTICES. ALL SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR.
- THE SOIL EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL SUCH A TIME THAT THE SITE IS DETERMINED TO BE ESTABLISHED WITH ACCEPTABLE AMOUNT OF VEGETATIVE GROUND COVER.
- ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDED AS SPECIFIED OR DIRECTED BY THE ENGINEER.
- AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
- ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
- ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL. WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
- ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).

GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY. ALL STOCK SHALL BE NURSERY GROWN, CONFORMING TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. STOCK SHALL EXHIBIT NORMAL GROWTH HABIT AND BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, & DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT, AND SECURELY WRAPPED AND BOUND.
 - ALL PLANT BED MATERIALS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS, OTHER EXTRANEIOUS OBJECTS, AND POOR SOILS TO A MINIMUM DEPTH OF 12-INCHES AND BACKFILLED TO GRADE WITH SPECIFIED PLANTING MIX (SEE BELOW).
 - PLANTING MIXTURE SHALL CONSIST OF 5 PARTS TOPSOIL FROM ON-SITE (AS APPROVED), 4 PARTS COARSE SAND, 1 PART SPHAGNUM PEAT MOSS (OR APPROVED COMPOST), AND 5 LBS OF SUPERPHOSPHATE FERTILIZER PER CU. YD. OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED FOR UNIFORM CONSISTENCY.
 - ALL PLANT BEDS AND INDIVIDUAL PLANTS, NOT OTHERWISE NOTED SHALL BE MULCHED WITH A 4-INCH LAYER OF SHREDDED BARK MULCH. EDGE OF MULCH BEDS AS SHOWN. DECIDUOUS TREES IN LAWN AREAS SHALL RECEIVE A 5-FT DIAMETER CIRCLE OF MULCH AND CONIFER TREES 8-FT (PLANTED CROWN OF TREE) UNLESS OTHERWISE NOTED.
 - LANDSCAPE STONE SHALL BE INSTALLED WHERE NOTED OR INDICATED (HATCHED). STONE SHALL BE 3/4"-1-1/4" WASHED RIVER GRAVEL OR AS SELECTED AND SHALL BE INSTALLED TO A MINIMUM DEPTH OF 3-INCHES.
 - ALL LANDSCAPE BEDS, UNLESS OTHERWISE NOTED SHALL BE INSTALLED OVER WEED BARRIER FABRIC - WATER PERMEABLE FILTRATION FABRIC OF NON-WOVEN POLYPROPYLENE OR POLYESTER FABRIC. FABRIC SHALL BE OF SUITABLE THICKNESS FOR APPLICATION.
 - ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
 - THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT, DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL SPECIFICATIONS.
 - EDGING SHALL BE PROVIDED FOR ALL LANDSCAPE BEDS NOT ADJACENT TO CONCRETE PAVEMENT. EDGING SHALL BE BLACK ALUMINUM EDGING, 3/16-INCH X 4-INCH. INSTALL PER MANUFACTURER'S INSTRUCTIONS, ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
 - SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUE GRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4-INCH AT TIME OF PLANTING, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10-INCHES BY 18-INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36-HOURS AFTER CUTTING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ALL SODDED AREAS THAT BROWN-OUT OR HAVE NOT FIRMLY KNITTED TO THE SOIL BASE WITHIN A PERIOD OF 1 MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.

- ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.
- SEED MIXTURE SHALL BE AS FOLLOWS:
 KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES - ADLPHI, RUGBY, GLADE, OR PARADE) 30%
 RUBY RED OR DAWSON RED FINE FESCUE 30%
 ATLANTA RED FESCUE 20%
 PENNFINE PERENNIAL RYE 20%
- THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 LBS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-0-10 ANALYSIS:
 10% NITROGEN - MIN 25% FROM A UREA FORMALDEHYDE SOURCE
 0 % PHOSPHATE
 10% POTASH - SOURCE POTASSIUM SULFATE OR POTASSIUM NITRATE
- THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 LBS PER 1000 SQ FT OF BULK FERTILIZER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RE-SEEDED AND SUCH RE-SEEDED SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.

- ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 6-INCH LAYER OF CLEAN, FRIABLE TOPSOIL. THE SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.

GENERAL UTILITY NOTES

- BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE, UNLESS OTHERWISE NOTED ON THE PLANS. BEDDING SHALL BE OF UNIFORM GRADATION MDOT GRAK STONE OR MDOT CLASS II GRANULAR MATERIAL FOR SANITARY AND STORM PIPE AND MDOT CLASS II GRANULAR MATERIAL ONLY FOR WATERMAIN.
- WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER.
- BACKFILL SHALL BE OF A SUITABLE MATERIAL AND SHALL BE FREE OF ANY ORGANIC MATERIALS AND ROCKS.
- BACKFILL ABOVE THE PIPE SHALL BE OF GRANULAR MATERIAL MDOT CLASS II TO A POINT 12" ABOVE THE TOP OF THE PIPE AND THE TRENCH IS NOT WITHIN THE INFLUENCE OF THE ROAD. SUITABLE SITE MATERIAL MAY BE COMPACTED AND UTILIZED FROM A POINT 12" ABOVE THE PIPE TO GRADE. WHERE THE TRENCH IS WITHIN A 1:1 INFLUENCE OF THE ROAD, GRANULAR MATERIAL, MDOT CLASS II OR III, IS TO BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 12" IN THICKNESS. COMPACTION SHALL BE 95% AS DETERMINED BY AASHTO T99.
- 18" MINIMUM VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN WATERMAIN AND SANITARY/STORM SEWER TO THE MAXIMUM EXTENT POSSIBLE.

GENERAL STORM NOTES

- ALL STORM PIPE LENGTHS ARE SHOWN FROM C/L TO C/L OF STRUCTURE OR FROM C/L OF STRUCTURE TO DISCHARGE END OF FLARED END SECTION.
- STORM PIPE MATERIALS SHALL BE AS FOLLOWS:
 2.1. RCP(REINFORCED CONCRETE PIPE); SHALL MEET THE REQUIREMENTS OF ASTM C76 WITH MODIFIED GROOVED TONGUE AND RUBBER GASKETS MEETING THE REQUIREMENTS OF ASTM C443. RCP TO BE EITHER CLASS IV OR V AS CALLED OUT ON THE PLANS.
 2.2. HDPE(HIGH DENSITY POLYETHYLENE); SHALL MEET THE REQUIREMENTS OF ASTM F2648.
 2.3. PP(POLYPROPYLENE); SHALL MEET THE REQUIREMENTS OF ASTM F2881.
 2.4. PVC(POLYVINYL CHLORIDE); SHALL MEET THE REQUIREMENTS OF ASTM D3034.
- STORM PIPE JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212. HDPE AND PP PIPE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477.
- ALL STORM PIPE TO HAVE WATERTIGHT PREMIUM JOINTS, UNLESS OTHERWISE NOTED ON THE PLANS.
- STORM DRAINAGE STRUCTURES SHALL BE FURNISHED WITH STEPS WHICH SHALL BE STEEL ENCASED WITH POLYPROPYLENE PLASTIC OR EQUIVALENT. STEPS SHALL BE SET AT 16" CENTER TO CENTER.
- ALL FLARED END SECTIONS 15" AND LARGER SHALL BE FURNISHED WITH AN ANIMAL GRATE.
- FLARED END SECTIONS DISCHARGING STORM WATER SHALL RECEIVE A MINIMUM OF 10 SQ YDS OF PLAIN CRESTLESTONE RIP RAP WITH A MINIMUM STONE SIZE OF 6" AND SHALL BE PLACED ON A GEOTEXTILE FABRIC WRAP.
- ALL CATCH BASINS WITHIN THE ROADWAY SHALL INCLUDE INSTALLATION OF 6" DIAMETER PERFORATED PIPE SUBDRAIN.
- STORM DRAINAGE STRUCTURE COVERS SHALL BE OF THE FOLLOWING (OR APPROVED EQUAL):
 COVER USE FRAME GRATE/BACK TYPE 'B'
 'A' MANHOLE 1040 TYPE 'B'
 'B' TYPE B2 CURB 7085 TYPE 'M1'
 'C' VALLEY CURB 7065 7045 TYPE 'M1' GRATE/7060 TYPE 'T1' BACK
 'D' PARKING LOTS 1040/5100 TYPE 'M1' GRATE OR 5105 TYPE 'M1' GRATE
 'E' LAWN 1040 TYPE 'O2' GRATE
 'K' TYPE C & F CURB 7045 TYPE 'M1' GRATE/7050 TYPE 'T1' BACK
- THE PROPOSED DRAINAGE SYSTEM IS TO BE OWNED AND PROPERLY MAINTAINED BY THE PROPERTY OWNER (LIVINGSTON COUNTY ONLY)

GENERAL SANITARY NOTES

- ALL SANITARY PIPE LENGTHS ARE SHOWN FROM C/L OF STRUCTURE TO C/L OF STRUCTURE.
- SANITARY PIPE MATERIALS SHALL BE AS FOLLOWS:
 2.1. PVC SDR-26 (SANITARY MAIN)
 2.2. PVC SDR-23.5 (SANITARY LEADS)
 2.3. HDPE DR-11 (SANITARY FORCEMAIN)
- ALL PVC SDR SANITARY SEWER PIPE SHALL MEET THE REQUIREMENTS OF ASTM D3034 AND D2241. PVC SCHD 40 PIPE SHALL MEET THE REQUIREMENTS OF ASTM D1785. GASKET JOINTS FOR SANITARY PIPE SHALL MEET THE REQUIREMENTS OF ASTM D3139 AND D3212.
- SANITARY STRUCTURES SHALL BE FURNISHED WITH STEPS WHICH SHALL BE STEEL ENCASED WITH POLYPROPYLENE PLASTIC OR EQUIVALENT. STEPS SHALL BE SET AT 16" CENTER TO CENTER.
- ALL NEW MANHOLES SHALL BE MINIMUM 4' DIAMETER, PRECAST MANHOLE SECTIONS AND AN ECCENTRIC CONE. PRECAST MANHOLE JOINTS SHALL BE INSTALLED WITH BUTYL ROPE MEETING THE REQUIREMENTS OF ASTM C990.
- MANHOLES SHALL BE CONSTRUCTED WITH FLOW CHANNEL WALLS THAT ARE FORMER, AT A MINIMUM, TO THE SPRINGLINE OF THE PIPE.
- ALL NEW MANHOLES SHALL HAVE AN APPROVED FLEXIBLE, WATERTIGHT SEALS WHERE PIPES PASS THROUGH MANHOLE WALLS.
- WHEREVER AN EXISTING MANHOLE IS TO BE TAPPED, THE STRUCTURE SHALL BE CORED AND A KOR-N-SEAL BOOT UTILIZED FOR THE PIPE CONNECTION.
- ALL MANHOLES SHALL BE PROVIDED WITH WATERTIGHT COVERS. COVERS TO BE EJCO 1040 TYPE 'A' SOLID COVER.
- A MAXIMUM OF 12" OF GRADE ADJUSTMENT RINGS SHALL BE USED TO ADJUST THE FRAME ELEVATION. BUTYL ROPE SHALL BE USED BETWEEN EACH ADJUSTMENT RING.
- SANITARY SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 1.0%.
- CLEANOUTS SHALL BE INSTALLED EVERY 100', AT ALL BENDS AND STUBS.
- PUBLIC SANITARY FORCEMAIN SHALL BE CENTERED WITHIN A 12 FOOT WIDE SANITARY FORCEMAIN EASEMENT.

GENERAL WATERMAIN NOTES

- WATERMAIN PIPE MATERIALS SHALL BE AS FOLLOWS:
 1.1. D.I.P. CL-52 (WATERMAIN)
 1.2. TYPE 'K' COPPER (WATER LATERAL - MAIN TO CURB STOP)
 1.3. HDPE DR-9 (WATER LATERAL - CURB STOP TO STUB)
- WATERMAIN FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND MECHANICAL JOINTS CONFORMING TO AWWA C110.
- WATERMANS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651. BAC-T SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH R235.11110 OF THE ADMINISTRATIVE RULES PROMULGATED UNDER MICHIGAN SAFE DRINKING WATER ACT, 1976 PA 399, AS AMENDED.
- ALLOWABLE LEAKAGE OR HYDROSTATIC PRESSURE TESTING SHALL BE IN ACCORDANCE WITH AWWA C600 AND C605.
- MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURERS CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.
- A FULL STICK OF PIPE SHALL BE LAID CENTERED AT A PIPE CROSSING IN ORDER TO MAINTAIN THE MAXIMUM SEPARATION OF WATERMAIN JOINT TO THE CROSSING PIPE.
- WATERMAIN SHALL BE INSTALLED WITH A MINIMUM OF 5.5' OF COVER FROM FINISHED GRADE TO TOP OF PIPE AND NO MORE THAN 8' OF COVER, UNLESS SPECIAL CONDITIONS WARRANT.
- WATERMAIN VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES, NON-RISING STEMS, COUNTERCLOCKWISE OPEN, AWWA C509.
- FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE WITH CAST IRON VALVE BOX. THE HYDRANT PUMPER HOSE CONNECTION SHALL FACE THE ROADWAY.
- THE BREAKAWAY FLANGE AND ALL BELOW GRADE FITTINGS SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.
- PUBLIC WATERMAIN SHALL BE CENTERED WITHIN A 20 FOOT WIDE WATERMAIN EASEMENT.

LINES & HATCHES LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
900	900	CONTOUR
900	+ 922.08	SPOT ELEVATION
SN	SN	SANITARY SEWER
FL	FL	SANITARY LEAD
SM	SM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
X	X	FENCE
---	---	SILT FENCE
---	---	LIMITS OF GRADING/CLEARING
---	---	LIMITS OF DRAINAGE
---	---	MODIFIED CURB
---	---	CONCRETE
---	---	HIGH STRENGTH CONCRETE
---	---	ASPHALT
---	---	HIGH STRENGTH ASPHALT
---	---	GRAVEL
---	---	WETLAND
---	---	SANITARY SEWER LABEL
---	---	STORM SEWER LABEL
---	---	WATER MAIN LABEL
---	---	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)

LIGHTING LEGEND

PROPOSED (PPR)	EXISTING (EX)	DESCRIPTION
---	---	DOUBLE FIXTURE LIGHT POLE
---	---	SINGLE FIXTURE LIGHT FIXTURE
---	---	WALL MOUNTED LIGHT FIXTURE
---	---	GROUND LIGHT FIXTURE
---	---	FOOT CANDLES ON SITE
---	---	FOOT CANDLES OFF SITE
---	---	FOOT CANDLES CONTOURS
---	---	CANOPY MOUNTED LIGHT FIXTURE

LANDSCAPE LEGEND

EXISTING CONIFER TREE	EXISTING DECIDUOUS TREE
PROPOSED CONIFER TREE	PROPOSED DECIDUOUS TREE
PROPOSED TREE PROTECTION	PROPOSED ORNAMENTAL TREE
PROPOSED SHRUBS	PROPOSED GRASSES & PERENNIALS
SOD	PROPOSED LANDSCAPE BOULDER
SEED	
MULCH	

SYMBOL LEGEND

---	STORM DRAINAGE FLOW
---	GUY WIRE
---	POWER POLE
---	TRANSFORMER PAD
---	ELECTRICAL RISER
---	U.G. ELECTRIC MARKER
---	ELECTRICAL METER
---	AIR CONDITIONING UNIT
---	TELEPHONE RISER
---	U.G. TELEPHONE MARKER
---	GAS RISER
---	GAS METER
---	CABLE TV RISER
---	U.G. CABLE TV MARKER
---	MAILBOX
---	WELL
---	WATER MANHOLE
---	GATE VALVE (EXISTING)
---	GATE VALVE (PROPOSED)
---	HYDRANT (EXISTING)
---	HYDRANT (PROPOSED)
---	CATCH BASIN (EXISTING)
---	YARD CATCH BASIN (EXISTING)
---	CATCH BASIN (PROPOSED)
---	STORM MANHOLE (EXISTING)
---	STORM MANHOLE (PROPOSED)
---	END SECTION (EXISTING)
---	END SECTION (PROPOSED)
---	SANITARY MANHOLE (EXISTING)
---	SANITARY MANHOLE (PROPOSED)
---	PUMP CHAMBER
---	TRAFFIC SIGN
---	SIGN (EXISTING)
---	SIGN (PROPOSED)
---	SOIL BORING
---	STEEL ROD SET
---	STEEL ROD OR PIPE FOUND
---	WOOD LATH SET
---	HUB SET
---	MONUMENT FOUND
---	SECTION CORNER
---	GAS PUMP
---	ANTENNA
---	SATELLITE DISH
---	NEWSPAPER BOX
---	PARKING METER
---	PHONE BOOTH
---	HANDICAP SYMBOL
---	BENCHMARK
---	LIGHT POLE

ABBREVIATIONS

FFE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
FG	FINISHED GRADE
T/A	TOP OF ASPHALT
T/C	TOP OF CURB
T/CO	TOP OF CONCRETE
T/W	TOP OF WALK
T/P	TOP OF PIPE
B/P	BOTTOM OF PIPE
F/L	FLOW LINE
RIM	RIM ELEVATION (AT FLOW LINE)
INV	INVERT ELEVATION
MH	MANHOLE
CB	CATCH BASIN
RY	REAR YARD
YD	YARD DRAIN
RD	ROOF DRAIN
FES	FLARED END SECTION
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE
GV	GATE VALVE
GW	GATE VALVE IN WELL
GVB	GATE VALVE IN BOX
HYD	HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
UP	UTILITY POLE
NFV	NOT FIELD VERIFIED
TBR	TO BE REMOVED
L	LIBER
PAGE	PAGE
L.C.R.	LIVINGSTON COUNTY RECORDS
(M&R)	MEASURED AND RECORD
L.O.B.	POINT OF BEGINNING

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 517.546.4836 FAX 517.548.1670

THE COVE AT WOODLAND LAKE
 PROJECT
 PREPARED FOR
MITCH HARRIS BUILDING COMPANY
 211 NORTH FIRST STREET, SUITE 100
 BRIGHTON, MI 48116
 810.229.7838

NO	BY	DATE	REVISION PER
1	MD	08/29/25	PER TOWNSHIP REVIEW
2	MD	08/04/25	PER PLANNING COMMISSION MEETING
NO	BY	DATE	REVISION PER

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 JOB NO: 24-419
 DATE: 7/14/25
 SHEET NO. **2**

COMPATIBLE LAND USE MATRIX

Accident Safety Zone	Land Use Characteristics	Land Use Guidelines	Land Use Planning Strategies
Zone 3	Population Density Residential vs. Non-Residential Land Use Special Function Land Use	Avoid land uses which concentrate people indoors or outdoors. Limit residential development to Low Density housing standards. All non-residential land uses permitted outright subject to the Special Function Land Use guidelines. Prohibit all Special Function Land Uses.	< 25 people/acre. Zone land uses, which by their nature, will be relatively unimpacted by people (i.e. mini-storage, small parking lots). Create a height based overlay ordinance around the airport. Obtain aviation and obstruction clearances. During site development process, shift all structures away from the runway centerlines if possible. Prohibit mobile home parks. Landscape requirements shall establish only low growing vegetation. Prohibit high overhead outdoor lighting. Require downward shading of lighting to reduce glare. Evaluate all possible permitted conditions to assure compatible land use.
		1. Prohibit overhead utilities and all noise sensitive land uses. 2. Zone land for uses other than for schools, play fields, hospitals, nursing homes, daycare facilities and churches. 3. Limit storage of large quantities of hazardous or flammable material. 4. Ensure permitted uses will not create large areas of standing water, or generate smoke-stacks, etc.	

THE COVE AT WOODLAND LAKE PUD -- NARRATIVE

THE COVE AT WOODLAND LAKE IS A PROPOSED RESIDENTIAL DEVELOPMENT WITH A 37 UNIT SITE CONDOMINIUM AND AN 8 UNIT DETACHED CONDOMINIUM DEVELOPMENT, FOR A TOTAL OF 45 UNITS, FRONTING ON CHRISTINE DRIVE. THE PROPERTY IS A 43 ACRE WOODED SITE WITH APPROXIMATELY 6.3 ACRES OF WETLAND, AND 880 LINEAR FEET OF FRONTAGE ON WOODLAND LAKE. THE ROLLING TOPOGRAPHY IS DOMINATED BY 18% - 24% SLOPES WITHIN THE UPLAND AREAS OF THE SITE.

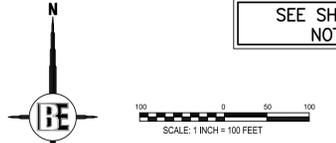
PRIVATE ROADS WITH A 50' RIGHT-OF-WAY ARE PROPOSED WITHIN THE DEVELOPMENT. THE DETACHED CONDOMINIUMS WILL BE ADDITIONALLY ACCESSED BY INDIVIDUAL DRIVEWAYS. THE UNITS WILL BE SERVED BY ON SITE SEWER AND WATER THROUGH EXTENSION OF SANITARY FORCE MAIN AND WATERMAIN TO AND THROUGH THE SITE.

THERE ARE FOUR EXISTING DRAINAGE AREAS ON THE WEST SIDE OF THE PROPERTY. THE EAST SIDE OF THE PROPERTY CURRENTLY HAS AN EXISTING ASPHALT ROAD DRAINING TOWARD ONE OF THE WETLANDS LYING TO ITS WEST. THE GOAL OF THE PROPOSED STORMWATER MANAGEMENT PLAN IS TO INTEGRATE THE PROPOSED STORM SYSTEM WITH THE EXISTING WATERBODIES WITH MINIMAL DISTURBANCE TO THE SITE'S NATURAL FEATURES. THIS WILL BE DONE THROUGH THE USE OF FOREBAYS AND MECHANICAL PRETREATMENT STRUCTURES BEFORE DISCHARGING TO THE EXISTING WETLANDS & POND.

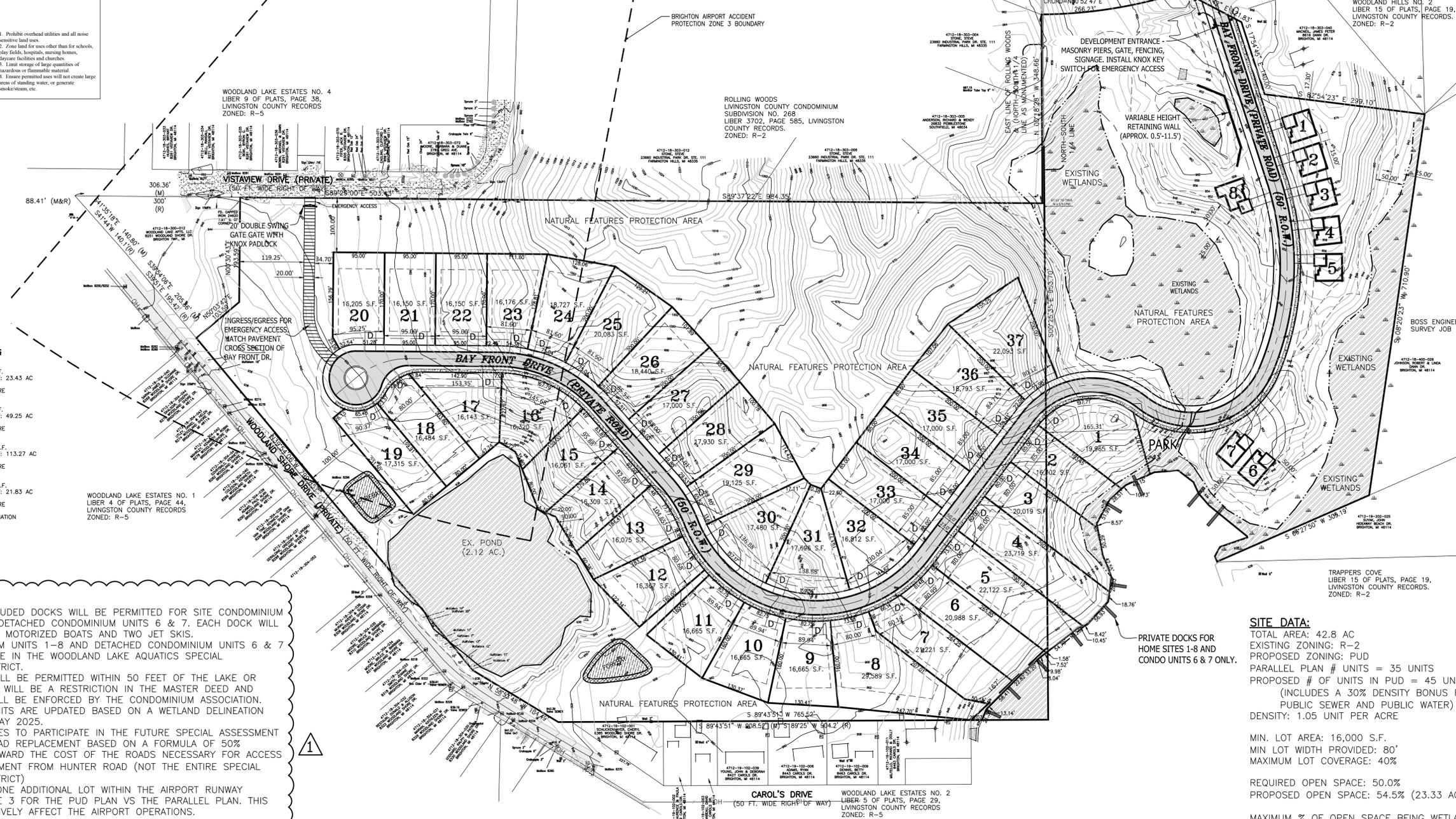
MINIMAL IMPACT TO THE NATURAL FEATURES ON THE SITE WILL BE PROMOTED THROUGH THE FOLLOWING DESIGN IMPLEMENTATIONS; NARROWER RIGHTS-OF-WAY, UTILIZING PUBLIC WATER AS OPPOSED TO DRILLING ON SITE WELLS, MINIMIZING GRADING BY LIMITING IT TO ROWS, BUILDING AREA AND RETENTION BASINS, AND REDUCING LIMITS OF CONSTRUCTION TO ELIMINATE TREE REMOVAL WHERE POSSIBLE.

THE PROPOSED DEVELOPMENT OFFERS THE BENEFIT OF OPEN SPACE PRESERVATION. 50% OF THE SITE WILL BE PRESERVED AS A NATURAL FEATURES PROTECTION AREA. TREE PRESERVATION IS ALSO A BENEFIT AS TREE REMOVAL SHALL BE SEVERELY RESTRICTED THROUGH STRINGENT CONSTRUCTION LIMITATIONS. IN ADDITION, THE APPLICANT IS BRINGING PUBLIC SEWER AND WATER TO THE PROPERTY AND IS PROVIDING ON SITE SIDEWALKS.

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



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ADJACENT PROPERTY ANALYSIS

WOODLAND LAKE ESTATES NO. 1
MINIMUM LOT AREA: 5,156 S.F.
TOTAL AREA OF DEVELOPMENT: 23.43 AC
NUMBER OF UNITS: 88
DENSITY: 3.75 UNITS PER ACRE

WOODLAND LAKE ESTATES NO. 4
MINIMUM LOT AREA: 9,000 S.F.
TOTAL AREA OF DEVELOPMENT: 49.25 AC
NUMBER OF UNITS: 140
DENSITY: 2.84 UNITS PER ACRE

WOODLAND HILLS
MINIMUM LOT AREA: 15,000 S.F.
TOTAL AREA OF DEVELOPMENT: 113.27 AC
NUMBER OF UNITS: 164
DENSITY: 1.45 UNITS PER ACRE

ROLLING WOODS
MINIMUM LOT AREA: 36,098 S.F.
TOTAL AREA OF DEVELOPMENT: 21.83 AC
NUMBER OF UNITS: 12
DENSITY: 0.55 UNITS PER ACRE

* AREA CALCULATED USING INFORMATION FROM LIVINGSTON COUNTY GIS. ALL AREAS ARE APPROXIMATE.

- NOTES**
- DOCK NOTE: INCLUDED DOCKS WILL BE PERMITTED FOR SITE CONDOMINIUM UNITS 1-8 AND DETACHED CONDOMINIUM UNITS 6 & 7. EACH DOCK WILL BE ALLOWED TWO MOTORIZED BOATS AND TWO JET SKIS.
 - SITE CONDOMINIUM UNITS 1-8 AND DETACHED CONDOMINIUM UNITS 6 & 7 SHALL PARTICIPATE IN THE WOODLAND LAKE AQUATICS SPECIAL ASSESSMENT DISTRICT.
 - NO FERTILIZER WILL BE PERMITTED WITHIN 50 FEET OF THE LAKE OR WETLANDS. THIS WILL BE A RESTRICTION IN THE MASTER DEED AND BY-LAWS AND WILL BE ENFORCED BY THE CONDOMINIUM ASSOCIATION.
 - THE WETLAND LIMITS ARE UPDATED BASED ON A WETLAND DELINEATION CONDUCTED IN MAY 2025.
 - DEVELOPER AGREES TO PARTICIPATE IN THE FUTURE SPECIAL ASSESSMENT DISTRICT FOR ROAD REPLACEMENT BASED ON A FORMULA OF 50% CONTRIBUTION TOWARD THE COST OF THE ROADS NECESSARY FOR ACCESS TO THE DEVELOPMENT FROM HUNTER ROAD (NOT THE ENTIRE SPECIAL ASSESSMENT DISTRICT)
 - THERE IS ONLY ONE ADDITIONAL LOT WITHIN THE AIRPORT RUNWAY PROTECTION ZONE 3 FOR THE PUD PLAN VS THE PARALLEL PLAN. THIS DOES NOT NEGATIVELY AFFECT THE AIRPORT OPERATIONS.

SITE DATA:

TOTAL AREA: 42.8 AC
EXISTING ZONING: R-2
PROPOSED ZONING: PUD
PARALLEL PLAN # UNITS = 35 UNITS
PROPOSED # OF UNITS IN PUD = 45 UNITS
(INCLUDES A 30% DENSITY BONUS FOR PUBLIC SEWER AND PUBLIC WATER)
DENSITY: 1.05 UNIT PER ACRE

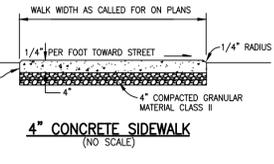
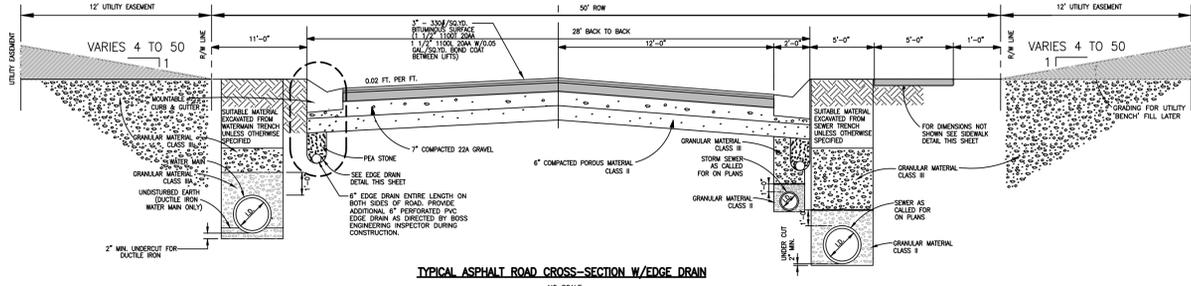
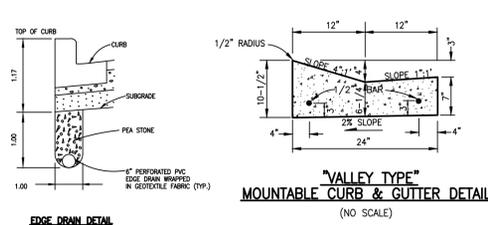
MIN. LOT AREA: 16,000 S.F.
MIN LOT WIDTH PROVIDED: 80'
MAXIMUM LOT COVERAGE: 40%

REQUIRED OPEN SPACE: 50.0%
PROPOSED OPEN SPACE: 54.5% (23.33 ACRES)

MAXIMUM % OF OPEN SPACE BEING WETLANDS/BASINS: 50.0%
PROPOSED % OF OPEN SPACE BEING WETLAND/BASINS: 29.3%

PROPOSED RIGHT OF WAY WIDTH: 50'
PROPOSED ROAD WIDTH: 28' BACK OF CURB TO BACK OF CURB SETBACKS:

FRONT: 25'
SIDE: 10'
REAR: 30'
LAKE (SINGLE FAMILY HOME): 100'
LAKE (DETACHED CONDO): 50'
WETLAND: 50'



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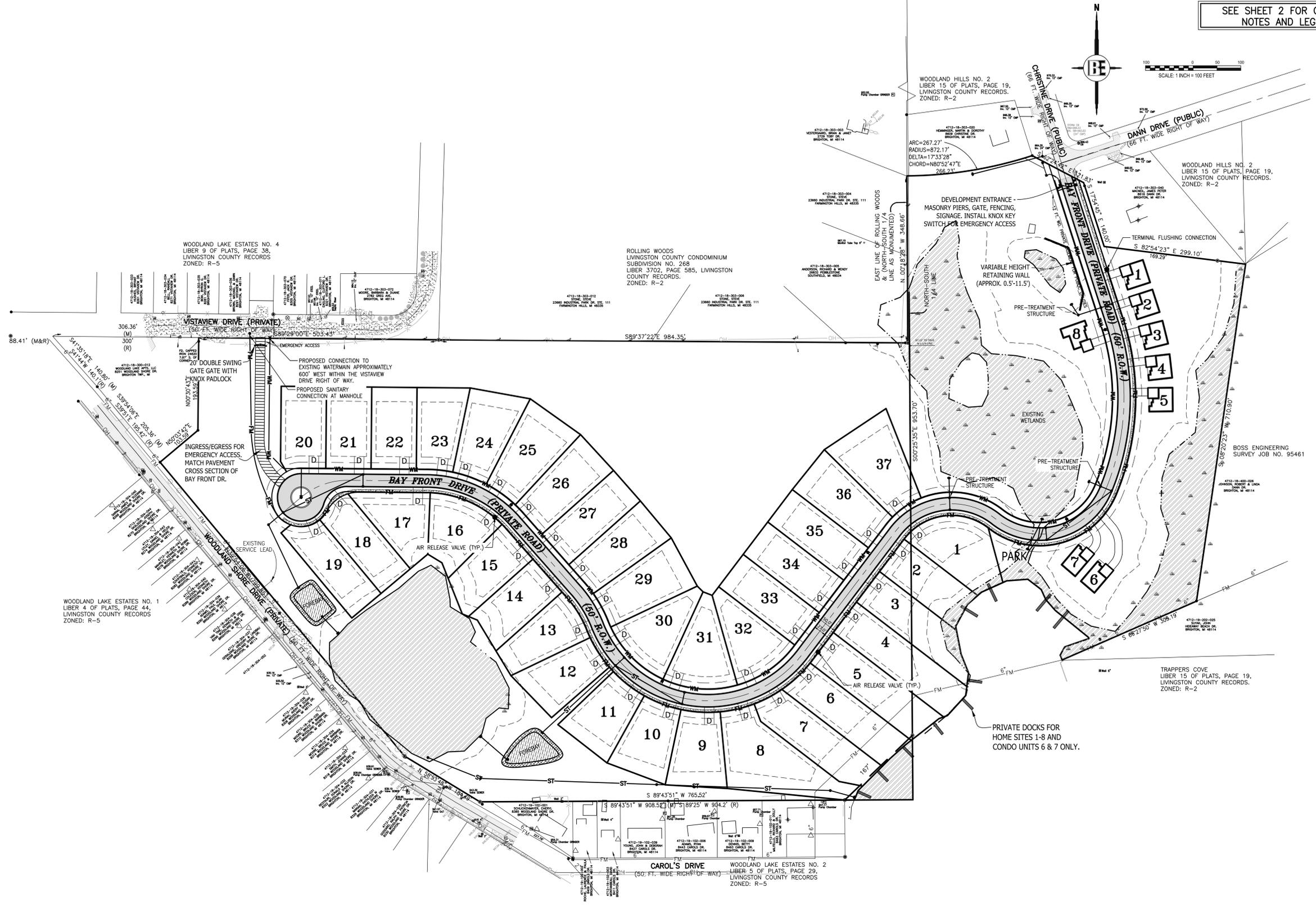
PROJECT: THE COVE AT WOODLAND LAKE
PREPARED FOR: MITCH HARRIS BUILDING COMPANY
211 NORTH FIRST STREET, SUITE 100
BRIGHTON, MI 48116
810.229.7838

TITLE: PLANNED UNIT DEVELOPMENT PLAN

NO	BY	DATE	REVISION
1	MD	08/29/25	PER TOWNSHIP REVIEW
2	MD	08/04/25	PER PLANNING COMMISSION MEETING
3	MD	07/14/25	PER PLANNING COMMISSION MEETING

DESIGNED BY: ST
DRAWN BY: NL
CHECKED BY:
SCALE: 1" = 100'
JOB NO: 24-419
DATE: 7/14/25
SHEET NO. 4

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



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BE ENGINEERING
CALL M55 DIG
1-800-462-7171
www.be-engineering.com

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3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT: THE COVE AT WOODLAND LAKE
PREPARED FOR: MITCH HARRIS BUILDING COMPANY
211 NORTH FIRST STREET, SUITE 100
BRIGHTON, MI 48116
810.229.7838

TITLE: PRELIMINARY UTILITY PLAN

NO.	BY	DATE	REVISION
1	MD	08/28/25	PER TOWNSHIP REVIEW
2	MD	08/04/25	PER PLANNING COMMISSION MEETING
NO	BY		REVISION PER

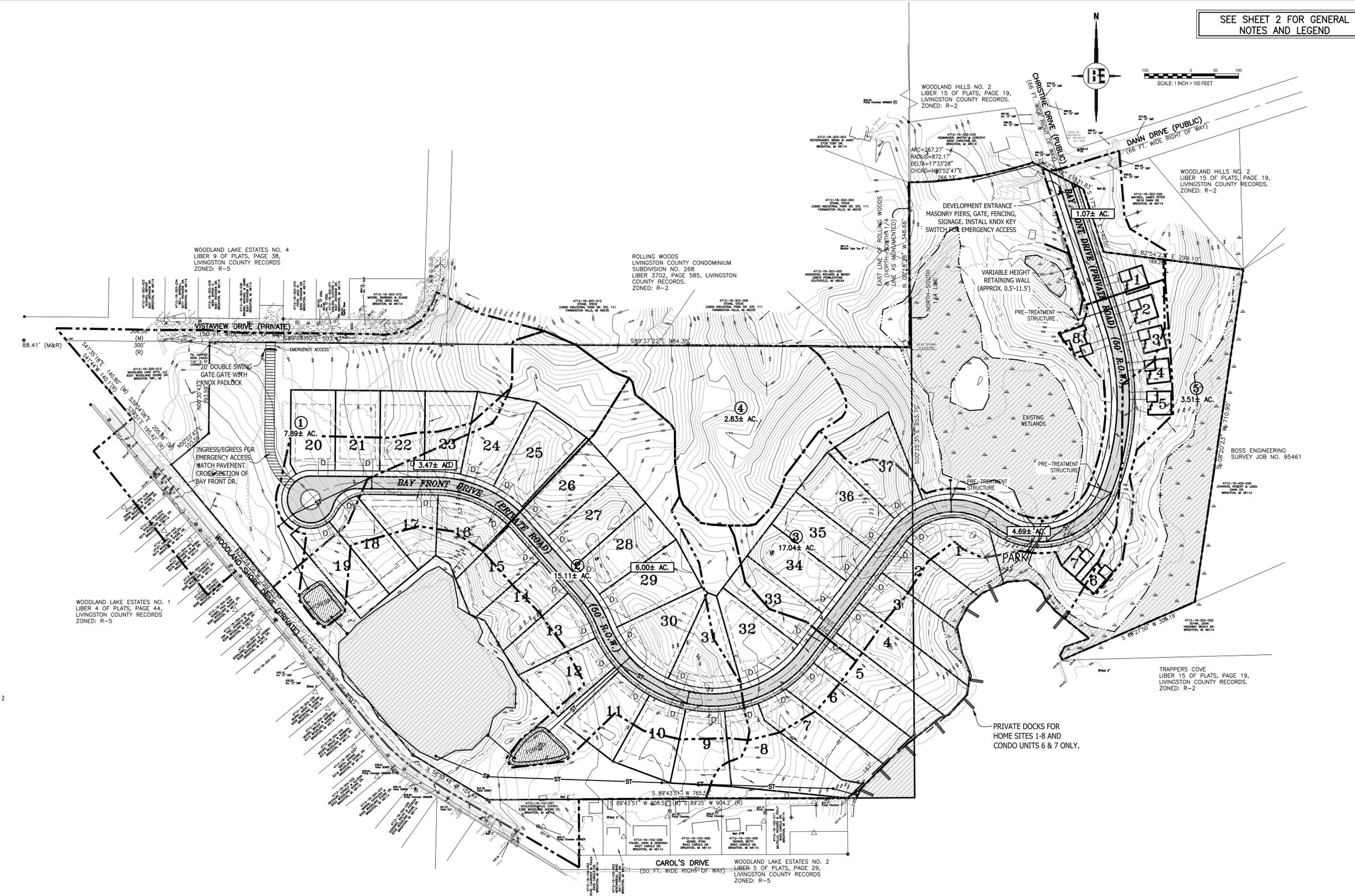
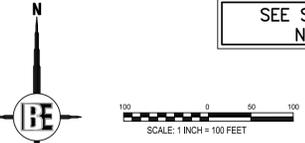
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SHEET NO. 5

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SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



WOODLAND LAKE ESTATES NO. 4
LIBER 9 OF PLATS, PAGE 38,
LIVINGSTON COUNTY RECORDS
ZONED: R-5

ROLLING WOODS
LIVINGSTON COUNTY CONDOMINIUM
SUBDIVISION NO. 268
LIBER 3702, PAGE 585, LIVINGSTON
COUNTY RECORDS.
ZONED: R-2

WOODLAND HILLS NO. 2
LIBER 15 OF PLATS, PAGE 19,
LIVINGSTON COUNTY RECORDS.
ZONED: R-2

WOODLAND HILLS NO. 2
LIBER 15 OF PLATS, PAGE 19,
LIVINGSTON COUNTY RECORDS.
ZONED: R-2

WOODLAND LAKE ESTATES NO. 1
LIBER 4 OF PLATS, PAGE 44,
LIVINGSTON COUNTY RECORDS
ZONED: R-5

WOODLAND LAKE ESTATES NO. 2
LIBER 5 OF PLATS, PAGE 29,
LIVINGSTON COUNTY RECORDS
ZONED: R-5

TRAPPERS COVE
LIBER 15 OF PLATS, PAGE 19,
LIVINGSTON COUNTY RECORDS.
ZONED: R-2

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES
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COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL
BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT
LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE
UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION, THE
APPEARANCE OF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY
FROM THE PLANS.

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PROJECT: THE COVE AT WOODLAND LAKE
PREPARED FOR: MITCH HARRIS BUILDING COMPANY
211 NORTH FIRST STREET, SUITE 100
BRIGHTON, MI 48116
810.229.7838

TITLE: PRELIMINARY GRADING & DRAINAGE PLAN

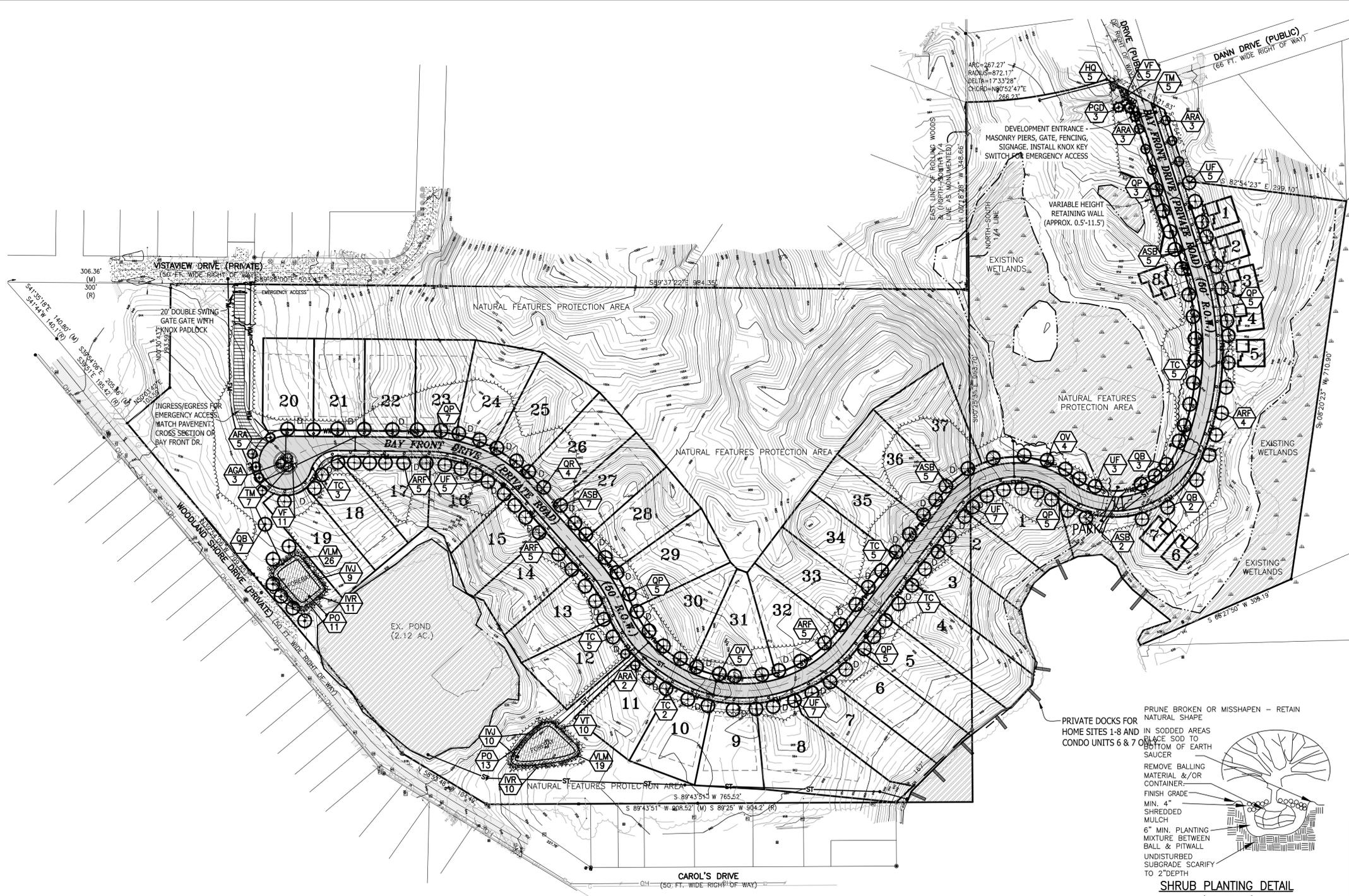
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SHEET NO. 6

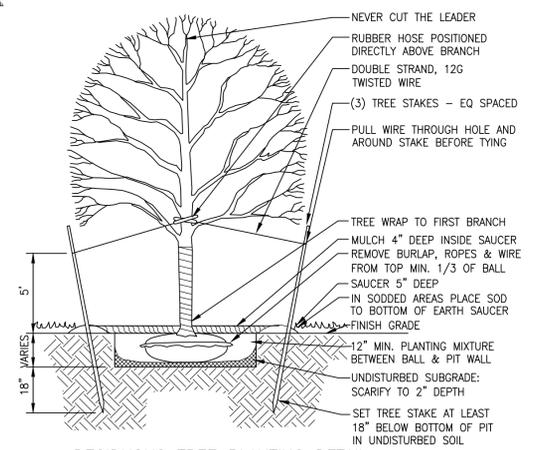




SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



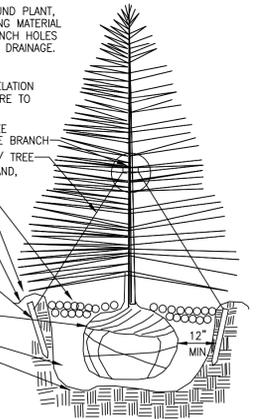
SCALE: 1 INCH = 100 FEET



DECIDUOUS TREE PLANTING DETAIL (NOT TO SCALE)

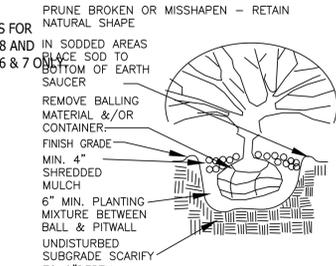
BEFORE BACK FILLING AROUND PLANT, REMOVE ALL PLASTIC BALLING MATERIAL & METAL CONTAINERS. PUNCH HOLES IN FIBER POTS TO PROVIDE DRAINAGE.

NEVER PRUNE CONIFERS
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE
RUBBER HOSE 1/2 UP TREE POSITIONED DIRECTLY ABOVE BRANCH
GUYING CABLE - 3 GUYS / TREE (EQ SPACED) DOUBLE-STRAND, 12G TWISTED WIRE
4\"/>



CONIFER TREE PLANTING DETAIL (NOT TO SCALE)

PRIVATE DOCKS FOR HOME SITES 1-8 AND CONDO UNITS 6 & 7



SHRUB PLANTING DETAIL (NO SCALE)

SPECIAL STORMWATER BASIN SEED MIXES
INSTALL THE FOLLOWING SEED MIXES FROM JFNEW/CARDNO, INC., WWW.CARDNONATIVEPLANTNURSERY.COM, 574-586-2412, WALKERTON, INDIANA OR EQUIVALENT:
1. SEED, BEGINNING 2.0-FT BELOW DESIGN HIGHWATER ELEV. (DHW) (+6-FT HORIZ. DOWN FROM TOP OF BANK) TO BOTTOM OF BASIN WITH 'STORMWATER' SEED MIX INCL. ANNUAL RYE COVER CROP & AT RATE OF 33 PLS POUNDS/# /ACRE.
2. SEED 'ECONOMY PRAIRE' SEED MIX BETWEEN 'STORM MIX' & TOP OF BANK (+6-FT TOTAL WIDTH HORIZ.) INCL. ANNUAL RYE COVER CROP & AT RATE OF 38 PLS #/ACRE.

STREET TREE PLANT LIST					
KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
DECIDUOUS TREES					
ARA	13	Acer rubrum 'jfsk78'	Armstrong Gold Columnar Red Maple	3" cal.	B-B
ARF	19	Acer rubrum 'Frank Jr.'	Redpointe Red Maple	3" cal.	B-B
ASB	19	Acer saccharum 'Balsato'	Fall Fiesta Sugar Maple	3" cal.	B-B
OV	9	Ostrya virginiana	American Hophornbeam	3" cal.	B-B
QB	5	Quercus bicolor	Swamp White Oak	3" cal.	B-B
QP	31	Quercus palustris	Pin Oak	3" cal.	B-B
TC	23	Tilia cordata 'Greenspire'	Greenspire Little Leaf Linden	3" cal.	B-B
UF	27	Ulmus 'Frontier'	Frontier Hybrid Elm	3" cal.	B-B

STORMWATER BASIN PLANT LIST					
KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
DECIDUOUS TREES					
QB	7	Quercus bicolor	Swamp White Oak	3" cal.	B-B
DECIDUOUS SHRUBS					
IJV	19	Ilex verticillata 'Jim Dandy'	Jim Dandy Holly (male)	24" ht./#3	Cont.
IVR	21	Ilex verticillata 'Red Sprite'	Red Sprite Holly (female)	24" ht./#3	Cont.
PO	24	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	24" ht./#3	Cont.
VLM	45	Viburnum lantana 'Mohican'	Mohican Wayfaring Viburnum	30" ht./#5	Cont.
VT	16	Viburnum trilobum 'J.N. Select'	Redwing Cranberry Viburnum	30" ht./#5	Cont.

AMENITY AREAS PLANT LIST					
KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
ORNAMENTAL DECIDUOUS TREES					
AG	3	Amenchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" cal.	B-B
CONIFER TREES					
PGD	3	Picea glauca 'Densata'	Black Hills Spruce	6' Height	B-B
HQ	5	Hydrangea quercifolia	Oak Leaf Hydrangea	30" ht./#5	Cont.
VF	16	Viburnum farreri Nanum	Dwarf Frangrant Sumac	24" ht./#3	Cont.
CONIFER SHRUBS					
TM	12	Taxus x media 'Densiformis'	Densiform Spreading Yew	30" ht./#5	Cont.

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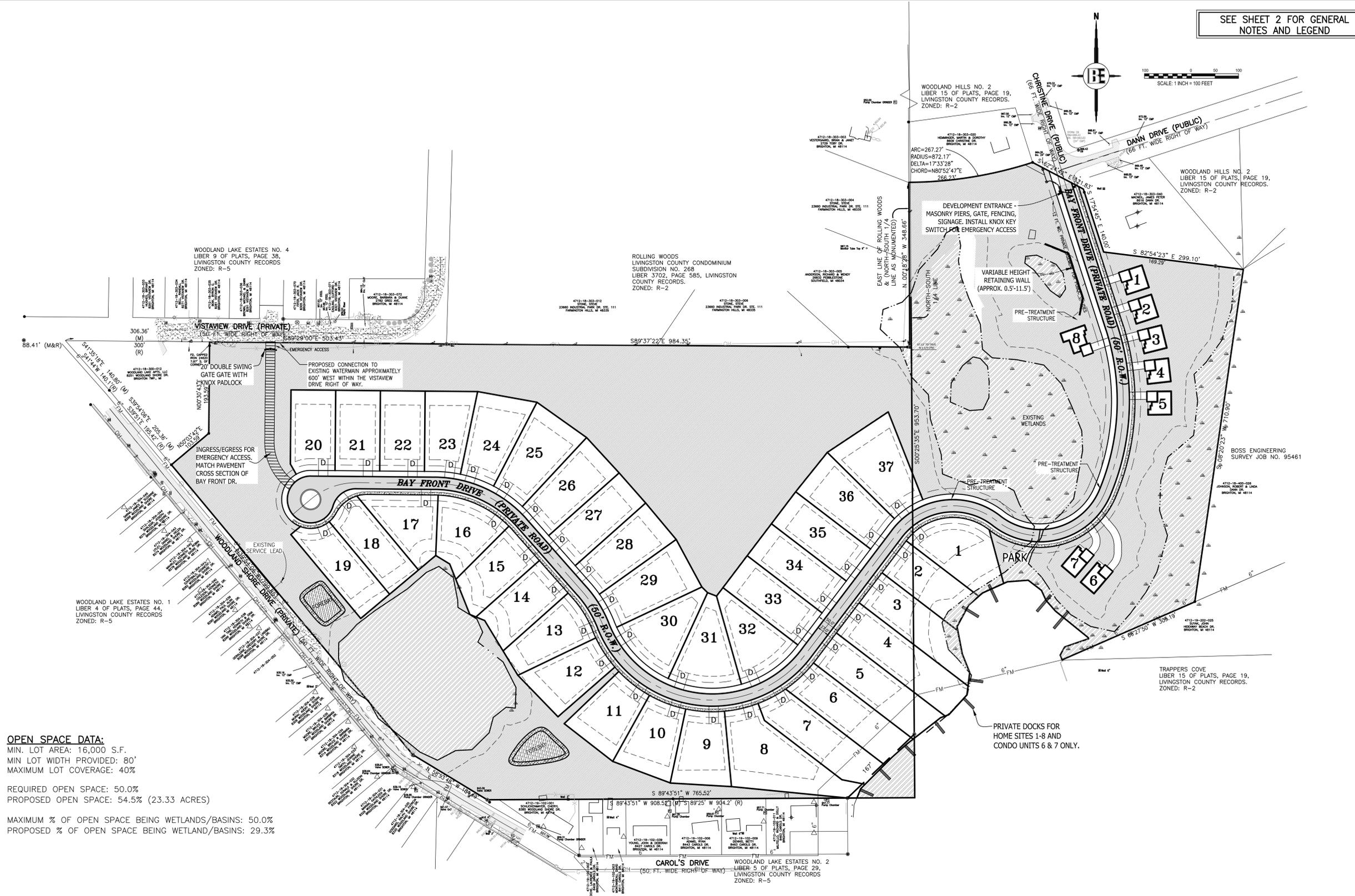
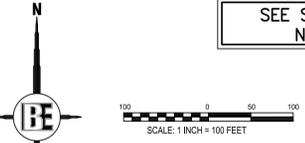
PROJECT: THE COVE AT WOODLAND LAKE
PREPARED FOR: MITCH HARRIS BUILDING COMPANY
211 NORTH FIRST STREET, SUITE 100
BRIGHTON, MI 48116
810.229.7938

TITLE: LANDSCAPE PLAN

NO.	DATE	REVISION PER
1	08/28/25	PER TOWNSHIP REVIEW
2	08/04/25	PER PLANNING COMMISSION MEETING
NO BY		

DESIGNED BY: PC
DRAWN BY: PC
CHECKED BY:
SCALE: 1" = 50'
JOB NO: 24-419
DATE: 7/14/25
SHEET NO. 7

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



OPEN SPACE DATA:
 MIN. LOT AREA: 16,000 S.F.
 MIN LOT WIDTH PROVIDED: 80'
 MAXIMUM LOT COVERAGE: 40%

REQUIRED OPEN SPACE: 50.0%
 PROPOSED OPEN SPACE: 54.5% (23.33 ACRES)

MAXIMUM % OF OPEN SPACE BEING WETLANDS/BASINS: 50.0%
 PROPOSED % OF OPEN SPACE BEING WETLAND/BASINS: 29.3%

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, OR ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION.

BEBOSS
 Engineering
 Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

PROJECT: THE COVE AT WOODLAND LAKE
 PREPARED FOR: MITCH HARRIS BUILDING COMPANY
 211 NORTH FIRST STREET, SUITE 100
 BRIGHTON, MI 48116
 810.229.7838

TITLE: OPEN SPACE PLAN

NO	BY	DATE	REVISION
2	MD	08/28/25	PER TOWNSHIP REVIEW
1	MD	08/04/25	PER PLANNING COMMISSION MEETING
1	MD		PER PLANNING COMMISSION MEETING

DESIGNED BY: ST
 DRAWN BY: NL
 CHECKED BY:
 SCALE: 1" = 100'
 JOB NO: 24-419
 DATE: 7/14/25

FOR SITE PLAN APPROVAL ONLY!
 NOT FOR CONSTRUCTION

SHEET NO. 9





3121 E. Grand River Howell, MI 48843
517.546.4836 fax 517.548.1670
www.bosseng.com

RECEIVED

August 4, 2025

AUG 07 2025

Charter Township of Brighton
Planning Commission
4363 Buno Road
Brighton, MI 48114

BRIGHTON TOWNSHIP

Re: The Cove at Woodland Lake

Dear Planning Commission,

Following the June 9th, 2025 Planning Commission meeting and in response to the motion to table the PUD rezoning RZ #25/01 for The Cove at Woodland Lake, Boss Engineering, on behalf of the Owner and Applicant Mitch Harris Building Company, provides the following responses for information requested in the motion. The PUD plan set has been revised in conjunction with this letter.

- The plans contain additional information regarding the sanitary sewer and water for the site. The location of the sanitary forcemain shown on the plans matches as-built information provided to Boss Engineering by the township engineering consultant. Currently, a separate development called the Shores of Woodland Lake is in approval phases and will include a watermain stub on the east end of the development that will be the proposed watermain connection point for The Cove at Woodland Lake development. A note indicating such has been added to the preliminary utility plan in the revised plan set.
- Emergency access route and information is shown on the plan set.
- Storm drainage information has been updated on the revised plan set.
- A note has been added to the PUD Plan sheet indicating that the PUD plan adds only one lot within the runway protection zone vs the parallel plan. This change would not negatively impact airport operations and continues to maintain low density housing standards in the area.
- Information regarding the use of docks and motorized boat use has been added to the PUD Plan sheet.
- Information regarding the use of fertilizer within 50 feet of lakes or wetlands has been added to the PUD Plan sheet.
- An updated wetland delineation was completed in May 2025 and updated wetland boundaries have been added to the plan set.
- A note has been added to the PUD Plan sheet discussing participation in a Future Road Special Assessment District.
- The PUD Plan complies with density bonus ordinance requirements for the Charter Township of Brighton.

Feel free to contact Boss Engineering should you have any questions, or if you are in need of any additional information.

Sincerely,
BOSS ENGINEERING COMPANY

Brent LaVarway, P.E.
Vice President
Director of Engineering

Mark DeFriez, P.E.
Project Manager



City of Brighton

WATER DIVISION

May 14, 2025

Mitch Harris Building Co. Inc
211 N 1st St.
Brighton, MI 48116

Subject: The Cove and The Ridge at Woodland Lake

Mitch Harris,

At the request of the City of Brighton, Tetra Tech has completed an evaluation of the water system's capacity to accommodate the additional 16 housing units located outside of the current master plan in Brighton Township, as requested by Boss Engineering and Mitch Harris (see attached map).

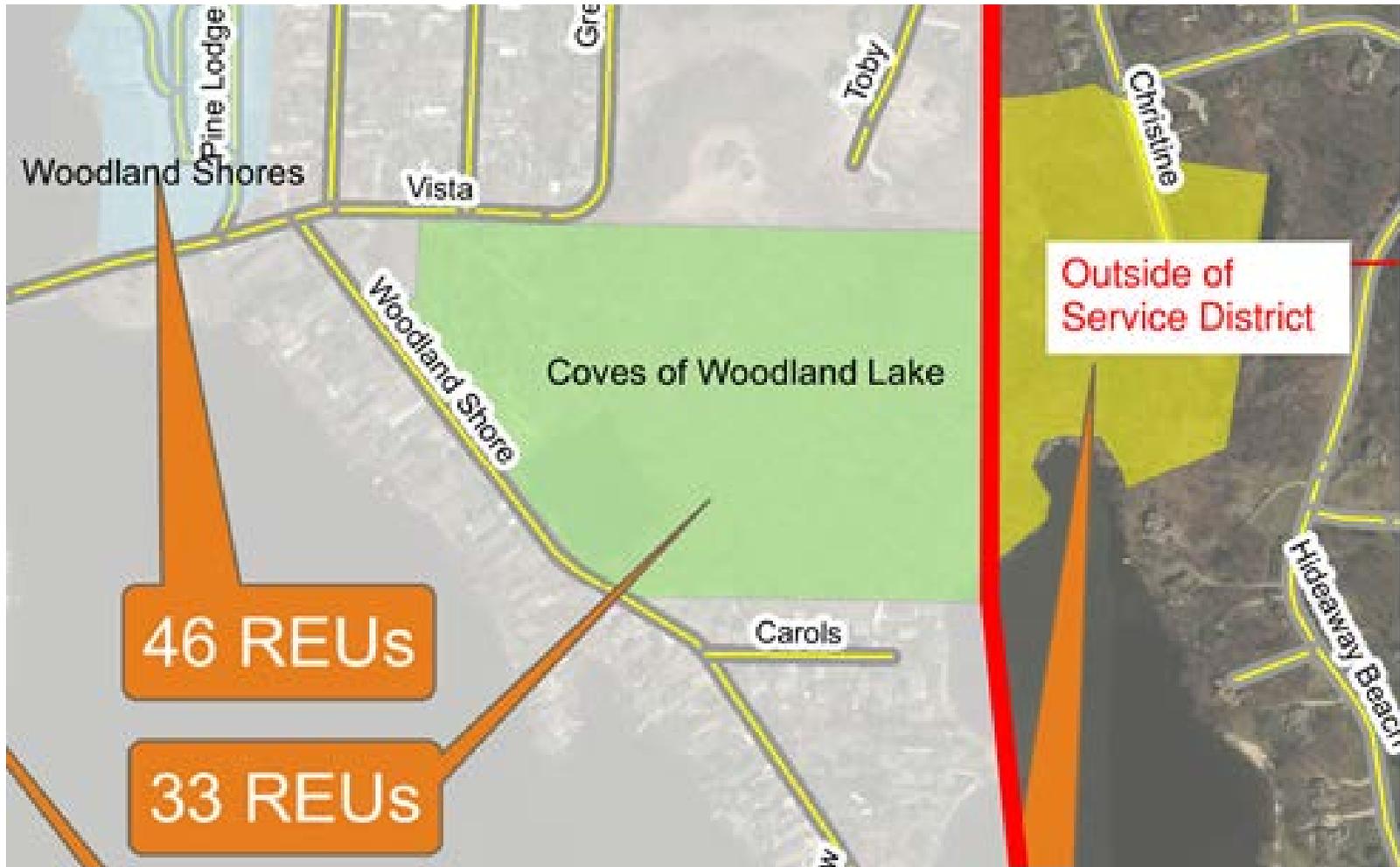
Based on the model results, the existing water system has sufficient capacity to support expansion of the water system and the increased demand associated with the proposed development.

As the project progresses, please ensure that all construction plans for the watermain improvements comply with the City of Brighton Engineering Standards and are submitted for review and approval.

We look forward to working with you on this project.

Respectfully Submitted,

Josh Bradley
Water Treatment Plant Superintendent
City of Brighton



46 REUs

33 REUs

Outside of Service District

Memorandum

To: Mr. Mitch Harris
From: Steve Russo, PE
Date: March 10, 2025
Subject: Brighton Cove at Woodland Lake Traffic Study

Introduction

This memorandum presents the results of the Traffic Impact Study (TIS) for the proposed Cove at Woodland Lake residential development project in Brighton Township, Livingston County, Michigan. The subject site is located approximately ½ mile west of Hunter Road and approximately ¾ miles north of Hilton Road and is currently occupied by one single family residential unit. The proposed development plans would raze the existing single-family home and construct 35 to 45 single-family residential units. Site access for the development is proposed via connection to the intersection of Christine Drive and Dann Drive which provides unsignalized access to Hunter Road. Additionally, emergency only access will be provided to Vistaview Drive. The subject site is shown on Figure 1.



Figure 1: Site Location

Christine Drive and Dann Drive are under the jurisdiction of the Livingston County Road Commission (LCRC); whereby site access permitting will be subject to LCRC review and standards. Additionally, in accordance with Township Ordinance, a TIS has been required by the Township for site plan approval. The purpose of this TIS is to evaluate traffic operations at the existing intersections of Christine Drive & Dann Drive as well as the intersections of Hunter Road with Christine Drive and Margo Drive to determine if any improvements or modifications are necessary to facilitate site generated traffic.

This TIS has been prepared in accordance with the methodologies and practices published by the Institute of Transportation Engineers (ITE). The zoning ordinances, guidelines, and standards of Brighton Township as well as LCRC were referenced as applicable. Additionally, Colliers Engineering & Design (CED) solicited input regarding the scope of work for this study from LCRC and the Townships traffic consultant, Fleis & VandenBrink (F&V).

Roadway Data

Hunter Road is a minor collector under jurisdiction of LCRC that runs along the east side of the site in the north and south directions. Along the site frontage, Hunter Road has a posted speed limit of 40 miles per hour (mph), an Annual Average Daily Traffic (AADT) volume of 2,000 vehicles per day, and a typical two-lane cross section with one travel lane in each direction. Christine Drive, Dann Drive, and Margo Drive are all local roadways located within the Woodland Hills subdivision under jurisdiction of LCRC and have posted speed limits of 25 mph.

Traffic Volume Data

Existing weekday AM (7:00 to 9:00) and PM (4:00 to 6:00) peak hour turning movement counts were collected at the study intersections on Wednesday, February 19th, 2025. Data were collected by CED subconsultant Quality Counts during typical traffic conditions. Data were collected in 15-minute intervals to establish the current peak hour traffic volumes. Major weather events, holidays, and other local special events were avoided.

During collection of the manual intersection turning movement counts, pedestrian data and commercial truck percentages were also recorded and used in the traffic analysis. Peak hour factors (PHFs) and commercial truck percentages were calculated by approach based on the requirements of MDOT's *Electronic Traffic Control Device Guidelines*. Peak hour volumes for each individual intersection were utilized and traffic volumes along Hunter Road were balanced upward between intersections. All relevant traffic volume data are attached and the resulting 2025 baseline peak hour volumes utilized for this study are summarized on the attached **Figure 2**.

Existing Conditions

Analysis Methodologies

The performance of the study intersections was evaluated through a qualitative measure of operating conditions called Levels of Service (LOS). Six LOS are defined with letter designations from A to F with LOS A representing minimal delay, and LOS F indicating failing conditions. Typically, LOS

D is considered acceptable in suburban/urban areas. The LOS measurement for unsignalized intersections is average control delay, which is quantified in terms of seconds of delay per vehicle. Control delay includes deceleration delay, stopped delay, queue move-up delay, and acceleration delay. The LOS criteria for unsignalized intersections taken from the HCM are attached.

The LOS and delay calculations are based on the procedures and methodologies outlined in the Transportation Research Board's *Highway Capacity Manual, 7th Edition* (HCM7) which sets forth nationally accepted standards regarding traffic operations and capacity analysis. Simulations of the study network were also observed using SimTraffic in order to identify potential issues related to vehicle queuing, traffic flow between intersections, and the overall study network. The existing conditions SimTraffic models were calibrated in accordance with the procedures outlined in the MDOT *Electronic Traffic Control Device Guidelines*.

Existing Traffic Conditions

Existing peak hour vehicle delays and LOS were calculated at the study intersections based on the existing lane configurations and traffic control, the existing traffic volumes shown on the attached **Figure 2**, and the methodologies presented in the HCM7. The results of the existing conditions analysis are attached and summarized in **Table 1**. The results of the existing conditions analysis indicate that all approaches and movements at the study intersections currently operate acceptably at a LOS A during both peak hours. Review of network simulations also indicates acceptable traffic operations with minimal delays and vehicle queues.

Table 1: Existing Traffic Conditions

Intersection	Control	Approach	Movement	AM Peak Hour		PM Peak Hour	
				Delay	LOS	Delay	LOS
Hunter Road & Margo Drive	STOP (Minor)	EB	Left/Right	9.4	A	9.4	A
		NB	Left	7.5	A	7.4	A
			Thru/Right	Free		Free	
		SB	Thru/Right	Free		Free	
Hunter Road & Christine Drive	STOP (Minor)	EB	Left/Right	9.3	A	9.1	A
		NB	Left	7.6	A	7.4	A
			Thru/Right	Free		Free	
		SB	Thru/Right	Free		Free	

Existing Crash Data

A crash analysis was performed along Hunter Road in the vicinity of Christine Drive and Margo Drive to determine whether any discernable crash patterns could be identified related to intersection operations. Five years of crash data (January 1, 2019, through December 31, 2023) were used in the analysis. Data and UD-10 crash reports were obtained from the *Michigan Traffic Crash Facts* (MTCF) database.

The results of the crash analysis indicate that five crashes occurred during the study period. One was an angle crash at the intersection of Hunter Road & Margo Drive in which a vehicle exiting Margo Drive was unable to stop in icy conditions and slid into the intersection, colliding with a vehicle along Hunter Road. The remaining four crashes occurred within the Woodland Hills subdivision consisting of two single vehicle crashes, a sideswipe same direction crash, and an angle

crash. One single vehicle crash occurred when a vehicle traveling along Christine Drive slid off the roadway in icy conditions and the other single vehicle crash was the result of a vehicle backing into a mailbox. The sideswipe same direction crash occurred when a vehicle attempted to pass a FedEx delivery truck who was looking for a delivery address and struck the front end of the vehicle. The angle crash occurred at the intersection of Christine Drive & Kathleen Drive in which the driver along Kathleen Drive failed to yield at the stop sign. All crashes resulted in property damage only (PDO). Based on the frequency, type and severity of crashes, a correctable crash pattern does not exist.

No-Build Conditions

No-Build Traffic Volumes

Traffic impact studies typically include an evaluation of traffic operations in the future as they would be without the proposed development. This no-build condition serves to identify any mitigation that may be required, regardless of the project, and as a baseline for comparison of future buildout conditions. This scenario is comprised of existing traffic conditions, plus ambient traffic growth, plus traffic from approved developments in the study area that have yet to be constructed. At the time of this study no background developments were identified in the study area.

In addition to background developments, an ambient growth factor is applied to existing traffic volumes to account for future projects in the study area and population increases, as well as growth in regular traffic volumes due to development projects outside the study area. Population and employment forecasts for Brighton Township from the Southeast Michigan Council of Governments (SEMCOG) indicate growths ranging from 0.42% to 0.63% to the year 2050. Therefore, a growth rate of 1.0% per year was conservatively utilized for this study. This rate was applied to the 2025 traffic volumes for a period of four years (2029 Buildout). The resulting 2029 no-build traffic volumes are summarized on the attached **Figure 2**.

No-Build Traffic Conditions

No-build peak hour vehicle delays and LOS were calculated at the study intersections based on the existing lane configurations and traffic control, the no-build traffic volumes shown on the attached **Figure 2**, and the methodologies presented in the HCM. The results of the analysis of no-build conditions are attached and summarized in **Table 2**.

Table 2: No-Build Traffic Conditions

Intersection	Control	Approach	Movement	AM Peak Hour				PM Peak Hour			
				Existing		No-Build		Existing		No-Build	
				Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Hunter Road & Margo Drive	STOP (Minor)	EB	Left/Right	9.4	A	9.5	A	9.4	A	9.4	A
		NB	Left	7.5	A	7.6	A	7.4	A	7.4	A
			Thru/Right	Free	Free	Free	Free				
		SB	Thru/Right	Free	Free	Free	Free				
Hunter Road & Christine Drive	STOP (Minor)	EB	Left/Right	9.3	A	9.3	A	9.1	A	9.1	A
		NB	Left	7.6	A	7.6	A	7.4	A	7.4	A
			Thru/Right	Free	Free	Free	Free				
		SB	Thru/Right	Free	Free	Free	Free				

The results of the no-build conditions analysis indicate that all approaches and movements at the study intersections will continue to operate acceptably at a LOS A during both peak hours. Review of network simulations also continues to indicate acceptable traffic operations with minimal delays and vehicle queues.

Site Trip Generation

The proposed development plans would construct 35 to 45 single-family residential units. Site access for the development is proposed via connection to the intersection of Christine Drive and Dann Drive which provides unsignalized access to Hunter Road. Additionally, emergency only access will be provided to Vistaview Drive. For this study, the following two different development alternatives were analyzed:

1. Alternative 1 – Construction of 35 single-family residential units.
2. Alternative 2 – Construction of 45 single-family residential units.

The number of AM and PM peak hour vehicle trips that will be generated for each development alternative was forecast based on the rates and equations published by ITE in *Trip Generation, 11th Edition*. The proposed use was matched to the ITE land use category that most closely matches the proposed development. For this study, ITE Land Use #210, *Single-Family Detached Housing* was utilized and is a site that includes single-family detached homes on individual lots. For Land Use #210, both rates and equations are available, and the equations were utilized based on the guidelines outlined in the ITE *Trip Generation Handbook*. The resulting trip generation forecast for each alternative is summarized in **Table 3**.

Table 3: Site Trip Generation

Alternative	Land Use	ITE Code	Amount	Units	ADT	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
Alternative 1	Single-Family Detached Housing	210	35	D.U.	384	7	22	29	23	14	37
Alternative 2	Single-Family Detached Housing	210	45	D.U.	484	9	27	36	30	17	47

Site Trip Distribution

The vehicle-trips that would be generated by the proposed development for each alternative were assigned to the site driveways based on existing traffic patterns along the adjacent road network, local population densities, and ITE methodologies which indicates new trips will return to their direction of origin. Specifically, traffic patterns entering and exiting Christine Drive and Margo Drive were utilized to establish the trip distribution for the site. The resulting directional distribution for site-generated traffic is summarized in **Table 4**.

Table 4: Site Trip Distribution

To/From	Via	AM/PM
North	Hunter Road	21%
South	Hunter Road	79%
Total		100%

Traffic volumes approaching from the north on Hunter Road were assumed to equally utilize Christine Drive and Margo Drive to enter the site. Traffic volumes approaching from the south were assumed to primarily (95%) utilize Margo Drive. Traffic was assumed to exit via the same roadway that was entered. The site-generated vehicle trips were assigned to the study network as shown on the attached **Figure 2** and **Figure 3** for Alternative 1 and Alternative 2, respectively. These trips were added to the 2029 no-build traffic volumes to calculate the future build traffic volumes.

Turn Lane Warrants

In order to determine the configuration of the existing intersections of Christine Drive and Margo Drive with Hunter Road, recommendations for right-turn lanes were evaluated in accordance with LCRC *Specifications and Administrative Rules Regulating Driveways, Road Approaches, Banners and Parades on and Over Highways*. LCRC does not publish warranting criteria for right-turn lanes, so the MDOT right-turn lane warrant outlined in Section 1.1.4 of the *Geometric Design Guidance* was utilized. Evaluation of the forecast site traffic volume assignments versus warranting criteria indicate that neither left-turn lane nor right-turn lane treatments are warranted at the intersections under either development alternative. The applicable warrant evaluations are attached.

Christine Drive & Dann Drive / Site Drive Traffic Control

Section 2B.04 of the *Michigan Manual on Uniform Traffic Control Devices (MMUTCD)* outlines criteria to evaluate to determine when intersection control should be considered at the intersection of two local streets. The use of YIELD or STOP signs should be considered if any of the following conditions are met:

1. *The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day.*
2. *The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with the normal right-of-way rule if such stopping or yielding is necessary; and/or*
3. *Crash records indicate that five or more crashes that involve the failure to yield the right-of-way at the intersection under the normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a 2-year period.*

The results of the evaluation indicate that none of the conditions are met. The combined vehicular, bicycle, and pedestrian volume is forecast to be less than 700 vehicles per day. In accordance with the AASHTO *Greenbook*, the intersection will meet the required corner clearance of 115 feet along each leg of the intersection. Since this is a new intersection, crash history is not available; however, the crash analysis results for the entirety of the Woodland Hills subdivision, show only one crash occurring within a five-year period involving failure to yield right-of-way at an intersection within the subdivision. This includes several uncontrolled T-intersections similar to the proposed intersection of Christine Drive & Dann Drive / Site Drive. Therefore, the intersection is recommended to operate as an uncontrolled intersection.

Build Traffic Operations

Future build peak hour vehicle delays and LOS with the proposed development were calculated based on existing lane configurations and traffic control, build traffic volumes shown on the attached **Figure 2** and **Figure 3**, and HCM methodologies. SimTraffic simulations were also utilized to evaluate traffic flow and vehicle queues throughout the study network. The build conditions results are attached and summarized in **Table 5**.

Table 5: Future Build Traffic Operations

Intersection	Control	Approach	Movement	AM Peak Hour						PM Peak Hour					
				No-Build		Build - Alt 1		Build - Alt 2		No-Build		Build - Alt 1		Build - Alt 2	
				Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Hunter Road & Margo Drive	STOP (Minor)	EB	Left/Right	9.5	A	9.7	A	9.7	A	9.4	A	9.6	A	9.7	A
			Left	7.6	A	7.6	A	7.6	A	7.4	A	7.5	A	7.5	A
		NB	Thru/Right	Free		Free		Free		Free		Free		Free	
			SB	Thru/Right	Free		Free		Free		Free		Free		Free
Hunter Road & Christine Drive	STOP (Minor)	EB	Left/Right	9.3	A	9.4	A	9.4	A	9.1	A	9.2	A	9.2	A
			Left	7.6	A	7.6	A	7.6	A	7.4	A	7.4	A	7.4	A
		NB	Thru/Right	Free		Free		Free		Free		Free		Free	
			SB	Thru/Right	Free		Free		Free		Free		Free		Free
Christine Drive & Dann Drive / Site Drive	YIELD (Minor)	WB	Left/Right			8.7	A	8.7	A			8.7	A	8.7	A
			Thru/Right	Free		Free		Free		Free		Free		Free	
		NB	Left			7.3	A	7.3	A			7.2	A	7.2	A
			Thru	Free		Free		Free		Free		Free		Free	

The results of the future build conditions analysis indicate that the proposed development will not have a significant impact on the adjacent road network or intersections. All approaches and movements at the intersections of Hunter Road with Christine Drive and Margo Drive will continue to operate acceptably at a LOS A during the peak hours with minor increases in delay (0.2 seconds per vehicle or less) for both development alternatives. Review of network simulations also continues to indicate acceptable traffic operations with minimal delays and vehicle queues for both development alternatives. Therefore, no improvements are recommended to accommodate the proposed development.

Additionally, traffic volumes at the study intersections were evaluated to determine the proportional increase in traffic as a result of the proposed development. The results of this evaluation are summarized in **Table 6**.

Table 6: Traffic Volume Increase Summary

Intersection	AM				PM			
	No-Build	Build	Change	% Change	No-Build	Build	Change	% Change
Hunter Road & Christine Drive	165	174	9	5.5%	194	206	12	6.2%
Hunter Road & Margo Drive	205	237	32	15.6%	255	297	42	16.5%

Conclusions

Based on the information outlined herein regarding the proposed development and resulting traffic operations, there would be no discernable impact to traffic operations on the adjacent road network

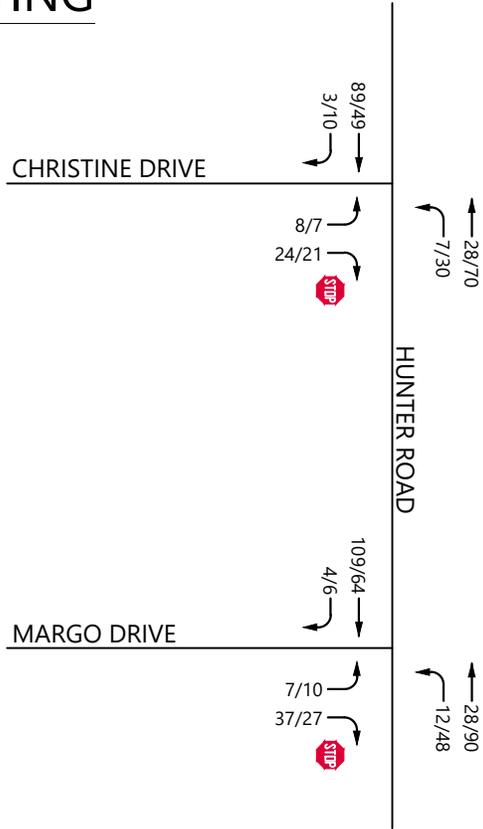
and the proposed study intersections will operate acceptably. The following conclusions of this assessment are based on the information outlined herein regarding the proposed use, forecast trip generation, and traffic operations analysis:

- The results of the existing conditions analysis indicate that all approaches and movements at the study intersections currently operate acceptably at a LOS A during the peak hours.
- An ambient traffic growth of 0.5% was applied to establish 2029 no-build traffic volumes without the proposed development.
- No-Build conditions analyses indicated that all approaches and movements at the study intersections will continue to operate at a LOS A during the peak hours.
- Neither left-turn nor right-turn treatments are warranted at the intersections of Hunter Road with Christine Drive and Margo Drive with the proposed development.
- Traffic control at the intersection of Christine Drive & Dann Drive / Site Drive is not recommended in accordance with MMUTCD standards.
- All approaches and movements at the study intersections of Hunter Road with Christine Drive and Margo Drive will continue to operate acceptably at a LOS A during the peak hours with minor increases in delay (0.2 seconds per vehicle or less).

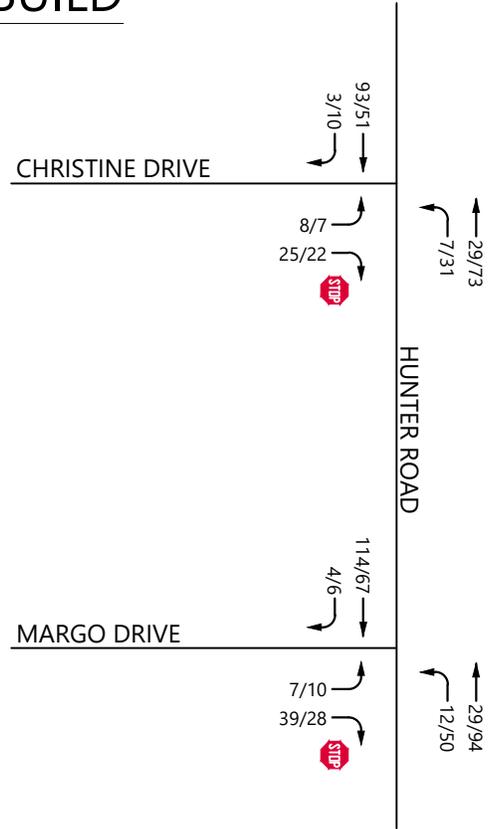
The traffic data are attached for reference to this memorandum. Any questions related to this memorandum, analyses, and results should be addressed to CED.

Attached: Figure 2 – 3
Traffic Volume Data
Synchro HCM Calculations
Turn Lane Warrants

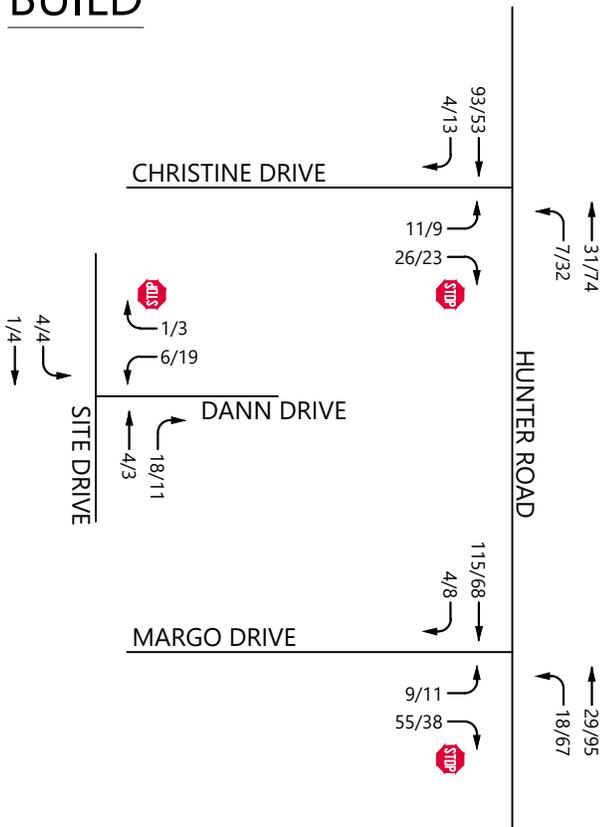
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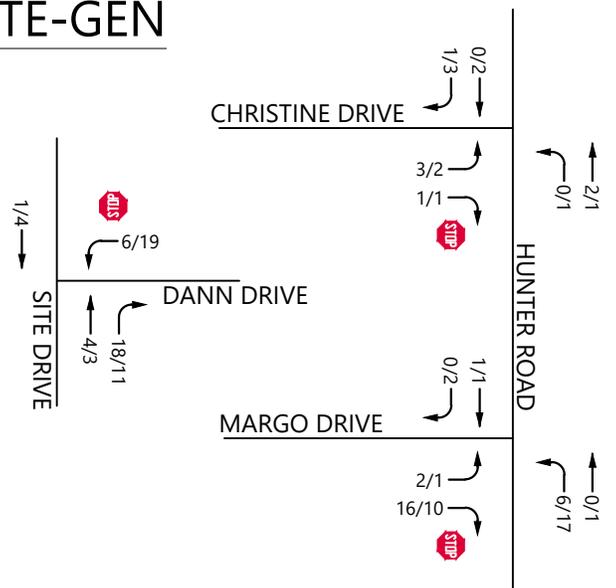
NO-BUILD



BUILD



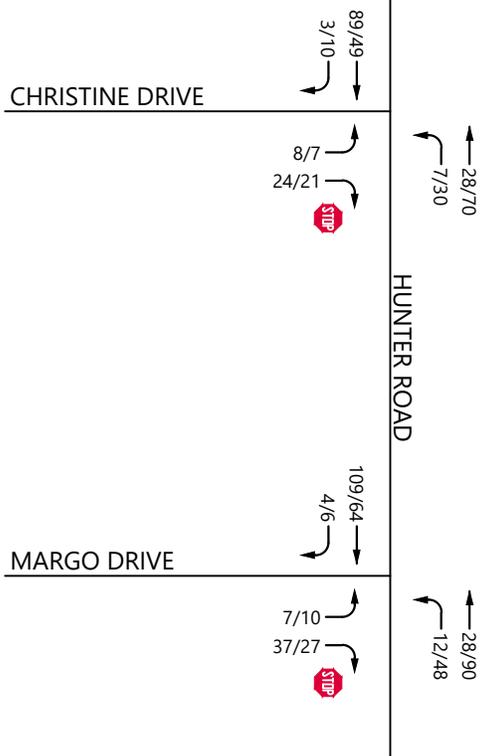
SITE-GEN



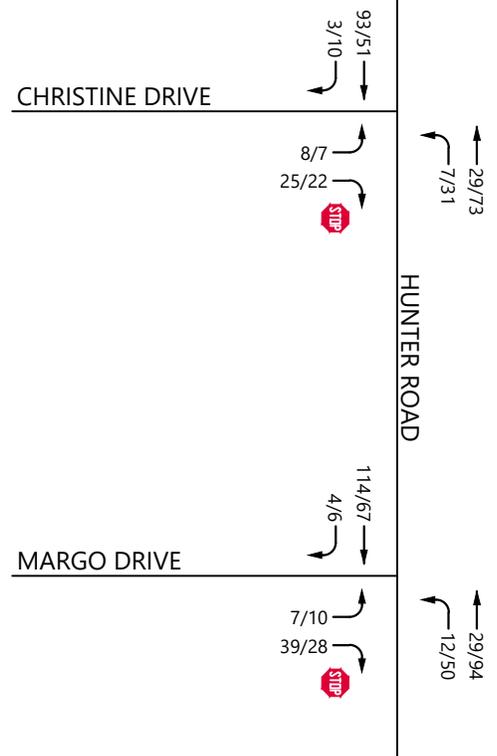
Cove at Woodland Lake Residential Brighton Township, MI

Figure 2
Traffic Volume Summary - ALT 1

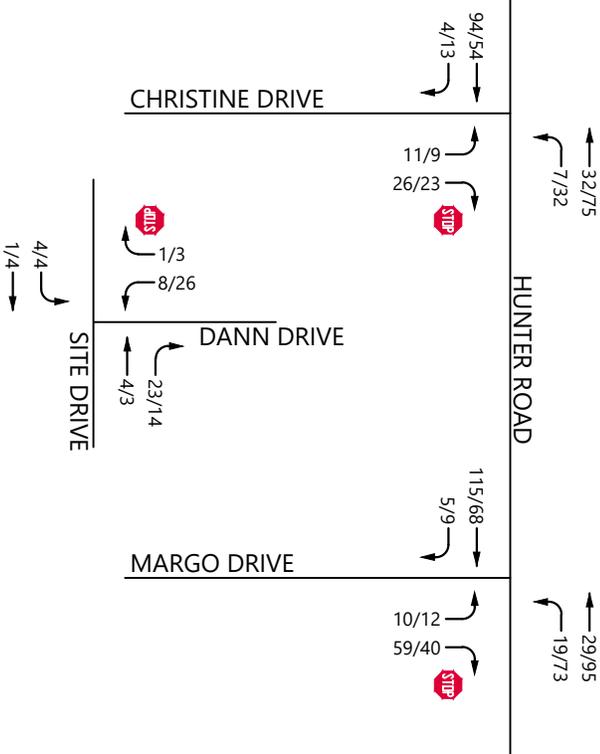
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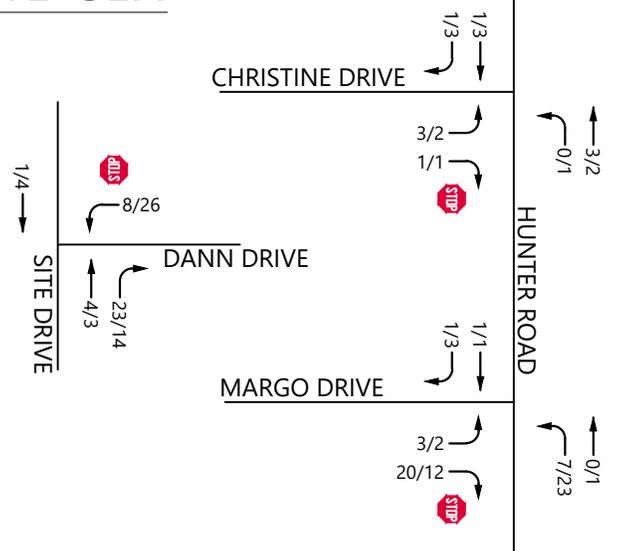
NO-BUILD



BUILD



SITE-GEN



Cove at Woodland Lake Residential Brighton Township, MI

Figure 3
Traffic Volume Summary - ALT 2

PAGE NO.	SCALE	DATE	 Engineering & Design
-	No Scale	Mar '25	

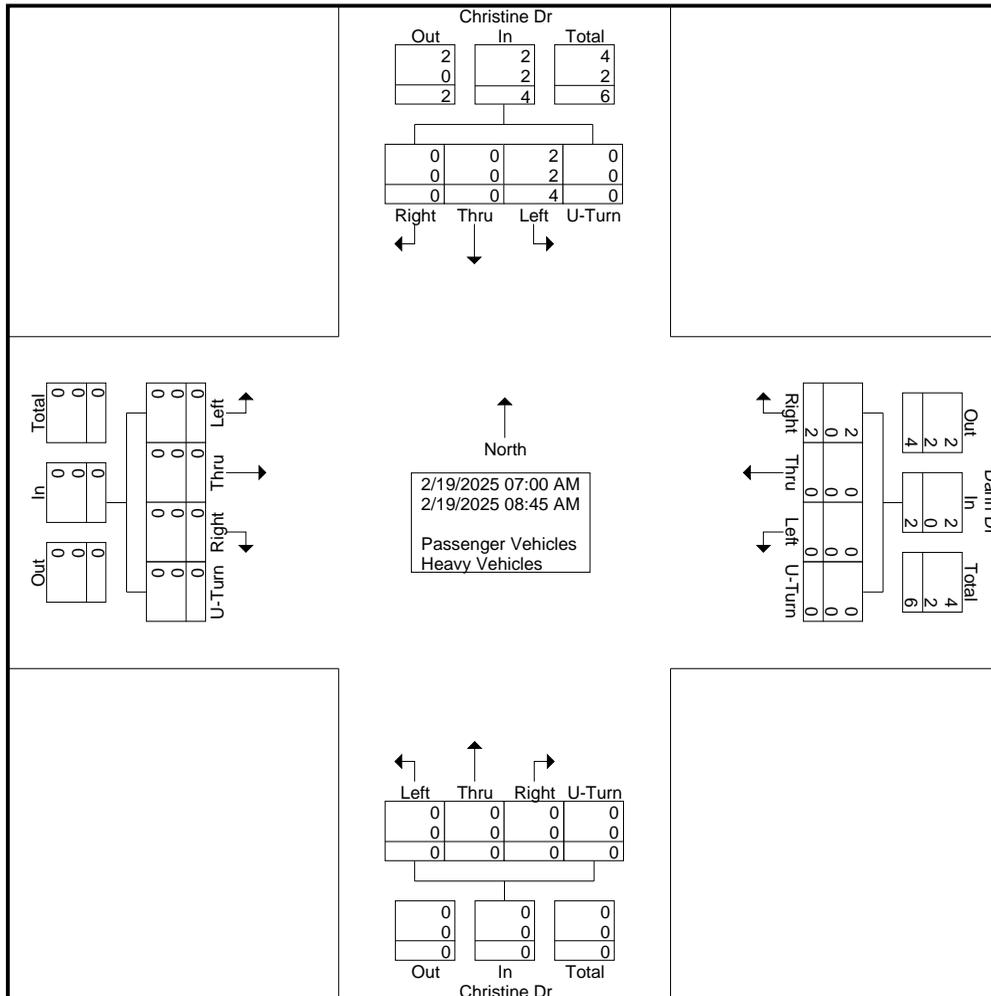


TRUE DATA TO IMPROVE MOBILITY

File Name : 16923601 - Christine Dr -- Dann Dr
 Site Code : 16923601
 Start Date : 2/19/2025
 Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles

Start Time	Christine Dr Southbound					Dann Dr Westbound					Christine Dr Northbound					Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
07:00 AM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	1	0	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	4	0	4	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
08:00 AM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	4	0	4	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	6
Apprch %	0	0	100	0		100	0	0	0		0	0	0	0		0	0	0	0		
Total %	0	0	66.7	0	66.7	33.3	0	0	0	33.3	0	0	0	0	0	0	0	0	0	0	
Passenger Vehicles	0	0	2	0	2	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4
% Passenger Vehicles	0	0	50	0	50	100	0	0	0	100	0	0	0	0	0	0	0	0	0	0	66.7
Heavy Vehicles	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
% Heavy Vehicles	0	0	50	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33.3

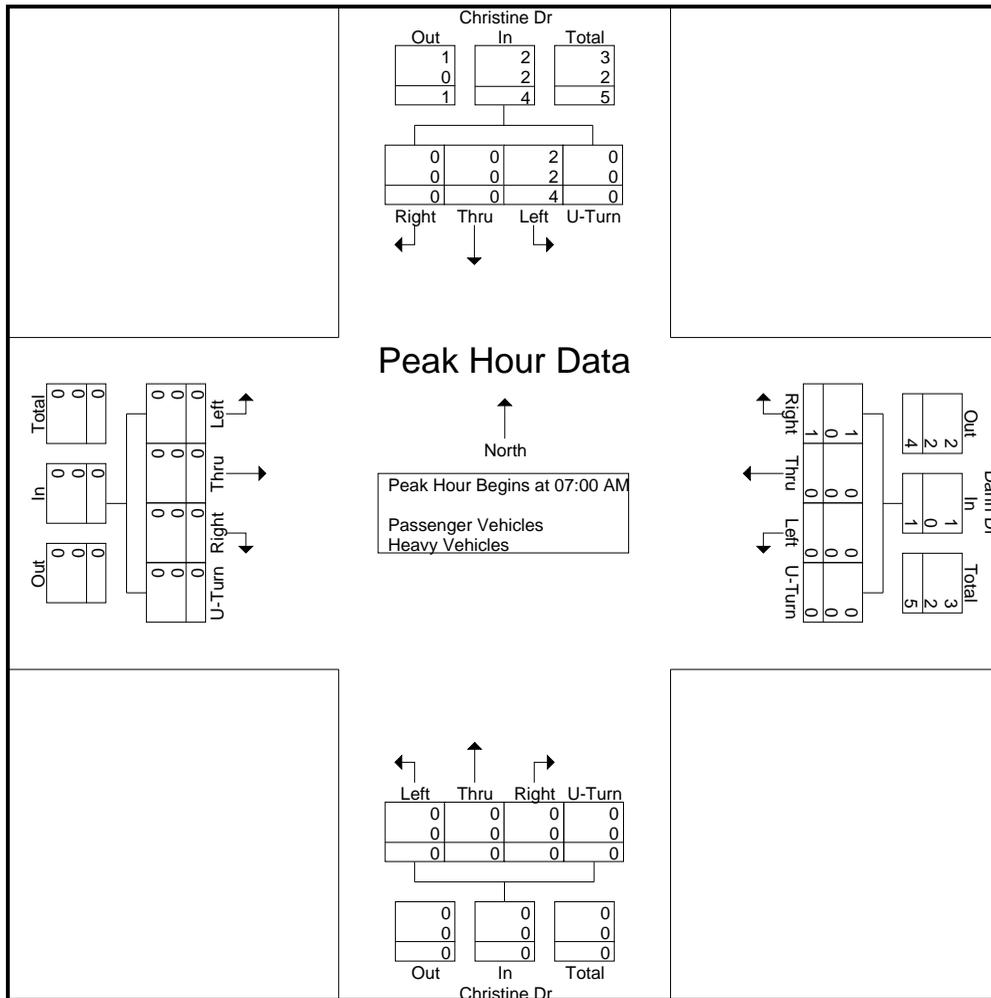




TRUE DATA TO IMPROVE MOBILITY

File Name : 16923601 - Christine Dr -- Dann Dr
 Site Code : 16923601
 Start Date : 2/19/2025
 Page No : 2

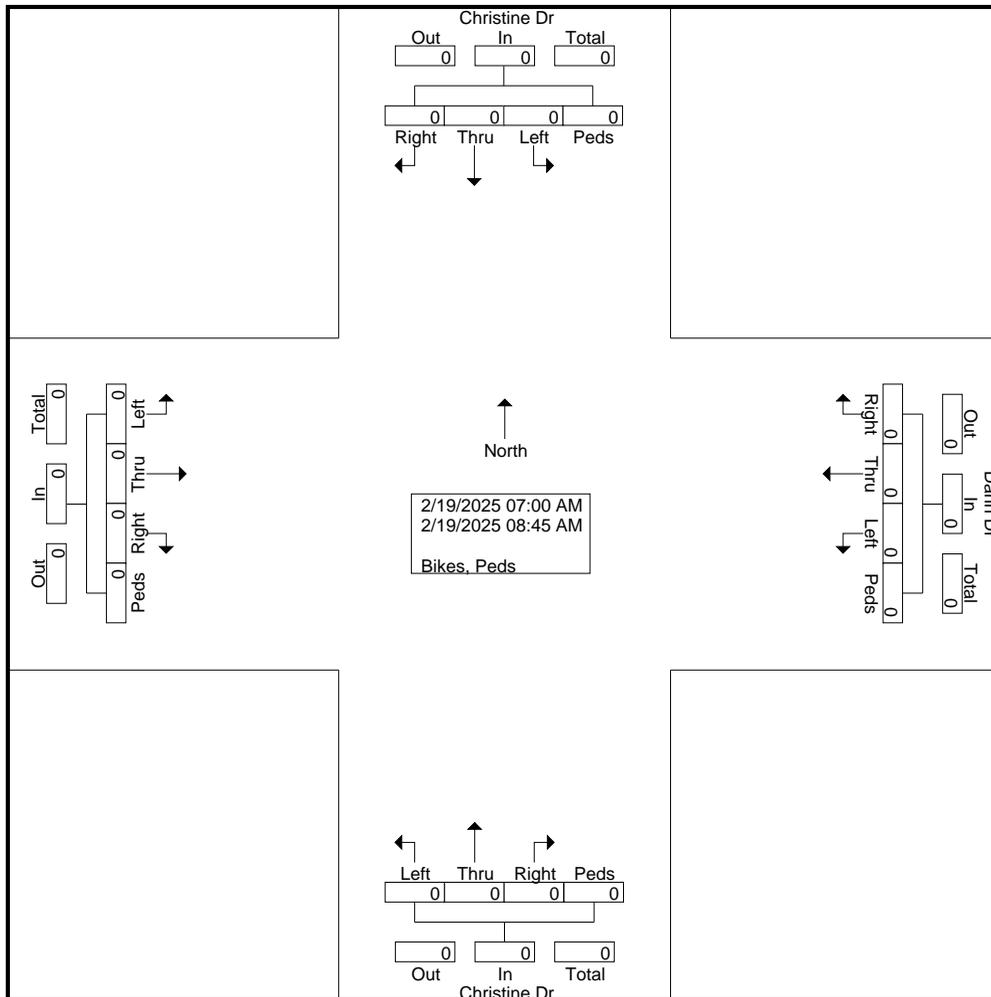
Start Time	Christine Dr Southbound					Dann Dr Westbound					Christine Dr Northbound					Eastbound					Int. Total	
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total		
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																						
Peak Hour for Entire Intersection Begins at 07:00 AM																						
07:00 AM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
07:45 AM	0	0	1	0	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
Total Volume	0	0	4	0	4	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	5
% App. Total	0	0	100	0		100	0	0	0		0	0	0	0		0	0	0	0		0	
PHF	.000	.000	.500	.000	.500	.250	.000	.000	.000	.250	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.625
Passenger Vehicles	0	0	2	0	2	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	3
% Passenger Vehicles	0	0	50.0	0	50.0	100	0	0	0	100	0	0	0	0	0	0	0	0	0	0	0	60.0
Heavy Vehicles	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
% Heavy Vehicles	0	0	50.0	0	50.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40.0





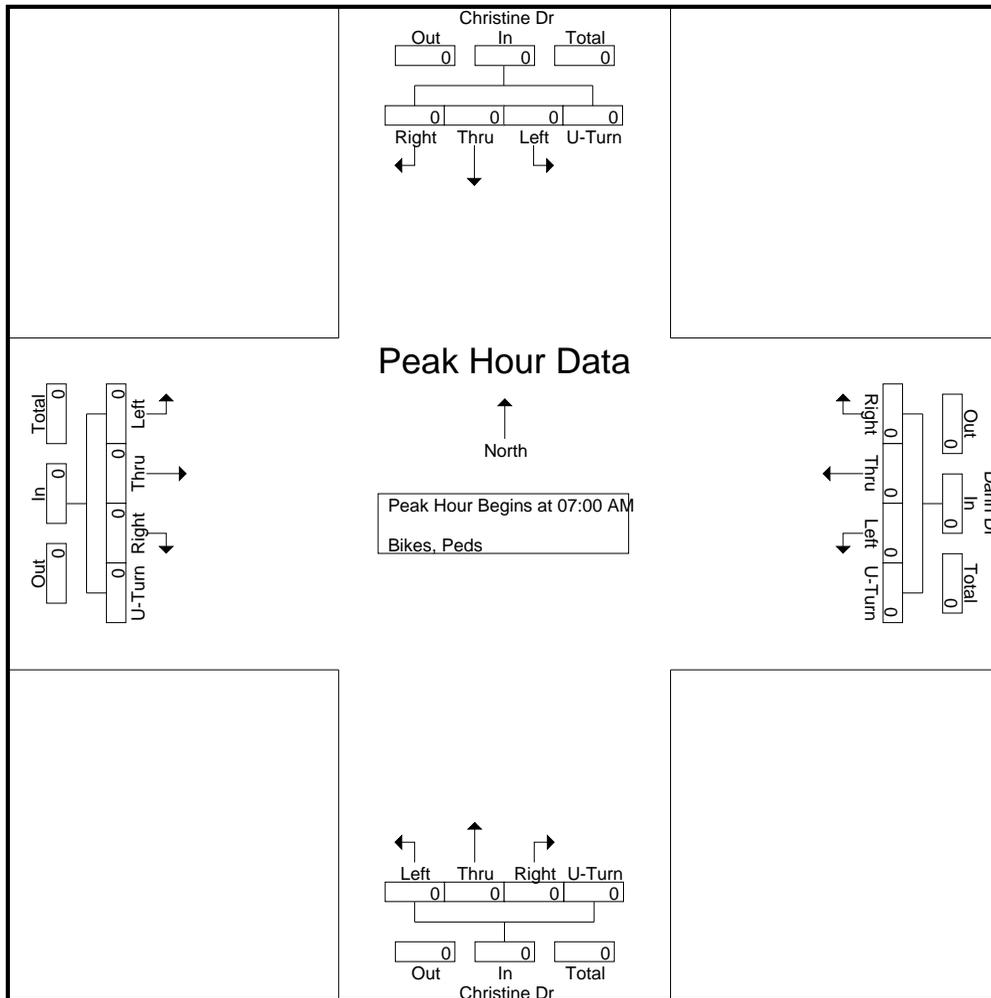
Groups Printed- Bikes, Peds

Start Time	Christine Dr Southbound					Dann Dr Westbound					Christine Dr Northbound					Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					





Start Time	Christine Dr Southbound					Dann Dr Westbound					Christine Dr Northbound					Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% App. Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000



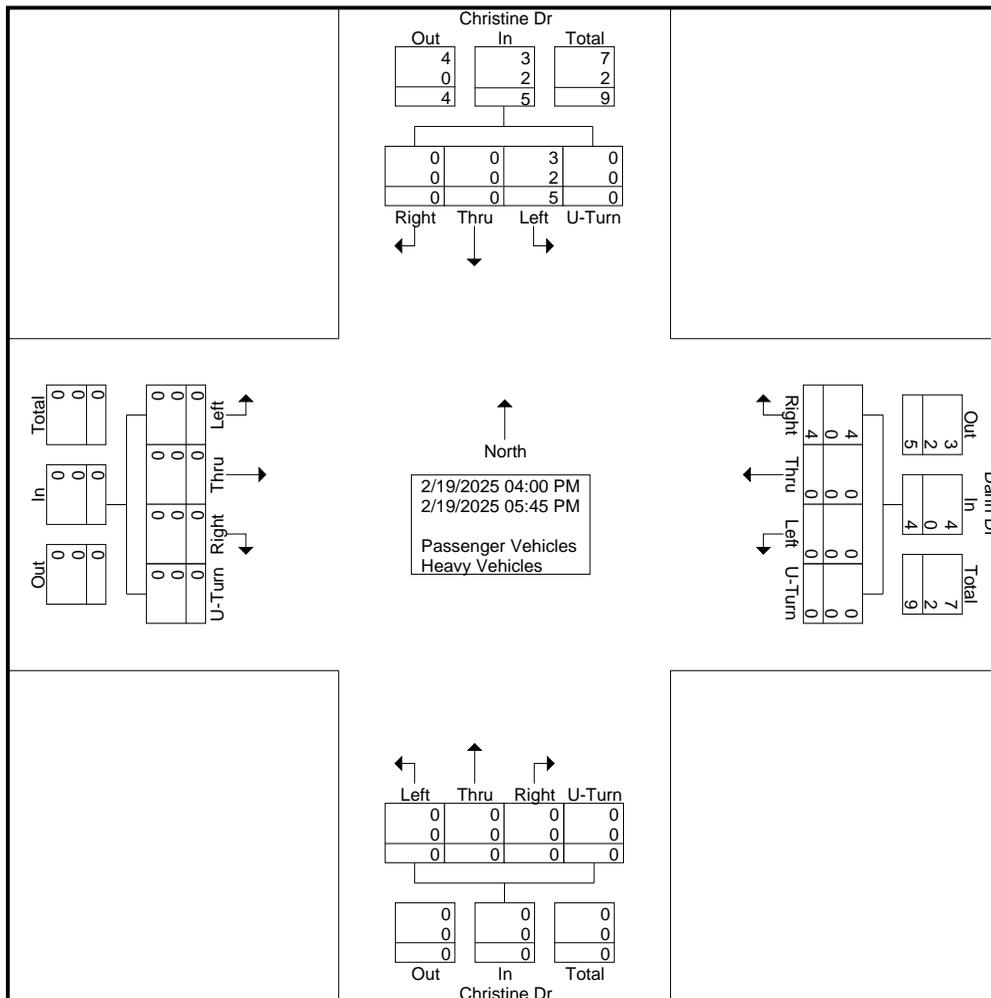


TRUE DATA TO IMPROVE MOBILITY

File Name : 16923602 - Christine Dr -- Dann Dr
 Site Code : 16923602
 Start Date : 2/19/2025
 Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles

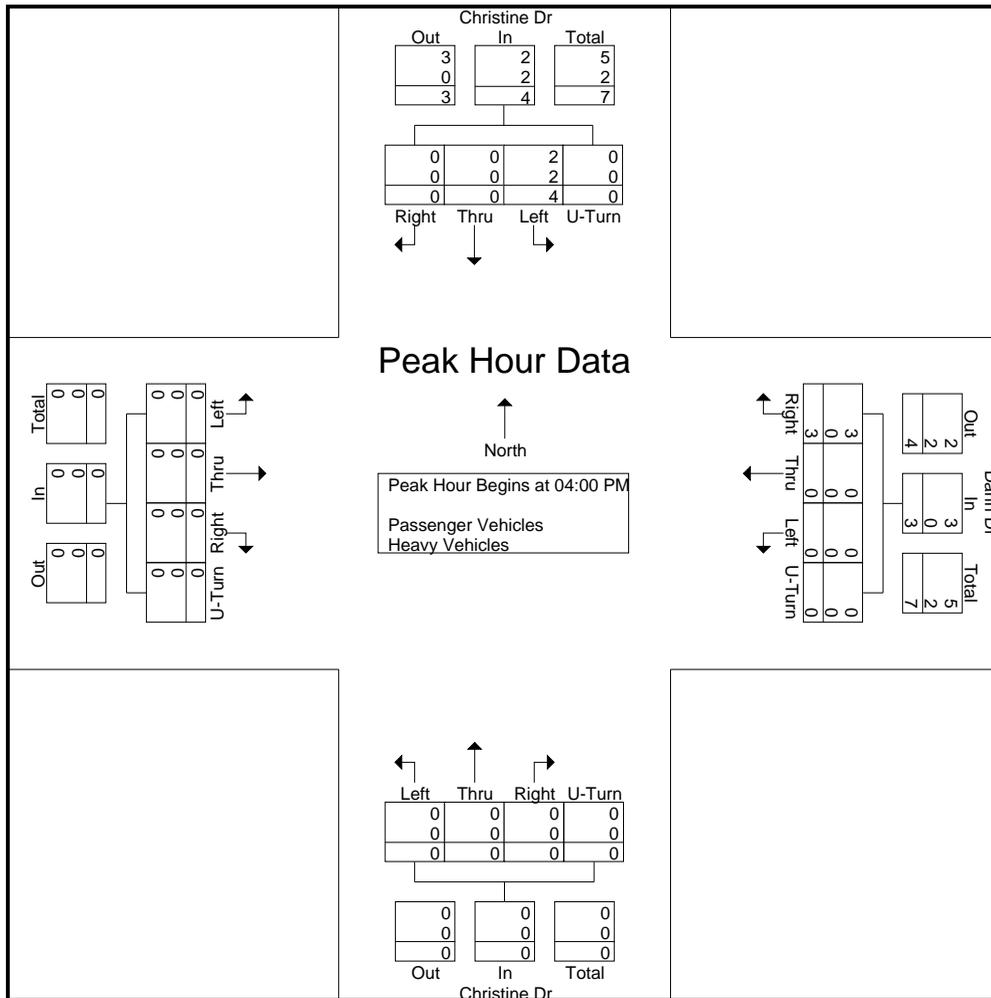
Start Time	Christine Dr Southbound					Dann Dr Westbound					Christine Dr Northbound					Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
04:00 PM	0	0	1	0	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
04:15 PM	0	0	2	0	2	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3
04:30 PM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
04:45 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	4	0	4	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	7
05:00 PM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	1	0	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
Grand Total	0	0	5	0	5	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	9
Apprch %	0	0	100	0		100	0	0	0		0	0	0	0		0	0	0	0		
Total %	0	0	55.6	0	55.6	44.4	0	0	0	44.4	0	0	0	0	0	0	0	0	0	0	
Passenger Vehicles	0	0	3	0	3	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	7
% Passenger Vehicles	0	0	60	0	60	100	0	0	0	100	0	0	0	0	0	0	0	0	0	0	77.8
Heavy Vehicles	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
% Heavy Vehicles	0	0	40	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22.2





TRUE DATA TO IMPROVE MOBILITY

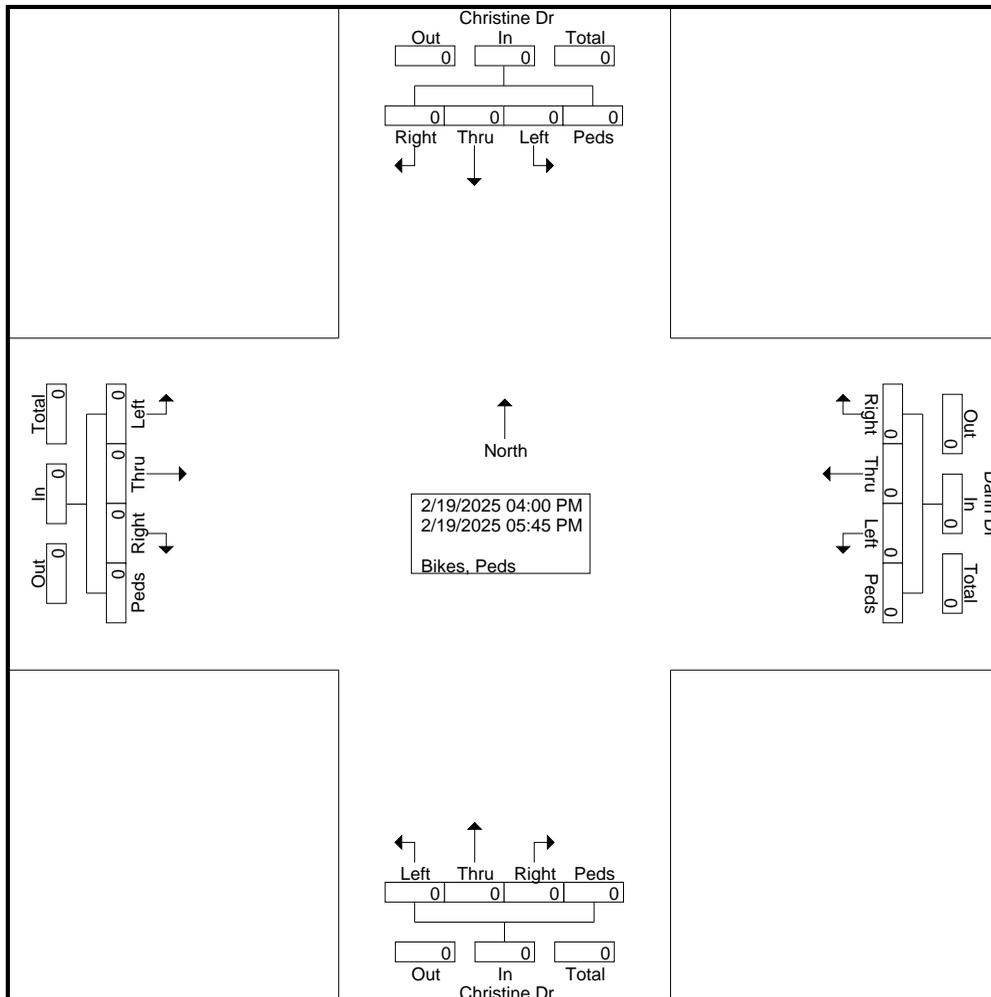
Start Time	Christine Dr Southbound					Dann Dr Westbound					Christine Dr Northbound					Eastbound					Int. Total	
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total		
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																						
Peak Hour for Entire Intersection Begins at 04:00 PM																						
04:00 PM	0	0	1	0	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
04:15 PM	0	0	2	0	2	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	3
04:30 PM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
04:45 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total Volume	0	0	4	0	4	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	7
% App. Total	0	0	100	0		100	0	0	0		0	0	0	0		0	0	0	0		0	
PHF	.000	.000	.500	.000	.500	.750	.000	.000	.000	.750	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.583
Passenger Vehicles	0	0	2	0	2	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	5
% Passenger Vehicles	0	0	50.0	0	50.0	100	0	0	0	100	0	0	0	0	0	0	0	0	0	0	0	71.4
Heavy Vehicles	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
% Heavy Vehicles	0	0	50.0	0	50.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28.6





Groups Printed- Bikes, Peds

Start Time	Christine Dr Southbound					Dann Dr Westbound					Christine Dr Northbound					Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

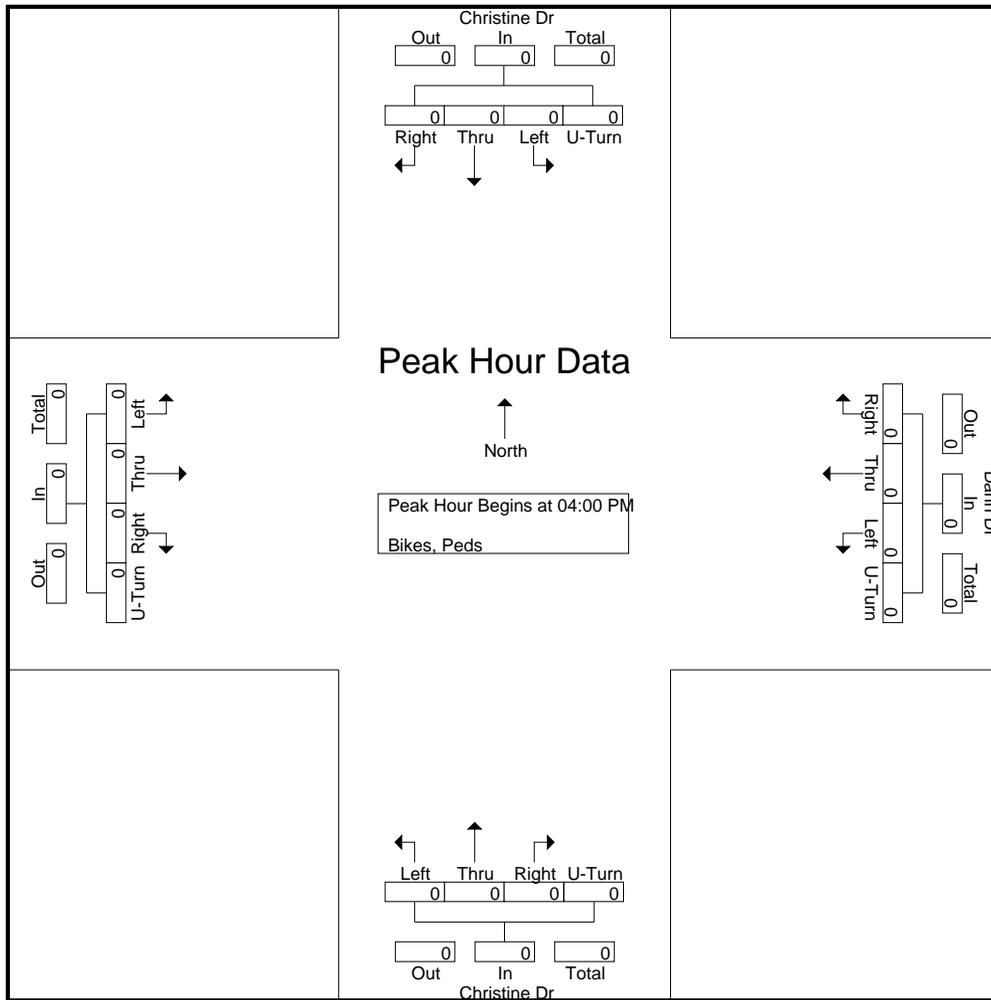




TRUE DATA TO IMPROVE MOBILITY

File Name : 16923602 - Christine Dr -- Dann Dr
 Site Code : 16923602
 Start Date : 2/19/2025
 Page No : 2

Start Time	Christine Dr Southbound					Dann Dr Westbound					Christine Dr Northbound					Eastbound					Int. Total	
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total		
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																						
Peak Hour for Entire Intersection Begins at 04:00 PM																						
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% App. Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000

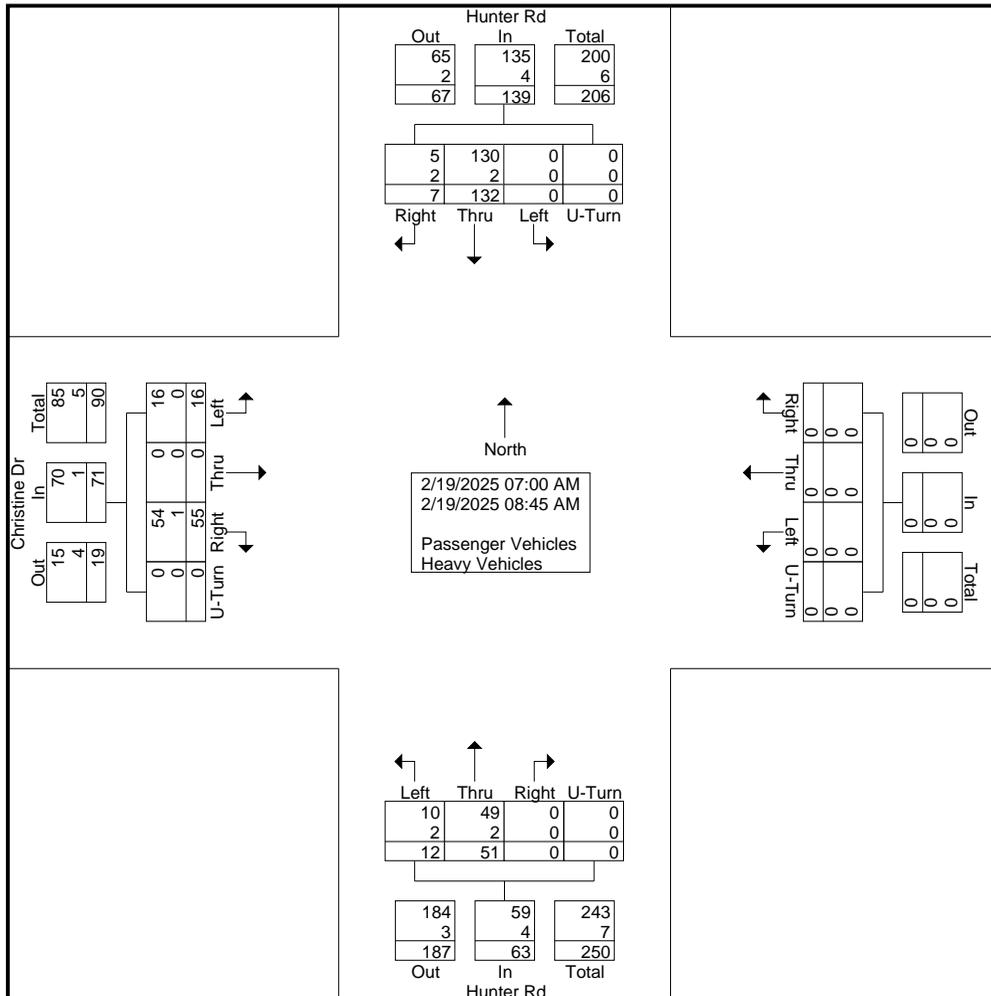




TRUE DATA TO IMPROVE MOBILITY

Groups Printed- Passenger Vehicles - Heavy Vehicles

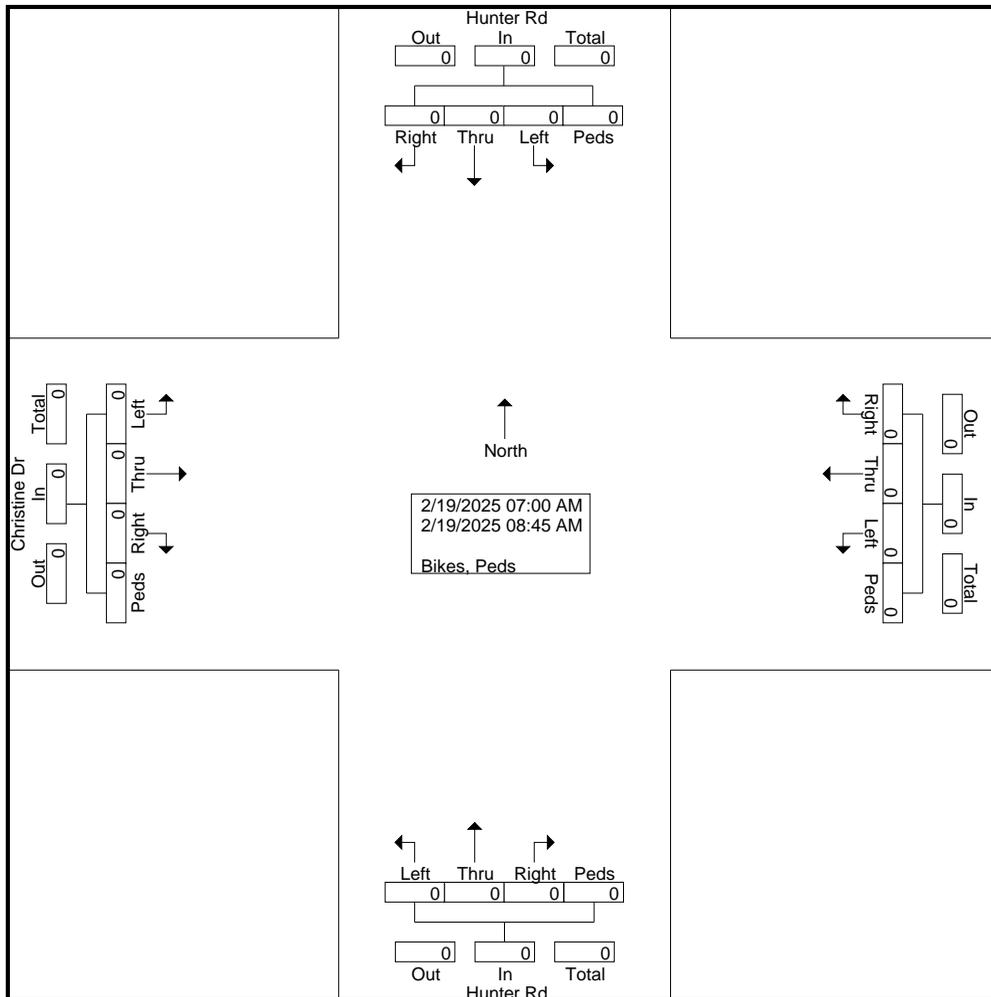
Start Time	Hunter Rd Southbound					Westbound					Hunter Rd Northbound					Christine Dr Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
07:00 AM	1	11	0	0	12	0	0	0	0	0	0	2	0	0	2	7	0	4	0	11	25
07:15 AM	1	12	0	0	13	0	0	0	0	0	0	2	2	0	4	8	0	0	0	8	25
07:30 AM	1	10	0	0	11	0	0	0	0	0	0	9	0	0	9	6	0	3	0	9	29
07:45 AM	1	10	0	0	11	0	0	0	0	0	0	10	3	0	13	10	0	1	0	11	35
Total	4	43	0	0	47	0	0	0	0	0	0	23	5	0	28	31	0	8	0	39	114
08:00 AM	0	17	0	0	17	0	0	0	0	0	0	7	1	0	8	4	0	3	0	7	32
08:15 AM	1	30	0	0	31	0	0	0	0	0	0	10	3	0	13	10	0	3	0	13	57
08:30 AM	1	16	0	0	17	0	0	0	0	0	0	3	1	0	4	4	0	1	0	5	26
08:45 AM	1	26	0	0	27	0	0	0	0	0	0	8	2	0	10	6	0	1	0	7	44
Total	3	89	0	0	92	0	0	0	0	0	0	28	7	0	35	24	0	8	0	32	159
Grand Total	7	132	0	0	139	0	0	0	0	0	0	51	12	0	63	55	0	16	0	71	273
Apprch %	5	95	0	0		0	0	0	0	0	0	81	19	0		77.5	0	22.5	0		
Total %	2.6	48.4	0	0	50.9	0	0	0	0	0	0	18.7	4.4	0	23.1	20.1	0	5.9	0	26	
Passenger Vehicles	5	130	0	0	135	0	0	0	0	0	0	49	10	0	59	54	0	16	0	70	264
% Passenger Vehicles	71.4	98.5	0	0	97.1	0	0	0	0	0	0	96.1	83.3	0	93.7	98.2	0	100	0	98.6	96.7
Heavy Vehicles	2	2	0	0	4	0	0	0	0	0	0	2	2	0	4	1	0	0	0	1	9
% Heavy Vehicles	28.6	1.5	0	0	2.9	0	0	0	0	0	0	3.9	16.7	0	6.3	1.8	0	0	0	1.4	3.3





Groups Printed- Bikes, Peds

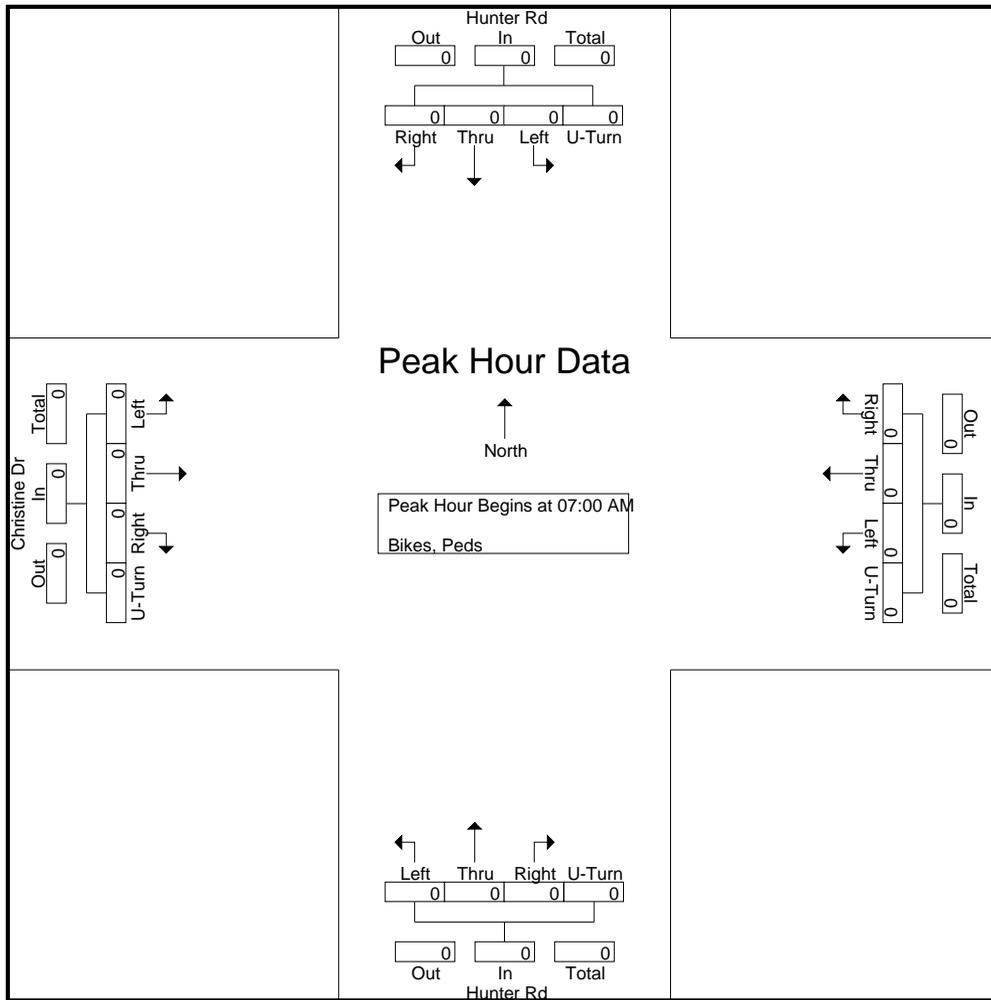
Start Time	Hunter Rd Southbound					Westbound					Hunter Rd Northbound					Christine Dr Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					





TRUE DATA TO IMPROVE MOBILITY

Start Time	Hunter Rd Southbound					Westbound					Hunter Rd Northbound					Christine Dr Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% App. Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000



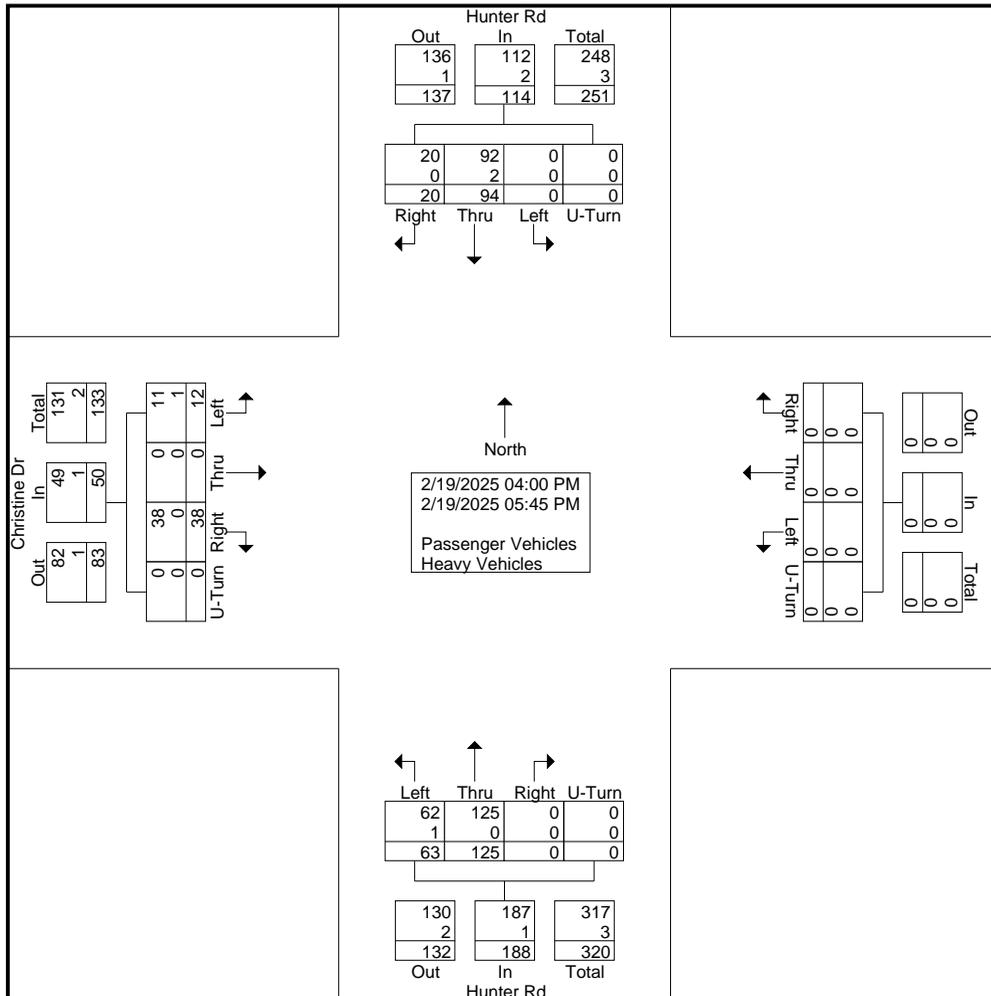


TRUE DATA TO IMPROVE MOBILITY

File Name : 16923604 - Hunter Rd -- Christine Dr
 Site Code : 16923604
 Start Date : 2/19/2025
 Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles

Start Time	Hunter Rd Southbound					Westbound					Hunter Rd Northbound					Christine Dr Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
04:00 PM	0	7	0	0	7	0	0	0	0	0	0	23	7	0	30	3	0	2	0	5	42
04:15 PM	4	11	0	0	15	0	0	0	0	0	0	18	4	0	22	6	0	1	0	7	48
04:30 PM	2	13	0	0	15	0	0	0	0	0	0	16	6	0	22	5	0	3	0	8	45
04:45 PM	4	8	0	0	12	0	0	0	0	0	0	13	9	0	22	7	0	1	0	8	42
Total	10	39	0	0	49	0	0	0	0	0	0	70	30	0	100	21	0	7	0	28	177
05:00 PM	2	13	0	0	15	0	0	0	0	0	0	10	7	0	17	5	0	1	0	6	38
05:15 PM	3	15	0	0	18	0	0	0	0	0	0	18	4	0	22	4	0	0	0	4	44
05:30 PM	3	14	0	0	17	0	0	0	0	0	0	13	10	0	23	2	0	3	0	5	45
05:45 PM	2	13	0	0	15	0	0	0	0	0	0	14	12	0	26	6	0	1	0	7	48
Total	10	55	0	0	65	0	0	0	0	0	0	55	33	0	88	17	0	5	0	22	175
Grand Total	20	94	0	0	114	0	0	0	0	0	0	125	63	0	188	38	0	12	0	50	352
Apprch %	17.5	82.5	0	0		0	0	0	0	0	0	66.5	33.5	0		76	0	24	0		
Total %	5.7	26.7	0	0	32.4	0	0	0	0	0	0	35.5	17.9	0	53.4	10.8	0	3.4	0	14.2	
Passenger Vehicles	20	92	0	0	112	0	0	0	0	0	0	125	62	0	187	38	0	11	0	49	348
% Passenger Vehicles	100	97.9	0	0	98.2	0	0	0	0	0	0	100	98.4	0	99.5	100	0	91.7	0	98	98.9
Heavy Vehicles	0	2	0	0	2	0	0	0	0	0	0	0	1	0	1	0	0	1	0	1	4
% Heavy Vehicles	0	2.1	0	0	1.8	0	0	0	0	0	0	0	1.6	0	0.5	0	0	8.3	0	2	1.1

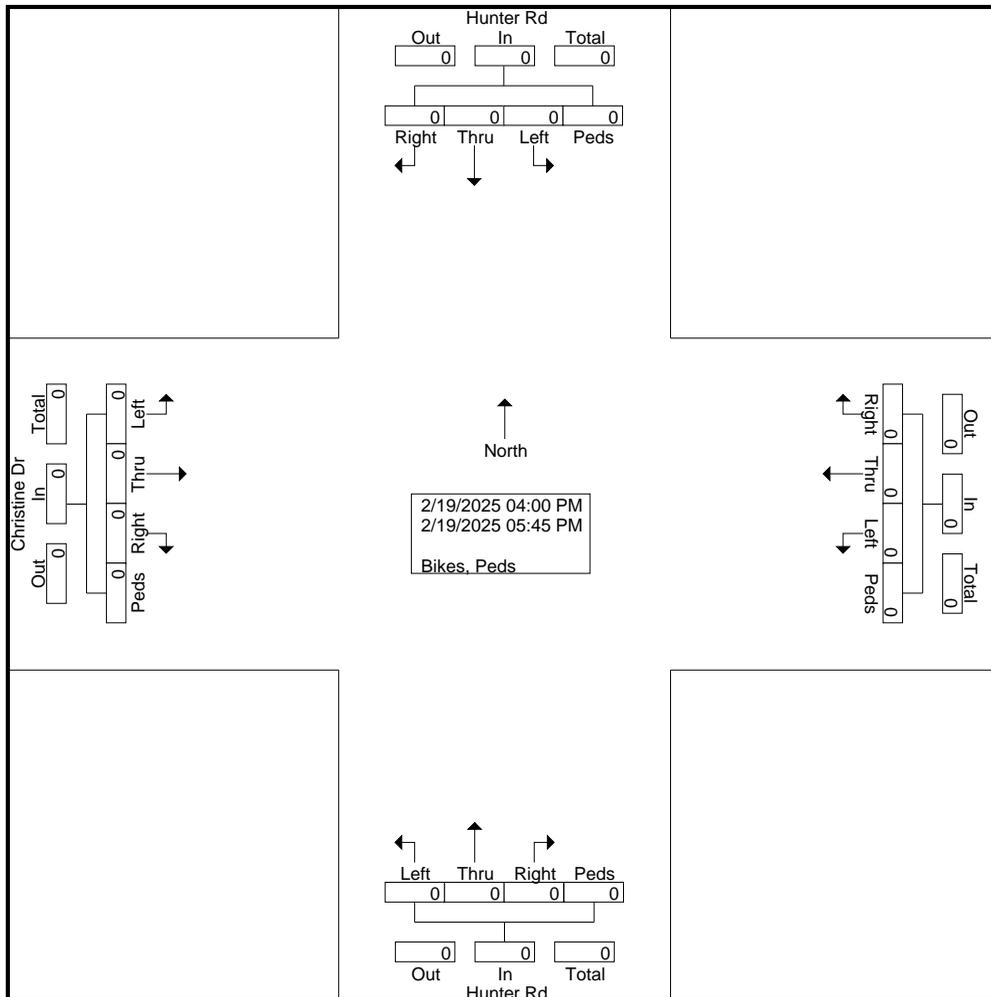




TRUE DATA TO IMPROVE MOBILITY

Groups Printed- Bikes, Peds

Start Time	Hunter Rd Southbound					Westbound					Hunter Rd Northbound					Christine Dr Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

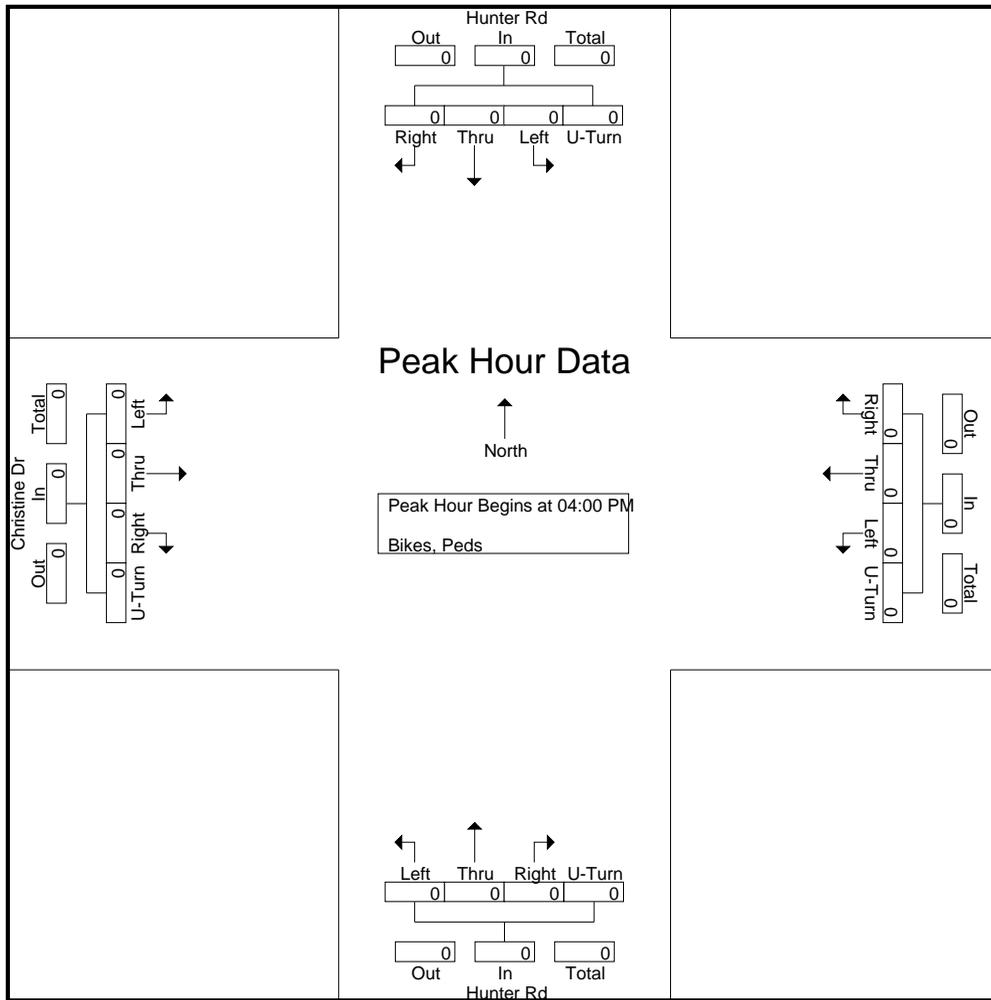




TRUE DATA TO IMPROVE MOBILITY

File Name : 16923604 - Hunter Rd -- Christine Dr
 Site Code : 16923604
 Start Date : 2/19/2025
 Page No : 2

Start Time	Hunter Rd Southbound					Westbound					Hunter Rd Northbound					Christine Dr Eastbound					Int. Total	
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total		
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																						
Peak Hour for Entire Intersection Begins at 04:00 PM																						
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% App. Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000



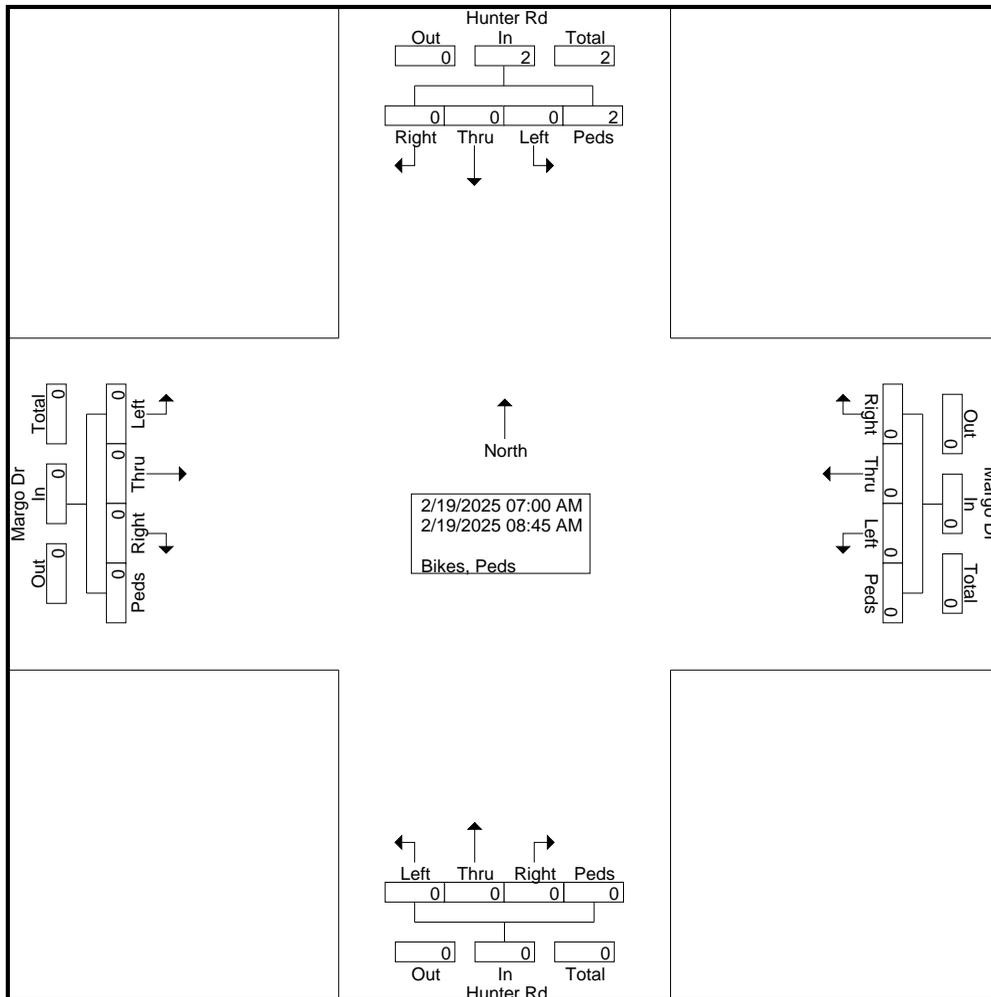


TRUE DATA TO IMPROVE MOBILITY

File Name : 16923605 - Hunter Rd -- Margo Dr
 Site Code : 16923605
 Start Date : 2/19/2025
 Page No : 1

Groups Printed- Bikes, Peds

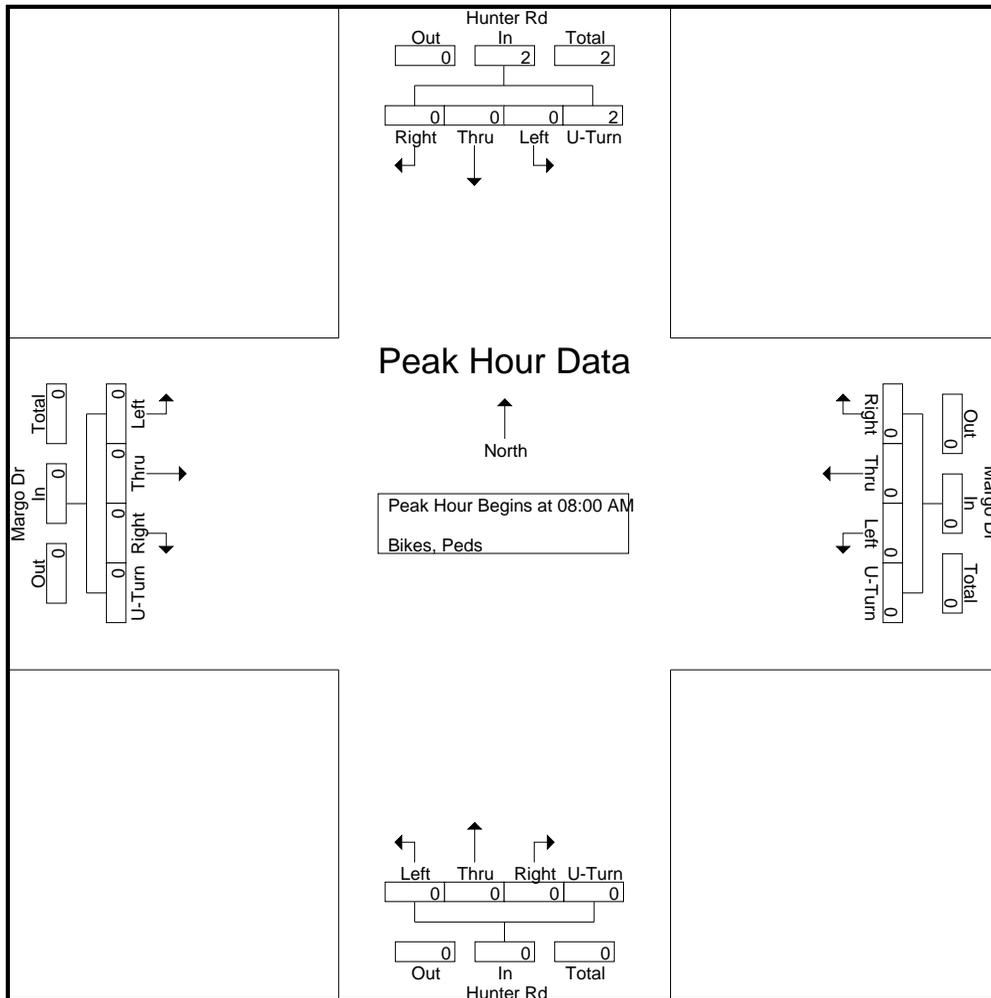
Start Time	Hunter Rd Southbound					Margo Dr Westbound					Hunter Rd Northbound					Margo Dr Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Grand Total	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Apprch %	0	0	0	100		0	0	0	0		0	0	0	0		0	0	0	0		
Total %	0	0	0	100	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0





TRUE DATA TO IMPROVE MOBILITY

Start Time	Hunter Rd Southbound					Margo Dr Westbound					Hunter Rd Northbound					Margo Dr Eastbound					Int. Total	
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total		
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																						
Peak Hour for Entire Intersection Begins at 08:00 AM																						
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Total Volume	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
% App. Total	0	0	0	100		0	0	0	0		0	0	0	0		0	0	0	0		0	
PHF	.000	.000	.000	.250	.250	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.250



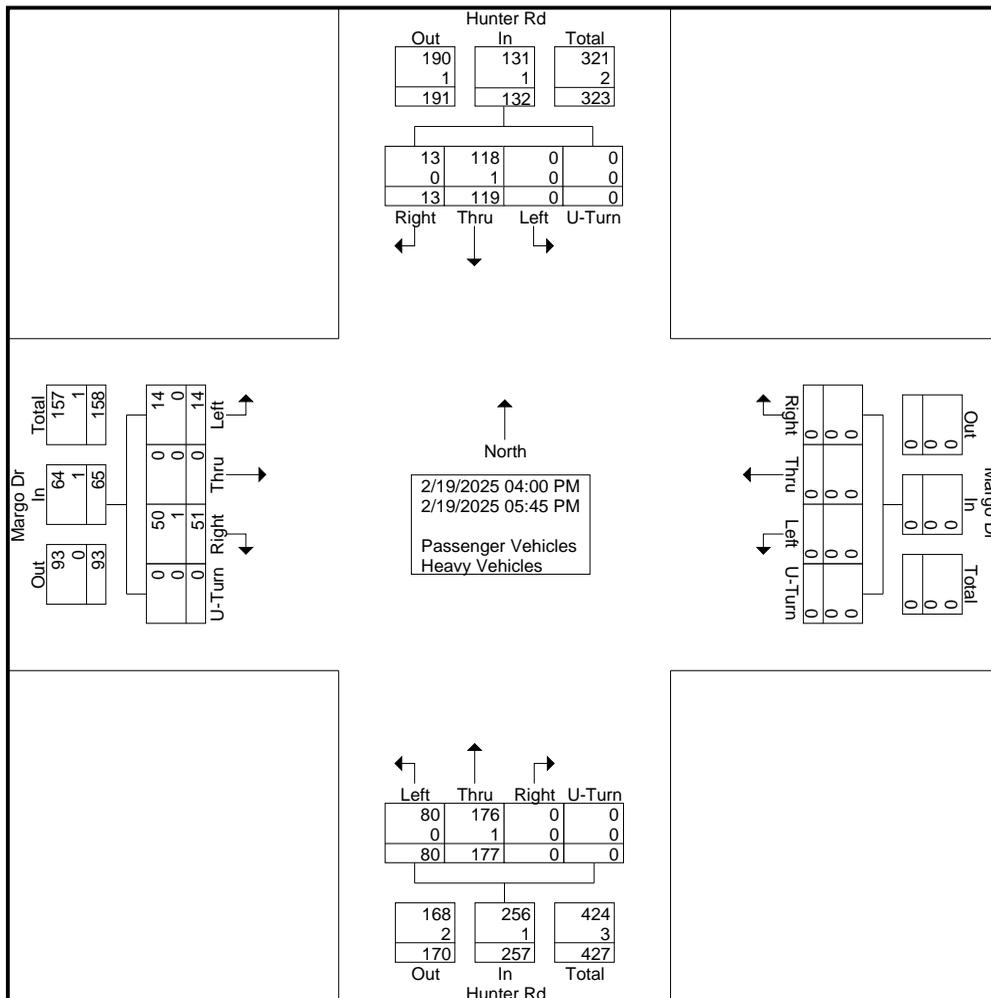


TRUE DATA TO IMPROVE MOBILITY

File Name : 16923606 - Hunter Rd -- Margo Dr
 Site Code : 16923606
 Start Date : 2/19/2025
 Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles

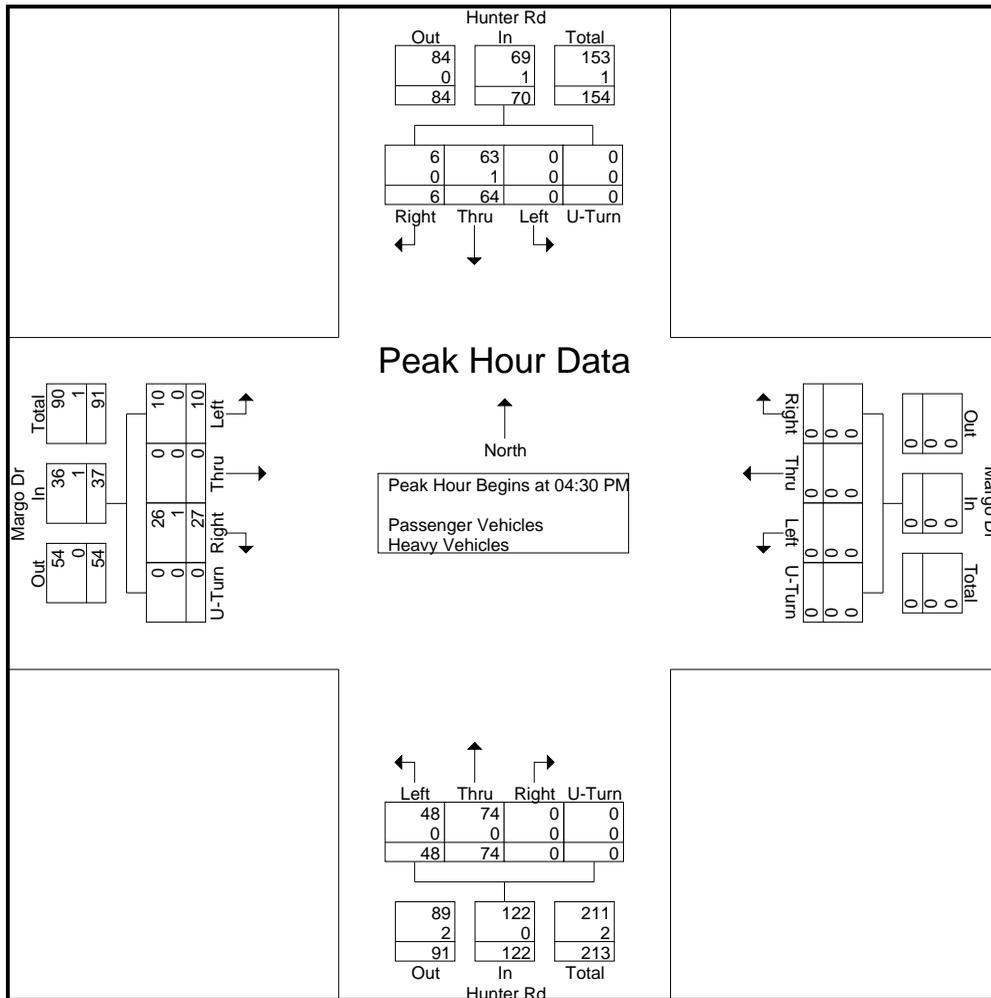
Start Time	Hunter Rd Southbound					Margo Dr Westbound					Hunter Rd Northbound					Margo Dr Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
04:00 PM	2	8	0	0	10	0	0	0	0	0	0	29	11	0	40	4	0	1	0	5	55
04:15 PM	2	15	0	0	17	0	0	0	0	0	0	26	5	0	31	7	0	0	0	7	55
04:30 PM	0	18	0	0	18	0	0	0	0	0	0	21	12	0	33	6	0	1	0	7	58
04:45 PM	1	14	0	0	15	0	0	0	0	0	0	20	14	0	34	9	0	2	0	11	60
Total	5	55	0	0	60	0	0	0	0	0	0	96	42	0	138	26	0	4	0	30	228
05:00 PM	3	15	0	0	18	0	0	0	0	0	0	17	11	0	28	2	0	1	0	3	49
05:15 PM	2	17	0	0	19	0	0	0	0	0	0	16	11	0	27	10	0	6	0	16	62
05:30 PM	2	14	0	0	16	0	0	0	0	0	0	21	10	0	31	7	0	2	0	9	56
05:45 PM	1	18	0	0	19	0	0	0	0	0	0	27	6	0	33	6	0	1	0	7	59
Total	8	64	0	0	72	0	0	0	0	0	0	81	38	0	119	25	0	10	0	35	226
Grand Total	13	119	0	0	132	0	0	0	0	0	0	177	80	0	257	51	0	14	0	65	454
Apprch %	9.8	90.2	0	0		0	0	0	0	0	0	68.9	31.1	0		78.5	0	21.5	0		
Total %	2.9	26.2	0	0	29.1	0	0	0	0	0	0	39	17.6	0	56.6	11.2	0	3.1	0	14.3	
Passenger Vehicles	13	118	0	0	131	0	0	0	0	0	0	176	80	0	256	50	0	14	0	64	451
% Passenger Vehicles	100	99.2	0	0	99.2	0	0	0	0	0	0	99.4	100	0	99.6	98	0	100	0	98.5	99.3
Heavy Vehicles	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	3
% Heavy Vehicles	0	0.8	0	0	0.8	0	0	0	0	0	0	0.6	0	0	0.4	2	0	0	0	1.5	0.7





TRUE DATA TO IMPROVE MOBILITY

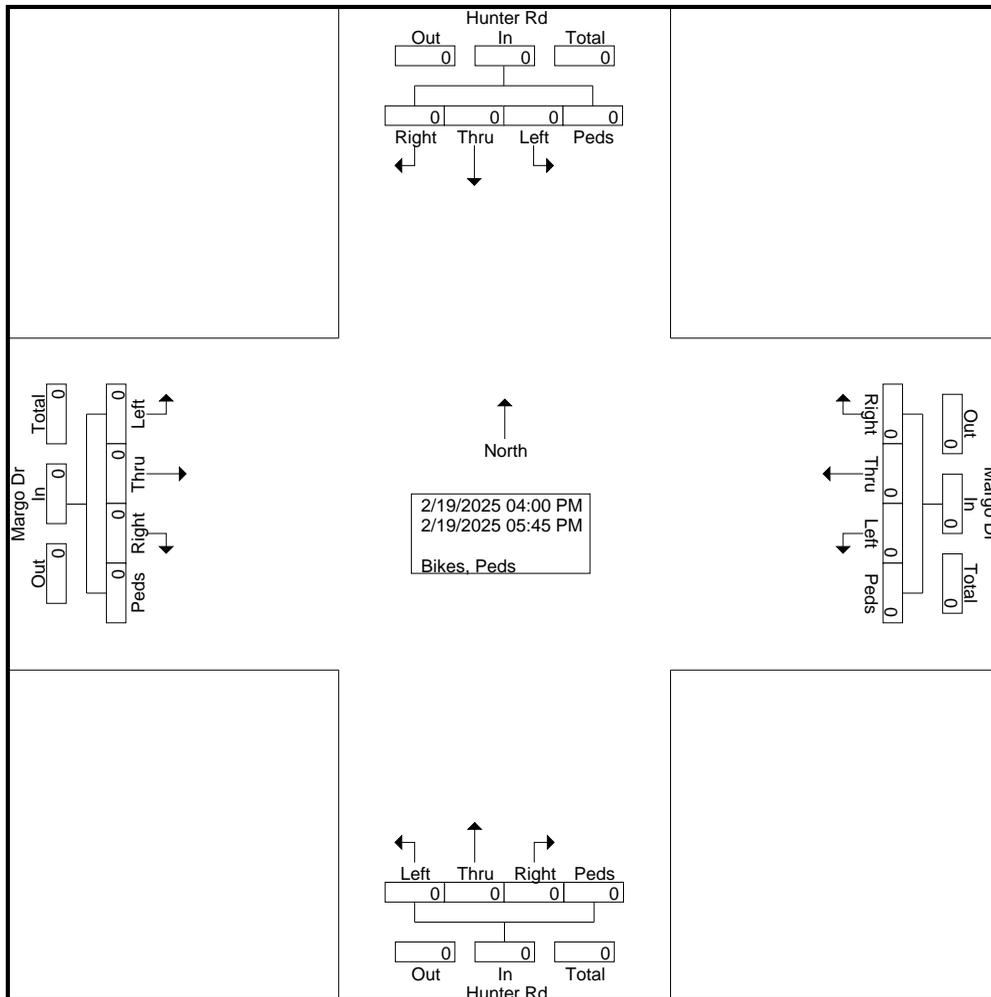
Start Time	Hunter Rd Southbound					Margo Dr Westbound					Hunter Rd Northbound					Margo Dr Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	0	18	0	0	18	0	0	0	0	0	0	21	12	0	33	6	0	1	0	7	58
04:45 PM	1	14	0	0	15	0	0	0	0	0	0	20	14	0	34	9	0	2	0	11	60
05:00 PM	3	15	0	0	18	0	0	0	0	0	0	17	11	0	28	2	0	1	0	3	49
05:15 PM	2	17	0	0	19	0	0	0	0	0	0	16	11	0	27	10	0	6	0	16	62
Total Volume	6	64	0	0	70	0	0	0	0	0	0	74	48	0	122	27	0	10	0	37	229
% App. Total	8.6	91.4	0	0		0	0	0	0	0	0	60.7	39.3	0		73	0	27	0		
PHF	.500	.889	.000	.000	.921	.000	.000	.000	.000	.000	.000	.881	.857	.000	.897	.675	.000	.417	.000	.578	.923
Passenger Vehicles	6	63	0	0	69	0	0	0	0	0	0	74	48	0	122	26	0	10	0	36	227
% Passenger Vehicles	100	98.4	0	0	98.6	0	0	0	0	0	0	100	100	0	100	96.3	0	100	0	97.3	99.1
Heavy Vehicles	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2
% Heavy Vehicles	0	1.6	0	0	1.4	0	0	0	0	0	0	0	0	0	0	3.7	0	0	0	2.7	0.9





Groups Printed- Bikes, Peds

Start Time	Hunter Rd Southbound					Margo Dr Westbound					Hunter Rd Northbound					Margo Dr Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

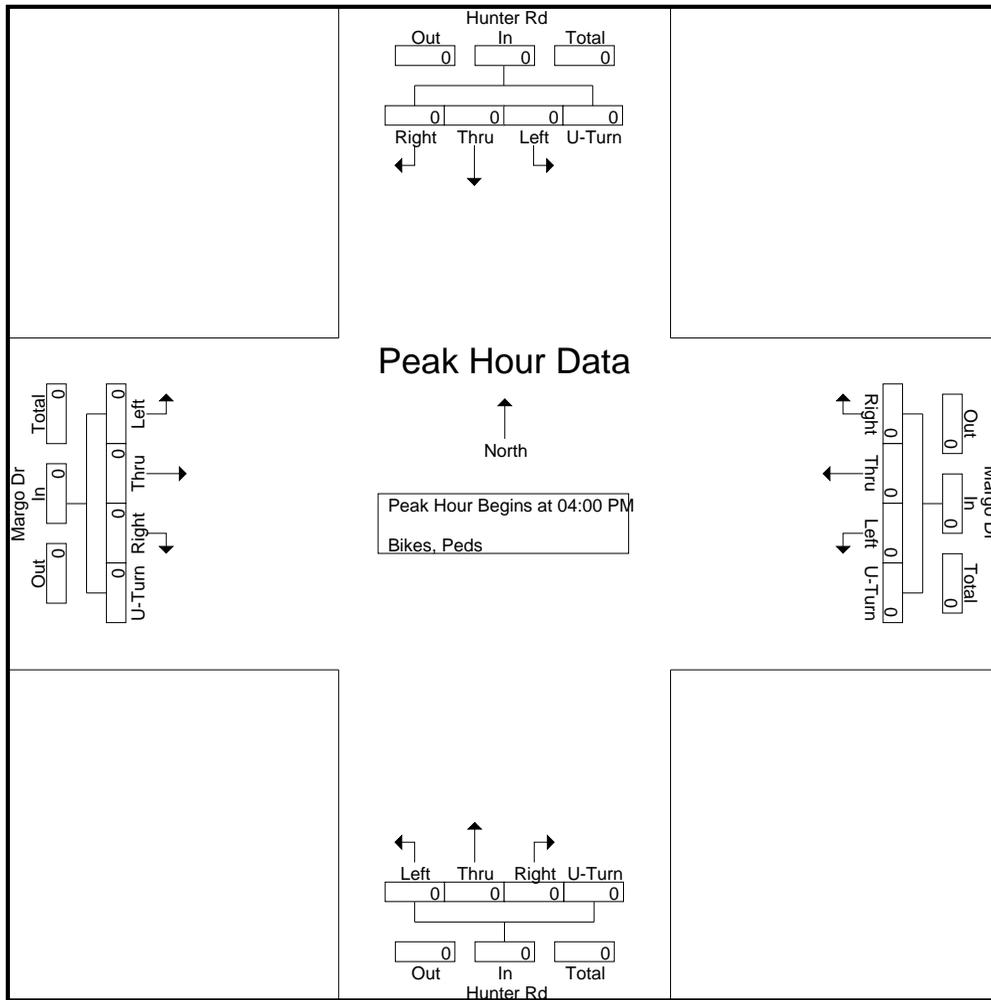




TRUE DATA TO IMPROVE MOBILITY

File Name : 16923606 - Hunter Rd -- Margo Dr
 Site Code : 16923606
 Start Date : 2/19/2025
 Page No : 2

Start Time	Hunter Rd Southbound					Margo Dr Westbound					Hunter Rd Northbound					Margo Dr Eastbound					Int. Total	
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total		
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																						
Peak Hour for Entire Intersection Begins at 04:00 PM																						
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% App. Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000



Level of Service Criteria for Two-Way-Stop-Controlled Intersections

Control Delay (s/veh)	LOS by Volume-to-Capacity Ratio	
	≤ 1.0	> 1.0
≤10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

LOS for TWSC intersection is determined by the computed or measured control delay. For motor vehicles, LOS is determined for each minor-street movement (or shared movement), as well as the major-street left turns. LOS is not defined for the intersection as a whole or for major-street approaches for three primary reasons: (a) major street through vehicles are assumed to experience zero delay; (b) the disproportionate number of major-street through vehicles at a typical TWSC intersection skews the weighted average of all movements, resulting in very low overall average delay for all vehicles; and (c) the resulting low delay can mask LOS deficiencies of minor movements. LOS F is assigned to a movement if its volume-to-capacity ratio exceeds 1.0, regardless of the control delay.

The LOS criteria for TWSC intersections differ somewhat from the criteria used for signalized intersections, primarily because user perceptions differ among transportation facility types. The expectation is that a signalized intersection is designed to carry higher traffic volumes and will present greater delay than an unsignalized intersection. Unsignalized intersections are also associated with more uncertainty for users, as delays are less predictable than they are at signals.

Source: Highway Capacity Manual, 7th Edition. Transportation Research Board, National Research Council.

Intersection

Int Delay, s/veh 2.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	7	37	12	28	109	4
Traffic Vol, veh/h	7	37	12	28	109	4
Future Vol, veh/h	7	37	12	28	109	4
Conflicting Peds, #/hr	2	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	73	73	79	79	71	71
Heavy Vehicles, %	0	0	0	4	2	0
Mvmt Flow	10	51	15	35	154	6

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	224	156	159	0	-	0
Stage 1	156	-	-	-	-	-
Stage 2	68	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	768	895	1433	-	-	-
Stage 1	877	-	-	-	-	-
Stage 2	960	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	760	895	1433	-	-	-
Mov Cap-2 Maneuver	760	-	-	-	-	-
Stage 1	867	-	-	-	-	-
Stage 2	960	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.45	2.26	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	540	-	870	-	-
HCM Lane V/C Ratio	0.011	-	0.069	-	-
HCM Ctrl Dly (s/v)	7.5	0	9.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection

Int Delay, s/veh 2.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			Y	Y	
Traffic Vol, veh/h	8	24	7	28	89	3
Future Vol, veh/h	8	24	7	28	89	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	62	62	67	67	74	74
Heavy Vehicles, %	0	4	14	0	1	0
Mvmt Flow	13	39	10	42	120	4

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	185	122	124	0	-	0
Stage 1	122	-	-	-	-	-
Stage 2	63	-	-	-	-	-
Critical Hdwy	6.4	6.24	4.24	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.336	2.326	-	-	-
Pot Cap-1 Maneuver	809	923	1391	-	-	-
Stage 1	908	-	-	-	-	-
Stage 2	965	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	803	923	1391	-	-	-
Mov Cap-2 Maneuver	803	-	-	-	-	-
Stage 1	901	-	-	-	-	-
Stage 2	965	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.29	1.52	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	360	-	890	-	-
HCM Lane V/C Ratio	0.008	-	0.058	-	-
HCM Ctrl Dly (s/v)	7.6	0	9.3	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection

Int Delay, s/veh 3.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			Y	Y	
Traffic Vol, veh/h	10	27	48	90	64	6
Future Vol, veh/h	10	27	48	90	64	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	60	60	90	90	92	92
Heavy Vehicles, %	0	4	0	0	2	0
Mvmt Flow	17	45	53	100	70	7

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	279	73	76	0	-
Stage 1	73	-	-	-	-
Stage 2	207	-	-	-	-
Critical Hdwy	6.4	6.24	4.1	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.336	2.2	-	-
Pot Cap-1 Maneuver	715	984	1536	-	-
Stage 1	955	-	-	-	-
Stage 2	833	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	688	984	1536	-	-
Mov Cap-2 Maneuver	688	-	-	-	-
Stage 1	920	-	-	-	-
Stage 2	833	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.39	2.58	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	626	-	881	-	-
HCM Lane V/C Ratio	0.035	-	0.07	-	-
HCM Ctrl Dly (s/v)	7.4	0	9.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-

Intersection

Int Delay, s/veh	2.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	FF			FF	FF	
Traffic Vol, veh/h	7	21	30	70	49	10
Future Vol, veh/h	7	21	30	70	49	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	83	83	82	82
Heavy Vehicles, %	14	0	3	0	5	0
Mvmt Flow	8	24	36	84	60	12

Major/Minor

	Minor2	Major1		Major2	
Conflicting Flow All	222	66	72	0	0
Stage 1	66	-	-	-	-
Stage 2	157	-	-	-	-
Critical Hdwy	6.54	6.2	4.13	-	-
Critical Hdwy Stg 1	5.54	-	-	-	-
Critical Hdwy Stg 2	5.54	-	-	-	-
Follow-up Hdwy	3.626	3.3	2.227	-	-
Pot Cap-1 Maneuver	740	1004	1522	-	-
Stage 1	927	-	-	-	-
Stage 2	843	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	721	1004	1522	-	-
Mov Cap-2 Maneuver	721	-	-	-	-
Stage 1	904	-	-	-	-
Stage 2	843	-	-	-	-

Approach

	EB	NB	SB
HCM Ctrl Dly, s/v	9.08	2.23	0
HCM LOS	A		

Minor Lane/Major Mvmt

	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	540	-	914	-	-
HCM Lane V/C Ratio	0.024	-	0.035	-	-
HCM Ctrl Dly (s/v)	7.4	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

1: Hunter Road & Margo Drive Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Vehicles Exited	7	37	13	29	101	5	192
Hourly Exit Rate	7	37	13	29	101	5	192
Input Volume	7	37	12	28	110	4	198
% of Volume	100	101	108	103	92	133	97

2: Hunter Road & Christine Drive Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Vehicles Exited	7	20	4	34	86	4	155
Hourly Exit Rate	7	20	4	34	86	4	155
Input Volume	8	24	7	30	89	3	161
% of Volume	90	83	57	113	96	123	96

Total Network Performance

Vehicles Exited	206
Hourly Exit Rate	206
Input Volume	566
% of Volume	36

Intersection: 1: Hunter Road & Margo Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	54	23
Average Queue (ft)	23	1
95th Queue (ft)	47	11
Link Distance (ft)	615	908
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Hunter Road & Christine Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	60	21
Average Queue (ft)	20	1
95th Queue (ft)	49	12
Link Distance (ft)	611	343
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

1: Hunter Road & Margo Drive Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Vehicles Exited	10	28	52	96	61	7	254
Hourly Exit Rate	10	28	52	96	61	7	254
Input Volume	10	27	48	90	66	6	248
% of Volume	98	104	109	106	92	112	102

2: Hunter Road & Christine Drive Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Vehicles Exited	5	20	32	77	45	10	189
Hourly Exit Rate	5	20	32	77	45	10	189
Input Volume	7	21	30	72	49	10	189
% of Volume	69	95	107	107	92	103	100

Total Network Performance

Vehicles Exited	274
Hourly Exit Rate	274
Input Volume	698
% of Volume	39

Intersection: 1: Hunter Road & Margo Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	53	33
Average Queue (ft)	23	3
95th Queue (ft)	51	17
Link Distance (ft)	615	908
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Hunter Road & Christine Drive

Movement	EB	NB	SB
Directions Served	LR	LT	TR
Maximum Queue (ft)	44	47	4
Average Queue (ft)	17	2	0
95th Queue (ft)	43	18	3
Link Distance (ft)	611	343	1152
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

Intersection

Int Delay, s/veh 2.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	7	39	12	29	114	4
Traffic Vol, veh/h	7	39	12	29	114	4
Future Vol, veh/h	7	39	12	29	114	4
Conflicting Peds, #/hr	2	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	73	73	79	79	71	71
Heavy Vehicles, %	0	0	0	4	2	0
Mvmt Flow	10	53	15	37	161	6

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	232	163	166	0	0
Stage 1	163	-	-	-	-
Stage 2	69	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-
Pot Cap-1 Maneuver	760	887	1424	-	-
Stage 1	871	-	-	-	-
Stage 2	959	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	752	887	1424	-	-
Mov Cap-2 Maneuver	752	-	-	-	-
Stage 1	861	-	-	-	-
Stage 2	959	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.5	2.21	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	527	-	863	-	-
HCM Lane V/C Ratio	0.011	-	0.073	-	-
HCM Ctrl Dly (s/v)	7.6	0	9.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection

Int Delay, s/veh 2.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	FF			FF	FF	
Traffic Vol, veh/h	8	25	7	29	93	3
Future Vol, veh/h	8	25	7	29	93	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	62	62	67	67	74	74
Heavy Vehicles, %	0	4	14	0	1	0
Mvmt Flow	13	40	10	43	126	4

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	192	128	130	0	-	0
Stage 1	128	-	-	-	-	-
Stage 2	64	-	-	-	-	-
Critical Hdwy	6.4	6.24	4.24	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.336	2.326	-	-	-
Pot Cap-1 Maneuver	802	917	1385	-	-	-
Stage 1	903	-	-	-	-	-
Stage 2	964	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	795	917	1385	-	-	-
Mov Cap-2 Maneuver	795	-	-	-	-	-
Stage 1	896	-	-	-	-	-
Stage 2	964	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.33	1.48	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	350	-	884	-	-
HCM Lane V/C Ratio	0.008	-	0.06	-	-
HCM Ctrl Dly (s/v)	7.6	0	9.3	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection

Int Delay, s/veh 3.3

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations	Y			4	4	
Traffic Vol, veh/h	10	28	50	94	67	6
Future Vol, veh/h	10	28	50	94	67	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	60	60	90	90	92	92
Heavy Vehicles, %	0	4	0	0	2	0
Mvmt Flow	17	47	56	104	73	7

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	292	76	79	0	-	0
Stage 1	76	-	-	-	-	-
Stage 2	216	-	-	-	-	-
Critical Hdwy	6.4	6.24	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.336	2.2	-	-	-
Pot Cap-1 Maneuver	703	980	1532	-	-	-
Stage 1	952	-	-	-	-	-
Stage 2	825	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	676	980	1532	-	-	-
Mov Cap-2 Maneuver	676	-	-	-	-	-
Stage 1	915	-	-	-	-	-
Stage 2	825	-	-	-	-	-

Approach EB NB SB

HCM Ctrl Dly, s/v	9.43	2.58	0
HCM LOS	A		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	625	-	876	-	-
HCM Lane V/C Ratio	0.036	-	0.072	-	-
HCM Ctrl Dly (s/v)	7.4	0	9.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-

Intersection

Int Delay, s/veh 2.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			Y	Y	
Traffic Vol, veh/h	7	22	31	73	51	10
Future Vol, veh/h	7	22	31	73	51	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	83	83	82	82
Heavy Vehicles, %	14	0	3	0	5	0
Mvmt Flow	8	25	37	88	62	12

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	231	68	74	0	-	0
Stage 1	68	-	-	-	-	-
Stage 2	163	-	-	-	-	-
Critical Hdwy	6.54	6.2	4.13	-	-	-
Critical Hdwy Stg 1	5.54	-	-	-	-	-
Critical Hdwy Stg 2	5.54	-	-	-	-	-
Follow-up Hdwy	3.626	3.3	2.227	-	-	-
Pot Cap-1 Maneuver	731	1001	1519	-	-	-
Stage 1	925	-	-	-	-	-
Stage 2	838	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	713	1001	1519	-	-	-
Mov Cap-2 Maneuver	713	-	-	-	-	-
Stage 1	901	-	-	-	-	-
Stage 2	838	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.1	2.21	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	537	-	912	-	-
HCM Lane V/C Ratio	0.025	-	0.036	-	-
HCM Ctrl Dly (s/v)	7.4	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection: 1: Hunter Road & Margo Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	54	28
Average Queue (ft)	24	2
95th Queue (ft)	47	14
Link Distance (ft)	615	908
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Hunter Road & Christine Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	59	26
Average Queue (ft)	21	1
95th Queue (ft)	50	14
Link Distance (ft)	611	343
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: Hunter Road & Margo Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	53	28
Average Queue (ft)	22	3
95th Queue (ft)	50	16
Link Distance (ft)	615	908
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Hunter Road & Christine Drive

Movement	EB	NB	SB
Directions Served	LR	LT	TR
Maximum Queue (ft)	44	38	4
Average Queue (ft)	18	2	0
95th Queue (ft)	44	19	3
Link Distance (ft)	611	343	1152
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

Intersection

Int Delay, s/veh 3.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			Y	Y	
Traffic Vol, veh/h	9	55	18	29	115	4
Future Vol, veh/h	9	55	18	29	115	4
Conflicting Peds, #/hr	2	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	73	73	79	79	71	71
Heavy Vehicles, %	0	0	0	4	2	0
Mvmt Flow	12	75	23	37	162	6

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	249	165	168	0	-
Stage 1	165	-	-	-	-
Stage 2	84	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-
Pot Cap-1 Maneuver	744	885	1422	-	-
Stage 1	869	-	-	-	-
Stage 2	944	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	732	885	1422	-	-
Mov Cap-2 Maneuver	732	-	-	-	-
Stage 1	855	-	-	-	-
Stage 2	944	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.66	2.9	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	689	-	860	-	-
HCM Lane V/C Ratio	0.016	-	0.102	-	-
HCM Ctrl Dly (s/v)	7.6	0	9.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Intersection

Int Delay, s/veh 2.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			Y	Y	
Traffic Vol, veh/h	11	26	7	31	93	4
Future Vol, veh/h	11	26	7	31	93	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	62	62	67	67	74	74
Heavy Vehicles, %	0	4	14	0	1	0
Mvmt Flow	18	42	10	46	126	5

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	196	128	131	0	-
Stage 1	128	-	-	-	-
Stage 2	67	-	-	-	-
Critical Hdwy	6.4	6.24	4.24	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.336	2.326	-	-
Pot Cap-1 Maneuver	798	916	1383	-	-
Stage 1	902	-	-	-	-
Stage 2	961	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	792	916	1383	-	-
Mov Cap-2 Maneuver	792	-	-	-	-
Stage 1	895	-	-	-	-
Stage 2	961	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.41	1.4	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	332	-	875	-	-
HCM Lane V/C Ratio	0.008	-	0.068	-	-
HCM Ctrl Dly (s/v)	7.6	0	9.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection

Int Delay, s/veh	2.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	W	T	T	S	S
Traffic Vol, veh/h	6	1	4	18	4	1
Future Vol, veh/h	6	1	4	18	4	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	9	1	6	26	6	1

Major/Minor

	Minor1	Major1		Major2	
Conflicting Flow All	31	19	0	0	31
Stage 1	19	-	-	-	-
Stage 2	13	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2
Pot Cap-1 Maneuver	988	1066	-	-	1594
Stage 1	1009	-	-	-	-
Stage 2	1015	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	984	1066	-	-	1594
Mov Cap-2 Maneuver	984	-	-	-	-
Stage 1	1009	-	-	-	-
Stage 2	1012	-	-	-	-

Approach

	WB	NB	SB
HCM Ctrl Dly, s/v	8.66	0	5.81
HCM LOS	A		

Minor Lane/Major Mvmt

	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	995	1440
HCM Lane V/C Ratio	-	-	0.01	0.004
HCM Ctrl Dly (s/v)	-	-	8.7	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

Intersection

Int Delay, s/veh 3.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			Y	Y	
Traffic Vol, veh/h	11	38	67	95	68	8
Future Vol, veh/h	11	38	67	95	68	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	60	60	90	90	92	92
Heavy Vehicles, %	0	4	0	0	2	0
Mvmt Flow	18	63	74	106	74	9

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	333	78	83	0	-
Stage 1	78	-	-	-	-
Stage 2	254	-	-	-	-
Critical Hdwy	6.4	6.24	4.1	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.336	2.2	-	-
Pot Cap-1 Maneuver	666	977	1527	-	-
Stage 1	950	-	-	-	-
Stage 2	793	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	632	977	1527	-	-
Mov Cap-2 Maneuver	632	-	-	-	-
Stage 1	901	-	-	-	-
Stage 2	793	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.57	3.09	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	744	-	870	-	-
HCM Lane V/C Ratio	0.049	-	0.094	-	-
HCM Ctrl Dly (s/v)	7.5	0	9.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.2	-	0.3	-	-

Intersection

Int Delay, s/veh 2.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			Y	Y	
Traffic Vol, veh/h	9	23	32	74	53	13
Future Vol, veh/h	9	23	32	74	53	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	83	83	82	82
Heavy Vehicles, %	14	0	3	0	5	0
Mvmt Flow	10	26	39	89	65	16

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	239	73	80	0	-
Stage 1	73	-	-	-	-
Stage 2	166	-	-	-	-
Critical Hdwy	6.54	6.2	4.13	-	-
Critical Hdwy Stg 1	5.54	-	-	-	-
Critical Hdwy Stg 2	5.54	-	-	-	-
Follow-up Hdwy	3.626	3.3	2.227	-	-
Pot Cap-1 Maneuver	724	995	1511	-	-
Stage 1	921	-	-	-	-
Stage 2	835	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	704	995	1511	-	-
Mov Cap-2 Maneuver	704	-	-	-	-
Stage 1	896	-	-	-	-
Stage 2	835	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.21	2.25	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	543	-	892	-	-
HCM Lane V/C Ratio	0.026	-	0.041	-	-
HCM Ctrl Dly (s/v)	7.4	0	9.2	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection						
Int Delay, s/veh	5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	W	T	T	T	T
Traffic Vol, veh/h	19	3	3	11	4	4
Future Vol, veh/h	19	3	3	11	4	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	23	4	4	13	5	5

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	25	10	0	0	17
Stage 1	10	-	-	-	-
Stage 2	15	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2
Pot Cap-1 Maneuver	996	1077	-	-	1613
Stage 1	1018	-	-	-	-
Stage 2	1013	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	993	1077	-	-	1613
Mov Cap-2 Maneuver	993	-	-	-	-
Stage 1	1018	-	-	-	-
Stage 2	1010	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.69	0	3.62
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	1004	900
HCM Lane V/C Ratio	-	-	0.027	0.003
HCM Ctrl Dly (s/v)	-	-	8.7	7.2
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

Intersection: 1: Hunter Road & Margo Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	55	33
Average Queue (ft)	28	2
95th Queue (ft)	52	17
Link Distance (ft)	615	908
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Hunter Road & Christine Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	88	6
Average Queue (ft)	24	0
95th Queue (ft)	59	4
Link Distance (ft)	611	343
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Site Drive/Christine Drive & Dann Drive

Movement	WB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	5
95th Queue (ft)	25
Link Distance (ft)	280
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: Hunter Road & Margo Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	67	34
Average Queue (ft)	26	5
95th Queue (ft)	55	24
Link Distance (ft)	615	908
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Hunter Road & Christine Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	62	22
Average Queue (ft)	24	1
95th Queue (ft)	52	11
Link Distance (ft)	611	343
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Site Drive/Christine Drive & Dann Drive

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	41	12
Average Queue (ft)	17	1
95th Queue (ft)	44	8
Link Distance (ft)	280	271
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Intersection

Int Delay, s/veh 3.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			Y	Y	
Traffic Vol, veh/h	10	59	19	29	115	5
Future Vol, veh/h	10	59	19	29	115	5
Conflicting Peds, #/hr	2	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	73	73	79	79	71	71
Heavy Vehicles, %	0	0	0	4	2	0
Mvmt Flow	14	81	24	37	162	7

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	252	165	169	0	-	0
Stage 1	165	-	-	-	-	-
Stage 2	87	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	741	884	1421	-	-	-
Stage 1	869	-	-	-	-	-
Stage 2	942	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	728	884	1421	-	-	-
Mov Cap-2 Maneuver	728	-	-	-	-	-
Stage 1	854	-	-	-	-	-
Stage 2	942	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.72	3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	713	-	857	-	-
HCM Lane V/C Ratio	0.017	-	0.11	-	-
HCM Ctrl Dly (s/v)	7.6	0	9.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.4	-	-

Intersection

Int Delay, s/veh	2.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			Y	Y	
Traffic Vol, veh/h	11	26	7	32	94	4
Future Vol, veh/h	11	26	7	32	94	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	62	62	67	67	74	74
Heavy Vehicles, %	0	4	14	0	1	0
Mvmt Flow	18	42	10	48	127	5

Major/Minor

	Minor2	Major1		Major2	
Conflicting Flow All	198	130	132	0	0
Stage 1	130	-	-	-	-
Stage 2	69	-	-	-	-
Critical Hdwy	6.4	6.24	4.24	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.336	2.326	-	-
Pot Cap-1 Maneuver	795	915	1382	-	-
Stage 1	901	-	-	-	-
Stage 2	959	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	789	915	1382	-	-
Mov Cap-2 Maneuver	789	-	-	-	-
Stage 1	894	-	-	-	-
Stage 2	959	-	-	-	-

Approach

	EB	NB	SB
HCM Ctrl Dly, s/v	9.43	1.37	0
HCM LOS	A		

Minor Lane/Major Mvmt

	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	323	-	873	-	-
HCM Lane V/C Ratio	0.008	-	0.068	-	-
HCM Ctrl Dly (s/v)	7.6	0	9.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection

Int Delay, s/veh 2.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	FF		P			4
Traffic Vol, veh/h	8	1	4	23	4	1
Future Vol, veh/h	8	1	4	23	4	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	11	1	6	33	6	1

Major/Minor

	Minor1	Major1	Major2		
Conflicting Flow All	35	22	0	0	39
Stage 1	22	-	-	-	-
Stage 2	13	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2
Pot Cap-1 Maneuver	983	1061	-	-	1585
Stage 1	1006	-	-	-	-
Stage 2	1015	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	980	1061	-	-	1585
Mov Cap-2 Maneuver	980	-	-	-	-
Stage 1	1006	-	-	-	-
Stage 2	1012	-	-	-	-

Approach

	WB	NB	SB
HCM Ctrl Dly, s/v	8.69	0	5.82
HCM LOS	A		

Minor Lane/Major Mvmt

	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	988	1440
HCM Lane V/C Ratio	-	-	0.013	0.004
HCM Ctrl Dly (s/v)	-	-	8.7	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

Intersection

Int Delay, s/veh 4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			Y	Y	
Traffic Vol, veh/h	12	40	73	95	68	9
Future Vol, veh/h	12	40	73	95	68	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	60	60	90	90	92	92
Heavy Vehicles, %	0	4	0	0	2	0
Mvmt Flow	20	67	81	106	74	10

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	347	79	84	0	-
Stage 1	79	-	-	-	-
Stage 2	268	-	-	-	-
Critical Hdwy	6.4	6.24	4.1	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.336	2.2	-	-
Pot Cap-1 Maneuver	654	976	1526	-	-
Stage 1	949	-	-	-	-
Stage 2	782	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	617	976	1526	-	-
Mov Cap-2 Maneuver	617	-	-	-	-
Stage 1	896	-	-	-	-
Stage 2	782	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.65	3.26	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	782	-	861	-	-
HCM Lane V/C Ratio	0.053	-	0.101	-	-
HCM Ctrl Dly (s/v)	7.5	0	9.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.2	-	0.3	-	-

Intersection

Int Delay, s/veh 2.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			Y	Y	
Traffic Vol, veh/h	9	23	32	75	54	13
Future Vol, veh/h	9	23	32	75	54	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	83	83	82	82
Heavy Vehicles, %	14	0	3	0	5	0
Mvmt Flow	10	26	39	90	66	16

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	241	74	82	0	-	0
Stage 1	74	-	-	-	-	-
Stage 2	167	-	-	-	-	-
Critical Hdwy	6.54	6.2	4.13	-	-	-
Critical Hdwy Stg 1	5.54	-	-	-	-	-
Critical Hdwy Stg 2	5.54	-	-	-	-	-
Follow-up Hdwy	3.626	3.3	2.227	-	-	-
Pot Cap-1 Maneuver	721	994	1509	-	-	-
Stage 1	920	-	-	-	-	-
Stage 2	834	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	702	994	1509	-	-	-
Mov Cap-2 Maneuver	702	-	-	-	-	-
Stage 1	895	-	-	-	-	-
Stage 2	834	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	9.22	2.23	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	538	-	890	-	-
HCM Lane V/C Ratio	0.026	-	0.041	-	-
HCM Ctrl Dly (s/v)	7.4	0	9.2	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection

Int Delay, s/veh	5.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		P			A
Traffic Vol, veh/h	26	3	3	14	4	4
Future Vol, veh/h	26	3	3	14	4	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	32	4	4	17	5	5

Major/Minor

	Minor1	Major1		Major2	
Conflicting Flow All	27	12	0	0	21
Stage 1	12	-	-	-	-
Stage 2	15	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2
Pot Cap-1 Maneuver	994	1074	-	-	1608
Stage 1	1016	-	-	-	-
Stage 2	1013	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	990	1074	-	-	1608
Mov Cap-2 Maneuver	990	-	-	-	-
Stage 1	1016	-	-	-	-
Stage 2	1010	-	-	-	-

Approach

	WB	NB	SB
HCM Ctrl Dly, s/v	8.74	0	3.62
HCM LOS	A		

Minor Lane/Major Mvmt

	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	999	900
HCM Lane V/C Ratio	-	-	0.035	0.003
HCM Ctrl Dly (s/v)	-	-	8.7	7.2
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

Intersection: 1: Hunter Road & Margo Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	50	28
Average Queue (ft)	29	2
95th Queue (ft)	52	14
Link Distance (ft)	615	908
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Hunter Road & Christine Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	80	15
Average Queue (ft)	24	1
95th Queue (ft)	56	9
Link Distance (ft)	611	343
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Site Drive/Christine Drive & Dann Drive

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	32	6
Average Queue (ft)	8	0
95th Queue (ft)	30	4
Link Distance (ft)	280	271
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: Hunter Road & Margo Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	58	40
Average Queue (ft)	26	6
95th Queue (ft)	53	28
Link Distance (ft)	615	908
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Hunter Road & Christine Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	69	33
Average Queue (ft)	23	3
95th Queue (ft)	54	17
Link Distance (ft)	611	343
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Site Drive/Christine Drive & Dann Drive

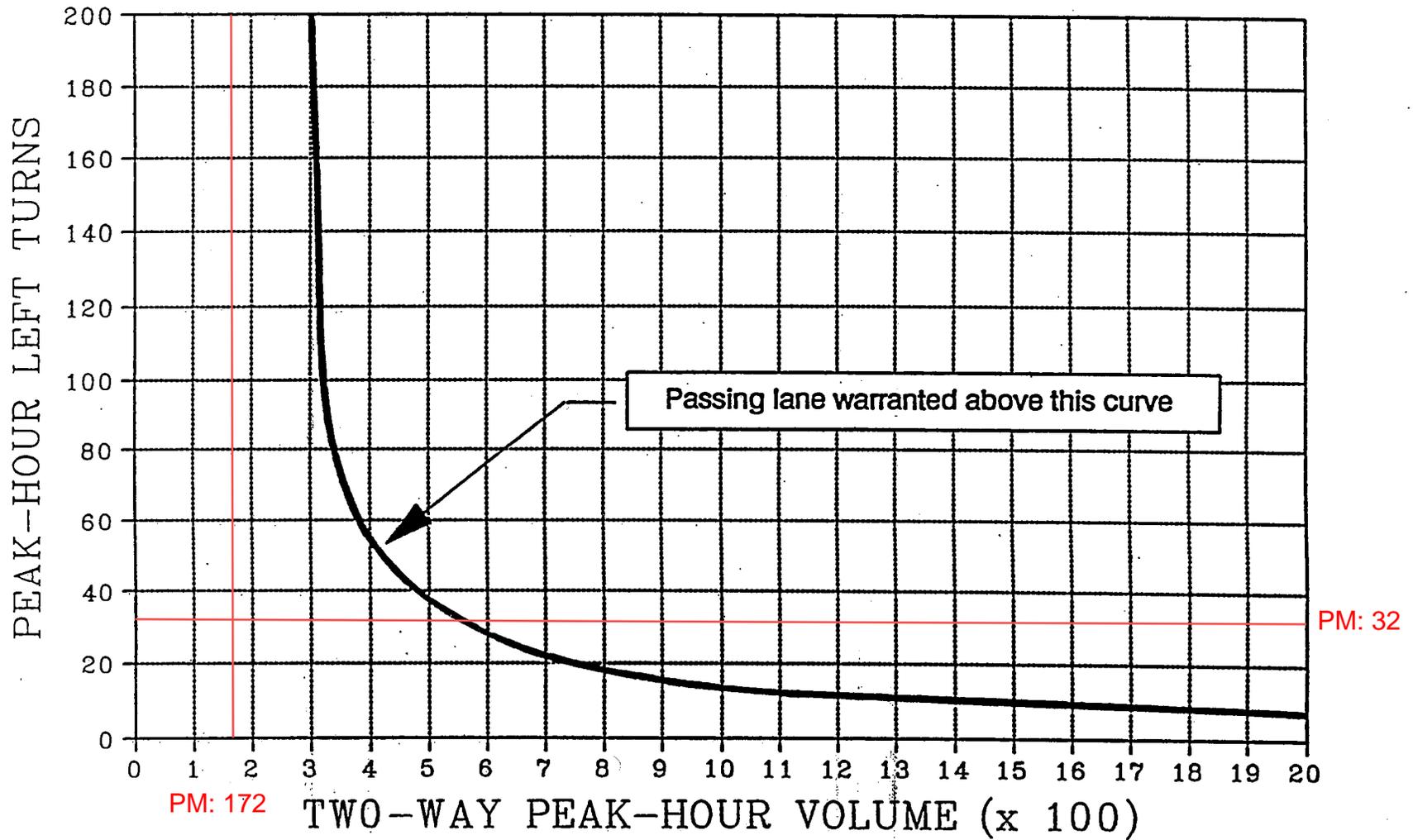
Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	45	6
Average Queue (ft)	20	0
95th Queue (ft)	47	6
Link Distance (ft)	280	271
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

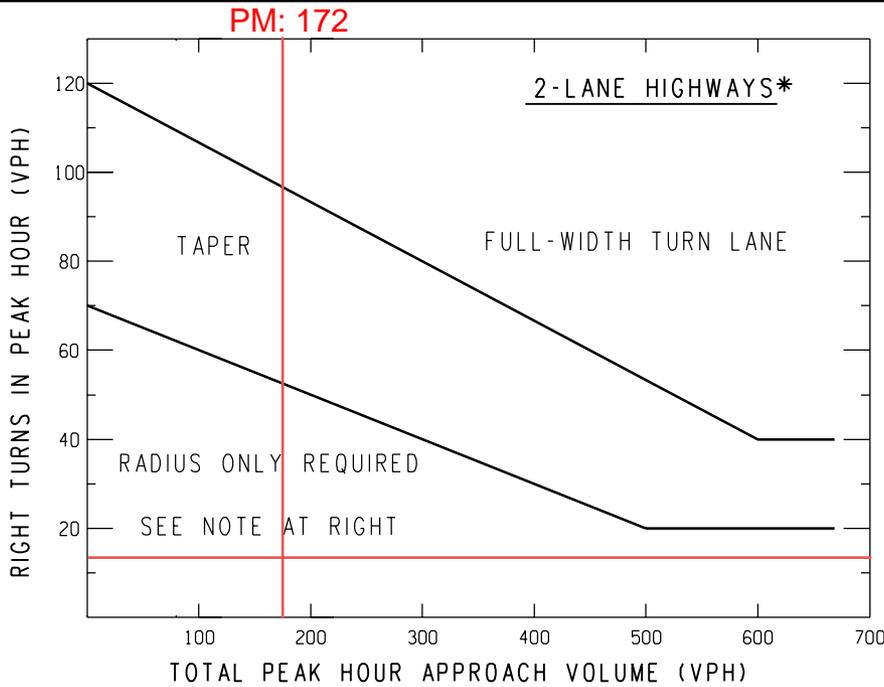
LEFT TURN PASSING LANE WARRANT

(Based on Total Development)



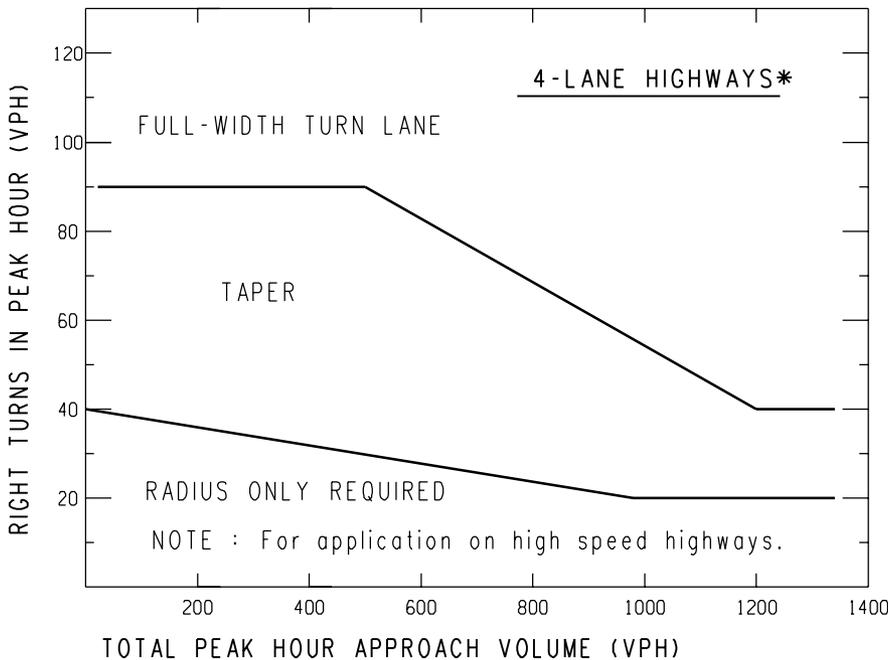
A.15

HUNTER ROAD & CHRISTINE DRIVE RIGHT-TURN LANE WARRANT - ALTERNATIVE 1



NOTE:
For posted speeds at or under 45 mph, peak hour right turns greater than 40 vph, and total peak hour approach less than 300 vph, adjust right turn volumes.

Adjust peak hour right turns = Peak hour right turns - 20



*If a center left-turn lane exists (i.e. 3 or 5 lane highway), subtract the number of left turns in approach volume from the total approach volume to get an adjusted total approach volume.

Sample Problem:

The Design Speed is 55 mph. The Peak Hour Approach Volume is 300 vph. The Number of Right Turns in the Peak Hour is 100 vph. Determine if a right turn lane is recommended.

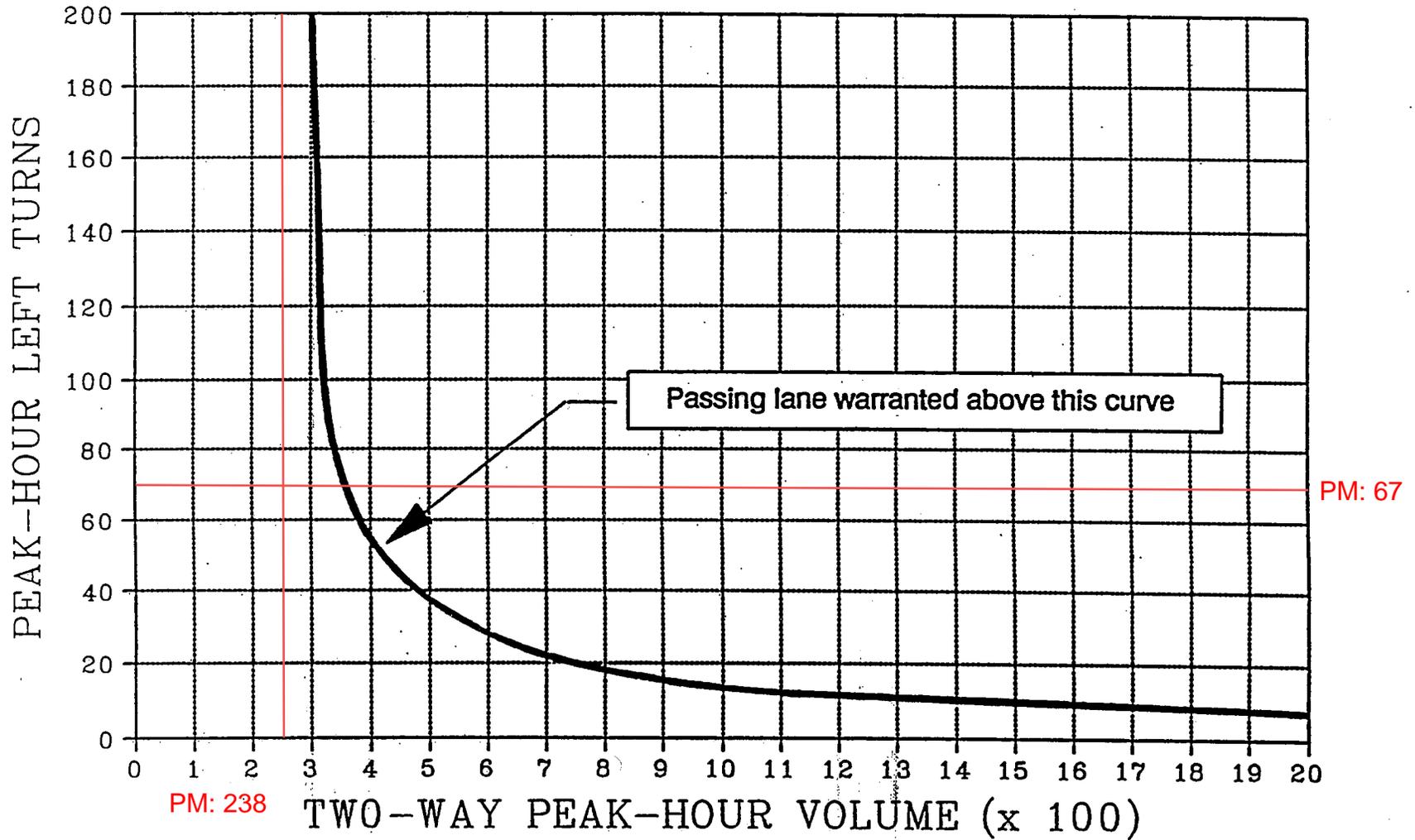
Solution:

Figure indicates that the intersection of 300 vph and 100 vph is located above the upper trend line; thus, a right-turn lane may be recommended.

<p>TRAFFIC AND SAFETY NOTE</p>	<p>TRAFFIC VOLUME GUIDELINES FOR RIGHT-TURN LANES AND TAPERS</p>	
	<p>DRAWN BY: MTS</p> <p>CHECKED BY: JAT</p> <p>FILE: K:/DGN/ts notes/Note604A tsn.dgn</p>	<p>08/05/2004</p> <p>PLAN DATE:</p>

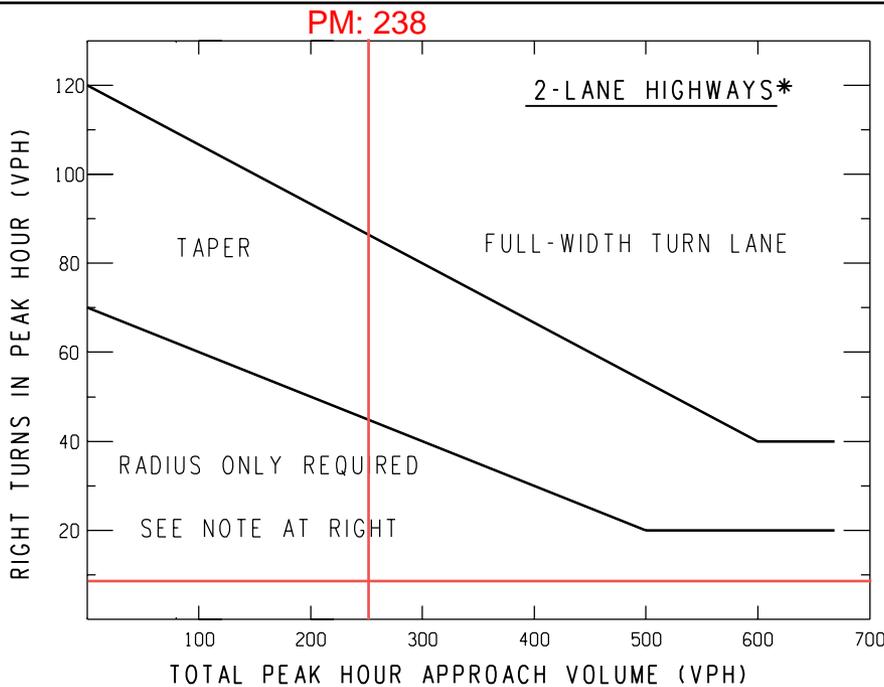
LEFT TURN PASSING LANE WARRANT

(Based on Total Development)



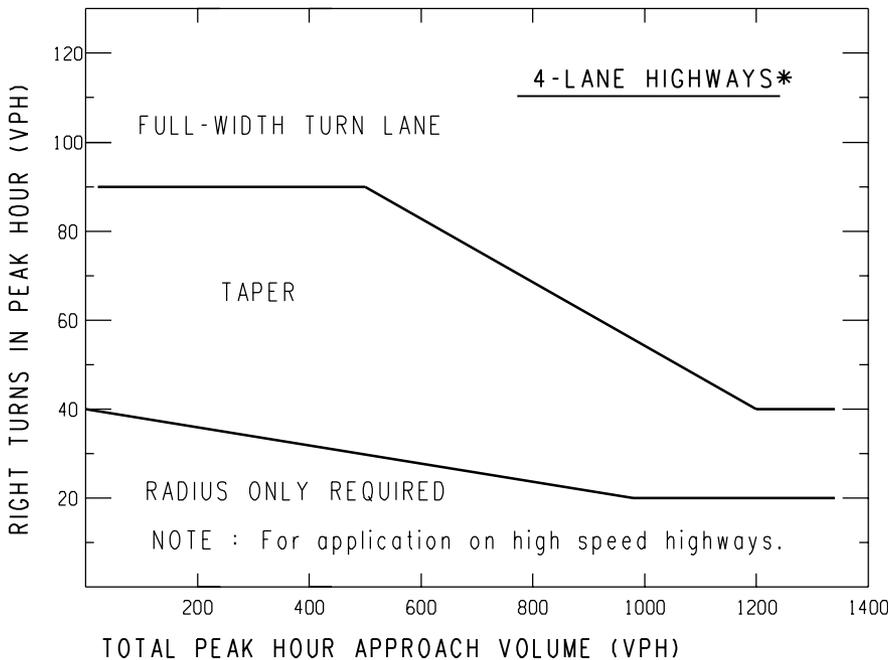
A.15

HUNTER ROAD & MARGO DRIVE RIGHT-TURN LANE WARRANT - ALTERNATIVE 2



NOTE:
For posted speeds at or under 45 mph, peak hour right turns greater than 40 vph, and total peak hour approach less than 300 vph, adjust right turn volumes.

Adjust peak hour right turns = Peak hour right turns - 20



*If a center left-turn lane exists (i.e. 3 or 5 lane highway), subtract the number of left turns in approach volume from the total approach volume to get an adjusted total approach volume.

Sample Problem:

The Design Speed is 55 mph. The Peak Hour Approach Volume is 300 vph. The Number of Right Turns in the Peak Hour is 100 vph. Determine if a right turn lane is recommended.

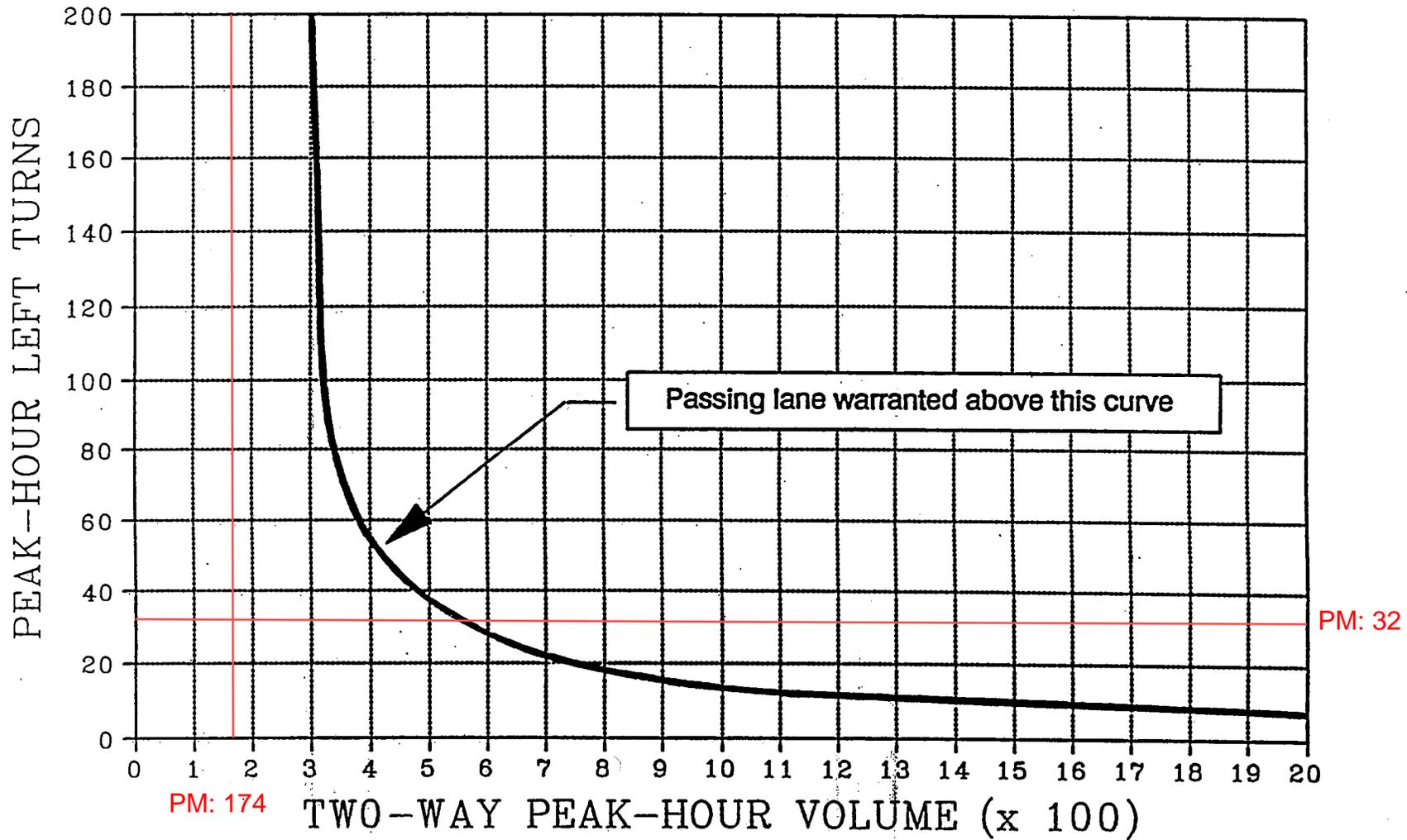
Solution:

Figure indicates that the intersection of 300 vph and 100 vph is located above the upper trend line; thus, a right-turn lane may be recommended.

<p>MDOT Michigan Department of Transportation</p> <p>TRAFFIC AND SAFETY NOTE</p>	<p>TRAFFIC VOLUME GUIDELINES FOR RIGHT-TURN LANES AND TAPERS</p>	
	<p>DRAWN BY: MTS</p> <p>CHECKED BY: JAT</p> <p>FILE: K:/DGN/ts notes/Note604A tsn.dgn</p>	<p>08/05/2004</p> <p>PLAN DATE:</p>
		<p>SHEET 2 OF 2</p>

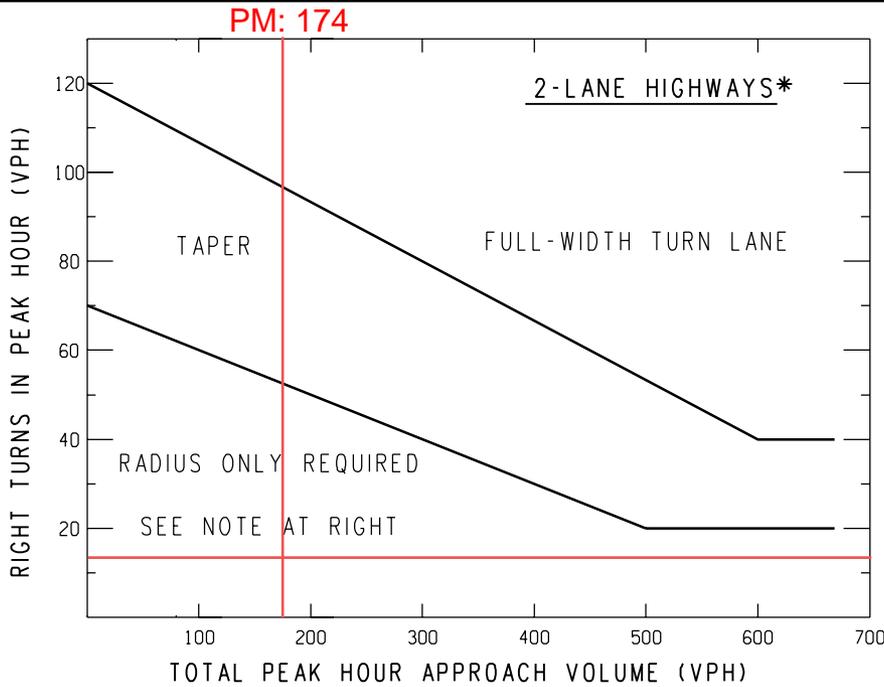
LEFT TURN PASSING LANE WARRANT

(Based on Total Development)



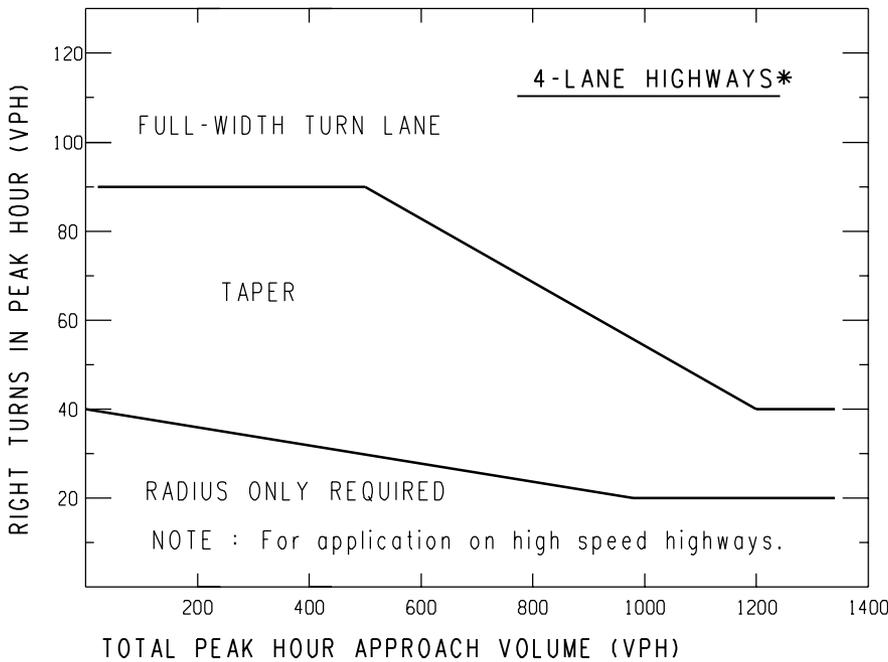
A.15

HUNTER ROAD & CHRISTINE DRIVE RIGHT-TURN LANE WARRANT - ALTERNATIVE 2



NOTE:
For posted speeds at or under 45 mph, peak hour right turns greater than 40 vph, and total peak hour approach less than 300 vph, adjust right turn volumes.

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*If a center left-turn lane exists (i.e. 3 or 5 lane highway), subtract the number of left turns in approach volume from the total approach volume to get an adjusted total approach volume.

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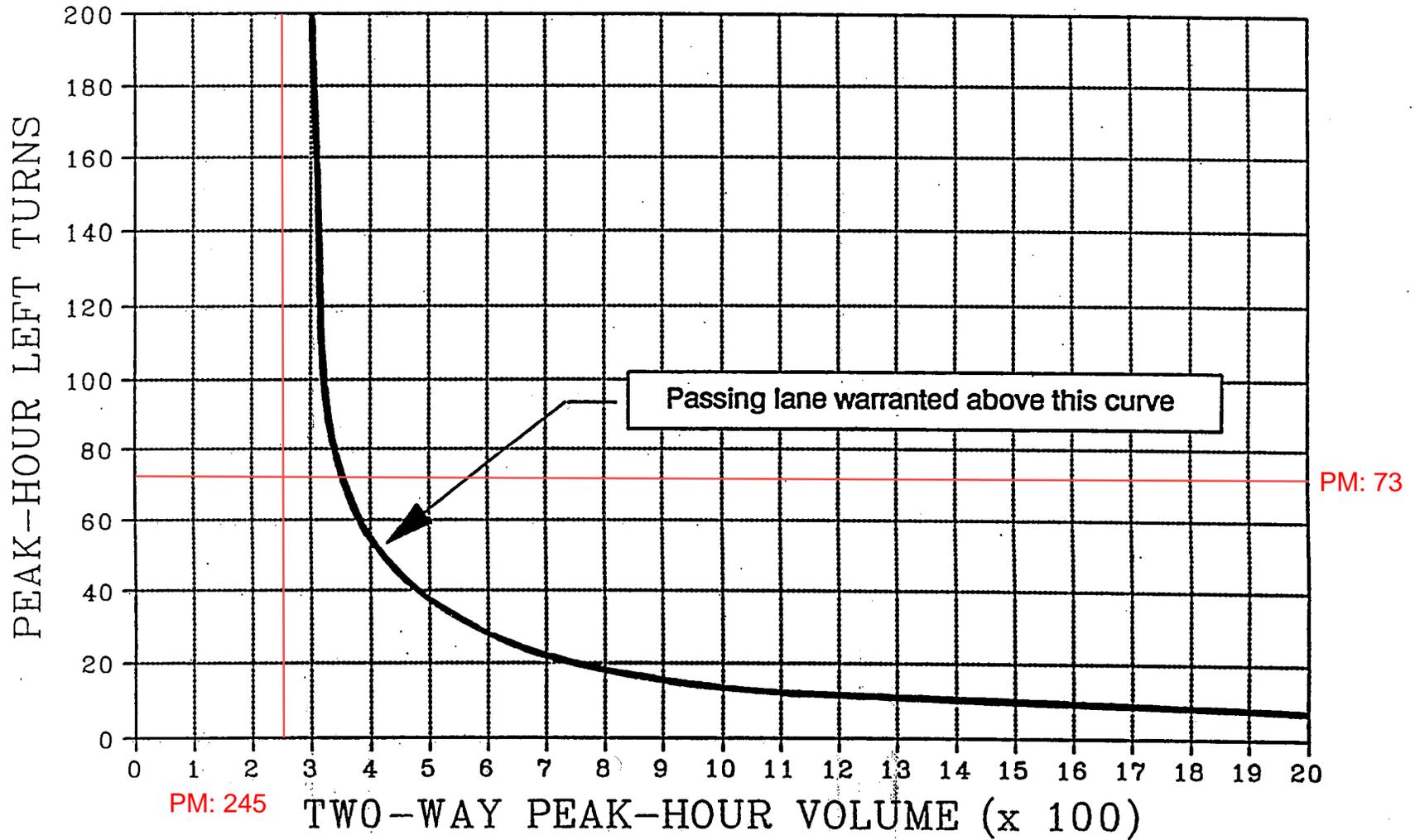
Solution:

Figure indicates that the intersection of 300 vph and 100 vph is located above the upper trend line; thus, a right-turn lane may be recommended.

		TRAFFIC VOLUME GUIDELINES FOR RIGHT-TURN LANES AND TAPERS	
TRAFFIC AND SAFETY NOTE			
DRAWN BY: MTS	08/05/2004	604A	SHEET 2 OF 2
CHECKED BY: JAT	PLAN DATE:		
FILE: K:/DGN/ts notes/Note604A tsn.dgn		REV. 08/05/2004	

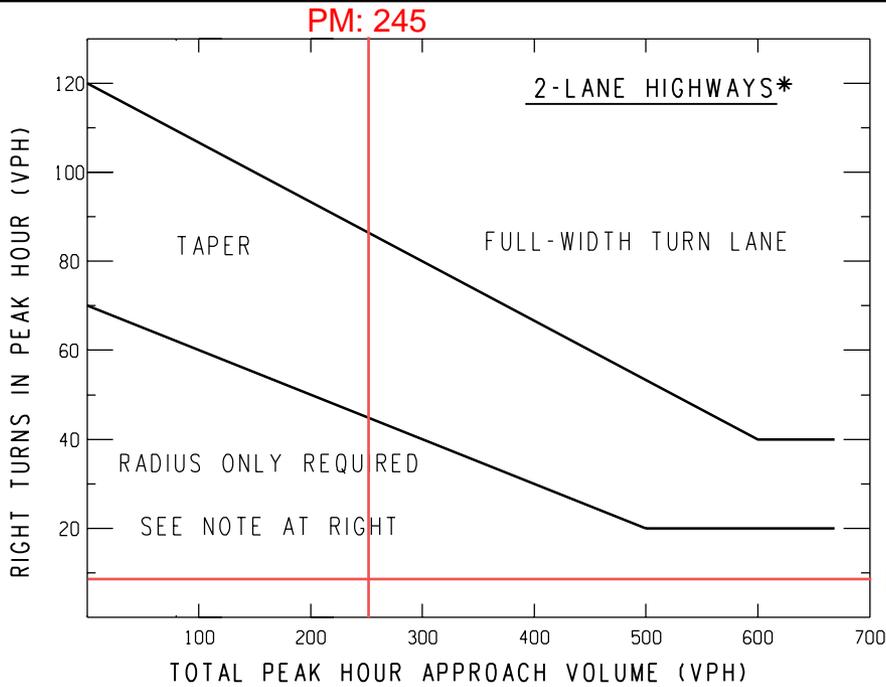
LEFT TURN PASSING LANE WARRANT

(Based on Total Development)



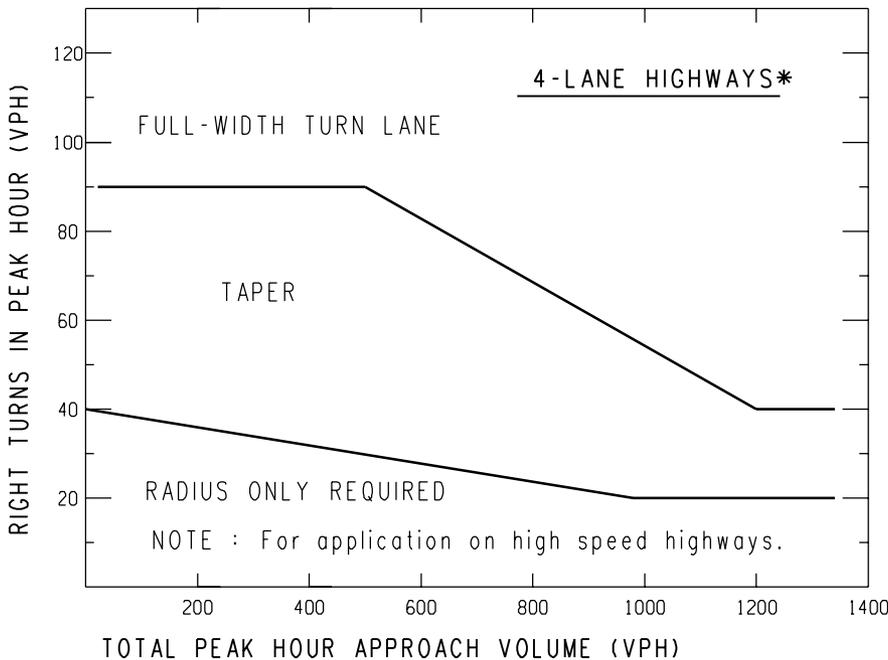
A.15

HUNTER ROAD & MARGO DRIVE RIGHT-TURN LANE WARRANT - ALTERNATIVE 2



NOTE:
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	<p>DRAWN BY: MTS</p> <p>CHECKED BY: JAT</p> <p>FILE: K:/DGN/ts notes/Note604A tsn.dgn</p>	<p>08/05/2004</p> <p>PLAN DATE:</p>
		<p>SHEET 2 OF 2</p>

30 #XV



2015R-016632
RECORDED ON
05/29/2015 11:28:12 AM
SALLY REYNOLDS
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
RECORDING: 16.00
REMON: 4.00
PAGES: 3

GRANT OF PUBLIC UTILITY EASEMENT OVER AND UNDER PRIVATE ROADS

This Grant of Easement is made this 19 day of May, 2015, by Woodland Lake Development Company, Inc. a dissolved Michigan Corporation whose last registered office was at 12302 Read Road, Fenton, Michigan 48430, referred to in this instrument as "Grantor," to the Charter Township of Brighton, of 4363 Buno Road, Brighton, Michigan 48114, referred to in this instrument as "Grantee."

Grantor is the owner of the private roads located in Woodland Lake Estates No. 3 and Woodland Lake Estates No. 4. See **Exhibits 1 and 2**, which contain the legal description of Woodland Lake Estates No. 3 and Woodland Lake Estates No. 4, respectively.

For a good and valuable consideration, the receipt of which is acknowledged, Grantor grants and conveys to Grantee, and its successors or assigns, the right to construct, alter, repair and maintain public utilities and all necessary laterals to those public utilities across and under the private roads located in Woodland Lake Estates No. 3 and Woodland Lake Estates No. 4 described in the attached Exhibits 1 and 2, together with the right to enter and depart over and across the property, insofar as this right to enter and depart is necessary to the proper use or maintenance of any other right granted in this instrument.

Dated: 5/19/2015

Iris Woods
Iris Woods
Vice President, Woodland Lake Development Company, Incorporated, a dissolved Michigan

Witnesses:

Edward Woods

[Signature]
B. J. SYLWESTER

State of Florida
County of PASCO



The foregoing instrument was acknowledged before me this 19 day of May 2015, by Iris Woods, President, Woodland Lake Development Company, Inc.

[Signature]
Notary Public
PASCO County,
My commission expires: 2/27/17

DRAFTED BY: CHARLES W. WIDMAIER (P38376) 123 BRIGHTON LAKE ROAD, STE 205 BRIGHTON, MI 48116
AFTER RECORDING RETURN TO SAME.

EXHIBIT #1

Woodland Lake Estates No. 3.

A subdivision of a part of the southwest $\frac{1}{4}$ of the of the southwest fractional $\frac{1}{4}$ of section 18, Township 2 north, range 6 east, Livingston County, Michigan

With said Plat of Woodland Lake Estates No. 3. Recorded in Liber 7 of Plats, page 19, Livingston County Records

EXHIBIT #1

EXHIBIT #2

Woodland Lake Estates No. 4.

A subdivision of a part of the southwest frl. $\frac{1}{4}$ of section 18, Township 2 north, range 6 east, Livingston County, Michigan

With said Plat of Woodland Lake Estates No. 3. Recorded in Liber 9 of Plats, pages 37 and 38, Livingston County Records

EXHIBIT #2

The Cove at Woodland Lake
Site Condominium & Detached Condominium

A PLANNED UNIT DEVELOPMENT

Brighton Township

PUD REPORT

Prepared for:

Mitch Harris Building Company

Prepared by:

Boss Engineering

3/3/25

- I. Site Description
- II. Environmental Impact Analysis
- III. PUD Analysis
- IV. Traffic Impact Analysis
- V. PUD Benefits
- VI. List of Deviations
- VII. Architectural and Development Components
 - i. The Cove at Woodland Lake Site Condominium
 - ii. The Cove at Woodland Lake Detached Condominium
- VIII. Drainage Narrative

The Cove at Woodland Lake

SITE DESCRIPTION

The site is located south of both Dann and Vista View Drives and east of Woodland Shore Drive. The property has frontage on approximately 750' of Woodland Lake. There are two parcels under the same ownership that combine to form The Cove at Woodland Lake, a single family Site Condominium and a single family Detached Condominium development. The total site is 42.8 acres and is owned by Mitch Harris Building Company, who is also the applicant. The property is surrounded by residentially developed land, while the property itself is undeveloped. It is completely wooded except for the areas covered by wetland and open water.

The applicant is planning to construct a 45 unit planned unit development, with 37 single family home sites located on the west side of the property and 8 detached condominiums located on the east side of the property. The property will have access off Christine and Dann Drives by way of an approximately 2,900 linear foot private cul-de-sac. The development will be serviced by public utilities by way of sanitary force main and watermain that will have to cross wetland to access all proposed units.

The site is located on the north end of Woodland Lake in Brighton Township. The 42.8-acre site is primarily wooded with a large wetland running up through the east side of the property from Woodland Lake. There is also a large pond along the southwest side of the property.

ENVIRONMENTAL IMPACT ANALYSIS

Woodland and Upland Areas

The Upland areas on this site consist of forested woodlands. Dominant species include white oak, red oak, cottonwood, black cherry, silver maple, sugar maple, hickory, box elder, iron wood and ash. Very little understory except iron wood is present and typically include small saplings of the species mentioned above. The forest floor is carpeted with poison ivy. There was no evidence of standing water or saturated soils in any of the upland areas.

According to the Soil Survey of Livingston County, the soils across the majority of the upland area of property are either Hillsdale Sandy Loam or Fox-Boyer complex. The soils are listed as being in areas of 18 to 40 percent slopes, which are consistent with what is on site. The soils are primarily sand loam or loamy sand with areas of brown or yellowish-brown sandy clay loam.

The entire upland area of the site currently drains to the pond located to the east of Woodland Shore Drive, to the wetlands distributed throughout the central and eastern portion of the site and ultimately to Woodland Lake. Very small portions of the north central upland area drain to low pocketed areas and stay on site to percolate back into the ground.

The site is consistently undulating with the steepest slopes located in the central portion of the site. An elevation at the top of the hill located here at 1002' drops down to the northeast quickly to an elevation of 940' within 150 feet, creating a slope of 38%. This area is heavily wooded and should be considered undevelopable along with areas to the west of this hill.

Wildlife

Wildlife observed on the subject parcel was squirrel, chipmunk, several species of birds and evidence of deer, raccoon and rabbit. No other wildlife was observed at the time of the study, although the type of vegetation identified typically attracts various types of water fowl, red-winged black birds, woodpeckers, nuthatches and chickadee.

Wildlife movement appeared to correlate with where accessible water was located. Traffic patterns were identified through trails leading to and from the waters edge both on the south eastern edge of the site as well as the pond located at the western side of the property.

Since the property has been heavily used by off road vehicles, bikes and pedestrian traffic, wildlife habitat has been disrupted. Although there is minor evidence of deer bedding area and animal traffic patterns from small woodland species, there is no evidence of unusually high counts of animals or unusual or rare species. What animals remain on the property are those that tend to coexist with a human population such as birds, raccoons, chipmunk and squirrels. The animals tend to remain in the wooded

areas of the site, therefore maintaining contiguous areas of vegetation should be considered during design stages of development.

The pond located adjacent to Woodland Shore Drive has evidence of aquatic activity. The pond bottom appears silty with layers of decomposing vegetation over approximately 60% of the pond bottom as identified through site analysis both in the field and via aerial photographers. A variety of fish such as Bluegill, Sunfish and Bass were identified. The pond itself is exhibiting early signs of eutrophication. Vegetation surrounding the pond has reached its edge and drop leaves, twigs and branches regularly. This debris combined with the lack of water movement contributes to the slow aging process of the body of water. Over time, the build up of nutrients and vegetation will likely contribute to a decrease in the amount of aquatic activity. The pond area should be considered undevelopable.

Wetland Determination

An updated wetland determination is scheduled to be completed in the Spring of 2025. Previously, a wetland determination had been conducted for the above site. The intent of this determination is to provide a report of the character of the wetland areas and the upland areas within the subject parcel; and an opinion as to the possible jurisdiction of the Michigan Department of Environment, Great Lakes, and Energy (MDEGLE) over wetland areas identified on-site.

The methods used to conduct this wetland determination are consistent with the procedures and general practices used by the MDEGLE within the growing season. This determination included review of in-office information including the Livingston County Soil Survey and National Wetland Inventory mapping. Based on the Livingston County Drain Commission, the established high water elevation for Woodland Lake is 935.80 feet above sea level. An onsite evaluation was conducted on September 23 and 24, 2013. The wetlands on site have been flagged.

Wetland A

Wetland A is a forested wetland located adjacent to the existing asphalt cul-de-sac located on the north east quadrant of the site. Vegetation identified in this area included some lake sedge, scattered ferns, poison ivy, white oak, iron wood and cottonwood. The soils are described in the Livingston County Soils Survey as Carlisle Muck and are consistent with the soils identified onsite in this area. The wetland appears to hold water intermittently. A culvert on the east side of the wetland was observed just below road grade which goes under Christine Road and daylights on the other side. Wetlands were observed on the south west end of the culvert. The wetland appears to have been created as a result of the road being built, restricting natural drainage patterns. Due to its small size and isolated condition, the wetland is of low quality. In addition it has been used as a dumping ground by adjacent property owners for quite some time.

It is our professional opinion and that of the MDEGLE during an onsite pre-application conference that it is not critical this area be avoided during development.

Wetland B

Wetland B is a scrub-shrub wetland located on the east portion of the project site that continues south and wraps around inward to occupy the central portion of the property.

Vegetation identified in this area included species such as cottonwood, iron wood, lake sedges, cattails, poison ivy, grey dogwood, ferns, spicebush, and varieties of honeysuckle, and red-osier dogwood. The uplands adjacent to the wetland that are actually a peninsula extending south, are covered with white oak and silver maple and carpeted with poison ivy. The soils are described by the Livingston County Soil Survey as Houghton Muck and Carlisle Muck, both poorly drained soils. The soils evaluated on-site were consistent with this description. This wetland flows directly into Woodland Lake and is a relatively high-quality wetland consisting of high quality vegetation and hydrology. The northwestern portion of this wetland is not as indicative of the same quality as this area has expanded due to a higher than normal water table and greater amounts of seasonal rainfall. Where the southern and eastern portions of this wetland are important to maintain and to be avoided with regard to development due to its close proximity and environmental relationship to Woodland Lake, the northwestern portion is not as critical and therefore does not need to be avoided.

Wetland C

Wetland C is all the emergent wetlands located adjacent to open water of the existing pond on the west side of the property adjacent to Woodland Shore Drive. The open water could have been part of Woodland Lake at one time. Vegetation identified in this area included red-osier dogwood, weeping willow, and lake sedge as well as scattered ferns and poison ivy. The soils evaluated on site appear to be Carlisle Muck, which is not consistent with the Livingston County Soils Survey that indicates Hillsdale Sandy Loam in this area. The wetland appears to have been created due to lower than normal water levels.

Because these wetland areas are directly connected to the open water, it is advised to avoid this wetland to the extent possible in any development plan.

MDEGLE Jurisdiction/Regulatory Discussion

In order for the MDEGLE to have regulatory authority over a wetland area, the wetland area must be over 5 acres in size (for counties with a population over 100,000 such as Livingston County), be located within 500 feet of an inland lake, pond or stream, or be contiguous to a lake, pond, and/or stream. A "lake" is defined as a water body over 5 acres in size. A "pond" is defined as a water body having over an acre of permanent open water. A "stream" is defined as a watercourse having a bed, banks and evidence of continued flow or occurrence of water.

All wetlands located on site appear to be regulated by the MDEGLE due to their proximity, 500 feet or less, to Woodland Lake or their proximity to a pond over one acre in size.

A permit must be obtained from the MDEGLE prior to conducting most filling, dredging, and/or draining activities or maintaining a use of a regulated wetland.

Please be advised: The information provided in this report is a professional opinion. The ultimate decision on wetland boundary locations and jurisdiction thereof rests with the MDEGLE and, in some cases, the Federal government. Therefore, there may be adjustments to boundaries based upon review of the regulatory agency. An agency determination can vary, depending on various factors including, but not limited to, experience of agency representative making the determination and the season of the

year. In addition, the physical characteristics of the site can change with time, depending on the weather, vegetation patterns, drainage activities on adjacent parcels, or other events. Any of these factors can change the nature/ extent of wetlands on the site.

A pre-application conference with the MDEGLE was performed on November 13, 2013. All wetlands identified on site and how they will be impacted within the development were discussed. Since the entire site predevelopment is draining to and through the wetlands, the same scenario will be utilized post development to not disrupt the hydrologic patterns. A Michigan Department of Environmental Quality Joint Application will be submitted for all work to be performed within or discharging to a wetland.

Wetland Area

For the MDEGLE all contiguous wetland is located relevant to the subject property regardless if it continues offsite. Therefore, wetland area quantified for MDEGLE purposes is typically larger than what would be quantified for Township purposes because it contains area that may be offsite or not pertinent to site planning requirements.

Wetland A = 0.12 Ac

Wetland B = 4.5 Ac

Wetland C = 0.05 Ac

PUD ANALYSIS

Design alternatives were considered during the planning of the project to effectively preserve natural features on the site while at the same time preserving the applicant's development opportunities. In the case where straight zoning techniques were applied, removal of significant amounts of vegetative cover as well as the earthwork necessary to engineer the site would cause extreme disruption to the existing woodlands, topography, hydrology and other ecosystems. The creation of more run-off through the larger home sites that were proposed in the R2 parallel plan (included in the Preliminary PUD plan set dated 3/3/25) and the increased road system necessary to service this concept would require more disruption to the topography and greater tree loss due to a large footprint impact. A development utilizing the R2 zoning designation would likely result in significant tree removal and the removal of large areas of significant slope in order to achieve the allowable density.

By utilizing a reduced lot size through the Township's PUD ordinance and clustering the home sites around a cul-de-sac, it is possible to significantly reduce the development area and preserve natural features. As seen in the two layouts attached, the difference between the amount of undeveloped area in the R2 development (sheet 8) and the PUD development (sheet 4) is significant. The cluster option in the PUD also reduces the amount of run-off, reduces the amount of tree and vegetation removal and therefore the amount of hydrology that would be impacted is significantly reduced as well. With the topography staying as close to its existing condition through very strict and reduced limits of grading, natural drainage patterns would remain the same and the steep slopes discussed previously would be preserved. The proposed layout attempts to minimize wetland disturbance from the proposed lots, proposed grading, and proposed utilities. Access to Woodland Lake would be limited to only 8 of the proposed 37 single family lots, and 2 of the proposed 8 detached condominiums. The eastern portion of the site was converted to a detached condominium development which historically has a less significant environmental impact in terms of development than a traditional single family site condominium development. In addition, through the course of design discussions, it was decided to reduce the width of the proposed private roads to 27' back of curb to back of curb to further reduce impervious surfaces. The new utilization of the cluster design allows for contiguous and more equitable distribution of open space resulting in a more effective massing of vegetation, buffering of development along Woodland Shore Drive and more significant preservation of wildlife corridors in and through the development.

Open Space

The proposed PUD offers 54.5% open space. Wetlands and stormwater basins may be counted for up to 50% of the minimum required open space. The open space was calculated utilizing the following areas;

**Wetland area onsite and not on proposed lots
= 290,975 sf**

**Retention ponds and forebays that are not on proposed lots
= 12,221 sf**

**Undeveloped upland areas
= 712,086 sf**

Open space is not comprised of the following areas;

Ponds, lakes, streams or other inundated areas
Area within right-of-way
Area designated as single family site condominium lots
Area occupied by structures or driveways

The existing densities surrounding the property are such that the Master Plan for the Township may not call out the best fit for future development at an R2 zoning. As densities get higher closer to Woodland Lake with smaller lot sizes clustered tightly around the water, the subject parcel is a transition piece. Woodland Lake Estates No. 1-4, a development that surrounds the subject site to the south and west, has lot sizes as small as 5,900 SF. The PUD designation is appropriate, as a buffer to the lower density development to the north and east, with proposed lot sizes at 16,000 SF. The planned unit development with the utilization of cluster development to preserve vegetation and steep slopes provides a superior development in our professional opinion because it allows a significant portion of the property to remain as natural as possible while still permitting the property owner their right to development.

Traffic Impact Analysis

The Cove at Woodland Lake Planned Unit Development will consist of 45 single family residential units. There are two distinct components to the development, with 37 single family home sites located on the west side of the property and 8 detached condominiums located on the east side of the property. The development has access from Dann and Christine Drives in the Woodland Hills subdivision that extend east to Hunter Road. A traffic analysis for the proposed development is in progress and will be provided for Planning Commission review upon completion.

The Cove at Woodland Lake

List of Benefits

- Preserves large areas of wooded open space.
- Provides a buffer along Woodland Lake Estates from adjacent residences.
- Minimizes tree removal through reduction in right-of-way width on and careful placement of lots and structures.
- Minimizes lot grading through the use of public sewer and water.
- Preserves wetlands through careful placement of lots, infrastructure and stormwater treatment.
- Provides maximum stormwater management techniques and avoids direct discharge into Woodland Lake.
- Private Road allows utilities to be closer to pavement, reducing grading requirements.
- Reduced right-of-way allows preservation of natural features and proposed reduction in road width reduces overall impact due to reduction in impervious surface.
- Road layout avoids neighboring “cut through” traffic by way of cul-de-sacs as opposed to connecting across the site.
- Lake access is limited to eight single family lots and three detached condominium docks.
- Avoids steepest terrain for development, centerline of road placed where topography was most suitable for drainage.
- Public sewer and water is proposed for the developments.
- Preservation of 54.5% open space.
- Stormwater system taking into consideration low impact methods Such as bioretention and filtration landscaping to be addressed During Final Site Plan design.
- Use of contiguous open space promotes wildlife corridors and Massing of existing vegetation.

The Cove at Woodland Lake

The Cove and The Ridge at Woodland Lake

List of Deviations – R-2 to PUD

1. Zoning: R-2
Proposed zoning: PUD

2. Minimum lot size R-2: 40,000 S.F.
Minimum lot size PUD/R-2: 16,000 S.F.
Deviation: 24,000 S.F.

3. Minimum setbacks R-2: Front - 35 Ft.
Side - 12 Ft.
Rear - 35 Ft.

Minimum setbacks proposed: Front - 25 Ft.
Side - 10 Ft.
Rear - 30 Ft.

Deviation: Front - 10 Ft.
Side – 2 Ft.
Rear - 5 Ft.

4. Right-of-way required: 66 Ft.
Right-of-way proposed: 50 Ft.
Deviation: 16 Ft.

5. Maximum Road Length allowed: 750 Ft.
Maximum Road Length proposed: 2,888 Ft.
Deviation: 2,138 Ft.

6. Maximum Lots on a private road with a single point of access: 24
Number of lots proposed on a private road with a single point of access: 45
Deviation: 21

7. Maximum lot coverage (%) R-2 zoning: 15
Maximum lot coverage (%) proposed: 40
Deviation: 25

8. Since the site is entirely wooded, no tree survey or natural features plan will be provided. Grading and tree removal will be limited to those areas necessary to build the road and install utilities. No tree replacement is proposed.

9. Minimum lake setback per PUD ordinance: 100 Ft.
Minimum lake setback proposed (Single Family Home): 100 Ft.
Minimum lake setback proposed (Detached Condo): 50 Ft.

10. Minimum wetland setback per PUD ordinance: 50 Ft.
Minimum wetland setback proposed: 50 Ft.

The Cove at Woodland Lake

Architectural and Development Elements: Site Condominium

- The single family homes in this development shall at a minimum comply with ordinance 14-01(f)
- Side entry garages
- Conglomerate mailboxes located at development entrance
- Minimum roof pitch shall exceed ordinance requirement
- Mix of building materials to allow for custom home style yet consistency of quality and detail retained through single building company
- Boat access to Woodland Lake limited to lots 1-8
- Gated entrance

The Cove at Woodland Lake
Single Family Site Condominium

Architectural Components



Option 1: Single Family Residential



Option 2: Single Family Residential



Option 3: Single Family Residential



Option 4: Single Family Residential



Option 5: Single Family Residential



Option 6: Single Family Residential



Option 7: Single Family Residential



Option 8: Single Family Residential



Option 9: Single Family Residential



Option 10: Single Family Residential



Option 11: Single Family Residential



Option 12: Single Family Residential



Option 13: Single Family Residential



Option 14: Single Family Residential



Option 15: Single Family Residential



Option 16: Single Family Residential

The Cove at Woodland Lake

Architectural and Development Elements: Detached Condominium

- The single family homes in this development shall at a minimum comply with ordinance 14-01(f)
- Attached garages
- Minimum roof pitch shall exceed ordinance requirement
- Mix of building materials to allow for custom home style yet consistency of quality and detail retained through single building company
- Private driveways to each unit
- Boat access to Woodland Lake limited to units 6 & 7
- Gated entrance

The Cove and The Ridge at Woodland Lake

Drainage Narrative

The Cove at Woodland Lake is a proposed 45-unit single family site condominium & single family detached condominium, combining to a total of 42.8 acres. The property is bisected by a wetland creating two upland parcels. Both parcels are proposed to be accessed by the existing private road extension of Christine Drive. The property has significant elevation change and is heavily wooded. All efforts have been made to minimize grading and the removal of trees.

The west parcel contains a 2.05-acre pond with no apparent outlet. The predevelopment condition for the west parcel consists of four drainage areas. Drainage area 1 is 7.89 acres and drains overland to an existing low area at the west side of the property. Drainage area 2 is 15.11 acres and drains to the existing pond along Woodland Shore Drive. Drainage area 3, 17.04 acres, also covers a part of the east parcel. This drainage area drains directly to Woodland Lake and to an existing wetland that ultimately drains to Woodland Lake. Drainage area 4, 2.83 acres, flows north overland offsite to a pothole on the Rolling Woods Subdivision.

The existing asphalt private road at the east parcel drains through a cross culvert near the mid length of the road and by sheet flow at the cul-de-sac. The culvert discharges to a pothole then flows overland to the existing wetland. The sheet flow at the cul-de-sac discharges to the existing wetland. The east side of the property, pre-development Drainage Area 5, contains 3.51 acres and drains to the wetland at the east boundary and Woodland Lake.

The goal of this stormwater management plan is to integrate the proposed storm system with the existing waterbodies with minimal disturbance of the site's natural features. To accomplish this, we are proposing to provide pre-treatment of the site run-off prior to discharging to the existing wetlands and pond.

For the west parcel, two forebays are proposed to the northwest and southeast of the existing 2.04-acre pond. Proposed catch basins & storm sewer will convey surface flow from parts of existing drainage areas 1, 2, & 3 to the forebays, where sedimentation will occur before ultimately discharging to the existing pond. The forebay to the northwest of the pond is proposed in an area currently used as an off-road vehicle track to minimize required tree removal. The western portion of existing drainage area 1 and all of existing drainage area 4 will remain undisturbed and continue flowing overland to their respective low points. On the east end of the west parcel, run-off from a portion of existing drainage area 3 will be captured by proposed catch basins & storm sewer and conveyed easterly to

the existing wetlands. Since there is not enough room to provide a forebay without major disturbance to the surrounding natural features, a pre-treatment structure is proposed at the downstream end of this prior to wetland discharge. For the east parcel, surface run-off from parts of existing drainage areas 3 & 5 will be collected by proposed catch basins and storm sewer and conveyed to the existing wetlands, as it has since the existing private road was constructed. Like the east end of the west parcel, a pre-treatment structure is proposed prior to wetland discharge. The east end of existing drainage area 5 will remain undisturbed and will continue draining to the wetland at the east boundary of Woodland Lake.

**AGREEMENT FOR THE WOODLAND COVE
PLANNED UNIT DEVELOPMENT**

This Agreement for the Woodland Cove Planned Unit Development (“Agreement”) is by and between Mitch Harris Building Company, Inc., a Michigan corporation, whose address is 211 N. 1st Street, Suite 100, Brighton, MI 48116 (“Developer”) and Charter Township of Brighton (“Township”), whose address is 4363 Buno Road, Brighton, Michigan 48114.

RECITALS

Developer is the land contract vendee of the property described in the attached Exhibit A Property Description Exhibit (“Property”), located in the Township of Brighton, Livingston County, Michigan, with a property tax identification number _____.

Developer has voluntarily proposed rezoning and development of the Property as a planned unit development (“PUD”). Accordingly, Developer has applied for approval of an amendment to the Charter Township of Brighton Zoning Ordinance (“Zoning Ordinance”) granting a rezoning of the Property to PUD, with the zoning on the Property to be known as the Residential, Open Space Planned Unit Development pursuant to section Ordinance section) 12-04. Developer is the developer and proprietor of Woodland Cove Planned Unit Development (the “Development” or “Woodland Cove”).

As part of the application and approval process, Developer has offered and agreed to make the improvements and to proceed with undertakings as described in the PUD Documents (as defined in Section 1 below), which Developer and Township agree are necessary and roughly proportional to the burden imposed in order to (1) ensure that public services and facilities affected by the Development will be capable of accommodating increased service and facility loads caused by the Development, (2) protect the natural environment and conserve natural resources, (3) ensure compatibility with adjacent uses of land, (4) promote use of the Property in a socially and economically desirable manner, and (5) achieve other legitimate objectives authorized under the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*

For the purpose of confirming the rights and obligations in connection with the improvements, development, and other obligations to be undertaken on the Property once it has been rezoned to Woodland Cove PUD, the parties have entered into this Agreement to be effective on the effective date of the Township’s Zoning Ordinance amendment granting rezoning of the Property to PUD. Now, therefore, as an integral part of the grant of the rezoning of the Property and approval of the Development on the Property, and for

other good and valuable consideration, the receipt and sufficiency of which are acknowledged, it is agreed as follows:

GENERAL TERMS OF AGREEMENT

1. **Acknowledgement of Truth and Accuracy.** The Township and Developer acknowledge and represent that the foregoing recitals are true and accurate and binding on the respective parties.

2. **PUD Zoning Designation.** The Township acknowledges and represents that the Property has been rezoned to a PUD Zoning District, and that the PUD Plan and this Agreement may be relied upon for future land use and development of the Property by Developer, its successors, assigns and transferees. This Agreement is for the benefit of the Property, and shall run with the Property, and shall bind and inure to the benefit of the successors, assigns, and transferees of the parties to this Agreement

3. **Development as Residential PUD.** The Property shall be developed and improved only in accordance with the following (referred to collectively as the “PUD Documents”):

a. Article 12, Section 12-04 of the Township Zoning Ordinance, as amended.

b. The PUD Plan, attached as Exhibit B, has been approved by the Township in accordance with its authority granted by the Brighton Township Zoning Ordinance, the Michigan Zoning Enabling Act, being MCL 125.3101 et seq, and the Michigan Planning Enabling Act, MCL 125.3801 et seq, subject to the terms of this Agreement.

c. Deviations from the Township Zoning Ordinance shall be permitted as set forth in this Agreement or the PUD Plan, or as otherwise agreed upon between the Township and the Developer. Changes to the PUD Plan and/or PUD Agreement shall be processed as set forth in the Brighton Township Zoning ordinance and this Agreement.

d. All improvements constructed in accordance with this Agreement and the PUD Plan shall be deemed to be conforming under the Township Zoning Ordinance and in compliance with all other ordinances of the Township.

e. This Agreement.

f. Documents relating to the establishment of Woodland Cove condominium, including the Master Deed, and homeowners’ association, including the articles and bylaws (“Condominium Documents”).

g. Deed restrictions covering all property within the PUD, to be approved and recorded in the manner set forth in this Agreement

h. The Conservation Easement for the Development, to be approved and recorded in the manner set forth in this Agreement.

i. Any and all conditions of the approval of the Township Board and Planning Commission pertaining to the Development as reflected in the official minutes of such meetings.

4. **Open Space.** Woodland Cove shall utilize over 50% Open Space as set forth on the PUD Plans. The Open Space shall be owned by unit owners as a common element and shall be available to those unit owners of the Development. The Open Space shall be dedicated to preservation by way of an irrevocable Conservation Easement in accordance with Zoning Ordinance Section 12-08(b)(4) and this restriction shall run with the land. The homeowners' association for Woodland Cove shall have all maintenance and oversight responsibilities.

5. **Deviations.** The following approximate deviations from the requirements of the Zoning Ordinance have been approved by the Township and are as set forth on the approved PUD Plans:

Setbacks: Front — 30'
 Side — 7.5'
 Rear — 30'

Other Deviations:

 Minimum Lot Area — 16,000 sf
 Minimum Lot Width — 80'
 Right-of-Way Width — 50'

6. **Tree Removal and Grading.** Tree removal and grading shall be kept at an absolute minimum. Developer shall remove trees for the sole purposes of constructing the roads and providing for utilities, soil erosion, other infrastructure, and building envelopes. Builders shall be required to use extreme care in preservation of trees during construction.

7. **Public Water and Sewer.** The Township hereby agrees to assign all easement rights to Developer relating to the construction and extension of all utilities, including but not limited to public water and sanitary sewer service, that are necessary for the Development. The Development will connect to the available public sewer and water as set forth on the PUD Plans.

8. **Sewer and Utilities.** A special assessment district shall be established for the additional REUs necessary for every lot to be provided with public sewer. The utilities shall be installed underground within easements running parallel to the road, further decreasing the need for grading.

9. **Riparian rights.** The area designated as a Park on the PUD Plans shall be for the use and enjoyment of all co-owners in the Development for access to the lake for activities such as the launching of canoes and kayaks, swimming and fishing. All lakefront condominium units shall possess full riparian rights, including the right to install private docks and boat mooring devices in the bottomlands of Woodland Lake.

10. **Ownership and Control.** Developer is the land contract vendee of the Property which comprises Woodland Cove and possesses full authority to execute this Agreement and secure all approvals for the Development.

11. **Conflict.** If any provision of this Agreement conflicts or is inconsistent with any provisions of the Zoning Ordinance, as amended, or any current or future Township resolution, rule, or regulation, the terms and conditions of this Agreement shall control.

12. **Time Period.** Developer shall have a period of two years (“Period”) from approval of the PUD Plans to complete the subsequent planning phases of the Development and obtain Final PUD Site Plan approval. The Period may be extended by the Township up to an additional two years if requested in writing by Developer prior to the expiration date. Upon expiration of the Period, the zoning shall be automatically reverted back to the Property’s original zoning classification.

13. **Injunctive Relief.** In the event Developer or a successive lot owner violates the terms of the Zoning Agreement, Township, at its election, may seek immediate injunctive relief in the Livingston County Circuit Court.

14. **Amendment.** This Agreement may not be amended, modified, or terminated without the written consent of the parties.

15. **Binding.** This Agreement shall be binding on all future owners of the Property and any of the Developer’s successors, assigns, transferees, or creditors and shall run with the land.

16. **No Inconsistent Use.** The Property subject to a PUD Agreement shall not be developed or used in a manner that is inconsistent with the PUD Plans and this Agreement.

17. **Approval.** Township has approved this Agreement through appropriate action by the Township Board.

18. **Recording.** Developer shall record this Agreement with the Livingston County Register of Deeds and provide a copy to the Township.

19. **Acknowledgement of Reasonable Conditions.** The parties acknowledge that the conditions imposed upon the development of the Property are reasonable conditions necessary to ensure that public services and facilities affected by the proposed land use or activity will be capable of accommodating increased service and facility loads caused by

the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Further, it is acknowledged that the conditions meet all of the requirements of Section 503 of Public Acts 110 of 2006, MCL 125.3503.

MITCH HARRIS BUILDING COMPANY, INC.

Dated: _____, 2025

/s/ _____
By: _____
Its: _____

STATE OF MICHIGAN)
_____ COUNTY)

Acknowledged before me in _____ County, Michigan, on [date] by [name of officer or agent, title of officer or agent], of [name of corporation acknowledging], a [state or place of incorporation] corporation, on behalf of the corporation.

/s/ _____
[Notary public's name, as it appears on application for commission]
Notary public, State of Michigan, County of [county].
My commission expires [date].
[If acting in county other than county of commission: Acting in the County of [county]]

CHARTER TOWNSHIP OF BRIGHTON

Dated: _____, 2025

/s/ _____
By: _____
Its: _____

STATE OF MICHIGAN)
_____ COUNTY)

Acknowledged before me in [county] County, Michigan, on [date] by [name of officer or agent, title of officer or agent], of [name of corporation acknowledging], a [state or place of incorporation] corporation, on behalf of the corporation.

/s/ _____

[Notary public's name, as it appears on application for commission]

Notary public, State of Michigan, County of [county].

My commission expires [date].

[If acting in county other than county of commission: Acting in the County of [county].

Drafted by & when recorded return to:

Myers & Myers, PLLC

Roger L. Myers, Esq.

915 N. Michigan Avenue, Suite 200

Howell, MI 48843

EXHIBIT A
PROPERTY DESCRIPTION

EXHIBIT B

Approved PUD Plans for Woodland Cove

Date: August 28, 2025

To: Charter Township of Brighton Planning Commission

From: Kelly Mathews

Subject: **PUD Rezoning for the Cove at Woodland Lake**
Sheet 1 dated 7/31/25; sheet 8 dated 3/3/25; sheets 2-7 dated 7/14/25

Location: 42.8 acres in the R-2 zoning designation, east of Woodland Shore, north of Carols Drive, south of Christine and Dann, and west of Hunter on Woodland Lake

Request: Residential PUD (Planned Unit Development)

Zoning: R-2 (Residential Single Family)

Tax ID#: 12-18-300-011 & 12-18-400-027

Applicant: Mitch Harris Building Co.

The application for rezoning from R-2 (Residential Single Family) to Residential PUD (Planned Unit Development) submitted by Mitch Harris Building Company has been reviewed. This report is based on a review of the application materials, a site visit, and a comparison to applicable standards. In making a recommendation on this request, the Planning Commission should apply appropriate standards in consideration of the review, additional comments from the applicant, and any new information raised at the meeting.

LOCATION AND DESCRIPTION

The subject site is located east of Woodland Shore, north of Carols Drive, south of Christine and Dann, and west of Hunter on Woodland Lake. The property is located in an area designated as a natural features protection area on the map so the project needs to be reviewed under *Article 10* of the Zoning Ordinance. The developer has prepared a general environmental assessment of the property which is required in *Sec. 10-04* of the Zoning Ordinance. The conceptual site plan is approved as part of the rezoning; the developer would be bound to that conceptual plan.

PROCESS

The applicant is proposing a residential planned unit development (PUD). The applicant has provided a parallel plan under the underlying R-2 zoning district and has provided the proposed PUD development plan. The PUD allows both the Township and developer flexibility in zoning to allow for innovative design that would not be permitted under conventional zoning requirements which is what this developer is proposing through this PUD proposal.

The applicant plans on developing thirty-seven (37) single family lots and eight (8) detached condominiums. Eight (8) waterfront lots are proposed on the single-family side and two (2) detached condominium units on the lake. After the PUD rezoning, the applicant will follow the procedures for condominium developments in accordance with *Article 20*. The plan shall be reviewed as follows:

Step	Action	Approval
1. Planning Commission Public Hearing on PUD Rezoning & Conceptual Site Plan	Planning Commission public hearing & review	Recommendation to Township Board
2. County Review of PUD Rezoning	Livingston County Planning Commission review	Recommendation to Township Board
3. Township Board PUD Rezoning & Conceptual Site Plan Approval	Township Board review	Township Board
4. Planning Commission Preliminary Condominium Site Plan & Final PUD Rezoning Review	Planning Commission review	Recommendation to Township Board
5. Township Board Preliminary Condominium Site Plan & Final PUD Rezoning Review	Township Board review	Township Board
6. Construction Plan Review	Township staff and consultant review	Township Planner
7. Final Condominium Review	Township staff and consultant review	Township Planner

PUD ELIGIBILITY

The Zoning Ordinance requires that the applicant must demonstrate that the site qualifies for a PUD. Based on *Section 12-02*, the site is eligible for PUD approval as follows.

- 1. Demonstrated Benefit.** The PUD ordinance requires fifty (50%) percent open space for residential PUD’s; a calculation has been provided which is 54.5%. The fifty percent (50%) percent open space cannot include the landscape greenbelt. The proposed open space is mainly consisting of preserving the large wooded areas. A five (5) ft. concrete sidewalk is being proposed on one side of the private roadway, Bay Front Drive, as required by the zoning ordinance. The roadway is proposed as fifty (50) ft. R.O.W. instead of the required sixty-six (66) ft. R.O.W. with twenty-eight (28) ft. roadways.

The site is currently very wooded, is designated as a natural features area, and has steep and varying slopes. The developer plans to preserve many of the trees in the development; especially on the northerly side of the property. A buffer area (wooded area) will also be preserved on the southerly side. Additionally, there are quite a few wetland areas on the site which are regulated by EGLE. The proposal is to utilize one of the natural wet areas (pond) as a retention basin and create two (2) retention basins/forebays for the single-family lot side

and an expanded wetlands and forebay area for the detached condominium side. *Article 10, Natural Features Overlay*, requires natural feature buffer areas of one hundred (100) ft. which can be reduced to twenty-five (25) ft. if allowed by the Planning Commission. A minimum fifty (50) ft. setback from the wetlands is proposed and 100 ft. from the lake on the single-family side and fifty (50) ft. on the detached condominium side.

2. **Availability and Capacity of Public Services.** The homes will be served by public sewer and a planned extension of public water.
3. **Compatibility with the Master Plan.** This project is located in the low-density residential area of the master plan which is typically the R-1 and R-2 zoning districts. These areas are designated for single-family residences, located between the rural residential and more urbanized areas of the Township. This designation encompasses the majority of land planned for future residential use, and generally includes areas that do not have access to municipal water and sewer. Many areas have already been developed where fewer environmental constraints are found. However, the land immediately surrounding many of the lakes is designated for residential land uses. These areas will need to be monitored to ensure the environmental integrity is maintained and water quality remains satisfactory. The primary type of development within this classification is expected to be single-family residences on lots that are roughly one acre in size.

The proposal is for thirty-seven (37) lots of a minimum size of 16,000 sq. ft. The proposed setbacks are twenty-five (25) ft. front yard, thirty (30) ft. rear yard, and ten (10) ft. side yards. Setbacks from all wetlands must be a minimum of twenty-five (25) ft. The other part of the development is eight (8) detached condominiums.

The lot sizes required in the R-2 zoning district are approximately 40,000 sq. ft. (.91 acre). The lot widths required in the R-2 district are 160 ft. The lot coverage in the R-2 district is fifteen (15%) percent. The setbacks required in the R-2 zoning district are thirty-five (35) ft. front yard, twelve (12) ft. side yard, thirty-five (35) ft. rear yard, and twenty-five (25) ft. minimum with the average of 300 ft. along the lake required for the natural feature setback (Woodland Lake). The parallel plan for the R-2 zoning district meets all Zoning Ordinance requirements.

4. **Compatibility with the Planned Development Intent.** The proposed plan allows for innovation in land use planning, coordinated development, protects significant natural features, and includes a sidewalk along one side of the roadways as required by the zoning ordinance. Other amenities could be considered to provide additional benefits for the project.
5. **Development Impact.** The site is surrounded by single-family homes.
6. **Unified Control of Property.** The site must be developed as one project/owner.

EXISTING LAND USE, ZONING, AND FUTURE LAND USE

The following table gives an overview of the existing uses and zoning, in addition to the future land use indicated in the Master Plan, for the subject site and surrounding parcels.

	Existing Land Use	Zoning	Master Plan
Subject Site	Vacant	R-2	Low Density Residential
North	Single Family Homes	R-5 & R-2	Medium Density Residential and Low Density Residential
South	Single Family Homes	R-5	Medium Density Residential
East	Single Family Homes	R-2	Low Density Residential
West	Single Family Homes	R-5	Medium Density Residential

PERMITTED USES

The following table gives an overview of both principal permitted uses and permitted uses after special approval in the existing R-2 zoning district.

Principal Uses Permitted R-2
1. Single Family Dwellings 2. Farms 3. Adult Foster Care Home (1-6 adults) 4. Foster Family Home (1-4 children 24 hrs.) 5. Foster Family Group Home (5-6 children 24 hrs.) 6. Family Day Care Home (1-6 children <24 hrs.) 7. Parks & Public Recreation Facilities 8. Essential Public Services 9. Governmental Administrative Offices 10. Libraries 11. Police and Fire Stations 12. Schools, Primary including Charter, Montessori
Permitted Uses after Special Approval R-2
1. Adult Foster Care Small Group Home (7-12 adults) 2. Group Day Care Home (7-12 children <24 hrs.) 3. Airports & Related Uses 4. Cemeteries (Public Only) 5. Golf Courses 6. Swimming Pool Clubs & Recreation Clubs 7. Churches, Temples, & Other Places of Worship or Public Assembly 8. Essential Public Service/Utility Buildings

PROPOSED USE

The applicant has indicated that the proposed use for the approximately 42.8 acres to be rezoned from R-2 to PUD would be for thirty-seven (37) lots of a minimum size of 16,000 sq. ft. Additionally, eight (8) detached condominiums are proposed. A total of forty-five (45) homes are proposed. One private road is proposed for access to the site which connects into N. Christine and Dann Drives, which are public roads. Per *Sec. 16-08*, a five (5) ft. concrete sidewalk is required along one side of the internal private road which is being proposed.

The applicant has proposed a twenty-eight (28) ft. wide road within a fifty (50) ft. private road R.O.W. Additionally, there is an approximately fifteen (15) ft. wide ingress/egress easement shown off of Bayfront Drive extending into Vista View Drive for emergency access. The Planning Commission and Township Board will have to discuss this proposal for a private road with a smaller R.O.W. and road width. If this is acceptable, that will become part of the planned unit development agreement. The proposal is for eight (8) lakefront lots and two (2) detached condominium lakefront units.

The applicant has depicted a parallel plan for the R-2 zoning district depicting thirty-five (35) lots; it depicts natural buffer areas of less than the one hundred (100) ft. requirement per *Article 10*; however, the Planning Commission can approve a smaller natural buffer area. The lot sizes required in the R-2 zoning district are approximately 40,000 sq. ft. (.91 acre) lots. The lot widths required in the R-2 district are 160 ft. The lot coverage in the R-2 district is fifteen (15%) percent. The setbacks required in the R-2 zoning district are thirty-five (35) ft. front yard, twelve (12) ft. side yard, thirty-five (35) ft. rear yard, and twenty-five (25) ft. minimum with the average of 300 ft. along the lake required for the natural feature setback (Woodland Lake). The proposal is for thirty-seven (37) lots of a minimum size of 16,000 sq. ft. and eight (8) detached condominiums. Greenbelts as required in the landscape ordinance cannot be included in the open space calculation; the developer has depicted the open space calculations regarding the open space. As depicted on the conceptual plan, most of the site will remain undisturbed and should be protected through a conservation easement. Other amenities could be considered for the development.

Most of the property is designated as natural features on the Natural Features Protection Area map. As part of the site plan review, the applicant has to comply with the requirements outlined in *Article 10* of the Zoning Ordinance which includes an environmental impact assessment which has been conducted. Additionally, many wetlands are located on the property which is assumed to be under EGLE's jurisdiction. The applicant has provided a general environmental assessment.

A ten percent (10%) density bonus may be allowed for developing under a PUD; an additional ten percent (10%) may be allowed for connecting into the sewer system; and another ten percent (10%) may be allowed for connecting into the water system. Assuming a thirty percent (30%) increase over the thirty-five (35) units allowable under the R-2 zoning would be forty-five (45) units and forty-five (45) units are proposed.

DISCUSSION

The rezoning request was reviewed based on the review considerations listed in *Section 23-10* of the Zoning Ordinance and the Charter Township of Brighton Master Plan.

1. **Consistency with the goals, policies, and future land use map of the Brighton Township Master Plan including any sub area or corridor studies. If conditions have changed since the last Master Plan was adopted, the consistency with recent development trends in the area.**

This project is located in the low-density residential area of the future land use map which is typically the R-1 and R-2 zoning districts. These areas are designated for single-family residences, located between the rural residential and more urbanized areas of the Township. This designation encompasses the majority of land planned for future residential use, and generally includes areas that do not have access to municipal water and sewer. Many areas have already been developed where fewer environmental constraints are found. However, the land immediately surrounding many of the lakes is designated for residential land uses. These areas will need to be monitored to ensure the environmental integrity is maintained and water quality remains satisfactory. The primary type of development within this classification is expected to be single-family residences on lots that are roughly one acre in size.

2. **Compatibility of the site's physical, geological, hydrological and other environmental features with the potential uses permitted in the proposed zoning district.**

Evidence has not been provided that the site could not develop under the current R-2 zoning designation. However, the developer has a proposal for a denser development but keeping many of the natural features of the site preserved.

Since the applicant is proposing the project as a PUD, the Township will have much more control of the entire site and the preservation of natural features on the site. The conceptual plan depicts forty-five (45) units. Since this is proposed to be a PUD rezoning, the proposed conceptual site plan and the preservation of the natural features would be what the Township would attain as part of the rezoning since the site plan will become the contract for the site, along with the planned unit development agreement. At this time, we only have a conceptual plan but the entire site plan and all details of the site would be reviewed as part of the subsequent steps in the site plan process.

3. **Compatibility of all of the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential impact on property values.**

The types of uses permitted within the single-family residential districts are mainly the same; the difference is in density. The applicant has depicted how many units could be developed in the R-2 designation. The soils in the area are part of the Fox-Boyer-Oshtemo Association which includes steep or hilly, well drained, moderately coarse to coarse textured soils on moraines.

- 4. The capacity of Township infrastructure, utilities, and services is sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the Township.**

Township sewer and public water are proposed. The capacity of the Township's sewer can accommodate the uses in both the current R-2 (Residential Single Family) district and the proposed PUD. The water capacity has been confirmed by the City of Brighton and the water service agreement area will be revised.

- 5. The apparent demand for the types of uses permitted in the requested zoning district in the Township in relation to the amount of land in the Township currently zoned to accommodate the demand.**

All of the properties to the north, south, east, and west of the site are developed for single family residential uses of varying sizes. This property is located in a Natural Features Protection Area as designated on the Charter Township of Brighton's Map. As part of the site plan review, the applicant will have to comply with the requirements outlined in *Article 10* of the Zoning Ordinance including an environmental impact assessment. The applicant has provided a general environmental impact assessment. The applicant has proposed lot sizes that he feels are consistent with the neighboring properties. Fairly large buffer areas will be provided along the perimeter of the site which will help shield the views from neighboring properties. The applicant has submitted a traffic impact study (TIS) depicting the traffic from the proposed development. The Township Engineer has reviewed and commented on the TIS.

- 6. If a rezoning is reasonable given the above criteria, a determination shall be made that the requested rezoning is more appropriate than another zoning district.**

The proposed PUD rezoning offers a benefit to the Township in terms of open space and protection of natural resources for the Township because the site plan becomes the contract for the site.

SITE PLAN DISCUSSION

The site plan submittal is being reviewed in accordance with *Article 12*, which describes the information and standards for Residential PUD's and PUD rezoning and conceptual plan submission requirements, therefore, the following comments are submitted for the residential portion of the site.

1. **Submittal Requirements.** The following items are requested to be submitted in accordance with *Section 12-11(a)* and *(b)*. A parallel plan which depicts the natural features on the site is required to determine how many residential units could be developed under the existing R-2 zoning district to determine the density for the site.
 - a. Conceptual plan at a minimum scale of one-inch equals one hundred feet (1"=100'). (Met).
 - b. Proposed road names, right-of-way widths and public walkway widths. Walkways are required on one side of each road and can also be provided through the open space area per *Sec. 16-08*. (Met).
 - c. Indication of the proposed sewage, water supply, and storm drainage system. A depiction of the water extension to the site must be provided. Conceptual plans were provided for the utilities. (Met).
 - d. Explanation of proposed development phases. (Met).
 - e. Conceptual grading plans. (Met).
 - f. Conceptual landscaping plan per *Section 14-02(i)* and listed in *Sec. 12-08(d)(1)*; both proposed and existing trees to be removed and remain should be depicted on the plan. (Met).
 - g. Details on proposed roads and walking paths. Concrete sidewalks as required along one side of the internal roads and must be five (5) ft. in width. Details for the sidewalk have been provided. (Met).
 - h. Details on proposed utilities. Conceptual utility plans have been shown. (Met).
 - i. A planned unit development (PUD) agreement must be proposed which includes any requested modifications from the Zoning Ordinance regarding the proposed PUD. (Met).
2. **Density and Dimensional Requirements.** Residential Open Space PUD's allow for modifications to the dimensional standards contained in the existing zoning district, R-2, and the proposed PUD designation, provided natural features are preserved and additional amenities are provided in return. The planned unit development agreement must outline all of the modifications to the dimensional standards contained in the proposed PUD if the benefits acceptable to the Township are proposed. Modifications must be approved by the Planning Commission and Township Board and reflected in the PUD Agreement. The following table lists the Township's requirements for the R-2 Zoning District and what has been proposed.

	Existing R-2	Proposed PUD
Individual Lot Sizes	40,000 s.f. (.091 acre)	Min. 16,000 s.f.
Lot Width	160	Shown on plan; 80 ft. min.
Natural Features Setback	50 ft. from wetland 100 ft. from lake	50 ft. from wetland 50 ft. from lake from detached condominium
Front Yard Setback	35	25
Rear Yard Setback	35	30
Side Yard Setback	12	10
Lot Coverage	15	40

The applicant needs to provide the Township benefits in order to realize modifications to the zoning requirements. The above requests are in addition to requests to reduce the width of the road right-of-way (R.O.W.), reduce the width of the pavement for the proposed private road, length of road, maximum number of lots on a private road with a single point of access, and reduced setbacks to the lake from the detached condominiums.

3. **Open Space.** A minimum of fifty (50%) percent of the site shall be dedicated as open space in a Residential PUD. The percentage and acreage of open space must be designated on the site plan (54.5% is depicted on the site plan) and in the PUD agreement and state that the wooded area will be held in a conservation easement and will, therefore, never be disturbed. Other amenities for the development should be considered.

RECOMMENDATION

It is recommended that the Planning Commission recommend approval to the Township Board contingent upon any outstanding issues being handled administratively.

September 2, 2025

Via email: planner@brightontwp.com

Kelly Mathews, Planner
Charter Township of Brighton
4363 Buno Road
Brighton, MI 48114

**RE: Proposed The Cove at Woodland Lake
Preliminary PUD Site Plan & Parallel Plan Review #3
F&V Project No. 871250**

Dear Kelly:

We have completed an engineering review of the Preliminary PUD Site Plan, revised dated August 28, 2025, for the proposed The Cove at Woodland Lake, a 45-unit residential condominium. Based on our review, we offer the following comments and recommendations for your consideration.

Parallel Plan:

1. A table of Deviations from R-2 to PUD is provided on the cover sheet. Deviations requested include lot size, setbacks, right-of-way width, road length, road width, maximum number of lots on a private road with a single point of access, maximum lot coverage, and minimum lake setback.
2. There are two areas where lots would be accessed via a shared driveway. Shared residential driveways for up to three dwellings or lots are allowed per the ordinance, and therefore the plan is in compliance.
3. The open space plan results in four additional riparian units.
4. Per Sec. 12-04 of the zoning ordinance, the Planning Commission shall review the design of the parallel plan and determine the number of lots that could be feasibly constructed following the parallel design. We offer the following observations for the commissioner's consideration:
 - a. Both the PUD and Parallel Plan (Conventional R-2 Site Plan Overlay) appear to require significant mass grading and/or retaining walls within the road and lot areas. There are significant grade differentials with both plans. The Preliminary Grading & Drainage Plan previously depicted the proposed grading for the PUD Plan, but that has been removed with this latest submittal. With this project being within the natural features protection area, the grading impacts associated with the Parallel Plan were recommended to be shown, and the latest plan set identifies the limits of grading and likely locations of retaining walls required for the conventional site plan.
 - b. The Parallel Plan proposes to construct the roadway in a location that significantly increases wetland impact. While the PUD plan crosses the narrowest area of the wetland to minimize impacts, the Parallel Plan cuts through one of the widest areas and impacts a larger area. While we cannot predict the feasibility of obtaining a permit from EGLE to cross in this location, we would anticipate that wetland mitigation would be required due to the size of the disturbed area, which would increase development costs. Crossing at the same narrowest area of the wetland as the PUD Plan would appear to result in the loss of several lots on the Parallel Plan.

**27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334**

P: 248.536.0080

F: 248.536.0079

www.fveng.com

Preliminary PUD Site Plan:

1. At the request of the Brighton Area Fire Authority, the road width (back of curb to back of curb) has been increased to 28 feet. The *Table of Deviations – R-2 to PUD* on Sheet 1 should be revised to reflect the minimum road width proposed as 28 ft.
2. The development property is within the Township’s sewer service area. The proposed connection is to a manhole on the gravity sanitary sewer along Vistaview Drive. A sanitary sewer capacity evaluation will need to be completed as part of future submittals, but service to this development appears feasible for the purpose of PUD consideration and approval.
3. Preliminary approval of the proposed private road connection to Dann Dr / N Christine Dr should be obtained from the Livingston County Road Commission.
4. The 45 units proposed are based on receiving the maximum density bonus of 30%, based on connection to both public sewer and public water.
5. The Developer is proposing to participate in a future special assessment to improve the roads providing access to this development from Hunter Road as noted on Sheet 4.
6. Additional grading, stormwater management calcs, and storm sewer design review will be completed upon final site plan and construction plan submittal. The design shall be in accordance with the Livingston County Drain Commissioner’s Procedures and Design Criteria for Stormwater Management Systems. The use of the natural features in the storm water management plan shall consider their storage capacity and an overflow route.

Traffic Impact Study:

The Traffic Study Impact (TIS) dated March 10, 2025, was prepared by Colliers Engineering & Design. F&V has reviewed the TIS and has the following comments for Township consideration, all of which were previously mentioned in our previous review letters.

1. The proposed development is a PUD with the potential for 35 to 45 single family residential units. The TIS evaluated the conservative impact of the maximum 45 units.
2. Site access for the proposed PUD is provided via connection to the intersection of Christine Drive and Dann Drive/Margo Drive which provides access to Hunter Road.
3. Traffic data collection was performed on Wednesday, February 19, 2025, at the study intersections of Hunter Road & Christine Drive and Hunter Road & Margo Drive. The data collection was performed during a typical weekday, while school was in session.
4. The crash analysis performed shows there was one (1) crash reported in the past five (5) years of available data. Review of the crash details indicates there is no existing correctable crash pattern.
5. MDOT auxiliary turn lane warrants were reviewed at the study intersections, indicating that auxiliary turn lane treatments are not recommended at either of the study intersections.
6. The traffic control recommendations of the Christine Drive & Dann Drive / Site Drive intersection indicate that no traffic control is recommended at this driveway. If there is a future crash pattern associated with uncontrolled operations, STOP control may need to be considered.
7. The TIS provides a proportional analysis, highlighting the impact and increased traffic at the study intersections. This analysis evaluated the additional traffic associated with the proposed maximum density of 45 units. The analysis performed is summarized in the table below:

Intersection	AM Peak Hour				PM Peak Hour			
	No Build	Build	Change	% Change	No Build	Build	Change	% Change
Hunter Road & Christine Drive	165	174	9	5.5%	194	206	12	6.2%
Hunter Road & Margo Drive	205	237	32	15.6%	255	297	42	16.5%

The result of the analysis indicates:

- The Hunter Road & Christine Drive intersection is expected to experience an increase in traffic volumes of approximately 6%.
- The Hunter Road & Margo Drive intersection is expected to experience an increase in traffic volumes of approximately 16%.

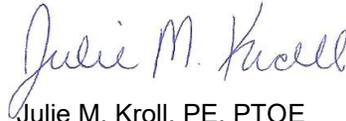
If you have any questions or need any additional information, please contact us at (810) 743-9120 or via e-mail at grose@fveng.com.

Sincerely,

FLEIS & VANDENBRINK



Geric L. Rose, PE, PS
Regional Manager | Associate



Julie M. Kroll, PE, PTOE
Traffic Engineering Group Manager | Sr. Associate

Cc (via email): Mitch Harris, Applicant (mharris@mitchharris.net)
Scott Tousignant, PE, Boss Engineering (scottt@bosseng.com)
Kim Hiller, Livingston County Road Commission
Ken Recker, PE, Chief Deputy Drain Commissioner, Livingston County
Mitch Dempsey, Environmental Projects Manager, Livingston County
Jim Rowell, Building Official, Livingston County
Richard Boisvert, CFPS Fire Marshal, Brighton Area Fire Authority
Brian Vick, Township Manager
Dan Cabage, F&V



BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.
Brighton, MI 48116
o: 810-229-6640 f: 810-229-1619

March 20, 2025

Kelly Mathews, Planner
Charter Township of Brighton
Building and Planning
4363 Buno Road
Brighton, MI 48114

RE: Cove at Woodland Lake PUD
0 Dann Dr. (Dann Dr. & N. Christine)
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on March 5, 2025 and the drawings are dated March 3, 2025. The project is based on the proposed redevelopment of a two-parcel (29.48 & 12 acres) wooded area as a new residential development of up to 45 units. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition. **Comments are limited to primary proposed layout. The alternate layout will be reviewed separately if selected.**

1. The proposal indicates an increased density for municipal water and sewer. The fire authority supports this proposed density increase as it includes a water supply capable of providing the required fire flow for the development. Hydrant spacing and locations will be determined once the Site Plan is submitted. **(Hydrants shall be located at the following locations: On VistaView at the entrance to the secondary access drive, In the center of the cul de sac island on Bay Pointe Dr., In front of Lot 25, Between Lot 30 & 31, Lot 35, Across from Lot 7, In front of Lot 8, and the water main extended to the intersection of Christine, Dann and Bay Pointe and a hydrant located East of the gate.)**
2. The residences shall be provided address numbers a **minimum of 4"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.

IFC 505.1

3. Two-way emergency vehicle access roads shall be a minimum clear width of 26-feet. With a width of 26-feet, one side (building side) of the drive shall be marked as a fire lane. To avoid fire lane signage the access road width is recommended to be increased to 32-feet. Include the location of the proposed fire lane signage and a detail of the fire lane sign in the submittal. Access roads to the site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds. **(Roadway cross-section on Sheet 4 indicates a 27' back of curb roadway dimension. The clear width of the road gutter to gutter shall be 26'. Based on the detail would indicate a 35' roadway. This shall be increased to 26')**

IFC D 103.6

IFC D 103.1

IFC D 102.1

IFC D 103.3

4. Provide details of the secondary access surface and gate that will be installed.



March 20, 2025

Page 2

Cove at Woodland Lake PUD
0 Dann Dr. (Dann Dr. & N. Christine)
Site Plan Review

5. Access through the site shall provide emergency vehicles with a turning radius of 50-feet outside and 30-feet inside. Vehicle circulation shall account for non-emergency traffic and maintain the vehicle within the boundary of lanes of travel. *Provide an emergency vehicle circulation plan. Cul-de-sac's and turn arounds shall comply with Appendix D of the IFC.*

IFC 503.2.4

6. A minimum vertical clearance of 13½ feet shall be maintained along the length of all apparatus access drives. This includes but is not limited to porte-cochere's, lighting, and large canopy trees. **(The landscape plan indicates significant encroachment of the roadway by many trees at maturity. Setback of the tree plantings, change of species, or widening of the roadway to 32' must be done to prevent this encroachment to overhead clearance.)**

IFC 503.2.1

7. The Knox Box on the secondary access gate shall be replaced with a Knox Padlock. Maintenance of the secondary access in all weather shall be included in the maintenance agreement for the development. The Bay Pointe gate at Christine shall be provided with a Knox Key Switch incorporated for emergency access.

IFC 506.1

Additional comments will be provided during the remaining plan review process.

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

A handwritten signature in black ink, appearing to be 'R. Boisvert'.

Rick Boisvert, CFPS
Fire Marshal

cc: Geric Rose-Fleis & Vandenbrink (grose@fveng.com)
Daniel Cabage-Fleis & Vandenbrink (dcabage@fveng.com)

SIGNATURES
282

REZONING PROTEST PETITION

Submitting this form to: Brighton Township Clerk's Office

Brighton Township

4363 Buno Rd,

Brighton, MI 48114

Date:

Contact Person:

Woodland Hills, Airway Hills and Toby Drive Neighbors Association

Kevin C. Holloway President

2510 Kathleen Dr.

Brighton, Michigan 48114

Rezoning Case being protested:

Brighton Township Rezoning #: 25-01 Application Name: Cove at
Woodland Lake

Statement of Opposition

We the undersigned property owners, hereby protest the proposed Rezoning described in the Brighton Township case #25-01 from R-2 to a PUD zoning district.

The rezoning is scheduled for action by the Brighton Township Planning Commission on June 9, 2025.

The reason for this protest is as follows:

1) Traffic issues

- a) Increased traffic on roads into and out of the subdivision because of the additional homes in the proposed development. This creates more risks to children playing in the area, to frequent walkers and the potential increase for automobile accidents.
- b) Construction vehicles that would cause damage to the roads in the subdivision because of the increased weight carrying construction equipment and materials.
- c) Increased trash vehicles causing road damage to Woodland Hills, Airway Hills and Toby Drive.
- d) We know that the Livingston County Road Commission does not have the resources to build new roads and the subdivision residents should not have to be burdened with a special assessment to rebuild their twenty-five-year-old roads

2) Homes and smaller lot sizes potentially having a negative impact to property values of homes on the current properties in the Woodland Hills, Airway Hills and Toby Drive.

- a) Concerns of a negative Environmental impact of the development on the wetlands and natural features.

Print Name (clearly): Claudia Coban Date: 05/29/2025
Signature: Claudia Coban
Address:: 8840 S. Christine Dr. Brighton, MI 48114

Print Name (clearly): SCOTT LATIMER Date: 5/29/25
Signature: [Signature]
Address:: 8816 S. CHRISTINE Brighton MI 48114

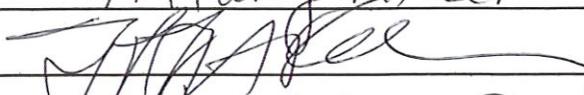
Print Name (clearly): Donna Holden Date: 5/29/25
Signature: Donna Holden
Address:: 8774 S. Christine Brighton, MI 48114

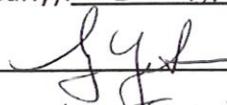
Print Name (clearly): W. Ross Gilmore Date: _____
Signature: [Signature]
Address:: 8734 S Christine Brighton MI 48114

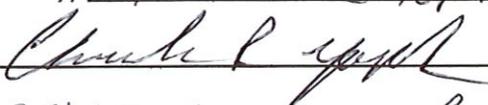
Print Name (clearly): Janet Manning Date: 5/31/25
Signature: [Signature]
Address:: 8948 S. Christine Drive.

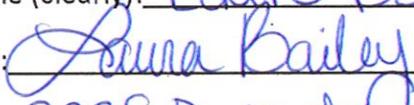
Print Name (clearly): Rob La Chance Date: 5/31/25
Signature: [Signature]
Address:: 894 S. Christine Dr

Print Name (clearly): _____ Date: _____
Signature: _____
Address:: _____

Print Name (clearly): Tiffany Fidler Date: 6/1/25
Signature: 
Address: 2726 Hobby Drive, Brighton MI 48114

Print Name (clearly): Suzanne Yopex Date: 6-1-25
Signature: 
Address: 2586 Toby Dr., Brighton, MI 48114

Print Name (clearly): CHARLES R Yopex Date: 6-1-25
Signature: 
Address: 2586 TOBY DR BRIGHTON MI 48114

Print Name (clearly): Laura Bailey Date: 6/6/25
Signature: 
Address: 2338 Doris dr Brighton MI 48114

Print Name (clearly): Matt Bailey Date: 6/6/25
Signature: 
Address: 2338 Doris drive Brighton MI 48114

Print Name (clearly): _____ Date: _____
Signature: _____
Address: _____

Print Name (clearly): _____ Date: _____
Signature: _____
Address: _____

Print Name (clearly): LARRY & SANDY WESTON Date: 5/28/25

Signature: [Signature]

Address:: 8909 MARGO DR. BRIGHTON 48112

Print Name (clearly): Lynn Bruckman Date: 5/31/25

Signature: [Signature]

Address:: 3232 Hideaway Beach Dr.

Print Name (clearly): JAMES H ORTIZ Date: 5/31/2025

Signature: [Signature]

Address:: 3092 HIDEAWAY BEACH DRIVE

Print Name (clearly): Roy Steven Hale Date: 5/31/2025

Signature: [Signature]

Address:: 3064 Hideaway Beach Dr Brighton 48114

Print Name (clearly): CATHERINE BRENKER Date: 6/1/2025

Signature: [Signature]

Address:: 8715 DANH DR

Print Name (clearly): Mitch Brenker Date: 6/1/2025

Signature: [Signature]

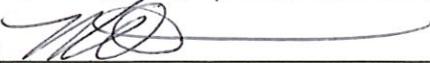
Address:: 8715 DANH DR

Print Name (clearly): Joan JOAN HAWKER Date: 6-1-25

Signature: [Signature]

Address:: 3260 Hideaway Beach Dr - Brighton

Print Name (clearly): MIKE ROUNTROB Date: MAY 27-25

Signature: 

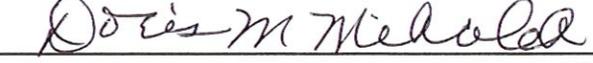
Address:: 2375 DORIS DRIVE BRIGHTON MI 48114

Print Name (clearly): Patrick Mihalek Date: May 27-25

Signature: 

Address:: 2387 DORIS DR Brighton, MI 48114

Print Name (clearly): DORIS Mihalek Date: 5-27-25

Signature: 

Address:: 2387 DORIS DR. BRIGHTON, MI 48114

Print Name (clearly): John & Drema Barber Date: 5-27-25

Signature: 

Address:: 2363 Doris Dr Brighton mi 48114

Print Name (clearly): Tim mdr Date: 5/27/25

Signature: 

Address:: 2335 Doris Drive, Brighton MI 48114

Print Name (clearly): PATRICK TUCKOR Date: 5/29/25

Signature: 

Address:: 2355 Doris Dr, Brighton, MI 48114

Print Name (clearly): Dawn Havrelock Date: 5/28/25

Signature: 

Address:: 2512 Doris Drive, Brighton, MI 48114

Print Name (clearly): Bryan Kostoff Date: 5/27/25
Signature: Bryan Kostoff
Address: 2461 Doris Dr

Print Name (clearly): CARL V. BARNES Date: 5/27/25
Signature: Carl V. Barnes
Address: 8818 SKYLANE DR. 48114

Print Name (clearly): Jennifer Hellmuth Date: 5/27/25
Signature: J Hellmuth
Address: 2315 Doris Dr. 48114

Print Name (clearly): Ryan Christensen Date: 5/27/25
Signature: Ryan Christensen
Address: 2447 Doris dr

Print Name (clearly): KATHY GIBBS Date: 5-27-25
Signature: Kathy-Anne Jill Gibbs
Address: 2423 Doris Dr., Brighton, mi 48114

Print Name (clearly): Bonnie Buck Date: 5-27-25
Signature: Bonnie Buck
Address: 2411 Doris Dr Brighton, 48114

Print Name (clearly): JAMES BUCK Date: 5-27-25
Signature: J. A. B. L.
Address: 2411 DORIS DRIVE, BRIGHTON, 48114

Print Name (clearly): Jeffrey Gniewek Date: 5-27-25
Signature: Jeffrey Gniewek
Address: 2534 Doris Dr. Brighton MI 48114

Print Name (clearly): Sandra Schultz Date: 5-27-25
Signature: Sandra Schultz
Address: 2534 Doris Dr. Brighton MI 48114

Print Name (clearly): Adam Gniewek Date: 5-27-25
Signature: Adam Gniewek
Address: 2534 Doris Dr. Brighton MI 48114

Print Name (clearly): LINDA WAGNER Date: 5/27/25
Signature: Linda Wagner
Address: 2515 Doris Brighton MI 48114

Print Name (clearly): MICHAEL WAGNER Date: 5/27/25
Signature: Michael Wagner
Address: 2515 Doris Dr. Brighton MI 48114

Print Name (clearly): Alyssa Kondratko Date: 5/27/25
Signature: Alyssa Kondratko
Address: 2537 Doris Dr Brighton MI 48114

Print Name (clearly): HENRY KONDRATKO Date: 5/27/25
Signature: Henry Kondratko
Address: 2537 Doris Drive Brighton, MI 48114

Print Name (clearly): Jesse Brookhouse Date: 6/1/25

Signature: 

Address: 2496 Doris Drive

Print Name (clearly): LARRY MCKILLOP Date: 6/1/25

Signature: Larry O. McKillop

Address: 8799 SKYLANE DR, BRIGHTON, MI

Print Name (clearly): THOMAS K. KENDZIOR Date: 6/1/25

Signature: Thomas K Kumpin

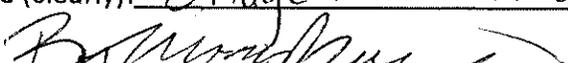
Address: 8792 SKYLANE BRIGHTON, MI 48114

Print Name (clearly): Michele Kendzior Date: 6/1/25

Signature: Michele Kendzior

Address: 8792 Skyland Brighton, MI 48114

Print Name (clearly): Bridget Moricz Date: 6/1/25

Signature: 

Address: 2326 Doris Dr. Brighton MI 48114

Print Name (clearly): Eric Pavlov Date: 6/1/25

Signature: 

Address: 2326 Doris Drive Brighton MI 48114

Print Name (clearly): Jeff Gyoc Date: 6-1-25

Signature: 

Address: 2326 Doris Dr. B. M. 48114

Print Name (clearly): Michele Snyder Date: 6/1/25
Signature: Michele Snyder
Address: 2426 Doris Dr.

Print Name (clearly): Jeff Snyder Date: 6/1/25
Signature: Jeff Snyder
Address: 2426 Doris Drive

Print Name (clearly): Thomas Staslowicz Date: 6-1-25
Signature: Thomas Staslowicz
Address: 2625 Toby

Print Name (clearly): GARY KULHANEK Date: 6.1.25
Signature: Gary Kulhanek
Address: 2657 TOBY DR

Print Name (clearly): Kristi Mackenzie Date: 6/1/25
Signature: Kristi Mackenzie
Address: 2657 Toby Drive

Print Name (clearly): Susan Mann Date: 6-1-25
Signature: Susan Mann
Address: 2699 Toby Dr. Brighton MI 48114

Print Name (clearly): Nich Stodgell Date: 6/1/25
Signature: Nich Stodgell
Address: 2781 Toby Drive Brighton, MI 48114

Print Name (clearly): NAGA HAREESH TALLURI Date: 06-01-2025

Signature: T. Naga Hareesh

Address:: 8807 SKYLANE DR, BRIGHTON MT - 48114

Print Name (clearly): GEETHA AKKINENI Date: 06/01/2025

Signature: G. Geetha

Address:: 8807 SKYLANE DR, BRIGHTON

Print Name (clearly): Maureen Cherewick Date: 6/1/25

Signature: Maureen Cherewick

Address:: 8815 Skylane, Brighton

Print Name (clearly): JAMES CHEREWICK Date: 6/1/2025

Signature: James Cherewick

Address:: 8815 SKYLANE DRIVE, BRIGHTON

Print Name (clearly): Brandon Collins Date: 6/1/2025

Signature: Brandon Collins

Address:: 8791 Skylane Dr, Brighton

Print Name (clearly): JOLYNN PULLIAM Date: 6-1-2025

Signature: Jolynn Pulliam

Address:: 8783 SKYLANE DRIVE 48114

Print Name (clearly): DAVID HOOKANA Date: 6-1-25

Signature: David Hookana

Address:: 8775 SKYLANE DR BRIGHTON

Print Name (clearly): ALFRED HOUGH Date: 6/1/2025

Signature: [Signature]

Address: 8744 SKYLANE DR BRIGHTON

Print Name (clearly): Donald J. McCloud III Date: 6/1/25

Signature: [Signature]

Address: 8739 SKYLANE DR.

Print Name (clearly): Marsha Anderson Date: 6-1-2025

Signature: [Signature]

Address: 8723 SkyLane Dr. Brighton MI 48114

Print Name (clearly): RAY KROM Date: 6-1-2025

Signature: [Signature]

Address: 8715 SKYLANE DR. BRIGHTON 48114

Print Name (clearly): ROBERT ANDERSON Date: 6/1/2025

Signature: [Signature]

Address: 8723 SKYLANE DR. BRIGHTON MICHIGAN 48114

Print Name (clearly): JEREMY WIMBUSKI Date: 6-2-2025

Signature: [Signature]

Address: 8780 Sky lane Drive michigan 48114

Print Name (clearly): Gary M. Burk Date: 6/1/2025

Signature: [Signature]

Address: 8829 SkyLane Drive Brighton Mich 48114

Print Name (clearly): CARL V. BARNES, Personal Representative of Date: 6/1/2025
Signature: Carl V. Barnes
Address: 8830 SKYLANE DR. BRIGHTON, MI 48114
GARY R. BRITT

Print Name (clearly): Elizabeth Wintersteller Date: 6/2/25
Signature: Elizabeth Wintersteller
Address: 8731 Skylane Drive Brighton, MI 48114

Print Name (clearly): Oliver Wintersteller Date: 6/2/25
Signature: Oliver Wintersteller
Address: 8751 Skylane Drive Brighton, MI 48114

Print Name (clearly): Jan Hand Date: 6/2/25
Signature: Jan Hand
Address: 8701 SKYLANE DRIVE BRIGHTON 48114

Print Name (clearly): Noelle Simonson Date: 6/2/25
Signature: Noelle Simonson
Address: 8701 SKYLANE DRIVE BRIGHTON

Print Name (clearly): BOB KOMIATHY Date: 6/2/25
Signature: Bob Komathy
Address: 8761 SKYLANE DR

Print Name (clearly): Patricia Komathy Date: 6/2/25
Signature: Patricia Komathy
Address: 8761 Skylane Dr

Print Name (clearly): Janice Hyatt Date: 5-29-25

Signature: Janice Hyatt

Address:: 8883 S. Christine, Brighton, MD 48114

Print Name (clearly): John Hyatt Date: 5-29-25

Signature: John Hyatt

Address:: 8883 S. Christine, Brighton MD, 48114

Print Name (clearly): Beza Kover Date: _____

Signature: Beza Kover

Address:: 8864 S. CHRISTINE DR

Print Name (clearly): John Hyatt Date: 5/29/25

Signature: John Hyatt

Address:: 8815 S Christine Dr

Print Name (clearly): Cicelynn Surpin Date: 5-29-25

Signature: Cicelynn Surpin

Address:: 8840 S. Christine Dr.

Print Name (clearly): Jim Anderson Date: 05/29-25

Signature: Jim Anderson

Address:: 8854 S. CHRISTINE

Print Name (clearly): Sandra K Anderson Date: 5/29/25

Signature: Sandra K. Anderson

Address:: 8854 So Christine

Print Name (clearly): ANTHONY PANZETTI Date: 5/29/25
Signature: *Anthony Panzetti*
Address: 8900 SOUTH CHRISTINE

Print Name (clearly): RAYMOND CASPER Date: 5/29/2025
Signature: *Raymond Casper*
Address: 8888 SOUTH CHRISTINE DR

Print Name (clearly): MAUREEN PONZETTI Date: 5/29/25
Signature: *Maureen Ponzetti*
Address: 8900 SOUTH CHRISTINE

Print Name (clearly): LAURIE CASPER Date: 5/29/25
Signature: *Laurie Casper*
Address: 8888 S. CHRISTINE DR.

Print Name (clearly): Kelly Rousseau Date: 5/29/25
Signature: *Kelly Rousseau*
Address: 89030 S. Christine Dr.

Print Name (clearly): GREG PIPPEL Date: 5/29/25
Signature: *Greg Pippe*
Address: 8865 S. Christine Dr.

Print Name (clearly): Melanie Pippe Date: 5/29/25
Signature: *Melanie Pippe*
Address: 8865 S. Christine Dr. Brighton MI 48114

Print Name (clearly): Charles R. & Lois L. Cheney Date: 5-26-2025

Signature: Charles R. Cheney Lois L. Cheney

Address: 8981 Margo Drive Brighton, MI 48114-8940

Print Name (clearly): Patrick Hoskins Date: 5-27-25

Signature: Pat Hoskins

Address: 8985 S. Christine Dr. Brighton, MI 48114

Print Name (clearly): OLIVER A WARNER Date: 6/1/25

Signature: Oliver A. Warner

Address: 3176 HIDEAWAY BEACH DR, BRIGHTON, MI 48114

Print Name (clearly): Jean Warner Date: 6/1/25

Signature: Jean Warner

Address: 3176 Hideaway Beach Dr. Brighton, MI 48114

Print Name (clearly): ANITA GRAPENTIN Date: 6/1/2025

Signature: Anita Grapentin

Address: 3148 Hideaway Beach Dr, Brighton, MI 48114

Print Name (clearly): Kimberly Drake Date: 6/1/2025

Signature: Kimberly Drake

Address: 3151 Hidden Cove Brighton, MI 48114

Print Name (clearly): Andrew S. Drake Date: 6/1/25

Signature: Andrew S. Drake

Address: 3151 Hidden Cove Brighton, MI 48114

Print Name (clearly): Michael Tard Date: 5-28
Signature: Michael Tard
Address: 8955 S CHRISTINE DR BRIGHTON, MA

Print Name (clearly): DAVID COLEMAN Date: 5-28
Signature: David Colem
Address: 8984 S. CHRISTINE DRIVE

Print Name (clearly): MICHAEL MORMAN Date: 5-28
Signature: Michael Morman
Address: 8933 S. Christine Dr.

Print Name (clearly): Kelly Mourman Date: 5-28
Signature: Kelly Mourman
Address: 8933 S. Christine Dr

Print Name (clearly): JACK CAMPBELL Date: 5-28
Signature: Jack Campbell
Address: 8921 S. Christine Dr

Print Name (clearly): Abbygayle Campbell Date: 5-29
Signature: Abbygayle Campbell
Address: 8921 S. Christine Dr.

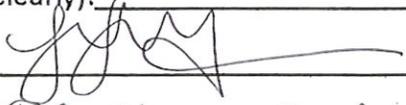
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Signature: Joseph Bobrowski
Address: 8924 S. CHRISTINE

Print Name (clearly): Vincent Genco Date: 5/27/2025

Signature: 

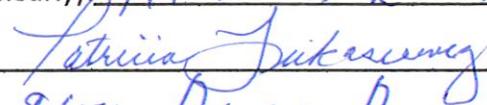
Address:: 8999 Margo Dr Brighton MI 48114

Print Name (clearly): Jessica Genco Date: 5/27/25

Signature: 

Address:: 8999 Margo Dr Brighton MI 48114

Print Name (clearly): PATRICIA LUKASIEWICZ Date: 5/31/25

Signature: 

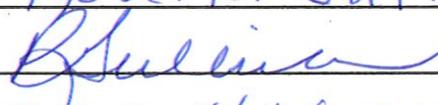
Address:: 8671 Dawn Dr. - Brighton

Print Name (clearly): DAVID SULLIVAN Date: 5-31-25

Signature: 

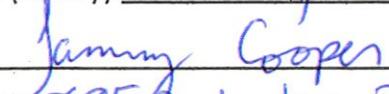
Address:: 2995 HIDEAWAY BEACH DR. BRIGHTON MI 48114

Print Name (clearly): Roberta Sullivan Date: 3-31-25

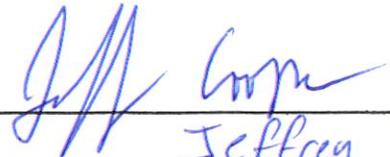
Signature: 

Address:: 2995 Hideaway Beach Dr. 48114
Brighton, MI

Print Name (clearly): Tammy Cooper Date: 5/31/25

Signature: 

Address:: 8850 Lake Bluff Dr.

Print Name (clearly):  Date: 5/31/25

Signature: Jeffrey George Cooper

Address:: 8850 Lake Bluff Dr

Print Name (clearly): TERESA FICARO Date: 05-12-25
Signature: Theresa Ficaro
Address: 8845 DANN DRIVE BRIGHTON

Print Name (clearly): Stephen Allen Date: 5/12/25
Signature: Stephen Allen
Address: 8760 DANN DR., BRIGHTON

Print Name (clearly): Karla Butwell Date: 5/12/25
Signature: Karla Butwell
Address: 8720 Dann Dr BRIGHTON

Print Name (clearly): Susan M. Allen Date: 5/31/25
Signature: Susan M Allen
Address: 8960 Dann Dr. Brighton

Print Name (clearly): Cindy Vaughn Date: 5/31/25
Signature: Cindy Vaughn
Address: 8686 Dann Dr Brighton

Print Name (clearly): Tommy Vaughn Date: 5/31/25
Signature: Tommy Vaughn
Address: 8686 Dann Dr Brighton

Print Name (clearly): RON LUKASIEWICZ Date: 5/31/25
Signature: R. Lukasiewicz
Address: 8671 Dann Dr. BRIGHTON

Print Name (clearly): Cheryl Hamilton Date: 5/24/25
Signature: Cheryl Hamilton
Address: 8807 Dawn Dr. Brighton 48114

Print Name (clearly): MARISA BRUZEWSKI Date: 5/26/25
Signature: Marisa Bruzewski
Address: 8768 N. CHRISTINE DR. BRIGHTON, MI 48114

Print Name (clearly): JOHN BRUZEWSKI Date: 5/26/25
Signature: John Bruzewski
Address: 8768 N. CHRISTINE DR. BRIGHTON MI 48114

Print Name (clearly): Joshua Evans Date: 5/26/25
Signature: Joshua Evans
Address: 2650 Dawn Drive Brighton MI 48114

Print Name (clearly): Angela B. Evans Date: 5/26/25
Signature: Angela B. Evans
Address: 8650 Dawn Drive Brighton MI 48114

Print Name (clearly): MELVIN R. JENKINS Date: 28MAY25
Signature: Melvin R. Jenkins
Address: 8743 N. CHRISTINE DR. BRIGHTON, MI 48114

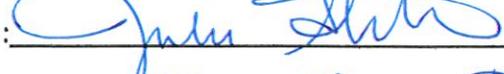
Print Name (clearly): Heeth Davis Date: 5/30/25
Signature: Heeth Davis
Address: 8852 N. Christine Dr.

Print Name (clearly): SCOTT TAR Date: 5-18-25

Signature: 

Address:: 8824 DAWN DR.

Print Name (clearly): Julie Steba Date: 5-18-25

Signature: 

Address:: 8819 Margo Dr

Print Name (clearly): Lynne Mardusz Date: 5/18/25

Signature: Lynne Mardusz

Address:: 8824 margo DR

Print Name (clearly): Tom Mardusz Date: 5/18/25

Signature: 

Address:: 8824 Margo DR

Print Name (clearly): JIM BUGASKI Date: 5/18/25

Signature: Jim Bugaski

Address:: 8839 MARGO

Print Name (clearly): Raymond Cavell Date: 5-18-25

Signature: Raymond Cavell

Address:: 8838 Margo Dr, Brighton MI 48114

Print Name (clearly): Phil Lapczynski Date: 5-18-25

Signature: 

Address:: 8924 Margo Dr. Brighton MI 48114

Print Name (clearly): Liz May Date: 5/18/25

Signature: Liz May

Address:: 8914 Margo Dr. Brighton MI 48114

Print Name (clearly): CARLY ELIA Date: 5/18/2025

Signature: Carly elia

Address:: 8912 MARGO DRIVE

Print Name (clearly): Chris Elia Date: 5/18/25

Signature: Chris Elia

Address:: 8912 Margo Drive

Print Name (clearly): Rebecca Robnett Date: 5/18/25

Signature: Rebecca Robnett

Address:: 8933 Margo Dr.

Print Name (clearly): DAN WADE Date: 5-18-25

Signature: Daniel T. Wade

Address:: 8940 MARGO

Print Name (clearly): Janne Sasinowski Date: 5/18/25

Signature: Janne Sasinowski

Address:: 8945 Margo Drive.

Print Name (clearly): Vanessa Grignon Date: 5/18/25

Signature: Vanessa Grignon

Address:: 8955 Margo Dr Brighton MI 48114

Print Name (clearly): Elizabeth Himich Date: 5-18-25

Signature: [Signature]

Address:: 8814 Margo Dr Brighton, MI 48114

Print Name (clearly): Sue Myers Date: 5/18/25

Signature: [Signature]

Address:: 8771 Margo Dr - Brighton 48114

Print Name (clearly): Phil Kofahl Date: 5/18/25

Signature: [Signature]

Address:: 8766 Margo Dr Brighton 48114

Print Name (clearly): Mark Matthews Date: 5/18/25

Signature: [Signature]

Address:: 8790 Margo Dr Brighton 48114

Print Name (clearly): Dawn Matthews Date: 5-18-25

Signature: [Signature]

Address:: 8790 Margo Dr. Brighton 48114

Print Name (clearly): Dave Letteer Date: 18 May 2025

Signature: [Signature]

Address:: 8851 Margo Dr. Brighton 48114

Print Name (clearly): Nancy Letteer Date: 5/18/2025

Signature: [Signature]

Address:: 8851 Margo Dr. Brighton 48114

Print Name (clearly): Alex GRIGNON Date: 5/18/25

Signature: A. Grignon

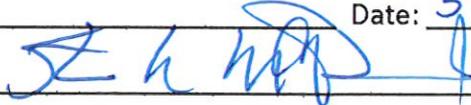
Address:: 8955 MARGO

Print Name (clearly): Charles & Lois Cheney Date: 5-18-25

Signature: Charles R. Cheney Lois L. Cheney

Address:: 8967 Margo Dr

Print Name (clearly): Kathy McDonald Date: 5-18-25

Signature: Kathy McDonald 

Address:: 8989 Margo Dr.

Print Name (clearly): KARISSA & Andrew Puentes Date: 5/18/25

Signature: KMP Andrew

Address:: 8802 Margo Dr.

Print Name (clearly): Kanara Sobel + Mark Sobel Date: 5.24.25

Signature: Kanara Sobel, Mark Sobel

Address:: 8759 Margo Dr

Print Name (clearly): Rint Bissell Richard Bissell Date: 5/24/25

Signature: Rint Bissell

Address:: 8795 Margo Dr

Print Name (clearly): Rosemary Bissell Date: 5-24-25

Signature: Rosemary Bissell

Address:: 8795 Margo Dr

Print Name (clearly): Wendell Ryckman Date: 5/24/25
Signature: Wendell Ryckman
Address: 8900 Margo, Brighton 48114

Print Name (clearly): Thomas W Himich Date: 5-24-25
Signature: [Signature]
Address: 8814 Margo Dr Brighton MI 48114

Print Name (clearly): GLENN AMHAUS Date: 5/25/25
Signature: Glenn Amhaus
Address: 8850 MARGO DR

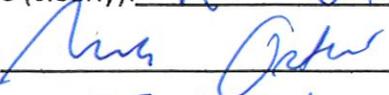
Print Name (clearly): Susan Amhaus Date: 5/25/25
Signature: Susan Amhaus
Address: 8850 Margo Dr

Print Name (clearly): ROBERTS, MARGARET SCHRODER Date: 5/25/25
Signature: [Signature]
Address: 8921 MARGO DR.

Print Name (clearly): Paul Overholt Date: 5/25/25
Signature: [Signature]
Address: 8956 MARGO DR.

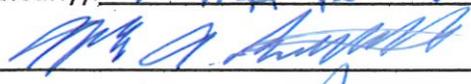
Print Name (clearly): Douglas W. Hipp Date: 5/27/25
Signature: Douglas W Hipp
Address: 8819 Margo Dr. Brighton, MI 48114

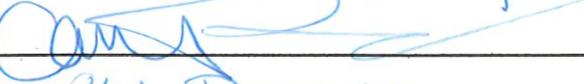
Print Name (clearly): SCOTT TAR Date: 5 24 25
Signature: 
Address: 8824 DANN DR.

Print Name (clearly): Mark Ostroski Date: 5/24/25
Signature: 
Address: 2775 Kathleen Dr

Print Name (clearly): Derek Gibbs Date: 5.24.25
Signature: 
Address: 8755 Dann Dr

Print Name (clearly): Kelli Gibbs Date: 5/24/25
Signature: 
Address: 8755 Dann Dr.

Print Name (clearly): Mark Botwill Date: 5/24/25
Signature: 
Address: 8720 Dann Dr.

Print Name (clearly): Camden Dupre Date: 5/24/25
Signature: 
Address: 8616 Dann Dr.

Print Name (clearly): Michael Hamilton Date: 5/24/25
Signature: 
Address: 8887 Dann Dr. Brighton 48114

Print Name (clearly): Maureen KASSO Date: 5/4/2025
Signature: Maureen Kasso
Address: 2714 Kathleen Dr. Brighton MI 48114

Print Name (clearly): MARK KASSO Date: 5/4/2025
Signature: [Signature]
Address: 2714 KATHLEEN DRIVE BRIGHTON, MI 48114

Print Name (clearly): Ronda Bouley Date: 5-5-2025
Signature: Ronda Bouley
Address: 18859 S. Christine dr. Brighton, MI 48114

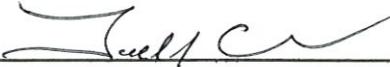
Print Name (clearly): WILLIAM MARTINO Date: 5-5-25
Signature: [Signature]
Address: 2699 KATHLEEN DR. BRIGHTON, MI 48114

Print Name (clearly): Heather Martino Date: 5-5-25
Signature: H. L. Martino
Address: 2699 Kathleen Dr Brighton, MI 48114

Print Name (clearly): John Aurandt Date: 5-5-25
Signature: [Signature]
Address: 2638 Kathleen Dr Brighton MI 48114

Print Name (clearly): Lauren Lea Date: 5-5-24
Signature: [Signature]
Address: 2678 Kathleen Dr Brighton 48114

Print Name (clearly): TODD CLOUST Date: 5/5/25

Signature: 

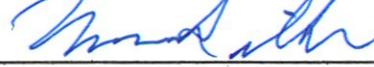
Address:: 2676 KATHLEEN DR BRIGHTON, MI 48114

Print Name (clearly): Tyles Gillon Date: 5/5/25

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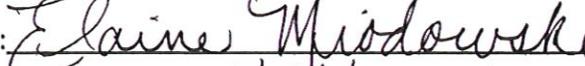
Address:: 2723 Kathleen Dr. Brighton MI

Print Name (clearly): Mark Gillon Date: 5/5/25

Signature: 

Address:: 2723 Kathleen Dr, Brighton MI 48114

Print Name (clearly): Elaine Miodowski Date: 5/6/25

Signature: 

Address:: 2775 Kathleen Dr. Brighton 48114

Print Name (clearly): Rachel Waddell Date: 5/6/25

Signature: 

Address:: 2746 Kathleen Dr Brighton MI 48114

Print Name (clearly): Matt Waddell Date: 5/6/25

Signature: 

Address:: 2746 Kathleen Dr. Brighton, MI 48114

Print Name (clearly): Abbie Mercedes Date: 5/6/25

Signature: 

Address:: 2657 Kathleen Dr. MI 48114

Print Name (clearly):

ROBERT SCHAUER

Date:

5/18/25

Signature:

[Handwritten Signature]

Address::

2681 JENNIFER DR, BRIGHTON MA 48114

Print Name (clearly):

Kelly Garvin

Date:

5/18/25

Signature:

[Handwritten Signature]

Address::

2670 Jennifer Dr Brighton, mi 48114

Print Name (clearly):

Bruce Garvin

Date:

5-18-25

Signature:

[Handwritten Signature]

Address::

2670 Jennifer Dr Brighton, MI 48114

Print Name (clearly):

Patricia Hoff

Date:

5-18-25

Signature:

[Handwritten Signature]

Address::

2663 Jennifer Dr. Brighton 48114

Print Name (clearly):

Duane Hoff

Date:

5/18/25

Signature:

[Handwritten Signature]

Address::

2663 Jennifer Dr. Brighton 48114

Print Name (clearly):

MARY CAVANAUGH

Date:

5/18/25

Signature:

[Handwritten Signature]

Address::

2643 Jennifer Dr. Brighton 48114

Print Name (clearly):

Jennifer Harbron

Date:

5/18/25

Signature:

[Handwritten Signature]

Address::

1892 N Christian, Brighton 48114

Print Name (clearly): Suzanne Fuhrman Date: 5/18/25
Signature: Suzanne Fuhrman
Address: 8626 1/2 Christine Dr. Brighton

Print Name (clearly): DAN Howes Date: 5/18/25
Signature: [Signature]
Address: 2742 JENNIFER DRIVE

Print Name (clearly): Stephen Heffer Date: 5/18/25
Signature: [Signature]
Address: 2721 Jennifer Dr

Print Name (clearly): Ryan Gysel Date: 5/18/25
Signature: [Signature]
Address: 2699 Jennifer

Print Name (clearly): Lisa Gysel Date: 5/18/25
Signature: [Signature]
Address: 2699 Jennifer

Print Name (clearly): Tom Racette Date: 5/18/25
Signature: [Signature]
Address: 2722 Jennifer

Print Name (clearly): FERRIS Racette Date: 5/18/25
Signature: [Signature]
Address: 2722 Jennifer

Print Name (clearly): PHILIP J REID Date: 5/12/25

Signature: Philip J Reid

Address:: 2578 DORIS DR BRIGHTON MI 48114

Susan Reid

Print Name (clearly): _____ Date: 5/12/25

Signature: Susan R. Reid

Address:: 2578 Doris Dr. Brighton, mi. 48114

Print Name (clearly): Kevin C. Holloway Date: 5/15/2025

Signature: [Signature]

Address:: 2510 Kathleen Dr. Brighton, MI 48114

Print Name (clearly): ERIK LAGERSTROM Date: 5/18/2025

Signature: [Signature]

Address:: 8750 NORTH CHRISTINE NE Brighton MI; 48114

Print Name (clearly): Gayle-Ann Lark Date: 5/18/2025

Signature: Gayle-Ann Lark

Address:: 8621 N. Christine Dr., Brighton, MI 48114

Print Name (clearly): Robert J. Lark Date: 5/18/2025

Signature: R. J. Lark

Address:: 8621 N. Christine Dr., Brighton, MI 48114

Print Name (clearly): Thomas A Dougekos Date: 5/18/25

Signature: [Signature]

Address:: 8626 N. CHRISTINE DR, BRIGHTON 48114

Print Name (clearly): Steve Fessler Date: 5-12-25

Signature: [Signature]

Address: 8930 N. Christine Dr. Brighton MI 48114

Print Name (clearly): Nicole Todman Date: 5/12/25

Signature: [Signature]

Address: 8951 N Christine Brighton MI 48114

Print Name (clearly): Bryce Todman Date: 5/12/25

Signature: [Signature]

Address: 8951 N Christine Drive Brighton MI 48114

Print Name (clearly): ERIC HORTON Date: 5/12/25

Signature: [Signature]

Address: 2642 Jennifer Dr. Brighton MI 48114

Print Name (clearly): Robert Connors Date: 5-12-25

Signature: [Signature]

Address: 8688 N. Christine Dr Brighton MI 48114

Print Name (clearly): Kimberly Connors Date: 5/12/25

Signature: [Signature]

Address: 8688 N. Christine Dr Brighton MI 48114

Print Name (clearly): Teresa West Date: 5/12/2025

Signature: [Signature]

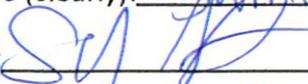
Address: 2642 Jennifer Drive, Brighton, 48114

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Signature: 

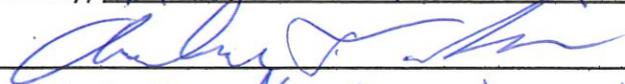
Address:: 8870 N Christine Dr Brighton, MI

Print Name (clearly): Samantha Hughes Date: 5-10-25

Signature: 

Address:: 8870 N. Christine Dr Brighton 48114

Print Name (clearly): Andre Torfeh Date: 05-11-25

Signature: 

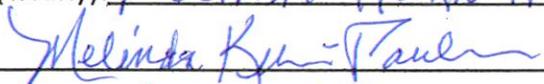
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Print Name (clearly): Pamela W. Matthews Date: 5-11-25

Signature: 

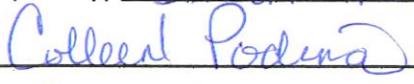
Address:: 8755 N. Christine Brighton

Print Name (clearly): MELINDA KERN-PAULSEN Date: 5-12-25

Signature: 

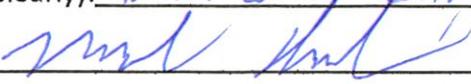
Address:: 2559 KATHLEEN DR BRIGHTON, MI 48114

Print Name (clearly): Colleen Podina Date: 5/12/25

Signature: 

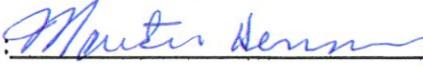
Address:: 2527 Kathleen Dr. Brighton MI 48114

Print Name (clearly): MIKE Podina Date: 5-12-25

Signature: 

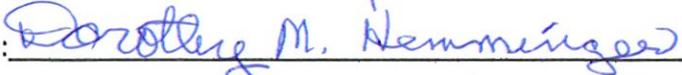
Address:: 2527 Kathleen dr Brighton MI 48114

Print Name (clearly): MARTIN HEMMINGER Date: 5-10-25

Signature: 

Address:: 8609 N. CHRISTINE DR

Print Name (clearly): Dorothy M. Hemminger Date: 5-10-25

Signature: 

Address:: 8609 N. CHRISTINE DR

Print Name (clearly): LISA CONROD Date: 5-10-25

Signature: 

Address:: 8033N CHRISTINE DR

Print Name (clearly): RICHARD CONROD II Date: 5-10-25

Signature: 

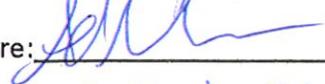
Address:: 8033N CHRISTINE DR

Print Name (clearly): DAVID CLAYDON Date: 5-10-25

Signature: 

Address:: 8731 N CHRISTINE DR

Print Name (clearly): Adam Mashni Date: 5/10/25

Signature: 

Address:: 8791 N Christine Dr.

Print Name (clearly): Amanda Helminen Date: 5/10/25

Signature: 

Address:: 8819 N Christine Dr.

Print Name (clearly):

Thomas R. Walker

Date:

5-10-25

Signature:

Thomas R. Walker

Address::

8654 N. Christine Brighton 48114

Print Name (clearly):

Olivia Bergsman

Date:

5/10/25

Signature:

Olivia Bergsman

Address::

8645 N. Christine Drive Brighton, MI 48114

Print Name (clearly):

Mike Bergsman

Date:

5/10/25

Signature:

Mike Bergsman

Address::

8645 N. Christine Drive, Brighton, MI, 48114

Print Name (clearly):

WILLIAM. LANE

Date:

5/10/25

Signature:

William Lane

Address::

8640 N. CHRISTINE

Print Name (clearly):

PAUL STAVES

Date:

5/10/25

Signature:

Paul Staves

Address::

8657 N. CHRISTINE DR

Print Name (clearly):

Cathreen Taylor

Date:

5-10-25

Signature:

Cathreen Taylor

Address::

8615 Dann Dr.

Print Name (clearly):

William Taylor

Date:

5-10-25

Signature:

William Taylor

Address::

8615 Dann Dr.

Print Name (clearly): Joshua Reynolds Date: 5/10/25

Signature: Joshua Reynolds

Address: 8734 N. Christine Dr.

Print Name (clearly): Ann Sisty Date: 5/10/25

Signature: Ann M Sisty

Address: 8734 N. Christine Dr

Print Name (clearly): Tom BARRETT Date: 5/10/25

Signature: Thomas Barrett

Address: 8718 N. Christine Dr

Print Name (clearly): Forrest Swims Date: 5/10/25

Signature: [Signature]

Address: 8711 N. Christine Dr.

Print Name (clearly): Casey Thornton Date: 5/10/25

Signature: Casey Thornton

Address: 8681 N. Christine Dr

Print Name (clearly): Charles E Darr Date: 5-10-25

Signature: Charles E Darr

Address: 8668 N. Christine Dr

Print Name (clearly): MARY DAVINICH Date: 5-10-25

Signature: Mary S. Davnich

Address: 8669 N. Christine

Print Name (clearly): DIANA HOCHSTADT Date: 5-7-25

Signature: *Diana Hochstadt*

Address: 2515 KATHLEEN DRIVE 48114

Print Name (clearly): Andrew Day Date: 05/10/2025

Signature: *AS*

Address: 8871 N. Christine Dr Brighton 48114

Print Name (clearly): Joseph Zrenchik Date: 5/10/25

Signature: *Joseph M. Zrenchik*

Address: 8834 N. CHRISTINE Brighton 48114

Print Name (clearly): CODY VINE Date: 5/10/25

Signature: *CV*

Address: 8820 N CHRISTINE DR BRIGHTON 48114

Print Name (clearly): Christian Spitzig Date: 5-10-25

Signature: *Chris Spitzig*

Address: 8831 N. CHRISTINE BRIGHTON 48114

Print Name (clearly): Terry Spitzig Date: 5/10/25

Signature: *Terry Spitzig*

Address: 8831 North Christine Brighton 48114

Print Name (clearly): Heather Williams Date: 5-10-25

Signature: *Heather Williams*

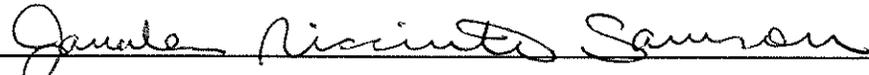
Address: 8807 N. christine

Print Name (clearly): ALEX SAMSON Date: 5-5-2025

Signature: 

Address:: 8978 N. CHRISTINE DR BRIGHTON MI 48114

Print Name (clearly): JANALEN RICCIATO SAMSON Date: 5-5-2025

Signature: 

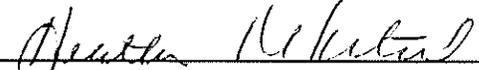
Address:: 8978 N. CHRISTINE DR. BRIGHTON MI 48114

Print Name (clearly): MIKIE WOLAK Date: 5-5-2025

Signature: 

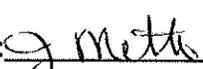
Address:: 8992 N CHRISTINE DR. Brighton 48114

Print Name (clearly): HEATHER KETCHEL Date: 5/5/25

Signature: 

Address:: 8913 N. Christine Dr. Brighton 48114

Print Name (clearly): Jenn mette Date: 5-5-25

Signature: 

Address:: 8979 N Christine ~~DR~~, Brighton, MI 48114

Print Name (clearly): Chris Mette Date: 5-5-25

Signature: 

Address:: 8979 N. Christine Dr

Print Name (clearly): Denise Graves Date: 5/5/25

Signature: 

Address:: 8967 N. Christine Dr

Print Name (clearly): Michael & Mary Pawelski Date: 5-5-2025
Signature: Michael & Mary Pawelski
Address: 8929 N. CHRISTINE, BRIGHTON, MI. 48114

Print Name (clearly): ROBERTA WAITE Date: 5-5-2025
Signature: Roberta Waite
Address: 8890 W Christine Dr Brighton 48114

Print Name (clearly): KENNETH WAITE Date: 5-5-2025
Signature: Kenneth Waite
Address: 8890 N. CHRISTINE DR BRIGHTON, MI. 48114

Print Name (clearly): CATHY BURNS Date: 5-7-25
Signature: Cathy Burns
Address: 2511 Kathleen Dr Brighton MI, 48114

Print Name (clearly): Robert Burns Date: 5-7-25
Signature: Rob B
Address: 2511 Kathleen Dr Brighton MI 48114

Print Name (clearly): JOSHUA BOCHER Date: 5/7/25
Signature: Joshua Bochler
Address: 2544 KATHLEEN DR

Print Name (clearly): JEFF HOCHSTADT Date: 5-7-25
Signature: Jeff Hochstadt
Address: 2576 KATHLEEN DRIVE

Print Name (clearly): William S. Dever Date: 5-5-25

Signature: 

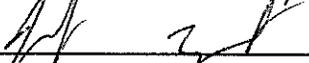
Address:: 2526 Kathleen Dr., MI 48114

Print Name (clearly): Joanne R. Dever Date: 5-5-25

Signature: Joanne R. Dever

Address:: 2526 Kathleen Dr., MI 48114

Print Name (clearly): Jacob Youngert Date: 5-5-25

Signature: 

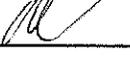
Address:: 8911 N Christine Dr, Brighton, MI 48114

Print Name (clearly): DERRICK BUNGE Date: 5-5-23

Signature: 

Address:: 8912 N CHRISTINE, BRIGHTON, MI 48114

Print Name (clearly): Alyssa Clayton Date: 5/5/25

Signature: 

Address:: 8088 N. Christine, Brighton MI

Print Name (clearly): Richard Koniczny Date: 5-5-25

Signature: Richard Koniczny

Address:: 8942 N CHRISTINE BRIGHTON MI, 48114

Print Name (clearly): Tammy Johnson Date: 5-5-25

Signature: Tammy Johnson

Address:: 8966 N. Christine Dr Brighton MI 48114

Print Name (clearly): Logan Cannon Date: 5/5/25

Signature: 

Address:: # 2249 Kathleen Dr Brighton 48114

Print Name (clearly): Kayla Siemen Date: 5/5/25

Signature: 

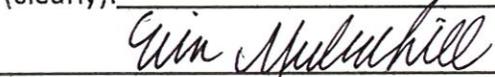
Address:: 2749 Kathleen Dr. Brighton MI 48114

Print Name (clearly): Kari Conley Date: 5/6/25

Signature: 

Address:: 2639 Kathleen

Print Name (clearly): Erin Mulvihill Date: 5-7-25

Signature: 

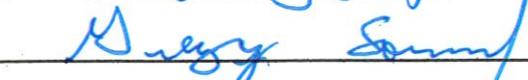
Address:: 2724 Kathleen Drive Brighton, Mi

Print Name (clearly): Lisa Johnson Date: 5/11/25

Signature: 

Address:: 2677 Kathleen Dr., Brighton MI 48114

Print Name (clearly): Gregory Soraruf Date: 5/11/25

Signature: 

Address:: 8800 Dann Dr Brighton, MI 48114

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): KEN SAMBORSKI Date: 06/6/25

Signature: K. Samborski

Address:: 8828 S. CHRISTINE DR BRIGHTON, MI 48114

Print Name (clearly): Joan Samborski Date: 06/6/25

Signature: Joan Samborski

Address:: 8828 S. Christine Dr Brighton, MI 48114

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): ELAINE HAWKINS Date: 5/28/25

Signature: Elaine Hawkins

Address:: 2485 DORIS DR BRIGHTON 48114

Print Name (clearly): Kathleen M. Philbin Date: 5/31/25

Signature: Kathleen M. Philbin

Address:: 2556 Doris Dr. Brighton, MI 48114

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): Katie Dinnan Date: 6/3/25

Signature: Katie Dinnan

Address:: 8791 Skyline dr Brighton

Print Name (clearly): Pollyanne McKillop Date: 6/4/25

Signature: Pollyanne McKillop

Address:: 8799 Sky Lane Drive, Brighton 48114

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly):

~~Greg Reid~~

Date:

6-1-25

Signature:

Address::

8922 S CHRISTIANE DR BRIGHTON ME 04914

Print Name (clearly):

Date:

Signature:

Address::

Print Name (clearly): Keith Plummer Date: 6-1-25

Signature: 

Address:: 3167 Hidden Cove Ct Brighton, MA 08114

Print Name (clearly): MICHAEL MURPHY Date: 6-1-25

Signature: 

Address:: 8847 SOUTH CHRISTINE DR.

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): Gordon P. Philbin Date: 6-8-2025

Signature: Gordon P. Philbin

Address:: 2556 Doris Drive Brighton, MI 48114

Print Name (clearly): Jason Gniewek Date: 6-8-2025

Signature: Jason Gniewek

Address:: 25 2534 Doris Drive

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Print Name (clearly): _____ Date: _____

Signature: _____

Address:: _____

Planner

From: Barb Potocki <msbsp@potockitransport.us>
Sent: Monday, June 9, 2025 5:41 PM
To: Planner
Cc: info@woodlandlake.info; Barb Potocki
Subject: Woodland Lake Safety and Qauality

As a riparian living at the bottom of the hills from the proposed 45 home Cove at Woodland Lake, I am apposed to approving the PUD to increase the number of homes, jeopardizing our lakes safety and water quality.

This sub is highly elevated, and as a result all surface FERTILIZERS, PESTICIDES, and WEED KILLERS, will be draining downhill into Woodland Lake and the small pond off Woodland Shore Dr., which connects underground to the main lake.

Since there are already 37 DRAINS INTO Woodland Lake, this seepage could even exceed the worst of the polluting drains from Grand River. We are already flourishing in weeds and algae costing a small fortune to control (\$350,000 over last 2 years.)

Second: Woodland Lake cannot accept any more marinas or subdivision park docks to add another 18 docks. We already exceed the recommended capacity for boats at 450%. The boat launch capacity should also be reduced to at least lighten the load.

The riparian's surrounding Woodland Lake pay some of the highest property taxes this township collects, yet receives some of the lowest of protections from pollution which the expensive sewers cannot resolve.

If this lake gets anymore polluted, swimming and fishing will die, property values will go down, and taxes you collect will go down not up. Our lake is being double hit with two new subs, the Woodlands near the bridge and the Cove. We need to take action now, before we end up with a no fishing, no swimming unsafe swamp.

Respectfully,

Barbara Potocki
8420 Woodland Shore Dr.
Brighton, MI 48114

Planner

From: Stan Lawrence <stanlawr@gmail.com>
Sent: Monday, June 9, 2025 1:58 PM
To: Planner
Subject: Planning committee meeting June 9, 2025

Ms. Matthews,

I am unable to attend this evening's planning committee meeting due to another obligation.

I feel that the developer of the property being reviewed at this evening's meeting, the Cove at Woodland Lake, should develop it as currently zoned R-2 unless the developer can prove that it cannot possibly be developed under these current requirements. Until they prove this, there should be no discussion of changing from the current zoning.

Stan Lawrence
3373 Oak Knoll Dr.
Brighton
Sent from my iPhone

Planner

From: Jennifer Marks <jennifermarks04@gmail.com>
Sent: Thursday, June 5, 2025 12:37 PM
To: Planner
Cc: info@woodlandlake.info
Subject: Rezoning Woodland Lake - Critical Environmental Concerns

Good afternoon Ms. Matthews,

I am writing to respectfully urge you to deny the rezoning request to develop 48+ acres on Woodland Lake.

As a Woodland Lake resident for the past 8+ years, I have personally witnessed the steady decline in water quality and aquatic life. Homeowners have invested over \$350,000 in the past two years alone to address contamination and nutrient overload. Yet, the lake continues to suffer—primarily due to two key factors:

- **Severe overcapacity:** Woodland Lake currently operates at 450% of the recommended boating density for its size and depth. It cannot support additional watercraft from new development.
- **Unmanaged runoff:** Road and drain runoff, with limited filtration, continues to contribute high levels of nitrates and phosphates, further degrading the ecosystem.

Additionally, this rezoning would endanger the lake's critical wetland areas. These wetlands are essential to our ongoing efforts to improve water quality and must remain protected, as they have been in the past.

I urge you to prioritize the long-term health of Woodland Lake and the well-being of its community by denying this rezoning request.

Sincerely,

Jennifer Marks

8365 Hilton Rd

Brighton, MI 48114

Planner

From: kwalker7957@att.net
Sent: Tuesday, May 27, 2025 1:45 PM
To: Planner; Karl Vogelheim; Steve.Thornburg@dana.com
Subject: planned pud rezone of current r2 with access at Dan & Christine dr

Hi Kelly

Confirming our conversation this morning it appears that the about 6 or 7 houses near woodland shore dr fall in the zone 3 of the approach end to Brighton airport (45G). It also appears that these houses cannot be rezoned into a zone of more population but only less per the zoning requirements of the MDOT approach zone for runway 4 at Brighton airport. I would suggest that the township dig out the previous sent mdot zoning requirements to verify before the next pud meeting. Also, I would like to confirm the township intentions to send a letter to the new residents and developer of the multifamily homes that they are under zone 2 of the same approach zone (Grandfathered in) to runway 4 and there will be airplane noise from departing airplanes. I understand that a new developer has purchased the rights, and it is no longer Corrigan. This was the agreement we made about 5 years ago when it was still Corrigan. We are looking to be good neighbors and hopefully do not want any noise complaints after they move in.

Thanks

Sincerely

Keith Walker

VP Brighton airport association

Planner

From: cheryl.wasilewski@gmail.com
Sent: Tuesday, May 13, 2025 3:22 PM
To: Planner
Cc: info@woodlandlake.info
Subject: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD Please Deny
Attachments: Woodland Lake Zoning -Wasilewski Cheryl.docx

Hello Planning Commission:

I am writing you to please deny the rezoning of the 42.8 Acres (Woodland Cove Development). The lake has been deteriorating with all of the new developments being build around the lake. We should not be adding any additional housing near the the lake or any development that will cause more lake traffic and/ or more runoff into the lake.

Sincerely,
Cheryl Wasilewski
810-772-8191

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson|
William Hofsess, Secretary,
Bill Anderson, Member at Large
...

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

The current request for rezoning of 48.2 acres on Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

- The current homeowners on Woodland Lake have spent **over \$350,000** in just the past 2 years attempting to address contamination, nutrient loading and water clarity issues, with very marginal success due to the **extensive inputs** to the lake from **boating, fertilizers and road drainage** into the lake
- A standard "recreation carrying capacity" analysis demonstrates that Woodland Lake is currently **at 450% of the recommended boating density** per acre of lake. This is **dangerous** to boaters and adds significant boat churn and contamination, per the professional limnologist we utilize and numerous studies across the United States.
- The **Dissolved Oxygen** levels in the lake continue to be at **dangerous levels** to sustain aquatic life due to the combination of a shallow lake (7.5 feet average) and the excessive loading from boats, fertilizer and road drainage
- The Capacity of the public launch should be reduced to 15 boats versus its' current 28 boat capacity due to the dangers and environmental impacts to aquatic life.
- The current number of docks/boat slips should be documented and **no additional docks allowed** on the lake. If a new dock is allowed, the boat launch should be reduced further by 1 boat capacity.
- This proposal **impacts our wetlands**. The wetlands perform a **critical filtering** of Nitrates and phosphates, helping to reduce the algae and ammonia buildups. All future proposals that impact wetlands on Woodland Lake need to **be denied**. Prior neighborhood requests impacting wetlands have been denied, as is/was appropriate
- All future construction within 1,000 feet of the lake **requires sewers**, with no PUD bonus consideration
- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:

Cheryl Wasilewski _____

Stacey Robosan _____

Print Name

2621 S. Hacker Road, Brighton MI 48114

Date 5/13/2025

Planner

From: Michael Urbats <murbats@hotmail.com>
Sent: Sunday, June 8, 2025 10:34 AM
To: Planner
Subject: Opposition to Rezoning Request for 48.2 Acres on Woodland Lake

Michael and Kathleen Urbats

8380 Woodland Shore Drive

Brighton, Mi 48114

Murbats@hotmail.com

810-333-1637

6/8/2025

Planning Commission

Charter Township of Brighton

4363 Buno Road

Brighton, MI 48114

****Subject: Opposition to Rezoning Request for 48.2 Acres on Woodland Lake****

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the current request for rezoning of 48.2 acres on Woodland Lake. I urge the Commission to deny this proposal and ensure that any similar future requests take the following environmental and safety concerns into consideration:

- ****Environmental and Water Quality Issues:**** Woodland Lake homeowners have collectively invested over \$350,000 in the past two years to mitigate contamination, nutrient loading, and water clarity issues, yet these efforts have had only marginal success due to significant external inputs from boating activity, fertilizers, and road drainage.

Sincerely,

Michael and Kathleen Urbats

Planner

From: TAMMY COOPER <lakebluffcoopers@comcast.net>
Sent: Tuesday, June 3, 2025 10:43 AM
To: Planner
Subject: Dann Road rezoning

Dear Planning Commission:

The current request for rezoning of 48.2 acres on Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

- The current homeowners on Woodland Lake have spent **over \$350,000** in just the past 2 years attempting to address contamination, nutrient loading and water clarity issues, with very marginal success due to the **extensive inputs** to the lake from **boating, fertilizers and road drainage** into the lake
- A standard "recreation carrying capacity" analysis demonstrates that Woodland Lake is currently **at 450% of the recommended boating density** per acre of lake. This is **dangerous** to boaters and adds significant boat churn and contamination, per the professional limnologist we utilize and numerous studies across the United States.
- The **Dissolved Oxygen** levels in the lake continue to be at **dangerous levels** to sustain aquatic life due to the combination of a shallow lake (7.5 feet average) and the excessive loading from boats, fertilizer and road drainage
- The Capacity of the public launch should be reduced to 15 boats versus its' current 28 boat capacity due to the dangers and environmental impacts to aquatic life.
- The current number of docks/boat slips should be documented and **no additional docks allowed** on the lake. If a new dock is allowed, the boat launch should be reduced further by 1 boat capacity.
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- All future construction within 1,000 feet of the lake **requires sewers**, with no PUD bonus consideration
- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake
- The increased traffic will greatly impact the eroded road conditions.
- An additional potential 88 cars traveling these quiet roads will pose additional risks to the numerous walkers and children on bikes.
- Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:

Tammy Cooper
8850 Lake Bluff Drive

Planner

From: winniebiggie@aol.com
Sent: Saturday, May 3, 2025 5:14 PM
To: Planner
Subject: Woodland Lake proposed development
Attachments: woodland.pdf

Please do not allow this Mitch Harris development to go through. We are all in favor of doing anything we can to stop this. we also support closing the boat launch. There is wat too many people on the lake that don't follow the rules. Attached is a copy of why the development should be denied.

Sincerely,
Susan And Ron Scott
3293 Hunter Rd. Brighton,

We have a separate parcel across the lake from our house.

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large
Larry Herzinger, Member at Large, Allan

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

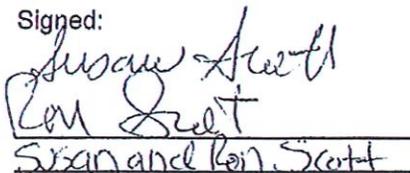
Dear Planning Commission:

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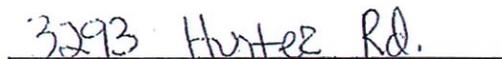
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- The **Dissolved Oxygen** levels in the lake continue to be at **dangerous levels** to sustain aquatic life due to the combination of a shallow lake (7.5 feet average) and the excessive loading from boats, fertilizer and road drainage
- The Capacity of the public launch should be reduced to 15 boats versus its' current 28 boat capacity due to the dangers and environmental impacts to aquatic life.
- The current number of docks/boat slips should be documented and **no additional docks allowed** on the lake. If a new dock is allowed, the boat launch should be reduced further by 1 boat capacity.
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- All future construction within 1,000 feet of the lake **requires sewers**, with no PUD bonus consideration
- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


Susan and Ken Scott

Print Name


3293 Hunter Rd.

Street Address, Brighton Mi 48114

Date

Planner

From: kimdrake@comcast.net
Sent: Saturday, May 3, 2025 1:32 PM
To: Kim Drake; Planner; sytandy@gmail.com; info@woodlandlake.info
Subject: Asking to deny proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Ross, Vice Chairperson
William Hofeess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

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- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:

Andy Drake
Kim Drake

Print Name

3151 Hidden Cove Ct

Street Address, Brighton MI 48114

Date

May 2, 2025

Planner

From: Holly Borlace <hborlace@gmail.com>
Sent: Friday, May 2, 2025 12:37 PM
To: Planner
Cc: info-WoodlandLake.info@shared2.ccsend
Subject: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD
Attachments: Planning Comission letter.pdf

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlantake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

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- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed: Doug Borlace

Doug Borlace
Print Name

8250 Noodin Shore Drive
Street Address, Brighton MI 48114

May 02, 2025
Date

Planner

From: Jim <bigomso050@gmail.com>
Sent: Friday, May 2, 2025 9:15 AM
To: Planner
Cc: info@woodlandlake.info
Subject: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

The current request for rezoning of 48.2 acres on Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

- The current homeowners on Woodland Lake have spent **over \$350,000** in just the past 2 years attempting to address contamination, nutrient loading and water clarity issues, with very marginal success due to the **extensive inputs** to the lake from **boating, fertilizers and road drainage** into the lake
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- All future construction within 1,000 feet of the lake **requires sewers**, with no PUD bonus consideration
- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:

James H. Ortiz

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed: 

MICHELLE M. MORRIS 8266 WOODLAND SHORE DR

5/5/25

Print Name

Street Address, Brighton MI 48114

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large
Larry Herzinger, Member at Large, Allen

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:

ROBERT HARRIS

Print Name

9060 HUNTER BAY

Street Address, Brighton MI 48114

6/9/25

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large
Larry Herzinger, Member at Large, Allan
Lutes, Member at Large
Cathy Doughty, Board of Trustees Liaison

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:

Jane S. Pendleton

Jane S. Pendleton

8438 Islandview, Brighton, MI 48114

Print Name

Street Address, Brighton Mi 48114

Date *6-9-2025*

In the 25 years that I have lived on Woodland Lake, the deterioration in the water quality have been dramatic and bad.

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large
Larry Herzinger, Member at Large, Allan

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed: *Timothy F Roberts Jr*

Timothy F Roberts Jr
Print Name

9050 Hunter Bay Dr 48114
Street Address, Brighton MI 48114

Date *6-8-25*

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson|
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

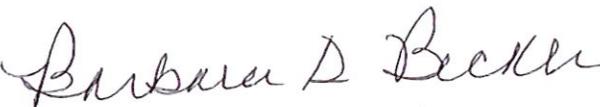
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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



Barbara D Becker 9056 Hunter Bay Dr. 6-6-2025

Print Name

Street Address, Brighton Mi 48114

Date

14

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed: *Daniel Zonca*

DANIEL ZONCA
Print Name

3505 OAK KNOLL
Street Address, Brighton Mi 48114

6/6/25
Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:

Florence Zonca

Florence Zonca

Print Name

3505 Oak Knoll Dr

Street Address, Brighton Mi 48114

June 6, 2025

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large

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Signed: 

BARBARA WILLIAMS 3511 OAK KNOLL DR.
Print Name Street Address, Brighton Mi 48114

6/9/25
Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson]
William Hofsess, Secretary,
Bill Anderson, Member at Large
Lary Herzinger Member at Large Allen

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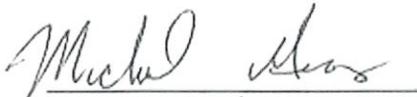
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Signed:


MICHAEL GRAY
Print Name

3517 OAK KNOLL DR. E
Street Address, Brighton MI 48114

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
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Signed:

Rebecca Wallim

Print Name

3495 Oak Knoll

Street Address, Brighton Mi 48114

6/9/25

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
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Signed:



ANDREW J. BECKER

Print Name

9056 HUNTER BAY DR.

Street Address, Brighton Mi 48114

6-6-25

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson|
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- This proposal **impacts our wetlands**. The wetlands perform a **critical filtering** of Nitrates and phosphates, helping to reduce the algae and ammonia buildups. All future proposals that impact wetlands on Woodland Lake need to **be denied**. Prior neighborhood requests impacting wetlands have been denied, as is/was appropriate
- All future construction within 1,000 feet of the lake **requires sewers**, with no PUD bonus consideration
- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed: 

Melissa R. Lee

Print Name

9024 Hunter Bay Dr

Street Address, Brighton MI 48114

6/8/2025

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

The current request for rezoning of 48.2 acres on Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

- The current homeowners on Woodland Lake have spent **over \$350,000** in just the past 2 years attempting to address contamination, nutrient loading and water clarity issues, with very marginal success due to the **extensive inputs** to the lake from **boating, fertilizers and road drainage** into the lake
- A standard "recreation carrying capacity" analysis demonstrates that Woodland Lake is currently **at 450% of the recommended boating density** per acre of lake. This is **dangerous** to boaters and adds significant boat churn and contamination, per the professional limnologist we utilize and numerous studies across the United States.
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- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



SCOTT K. LEE
Print Name

9064 HUNTER BAY DR.
Street Address, Brighton MI 48114

6/8/25
Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large
Larry Herzinger, Member at Large, Allan

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

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- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed: *Jodree M. Roberts*

Jodree M. Roberts

9050 Hunter Bay Dr. 48114

Print Name

Street Address, Brighton MI 48114

Date *6-9-2025*

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large
Larry Herzinger, Member at Large, Allen

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

The current request for rezoning of 48.2 acres on Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:

Colleen Kowalske

3280 Hunter Rd

6/9/25

Print Name

Street Address, Brighton MI 48114

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

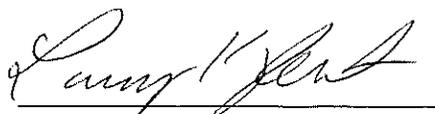
Dear Planning Commission:

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- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


LARRY KLENK

Print Name

Street Address, Brighton Mi 48114

Date

3142 HIDDEN COVE CT
BRIGHTON, MI 48114

Melanie A. Klenk
MELANIE A. KLENK

06/05/2023

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

The current request for rezoning of 48.2 acres on Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

- The current homeowners on Woodland Lake have spent **over \$350,000** in just the past 2 years attempting to address contamination, nutrient loading and water clarity issues, with very marginal success due to the **extensive inputs** to the lake from **boating, fertilizers and road drainage** into the lake
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- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:

Richard E
Gae Ellen Andrews
Print Name

2583 Toby Dr.
Street Address, Brighton MI 48114
Brighton, MI
48114

10/9/2015
Date

Planner

From: Dean & Cheryl Guard <dcguard@comcast.net>
Sent: Monday, June 9, 2025 2:40 PM
To: Planner
Subject: Regarding rezoning proposal of 43 acres owned by Mitch Harris

101 Planning Commission
1303 Pine Road
Brighton MI 48114
planner@brightonmi.gov

4300 E. Washtenaw Ave. Suite 201A
Brighton, MI 48116, Michigan
William Harris, Secretary
w.harris@brightonmi.gov

2025 W1 - Rezoning of Woodland Lake and its wetlands (p. 04)

From: The public plan in Brighton to your inbox (p. 04)

Regarding: Proposed rezoning of 43 acres near Woodland Lake from R2 to P00

Dear Planning Commission:

This recent request for rezoning of 43 acres in Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

- The current homeowners on Woodland Lake have spent **over \$350,000** in just the past 2 years attempting to address contamination, nutrient loading and water clarity issues, with very marginal success due to the **extensive inputs to the lake from boating, fertilizers and road drainage** into the lake.
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- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake.

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed



Dean & Cheryl Guard 8334 Woodland St. D.
Print Name Street Address, Brighton MI 48114

6-7-2025
Date

Planner

From: Todd Miller <todd09miller@gmail.com>
Sent: Monday, June 9, 2025 2:53 PM
To: Planner
Cc: info@woodlanlake.info
Subject: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD
Attachments: Letter to Woodland Township. TM signed.pdf

Hi Brighton Planning Commission,

Please see attached letter for request to deny additional development on Woodland Lake from a resident that lives on Woodland Lake.

Thanks,
Todd Miller
8341 Hilton Rd, Brighton MI, 48114

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson|
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

The current request for rezoning of 48.2 acres on Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

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- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



Todd Miller

Print Name

8341 Hilton Rd, Brighton MI 48114

Street Address, Brighton Mi 48114

6/7/2025

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: Steve and Sheri Sarate

Date: June 9, 2025

Regarding: Proposed Rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

The current request for rezoning of 48.2 acres on Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



Sheri and Steven Sarate, 8456 Woodland Shore Drive, Brighton, MI 48114

X 27

Planner

From: Mike L <mlindlba@gmail.com>
Sent: Monday, June 9, 2025 4:10 PM
To: Planner
Subject: Attn: Kelly Mathew's



To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large
Liam Herzinger, Member at Large, Allan

CC: O.W.L. Organization of Woodland Lake (Info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

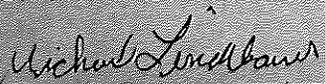
Dear Planning Commission:

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


Michael Lindlbauer
Print Name

8298 Woodland Sh. Dr.
Street Address, Brighton MI 48114

Date 6/9/25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

The current request for rezoning of 48.2 acres on Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



Sean Foran

8351 Hilton Road, Brighton MI 48114

May 5, 2025

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planning@brightonmi.com

Steve Holden, Chairperson and ZBA Liaison, John
Rose, Vice Chairperson,
William Hofkes, Secretary,
Bill Anderson, Member at Large
Laury Herzinget, Member at Large, Allan Lutes,
Member at Large
Cathy Boughton, Board of Trustees Liaison

CC: OWL - Organization of Woodland Lake
From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

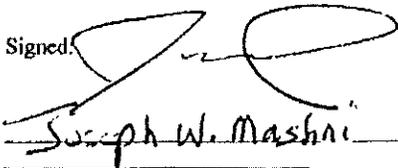
Dear Planning Commission

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



Joseph W. Mashni 8346 Point De

6-8-2025

Print Name

Street Address, Brighton Mi 48114

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large
Larry Herzinger, Member at Large, Allan
Lutes, Member at Large
Cathy Doughty, Board of Trustees Liaison

CC: O.W.L. Organization of Woodland Lake (Info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

The current request for rezoning of 48.2 acres on Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

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- All future construction within 1,000 feet of the lake **requires sewers**, with no PUD bonus consideration
- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed



KRISTINA SCHENK 8443 Carols Dr.

Print Name

Street Address, Brighton MI 48114

6/7/2025

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

The current request for rezoning of 48.2 acres on Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed: 

Jake Dadd

Print Name

8818 Lake Bluff Dr, Brighton, MI 48114

Street Address, Brighton MI 48114

June 6, 2025

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

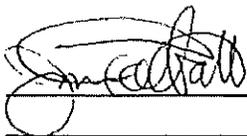
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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



Print Name

Street Address, Brighton Mi 48114

Date

JIM TALBOTT

8408 WOODLAND SHORE DR.
BRIGHTON, MI 48114

6/9/2005

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large
Larry Herzinger, Member at Large, Allan

CC: O.W.L. Organization of Woodland Lake (info@woodlandlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



Christine Jordan

2602 Shelly Ave

06/05/25

Print Name

Street Address, Brighton Mi 48114

Date

Planner

From: James Vance <jvance0714@icloud.com>
Sent: Monday, June 9, 2025 1:16 PM
To: Planner
Cc: info@woodlandlake.info
Subject: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:

James A. Vance

3120 Hideaway Beach Dr Brighton, MI 48114

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:





Print Name

Street Address, Brighton Mi 48114

Date

6/4/15

3476 Milton Pt. Ct.
Brighton MI 48114

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

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Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


Lorrie Hayden 8343 Hilton Rd

Print Name

Street Address, Brighton Mi 48114

Date

6-4-25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
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CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

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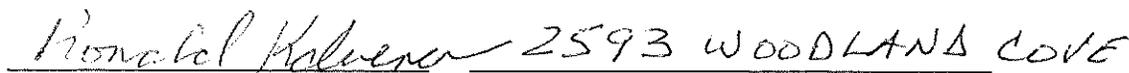
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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


RONALD KALVENAS

Print Name

Street Address, Brighton Mi 48114

Date

6-4-25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

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Signed:

 2593 Woodland Court DL
DOREEN KALVAS

Print Name

Street Address, Brighton Mi 48114

Date

6-4-25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


Marc Senter

Print Name

2781 HACKER RD,

Street Address, Brighton Mi 48114

Date

6/4/25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

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Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



6-4-25

Nancy McBraw

Print Name

Street Address, Brighton Mi 48114

Date

3275 Causeway Dr
Brighton

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

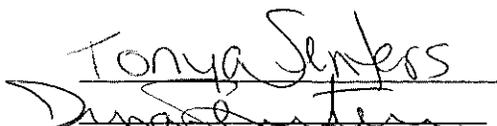
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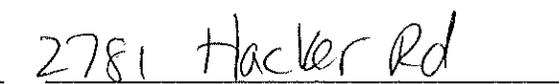
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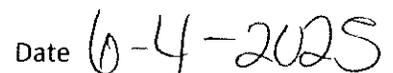
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Signed:


Print Name


Street Address, Brighton Mi 48114

Date 

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

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John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

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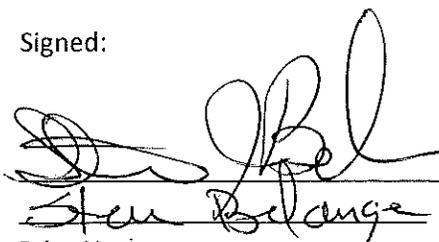
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- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


8278 Woodland Shores Dr.
Steve Belange

Print Name

Street Address, Brighton Mi 48114

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

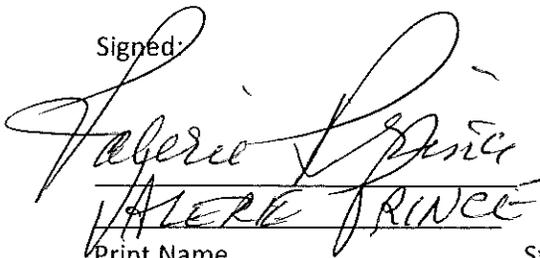
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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


VALERIE PRINCE

Print Name

9068 HUNTER BAY DR

Street Address, Brighton Mi 48114

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
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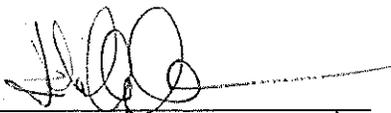
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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



JACOB HEIKKINEN

Print Name

2178 ORE CREEK LANE

Street Address, Brighton Mi 48114

Date

6/4/25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
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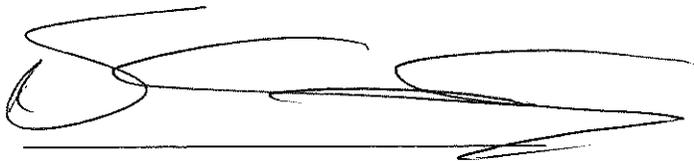
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Signed:



SHAMIR HALABY

Print Name

Street Address, Brighton Mi 48114

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
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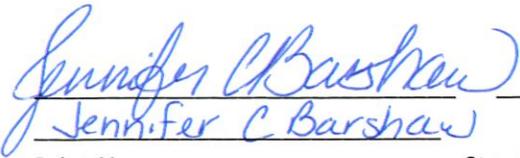
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Signed:


Jennifer C. Barshaw

8460 Woodland Shore Dr.

Print Name

Street Address, Brighton Mi 48114

Date

6/4/25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
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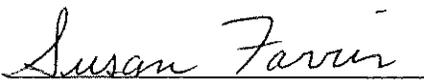
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Signed:


SUSAN FARRIS

Print Name

9060 HUNTER BAY DR.

Street Address, Brighton Mi 48114

Date

6-4-25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
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CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

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Signed:


THOMAS PRINCE
Print Name

9068 HUNTER BAY DR.
Street Address, Brighton Mi 48114

Date 6-4-25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
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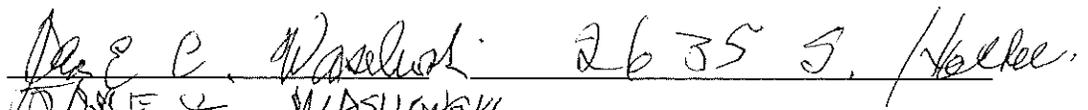
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Signed:


JOE C. WASHBURN 2635 S. HALLER
Print Name Street Address, Brighton Mi 48114 Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

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Signed:



Mary Agnello
Print Name



2675 S. Hacker Rd
Street Address, Brighton Mi 48114

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
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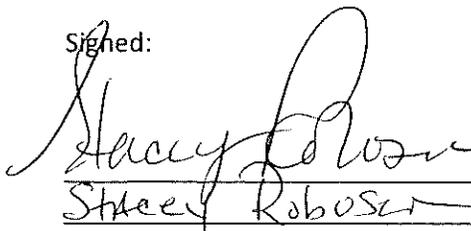
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Signed:


Street Robosca

3092 HIDEAWAY Beach Dr
Street Address, Brighton Mi 48114

Date

6-4-2025

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
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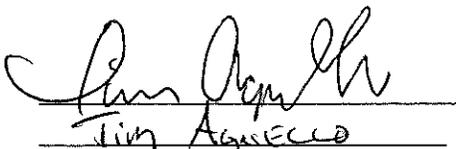
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Signed:



Print Name



Street Address, Brighton Mi 48114

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

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John Rose, Vice Chairperson |
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Signed:

Michael A. Trombley
Michael A. Trombley

Print Name

8460 Woodlands Shore Drive

Street Address, Brighton Mi 48114

Drive

Date

06-04-28

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

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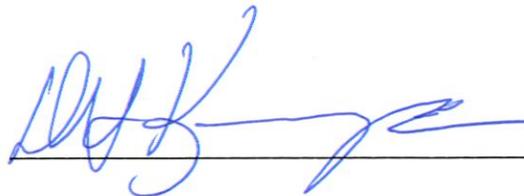
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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



Print Name



Street Address, Brighton Mi 48114

Date



To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

The current request for rezoning of 48.2 acres on Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



2502 WATERFRONT DR, BRIGHTON MI 48114

MICHAEL WINSHIP

Print Name

Street Address, Brighton Mi 48114

Date 6/4/25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

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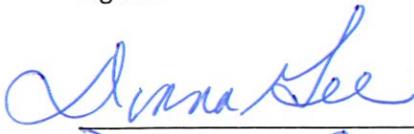
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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



Donna Gee



3457 Oak Knoll Dr.

Print Name

Street Address, Brighton Mi 48114

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
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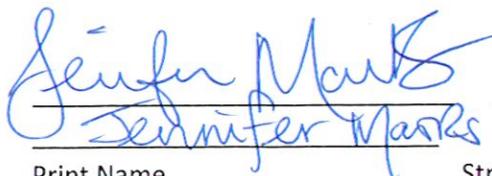
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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


Jennifer Marks

8365 Hilton Rd

Print Name

Street Address, Brighton Mi 48114

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

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Signed:


Anthony Laubach

Print Name

3361 Oak Knoll Drive

Street Address, Brighton Mi 48114

Date

6/4/2025

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

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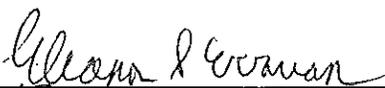
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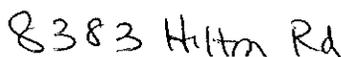
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Signed:



Eleanor Evarian

Print Name



Street Address, Brighton Mi 48114

Date

6/4/25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

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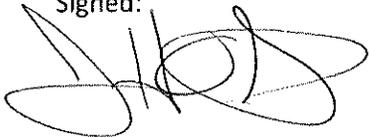
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Signed:



JAMES H ORTIZ

Print Name

3092 HIDEAWAY BEACH DR
BRIGHTON, MI 48114

Street Address, Brighton Mi 48114

6-4-2025

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large



CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


MARGARET B. MITTER

8400 WOODLAND SH DR
BRIGHTON 48116

Print Name

Street Address, Brighton Mi 48114

Date

6-4-25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

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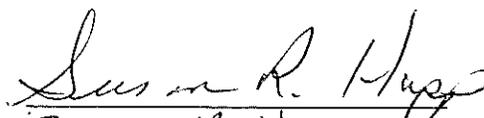
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Signed:

 2771 S. Hacker
Susan R. Happ

Print Name

Street Address, Brighton Mi 48114

Date

6-4-2025

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
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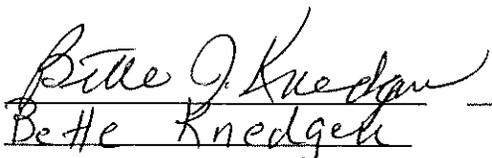
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Signed:

 3355 Oak Knoll Dr. Brighton MI 48114
Bette Knedgen

Print Name

Street Address, Brighton Mi 48114

Date

6/4/2025

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

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Signed:


DAVID S BERNHARDT 8241 GRAND RIVER 48114

Print Name

Street Address, Brighton Mi 48114

Date 6-4-25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

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Signed:



Russ Ward



Z484 Waterfront Dr

Print Name

Street Address, Brighton Mi 48114

Date

6-4-25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
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From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

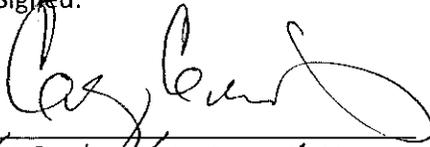
Dear Planning Commission:

The current request for rezoning of 48.2 acres on Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

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- All future construction within 1,000 feet of the lake **requires sewers**, with no PUD bonus consideration
- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


GREG GIERLACH

Print Name

8397 HILTON RD BRIGHTON MI, 48114

Street Address, Brighton Mi 48114

Date 6-4-2025

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:

Michelle Reynolds
Michelle Reynolds

Print Name

3103 Causeway Dr. Brighton, MI 48114

Street Address, Brighton Mi 48114

Date

6/3/25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


Marilyn Kramer

Print Name

Street Address, Brighton Mi 48114

Date

6-03-2025

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

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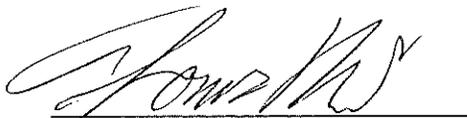
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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


Thomas Wilson

Print Name

2605 Woodland Cove

Street Address, Brighton Mi 48114

Date 6-4-25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

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Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


GREGORY P. BASIC

3529 OAK KNOLL DR

Print Name

Street Address, Brighton Mi 48114

Date

6/4/25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:


PETER MOLITOR

Print Name

8091 SOUTH SHORE DRIVE

Street Address, Brighton Mi 48114

Date

6-4-25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



MARK S. LESNIAK

Print Name

8489 WOODLAND SHORE DRIVE

Street Address, Brighton Mi 48114

6-4-2005

Date

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
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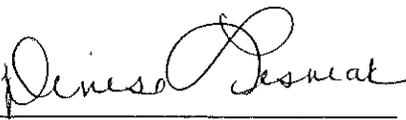
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Signed:

 8489 Woodland Shore Dr

Denise Lesniak

Print Name

Street Address, Brighton Mi 48114

Date 6/4/2025

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

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Signed:



Ronald Parkinson

Print Name

2270 Shore Line Drive, Brighton, MI

Street Address, Brighton MI 48114

Date

6/4/25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
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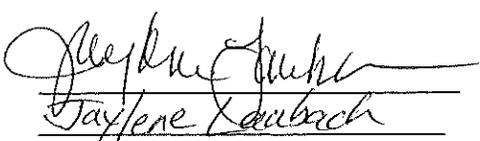
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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



Print Name

3361 Oak Knoll Drive

Street Address, Brighton Mi 48114

Date

6/4/2025

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
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From: The undersigned Brighton Township residents

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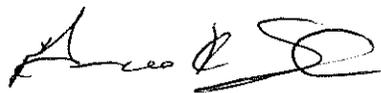
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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



GREGORY SCHMALZ

Print Name

3367 OAK KNOLL DR

Street Address, Brighton Mi 48114

Date 6/4/25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
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Signed:



Susanne Schmidt

Print Name

Street Address, Brighton Mi 48114

Date

6/4/25

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
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- A standard "recreation carrying capacity" analysis demonstrates that Woodland Lake is currently at **450% of the recommended boating density** per acre of lake. This is **dangerous** to boaters and adds significant boat churn and contamination, per the professional limnologist we utilize and numerous studies across the United States.
- The **Dissolved Oxygen** levels in the lake continue to be at **dangerous levels** to sustain aquatic life due to the combination of a shallow lake (7.5 feet average) and the excessive loading from boats, fertilizer and road drainage
- The Capacity of the public launch should be reduced to 15 boats versus its' current 28 boat capacity due to the dangers and environmental impacts to aquatic life.
- The current number of docks/boat slips should be documented and **no additional docks allowed** on the lake. If a new dock is allowed, the boat launch should be reduced further by 1 boat capacity.
- This proposal **impacts our wetlands**. The wetlands perform a **critical filtering** of Nitrates and phosphates, helping to reduce the algae and ammonia buildups. All future proposals that impact wetlands on Woodland Lake need to **be denied**. Prior neighborhood requests impacting wetlands have been denied, as is/was appropriate
- All future construction within 1,000 feet of the lake **requires sewers**, with no PUD bonus consideration
- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:

Kathleen Barden 3036 Hideaway Beach

Print Name

Street Address, Brighton Mi 48114

Date

6.4.2025

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA Liaison,
John Rose, Vice Chairperson |
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

The current request for rezoning of 48.2 acres on Woodland Lake **should be DENIED** and any similar future proposal on the lake take the following into consideration:

- The current homeowners on Woodland Lake have spent **over \$350,000** in just the past 2 years attempting to address contamination, nutrient loading and water clarity issues, with very marginal success due to the **extensive inputs** to the lake from **boating, fertilizers and road drainage** into the lake
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Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:



PAUL ADAMS

Print Name

8290 WOODLAND SHORE DR.

Street Address, Brighton Mi 48114

Date 6-4-25

Planner

From: cheryl.wasilewski@gmail.com
Sent: Tuesday, May 13, 2025 3:22 PM
To: Planner
Cc: info@woodlandlake.info
Subject: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD Please Deny
Attachments: Woodland Lake Zoning -Wasilewski Cheryl.docx

Hello Planning Commission:

I am writing you to please deny the rezoning of the 42.8 Acres (Woodland Cove Development). The lake has been deteriorating with all of the new developments being build around the lake. We should not be adding any additional housing near the the lake or any development that will cause more lake traffic and/ or more runoff into the lake.

Sincerely,
Cheryl Wasilewski
810-772-8191

To: Planning Commission
4363 Buno Road
Brighton MI 48114
planner@brightontwp.com

Steve Holden, Chairperson and ZBA
Liaison, John Rose, Vice Chairperson
William Hofsess, Secretary,
Bill Anderson, Member at Large

CC: O.W.L. Organization of Woodland Lake (info@woodlanlake.info)

From: The undersigned Brighton Township residents

Regarding: Proposed rezoning of 42.8 acres on Woodland Lake from R2 to PUD

Dear Planning Commission:

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- All future construction within 1,000 feet of the lake **requires sewers**, with no PUD bonus consideration
- Design or modification of any road needs to ensure **no potential drainage runoff** into Woodland Lake

Thank you for your consideration in this critical environmental and safety issue. Please deny this proposal and any future, similar requests.

Signed:

Cheryl Wasilewski _____

Stacey Robosan _____

Print Name

2621 S. Hacker Road, Brighton MI 48114

Date 5/13/2025

ARTICLE 3
RESIDENTIAL DISTRICTS

5

Sec. 3-01 Description and Purpose

10

(a) The regulations concerning Residential Districts provide for a variety of residential opportunities to meet the housing needs of people who choose to live in the Township. The Township shall consist of an environment of predominantly low density, single family dwelling units, with a limited range of other uses that are considered necessary or appropriate to enhance the quality of life within the Township's residential areas. Generally, the regulations set forth herein are intended to:

15

(1) Provide a high quality residential living environment which encourages safety and enhancement of property values.

20

(2) Protect open areas, lakes, woodlands, wetlands, topography, and other distinctive natural features that contribute to the overall quality of life.

25

(3) Promote residential patterns and designs that integrate and conserve environmental features rather than removing the features.

30

(4) Prevent overcrowding by establishing standards for density, minimum lot sizes, and minimum yard dimensions.

(5) Direct higher density residential development to areas adequately served by transportation and public utilities and facilities.

35

(6) Ensure development is in accordance with the availability of public utilities, facilities, and services.

(7) Ensure lot sizes for residential uses served by private septic systems and wells are adequate to meet Livingston County Public Health Department regulations.

(8) Require high standards in housing developments so that attractive neighborhoods, good housing design and construction, privacy, and access to usable and convenient open space are achieved.

5 (9) Accommodate institutional uses such as primary schools, Township facilities, public buildings, and places of worship or public assembly that serve neighborhood residents and are of a scale and design that is compatible with Single Family Residential Districts.

10 (10) Remove or reduce the impacts of conflicting or undesirable land uses near residential areas and prevent the creation of new conflicts.

(b) **RC and RCE Residential Country and Country Estates Districts.** Residential Country Districts and Residential Country Estates Districts are intended to protect the rural character of those area of the Township where large parcel home sites, farming, dairying, forestry operations, and other rural activities are found. The district protects land needed for low density residential and agricultural pursuits from encroachment by untimely, unplanned urban residential, commercial, and industrial development.

15
20

(c) **R-1 and R-2 Residential Single Family Districts.** The R-1 and R-2 Residential Single Family Districts are intended to provide predominantly for low-density, single family detached dwellings along with other residentially related facilities which serve the residents in the district.

25
30

(d) **R-3 and R-4 Residential Single Family Districts.** The R-3 and R-4 Residential Single Family Districts are intended to provide for an environment of predominantly single family detached dwellings on smaller lots, typically found in established neighborhoods near the City of Brighton. Other residentially related facilities which serve the residents in the district are permitted in these districts.

35 (e) **R-5 Waterfront Residential.** The R-5 District is intended to protect the Township's water resources. This district ensures that infill development is consistent with the established character of older lakefront neighborhoods, compatible with the scale of surrounding homes, does not overbuild small lakefront lots, and protects open views of the waterfront.

(f) **RM-1 Residential Multiple-Family District.** The RM-1 Residential Multiple-Family District is intended to provide sites for two-family and multiple family dwelling structures, and related uses, which will generally serve as zones of transition between Non-Residential Districts and lower density Single Family Districts. The Multiple Family District is further provided to allow for a mixture of residential units attractive and affordable to a variety of household types, lifestyles, and individual preferences.

Sec. 3-02 Uses Permitted

(a) Land and/or buildings in the districts indicated at the top of Table 3-02 may be used for the purposes denoted by a “P” in the column below by right. Land and/or buildings in the districts indicated at the top of Table 3-02 may be used for the purposes denoted by “S” after special land use approval by the Planning Commission in accordance with the procedures and requirements of *Article 18 and Article 19*. A notation of “--” indicates that the use is not permitted within the district. The “Requirements” column indicates additional requirements or conditions applicable to the use.

Table 3-02 Schedule of Residential Uses									
	R-CE	R-C	R-1	R-2	R-3	R-4	R-5	RM-1	Requirements
Residential									
Home Occupations	P	P	P	P	P	P	P	P	Sec. 3-07
Multiple Family Dwellings	--	--	--	--	--	--	--	P	--
Single Family Dwellings	P	P	P	P	P	P	P	P	Sec. 14-01(f)
Two Family Dwellings	--	--	--	--	--	S	S	P	
Temporary Accessory Residential Sales	P	P	P	P	P	P	P	P	Sec. 13-14(a)
Agriculture									
Commercial Kennels	P	P	--	--	--	--	--	--	(6)
Commercial Stables	P	P	--	--	--	--	--	--	(6)
Farms	P	P	P	P	P	P	P	--	(8)
Farm Employee Dwelling	--	--	--	--	--	--	--	--	--
Intensive Livestock Operation	S	--	--	--	--	--	--	--	(8)
Seasonal Accessory Roadside Stands	P	P	--	--	--	--	--	--	Sec. 13-14(a)
Tree/Shrub Farming	P	P	--	--	--	--	--	--	(8)
Care Facilities									
Adult Foster Care Family Home (1-6 Adults)	P	P	P	P	P	P	P	P	(1)
Adult Foster Care Small Group Home (7-12 Adults)	S	S	S	S	S	S	S	S	(1)
Adult Foster Care Large Group Home (13-20 Adults)	--	--	--	--	--	--	--	S	(1)
Foster Family Home (1-4 Children 24 hrs.)	P	P	P	P	P	P	P	P	--
Foster Family Group Home (5-6 Children 24 hrs.)	P	P	P	P	P	P	P	P	(1)
Family Day Care Home (1-6 Children < 24 hrs.)	P	P	P	P	P	P	P	P	(1)

d. All day care uses shall provide an on site drive for drop offs\loading. This drive shall be arranged to allow maneuvers without creating a hazard to traffic flow on the public road or on the site.

5

e. The use shall comply with the sign provisions of *Article 17*.

f. Off-street parking shall be provided for the maximum number of employees on site at any one time.

10

g. Lots containing adult foster care small group homes, foster family group homes or group day care homes shall be at least one thousand five hundred (1,500) feet from the lot line of any other of the above listed group care homes.

15

(2) Airports and Related Uses

a. The airport shall be limited to a single runway or an airport park. The plans for such facility shall have received approval by the Federal Aviation Agency (FAA) and the Michigan Department of Aeronautics (MDA) prior to submittal to the Township Board for their review and approval.

20

b. The standards of the FAA and MDA for determining obstruction to air navigation shall be complied with. These standards shall be applied by the class of airport as determined by the above agencies.

25

c. The area of the "runway protection zone or clear zone" (see FAA definition) shall be provided for within the land area under airport ownership.

30

(3) Bed and Breakfast Establishments

a. Each bed and breakfast establishment shall maintain a guest register on the premises.

35

b. A maximum of four (4) occupants per sleeping room shall be allowed.

c. There shall be no separate cooking facilities within sleeping rooms or elsewhere in the structure.

- d. All operations shall be conducted solely by the owner who also resides on the premises.
- e. All proposed bed and breakfast establishments with access from a private road shall have the approval of the association or approval from a representative from each lot that has access rights to the road.
- f. Signs identifying the bed and breakfast shall comply with *Section 17-04*.
- g. If more than two (2) sleeping rooms are made available for rent, each room shall have direct access to two (2) separate means of egress.
- h. No bed and breakfast establishment may offer boating amenities to their guests.
- i. One (1) off-street parking space shall be provided in the rear or side yard, behind the front building setback line, for each guest room.
- j. All structures and operations shall comply with current and applicable Township, County, and State construction and health codes.

(4) **Cemeteries (Public/Institutional Only).** Any new cemetery shall comply with the following requirements:

- a. The design and layout shall be harmonious with the sites natural features including topography, vegetation, preservation of view sheds, and maintenance of a park-like setting.
- b. The building design, scale, and mass shall be planned to minimize environmental impacts and views from adjacent properties.
- c. A buffer type A, as defined in *Section 14-02*, shall be provided for property lines which abut a residential zoning district, buffer type B shall be provided when adjacent to other zoning districts. Existing vegetation shall be preserved within twenty-five (25) feet of any property line, or the required setback, whichever is greater.

- d. Entrances to cemeteries shall be from a major thoroughfare with an existing or planned right-of-way width of at least eighty-six (86) feet.
- e. Roads and parking within cemeteries shall be paved.
- f. The Planning Commission may require the establishment of a perpetual care fund to ensure long term maintenance of the cemetery.

(5) Churches, Temples, and other Places of Religious Worship or Public Assembly

- a. The site shall have ingress and egress directly onto an arterial or collector road having an existing or planned right-of-way at least eighty-six (86) feet in width.
- b. The height of main buildings shall not exceed the height limitation permitted in the district.
- c. Off-street parking shall not be permitted in the required side yard setback. Parking in the front of the building (i.e. the front yard, as defined) shall be limited to drop-off activities and a limited amount of parking for disabled persons and seniors. The Planning Commission may allow up to twenty-five percent (25%) of the required parking in front yard upon a finding this is compatible with surrounding uses or better preserves natural features than alternative parking locations.
- d. Parking/loading and staging spaces for service vehicles or buses shall only be located within the rear yard, provided the Planning Commission may allow use of the side yard upon a finding site conditions make exclusive use of the rear yard impractical.
- e. A landscape berm as required in *Section 14-02 (f)(1)* shall be required along parking and paved areas adjacent to a Residential District or use lot line, to screen outdoor activities and headlight glare.
- f. Accessory uses shall be limited to those commonly associated with the principal use. For churches, this may include living quarters for clergy, church ministry or other members of religious orders who carry out their primary duties on the site, religious education classes, private

5 schools, church sponsored day care, unlighted outdoor recreation facilities, religious office space, youth centers and other similar uses commonly associated with church or religious activities. Clinics, rescue missions, residences for those not engaged in the ministry and other uses not specifically noted are prohibited.

10 g. Places of religious worship or public assembly with more than fifty thousand (50,000) square feet of gross floor area, or a seating capacity of one thousand (1,000) or more, shall also meet the following conditions in order to address potential demands on the roadways and maintain compatibility with adjacent uses:

15 1. The site shall consist of at least twenty (20) acres.

20 2. The site shall provide a transition between Residential Districts or uses and Non-Residential Districts and uses.

25 3. Buildings shall be set back fifty (50) feet from side property lines and seventy five (75) feet from the rear property line when adjacent to a Residential District or use.

30 4. Traffic from events, including worship services and other large assemblies, shall be controlled by the institution, church or its agents so as not to create congestion or unreasonable delays on a public road. A schedule of expected frequency of events, including worship services and assemblies and a description of the methods of traffic control shall be submitted to the Township for review and approval as part of the site plan.

35 **(6) Commercial Kennels and Stables**

a. Public stables and riding academies shall be allowed on sites with a minimum of forty (40) acres.

40 b. The keeping of animals must be in accordance with *Chapter 5 Animals* of the Township Code of Ordinances.

5 (7) **Essential Public Service/Utility Buildings and Uses (without Storage Yards).** Utility and public service buildings and uses (without storage yards) shall only be permitted when operating requirements necessitate the locating of the building or use within the district in order to serve the immediate vicinity.

(8) **Farms and Related Uses**

10 a. Farms shall only be located on those parcels of land separately owned outside the boundaries of either a proprietary or supervisor's plat which includes site condominiums and having an area of not less than five (5) acres except for chickens as otherwise allowed under Chapter 5, Sec. 5-3(b)(1) of the Code of Ordinances, all subject to the health and sanitation provisions of the Township,

15 b. All accessory farm buildings for uses other than those usually incidental to the dwelling, shall be located not less than one hundred (100) feet from any dwelling, except for chicken coops which are allowed in the rear yard and not less than twenty-five (25) feet from any lot line or property boundary or the minimum side yard setback, for the zoning district, whichever is larger, with the exception that the main farm barn building(s) shall not be less than one hundred fifty (150) feet from the front property line. This requirement shall not apply to the alteration or addition to an existing barn or other farm buildings, except dwellings, which are located closer to the road and which existed prior to the adoption of this Ordinance.

(9) **Golf Courses**

30 a. The site shall provide all access directly an arterial or collector road (a road of at least eighty-six (86) feet of right-of-way, existing or proposed).

35 b. The relationship between the arterial or collector road and any proposed service roads, entrances, driveways, and parking areas shall be designed to maintain pedestrian and vehicular traffic safety.

c. All principal and accessory buildings and structures shall be located to minimize any adverse effects upon adjacent property. All principal or

accessory buildings and structures shall be not less than two hundred (200) feet from any property line abutting Residential Districts; provided that where topographic conditions are such that buildings would be screened from view the Planning Commission may reduce this requirement.

- d. Whenever a swimming pool is constructed under this Ordinance, the pool area shall be developed in accordance with *Section 13-13*.

(10) Government Buildings and Uses

- a. Outdoor storage of materials is not permitted.
- b. Municipal uses will be permitted where not in conflict with the residential character of the area, in the opinion of the Planning Commission.

(11) Schools, Primary including Charter, Montessori

- a. All access to the site shall be directly from an arterial or collector road of at least eighty-six (86) feet of right-of-way, existing or proposed.
- b. No building shall be closer than one hundred fifty (150) feet to any property line.

(12) Senior Independent Housing, Senior "Interim Care" & "Intermediate Care" Units, Congregate Care & Dependent Care (Convalescent/ Nursing Home Units)

- a. All buildings must be connected to the public sewer and water system.
- b. The site shall provide five hundred (500) square feet of open space for each one (1) bed. The open space shall provide for landscape setting, service drives, loading space, yard requirements, and space required for accessory uses. The five hundred (500) square feet requirement is over and above the lot coverage area.
- c. Main and accessory buildings shall be setback at least forty (40) feet from any property line.

d. The proposed site shall have at least one (1) property line abutting an arterial or collector road (a road of least eighty-six (86) feet of right-of-way, existing or proposed).

5

e. All ingress and egress to any off-street parking areas shall be directly from an arterial or collector road.

(13) **Swimming Pool Clubs and Recreation Clubs.** Areas such as institutional or community recreation centers, non-profit swimming pool club.

10

a. The proposed site shall have at least one (1) property line abutting an arterial or collector road (a road of at least eighty-six (86) feet of right-of-way, existing or proposed), and the site shall provide all access directly to that arterial or collector road.

15

b. Minimum front, side, and rear yards shall be eighty (80) feet wide, and shall be landscaped in trees, shrubs, and grass in accordance with *Section 14.02*. All landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to obscure the use from abutting residential districts.

20

c. The Planning Commission may modify the off-street parking requirements of *Article 15* in those instances wherein it is specifically determined that the user will originate from the immediately adjacent areas, and will therefore be pedestrian. Prior to the issuance of a building permit or zoning compliance permit, by-laws of the organization shall be provided in order to establish the membership involved for computing the off-street parking requirements. In those cases wherein the proposed use or organization does not have by-laws or formal membership, the off-street parking requirement shall be determined by the Planning Commission on the basis of use.

25

30

d. Whenever a swimming pool is constructed under this Ordinance, the pool area shall be developed in accordance with *Section 13-13*.

35

40

(Ord. # 231, 12/27/05)

Sec. 3-03 District Regulations

5

(a) **Residential Schedule of Area and Bulk Requirements.** All lots, buildings, and structures shall comply with the area height and bulk requirements in Table 3-03.

Table 3-03 Residential Schedule of Area and Bulk Requirements (1)								
Districts	RCE	RC	R-1	R-2	R-3	R-4	R-5	RM-1
Lot Requirements								
Minimum Lot Area (sq.ft.)(2)	5.0 acres	2.5 acres	70,000	40,000	20,000 (3)	12,000 (3)	12,000 (11)	(13)
Minimum Lot Width(ft.)(4)(5)	330	200	180	160	80	65	65	--
Setback Requirements (6)								
Front Yard(ft.)(7)(8)	60	60	40	35	30	25	25	30 (14)
Side Yard	Least One(ft.)	40	40	20	12	5	5 (15)	5 (15) 30 (14)
	Total Both(ft.)	80	80	40	24	10	10 (15)	10 (15) (14)
Rear Yard(ft.)	60	60	35	35	35	35	35	30 (14)
Natural Feature/Waterfront(ft.)(9)	25	25	25	25	25	25	25	25
Maximum Building Height								
In Feet	35	35	35	35	35	35	35	40
In Stories	2	2	2	2	2	2	2	3
Minimum Useable Floor Area								
Min. Useable Floor Area (sq.ft.)	1,300	1,300	1,300	1,100	950	950	950(12)	(16)
Maximum Lot Coverage (10)								
Max. Lot Coverage (%)	5	5	10	15	20	25	25	25

10

(b) **Notes.** The following notes apply to Table 3-03.

(1) **PUD.** Modifications to dimensional requirements and maximum density may be permitted by the Township with a PUD approved under *Article 12*.

15

(2) **Lot Area.** The total horizontal area within the lot lines of the lot exclusive of any abutting public right-of-way. Any submerged area of a lake, river, pond, or stream at the shoreline or high water mark shall not count towards meeting the minimum lot area. Regulated wetlands may be included within the area of a lot, provided at least seventy-five percent (75%) of the minimum required lot area shall be buildable upland area.

20

(3) **Reduction of Lot Area.** In those instances where both a public sanitary sewer and public water system are provided, the minimum lot area requirements shall be as follows:

- a. R-3 - minimum of fifteen thousand (15,000) square feet.
- c. R-4 - minimum of nine thousand six hundred (9,600) square feet.

(4) **Lot Depth to Width Ratio.** The maximum ratio of lot depth to lot width shall not exceed a depth of four (4) times the width.

(5) **Lot Frontage.** All lots shall have frontage on a dedicated public road, approved private road, or shared driveway as required in *Section 13-12*, meeting the requirements of *Article 16* in order to be considered “accessible.” All lots must meet the minimum lot width requirements at the minimum setback line.

(6) **Projections into Yards.** Architectural features and vertical projections, may extend or project into a required yard as provided in *Section 13-10*.

(7) **Setbacks.** Setback requirements shall be provided whether the right-of-way is public, private, or an access easement.

(8) **Through Lots.** All double or multiple fronted lots or parcels of land shall provide the minimum front yard setback required by the zoning district in which it is located on each abutting road.

(9) **Natural Features Setback.** A twenty five (25) foot natural feature setback shall be maintained from the ordinary high water mark (shoreline) of any lake, pond, or stream and to the edge of any drainage way, or regulated wetland. Along lakes within all Single Family Residential districts, the setback from the shoreline of any main building subsequently erected shall not be less than the average shoreline setback of main buildings within three hundred (300) feet in both directions along the shoreline. Only waterfront structures and appurtenances permitted under *Section 3-05* may be located within the shoreline or the natural feature setback.

(10) **Maximum Lot Coverage.** The maximum lot coverage percentage shall be calculated as the maximum allowable ground area that may be covered

by main buildings and above ground accessory structures as a percentage of the lot area.

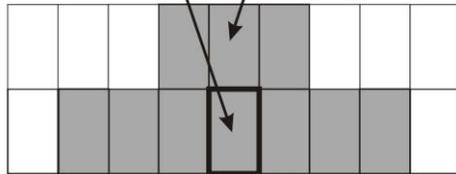
(11) **Waterfront Residential Minimum Lot Size.** No density bonus will be granted for any waterfront property regardless of the zoning.

(12) **Waterfront Residential Floor Area Ratio.** In the R-5 district, the floor area ratio shall not exceed

one and one half (1.5) times the floor area ratio of surrounding dwellings located on the opposing lot, three (3) closest lots in each direction along both sides of the road that the subject lot fronts, and all lots abutting the rear lines of the subject lot. Only lots in the same zoning district as the subject lot shall be included. The floor area ratio shall be determined as the ratio of the residential floor area of the dwelling to the net lot area. The applicant is responsible for supplying the calculations.

The floor area ratio of any proposed single-family dwelling unit shall not exceed 150% of the average of surrounding dwellings

Subject Lot Lots adjoining rear (if applicable)



Opposing lot and three closest lots in both directions along both sides of the road in same zoning district

Water

(13) **Multiple Family Residential Density.** In the RM-1 Multiple-Family District the maximum density ,as defined in *Section 25-03*, shall be ten (10) dwelling units per each one net (1) acre of site area.

(14) **Multiple Family Residential Building Requirements.** In the RM-1 Multiple-Family District all buildings shall meet the following:

a. Shall be setback a minimum of thirty (30) feet from the boundary of the site.

b. Shall be setback a minimum of twenty (20) feet from any internal road, drive or parking lot within the site excluding drives connecting to garages.

5 c. Shall be a maximum of one hundred eighty (180) feet in length. The Planning Commission may allow an increase in building length up to two hundred fifty (250) feet in length if the facades of the building are varied in accordance with *Section 14-01 (c) (4)*.

10 d. Buildings located internally to the multiple family site shall be spaced a minimum of thirty (30) feet apart except that single family residences and single detached condominiums located in a RM-1 zoning district may have five (5) ft. side yard setbacks and two family dwellings may have ten (10) ft. side yard setbacks.

15 **(15) Two Family Dwelling Residential Building Requirements.**

Two-family dwellings located in an R-4 or R-5 zoning district shall have ten (10) ft. side yard setbacks.

(16) Multiple Family Residential Minimum Useable Floor Area.

Minimum sizes for multiple family units are as follows:

- 20 a. Efficiency 350 sq. ft.
b. 1 bedroom units 600 sq. ft.
25 c. 2 bedroom units 800 sq. ft.
d. 3 bedroom units 1,000 sq. ft.
e. 4 bedroom units 1,200 sq. ft.

30 (Ord. #243, 8/1/08), (Ord. #231, 12/27/05),

Sec. 3-04 Accessory Buildings

35 Residential accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

(a) Accessory buildings shall only be permitted accessory to a principal use in the zoning district.

40 (b) Lots of less than five (5) acres may have no more than one (1) private detached garage plus one (1) accessory building shall be erected on a lot in a

Residential District. Lots of five (5) acres or more may have one private detached garage and two (2) accessory buildings.

5 (c) All detached accessory buildings shall be located in the rear or non-required side yards. On waterfront lots in the R-5 district accessory buildings shall be permitted in the front yard, provided the accessory building meets the setback requirements applicable to main buildings.

10 (d) Detached accessory buildings shall be located no closer than ten (10) feet from any main building and shall be set back a minimum of ten (10) feet from the rear lot line. In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building shall be located no less than one (1) foot from the rear lot line. In no instance shall any accessory building be located within a dedicated easement right-of-way.

15 (e) Where the accessory building is structurally attached to a main building, it shall be subject to, all regulations of this Ordinance applicable to the main building.

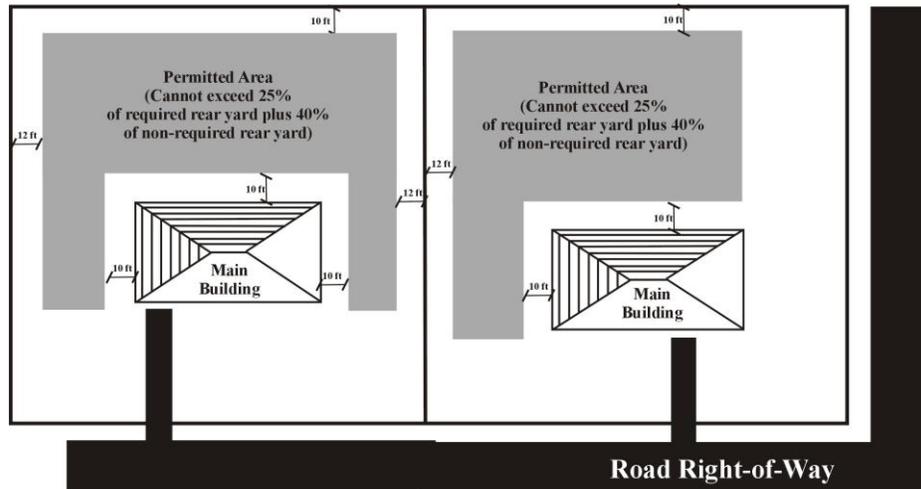
20 (f) An attached or detached accessory building shall not occupy more than twenty-five percent (25%) of a required rear yard, plus forty percent (40%) of any non-required rear yard and, other than an accessory building that is used entirely for agricultural or farming purposes or as a stable or riding arena, no accessory building shall exceed the ground floor area of the main building.

25 Any accessory building used for agricultural or farming purposes or as a stable or riding arena shall be located no closer than twenty-five (25) feet from any side or rear property line and no closer than one hundred (100) feet from any dwelling. The property owner or occupant constructing an

30 accessory building with ground floor area exceeding that of the main building shall record no later than commencement of construction of the accessory building, a document with the Livingston County Register of Deeds, sufficiently describing and identifying the accessory building and acknowledging that the use of the accessory building shall be entirely for agricultural or farming purposes or as a stable or riding arena.

(g) When an attached or detached accessory building is located on a corner lot, the accessory building shall be located in the rear yard and shall be no closer to the road frontage than the side yard setback of the main building. In no instance shall an accessory building be located nearer than ten (10) feet to a road right-of-way line.

(h) Detached accessory buildings in any Residential shall not exceed one (1) story or eighteen (18) feet in height to the midpoint of the roof, except as provided in *Section 13-05*.



(i) Accessory buildings shall not be used as habitable space.

(Ord. #265, 11/6/15), (Ord. #243, 8/1/08), (Ord. #231, 12/27/05) (Ord. #251, 7/1/11)

Sec. 3-05 Waterfront Accessory Uses

(a) Waterfront structures and appurtenances may be allowed as an accessory use to the principal use permitted in the zoning district of the waterfront property. Only docks, mooring apparatus, pools, and decks shall be permitted within the required waterfront yard. The allowable accessory use of the waterfront property shall be limited to not more than one (1) dock per lot or dwelling unit, which shall be limited to the docking of watercraft owned by the occupants of the dwelling.

(b) Boat launching sites and boat docks within a common use riparian lot and dockminiums shall comply with the multi-access riparian sites provisions of Section 13-07.

(c) All waterfront uses must meet the requirements of *Article 24*.

(Ord. #243, 8/1/08)

5

Sec. 3-06 Parking

(a) Parking shall be provided for as required by *Section 15-01*.

10

(b) The parking of recreational equipment shall be permitted only as provided for in *Section 15-03*.

Sec. 3-07 Home Occupations

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It is the intent of this Section to allow for and regulate the establishment of home occupations that are compatible with the neighborhood in which they are located and which will preserve the peace, quiet, and domestic tranquility within all Residential Districts in the Township. Home occupations may be permitted subject to the following conditions:

20

(a) No more than two (2) employees other than members of the family residing on the premises shall be engaged in the operation.

25

(b) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes, and not more than twenty percent (20%) of the habitable floor area of the dwelling unit may be used for the purposes of the home occupation.

30

(c) A home occupation, including storage of materials and goods, shall be entirely conducted within the confines of the dwelling unit, except that an accessory building may be used for home occupations conducted on lots larger than two and one-half (2½) acres.

35

(d) There shall be no change in the outside appearance of the structure or premises, or other visible evidence of conduct of the home occupation, and there shall be no external or internal alterations that are not customary in residential areas.

5 (e) Unless specifically otherwise provided herein, no article shall be sold or offered for sale on the premises except as prepared within the dwelling or accessory building or is provided as incidental to the service or profession conducted therein. A retail showroom, sales area, outlet, or similar facility is prohibited.

(f) Traffic generated by such operation shall not be greater than that for normal residential purposes.

10 (g) No equipment or process shall be used in the home occupation that creates noise, vibration, glare, fumes, odor, or electrical interference that are nuisances to persons off the lot. Any electrical equipment or process which creates visual or audible interference with any radio or television receivers off the premises or which cause fluctuations in line voltages off the premises shall
15 be prohibited.

(h) Signs for the home occupation shall be limited to one (1) non-illuminated, non-protruding name plate, not more than one (1) square feet in area, attached to the building, located near the front entrance, and which sign shall contain
20 only the name, occupation, and/or address of the premises.

(i) No outdoor display and/or storage of materials, goods, supplies, or equipment used in the home occupation shall be permitted on the premises with the exception of one (1) commercial vehicle or trailer and/or trailer combination.
25

(j) Any necessary parking spaces for vehicles generated by the conduct of the home occupation shall be provided off the road.

Chapter 5
ANIMALS*

- Art. I. In General, §§ 5-1—5-25**
Art. II. Dogs, §§ 5-26—5-56
Div. 1. Generally, §§ 5-26—5-50
Div. 2. Kennels, §§ 5-51—5-56

ARTICLE I. IN GENERAL

Sec. 5-1. Generally.

This chapter shall be known and cited as the "Brighton Township Animal Regulations." It is the purpose of this chapter to secure the public health, safety and general welfare of the residents of the township by regulating the possession and care of animals within the township. (Ord. No. 110, § 1, 6-7-94)

Sec. 5-2. Definitions.

As used in this chapter:

Farm animal shall mean a domestic animal that is typically kept on farms or is typically associated with farms or farming operations. This definition includes, but is not limited to, such animals as cows, pigs, horses, goats, llamas, buffalo, sheep, chickens, pigeons, rabbits, geese and ducks. This definition does not include a wild animal as described herein.

Household animal (also called a household pet) shall mean a domesticated animal that is typically found in residential dwellings and is not typically disruptive to the residential character of an area. This definition would include, by way of example and not by way of exclusion, such animals as domesticated dogs, cats, gerbils, hamsters, turtles, tropical fish, parrots, canaries and parakeets. This definition does not include a farm animal or wild animal as described herein.

Wild animal (also called an exotic animal) shall mean an animal that is not typically domesticated nor found on farms, but typically exists in the wild and is typically found in zoos, circuses, wildlife sanctuaries, or nature preserves. This definition includes, but is not limited to, such animals as elephants, rhinoceroses, camels, lions, tigers, leopards, panthers, cheetahs, cougars, jaguars, lynx, mountain lions, puma, badgers, bears, bobcats, coyotes, deer, antelope, elk, moose, otters, ostriches, snakes, crocodiles, alligators, seals, sharks, and whales, wolves and primates such as baboons, orangutans, chimpanzees, monkeys and gorillas.

(Ord. No. 110, § 1, 6-7-94)

***Cross reference**—Off-leash dogs not allowed in Kensington Metropolitan Park, § 14-34.
State law references—Authority to adopt animal control ordinance, MCL 287.290; crimes relating to animals and birds, MCL 750.49 et seq.

Sec. 5-3. Permitted animals.

(a) Notwithstanding other provisions of this Code, household pets may be possessed and cared for in the township, provided that an animal does not become excessively noisy, excessively odorous, dangerous or in any way disruptive to the character of the area in which it is possessed or otherwise become a public nuisance.

(b) Farm animals may be possessed in the township provided that all of the following conditions are met:

- (1) That the property upon which they are possessed consists of a parcel of land under single ownership or control, with at least five (5) acres in area. Chickens may be possessed on parcels of land separately owned outside the boundaries of either a proprietary or supervisor's plat which includes site condominiums of 40,000 square feet or more. A maximum of eight (8) chickens are allowed on a parcel of 40,000 square feet or more, and twelve (12) chickens are allowed on a parcel of 70,000 square feet and less than five acres in size. Roosters are prohibited on any property under five (5) acres in size. Roosters are defined as an adult male 6 months or older.
- (2) That the animals possessed are housed and/or penned out at a distance no closer than one hundred (100) feet to any neighboring dwelling except for chickens which must be located in a secure enclosed coop in the rear yard and can be located no closer than twenty-five (25) feet from any lot line or property boundary or the minimum side yard setback as required for the zoning district, whichever is larger. Coops cannot be larger than 100 square feet or they would have to go through the accessory building permit process.
- (3) That the animals possessed are kept and cared for under sanitary conditions; and
- (4) That the animals possessed do not become excessively noisy, excessively odorous, dangerous, or in any way disruptive to the character of the area in which they are possessed, or otherwise become a public nuisance.

(c) Certain wild animals that are traditionally nonpredatory and/or nondangerous may be possessed and cared for in the township. These include, but are not limited to, nonpoisonous snakes that will not exceed three (3) feet in length at maturity, quails, pheasants, peacocks and turkeys. These wild animals may only be possessed and cared for if all of the following conditions are met:

- (1) That any and all appropriate state and federal permits and/or licenses are obtained and currently maintained;
- (2) That the animals possessed and cared for are properly caged, penned, housed or secured so as not to be able to leave the property upon which they are possessed;
- (3) That the animals possessed are kept and cared for under sanitary conditions; and
- (4) That the animals possessed and cared for do not become excessively noisy, excessively odorous, dangerous, or in any way be disruptive to the character of the area in which they are possessed or otherwise become a public nuisance.

(Ord. No. 110, § 1, 6-7-94)

Sec. 5-4. Prohibited animals.

Unless allowed in section 5-3(c), a wild animal shall not be possessed in the township under any other conditions or circumstances. (Ord. No. 110, § 1, 6-7-94)

Sec. 5-5. Exceptions.

Notwithstanding other provisions of this Code, it shall not be considered a violation of this Code for a person, persons, corporation or business entity in lawful possession of any animal to travel through the township on a public highway for a destination out of the township. (Ord. No. 110, § 1, 6-7-94)

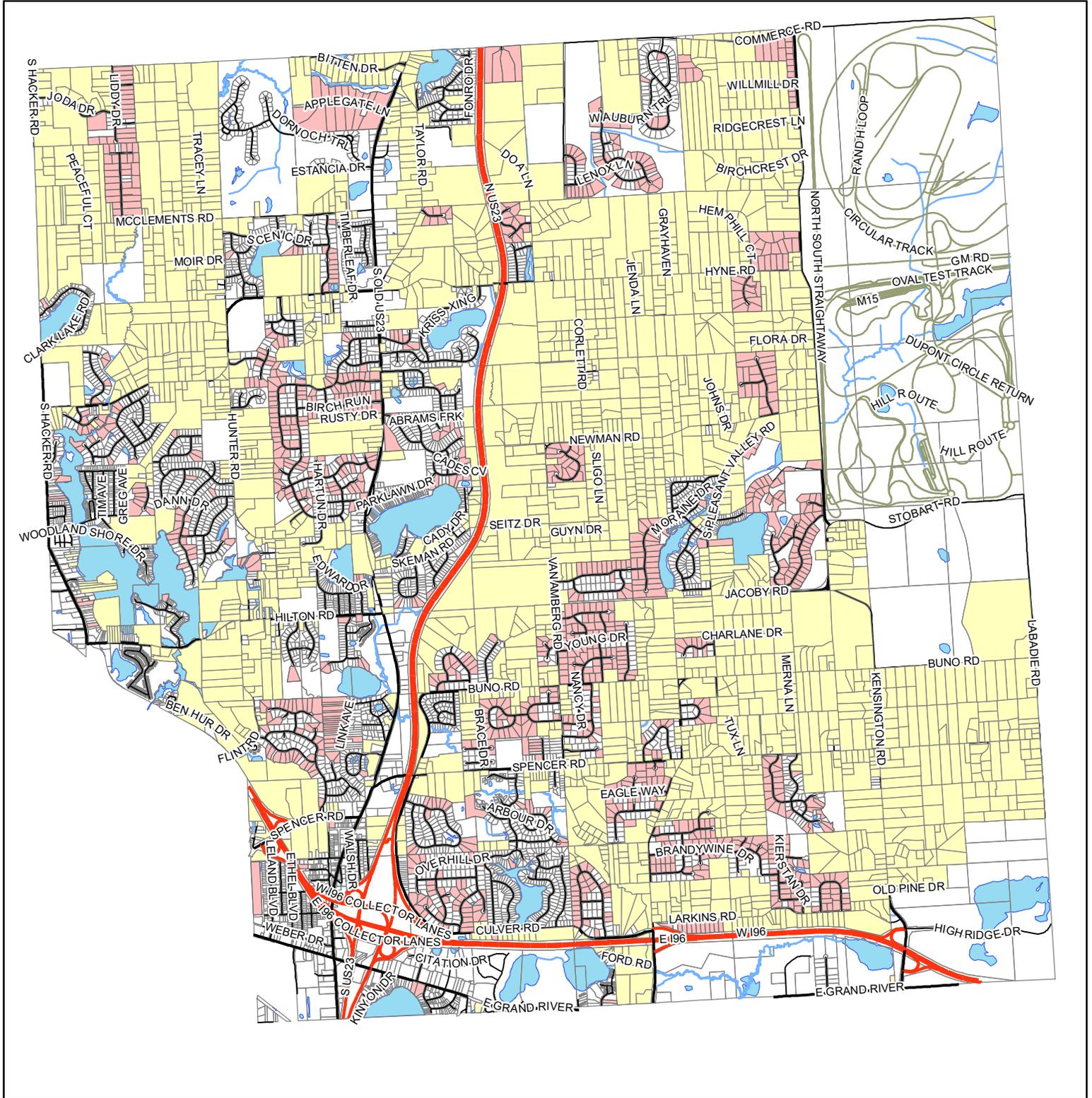
Sec. 5-6. Penalty; municipal civil infractions.

Any person, persons, corporation or business entity who violates this chapter or who shall refuse to comply with the requirements of this chapter shall be guilty of a municipal civil infraction and subject to the penalties provided in the municipal civil infractions ordinance, as the same may be amended from time to time. As to each violation designated as a municipal civil infraction the township may, at its sole discretion, proceed directly with the issuance of a municipal civil infraction citation or take such other enforcement action as is authorized by law.

(Ord. No. 110, § 1, 6-7-94; Ord. No. 210, § 1, 2-18-03, eff. 3-2-03)

Secs. 5-7—5-25. Reserved.

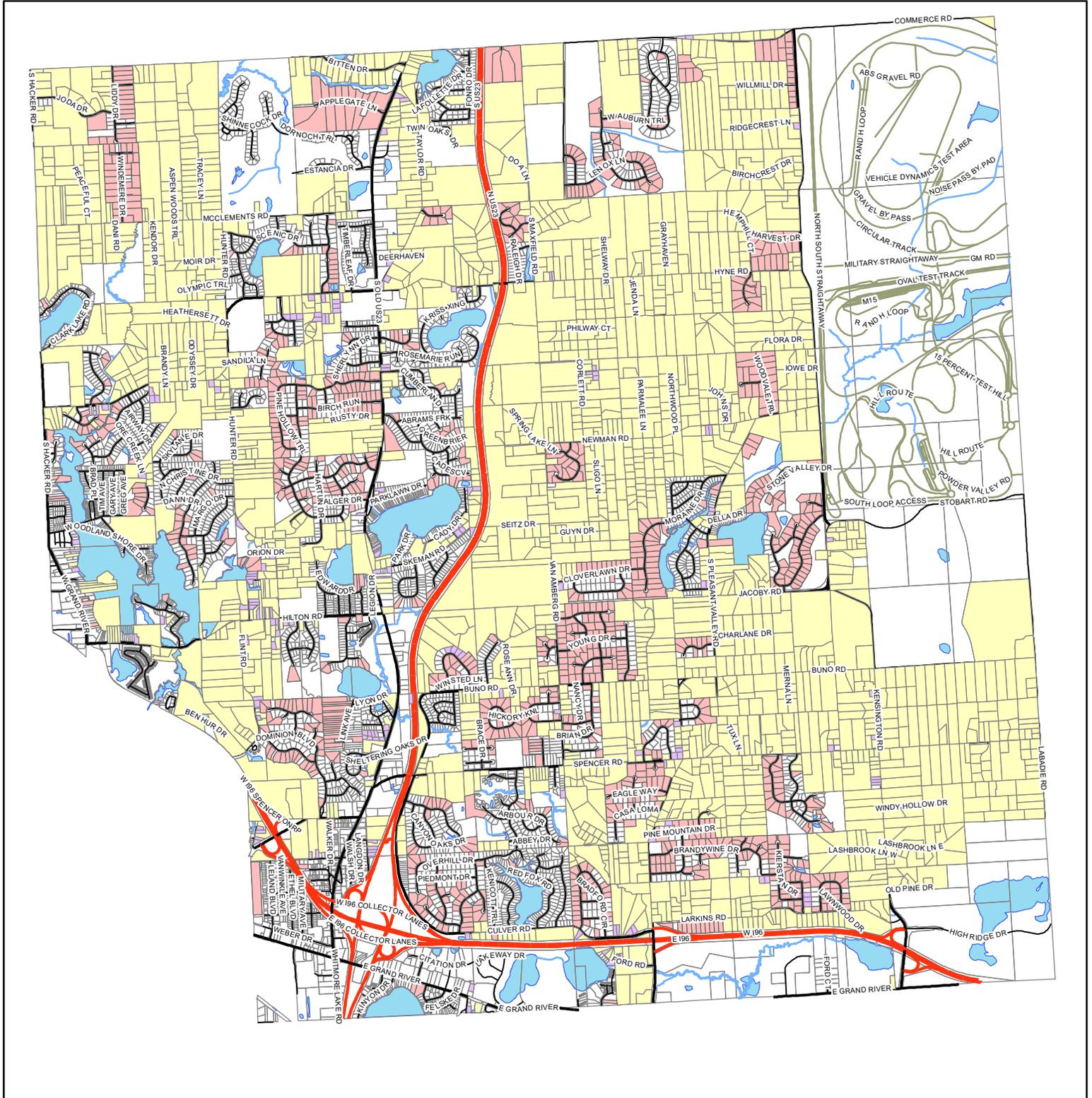
Brighton Township Residential Parcels One Acre or More



Legend

-  Platted Residential Parcels 1 Acre or More
-  Unplatted Residential Parcels 1 Acre or More

Brighton Township Residential Parcels - All Acreage Selections

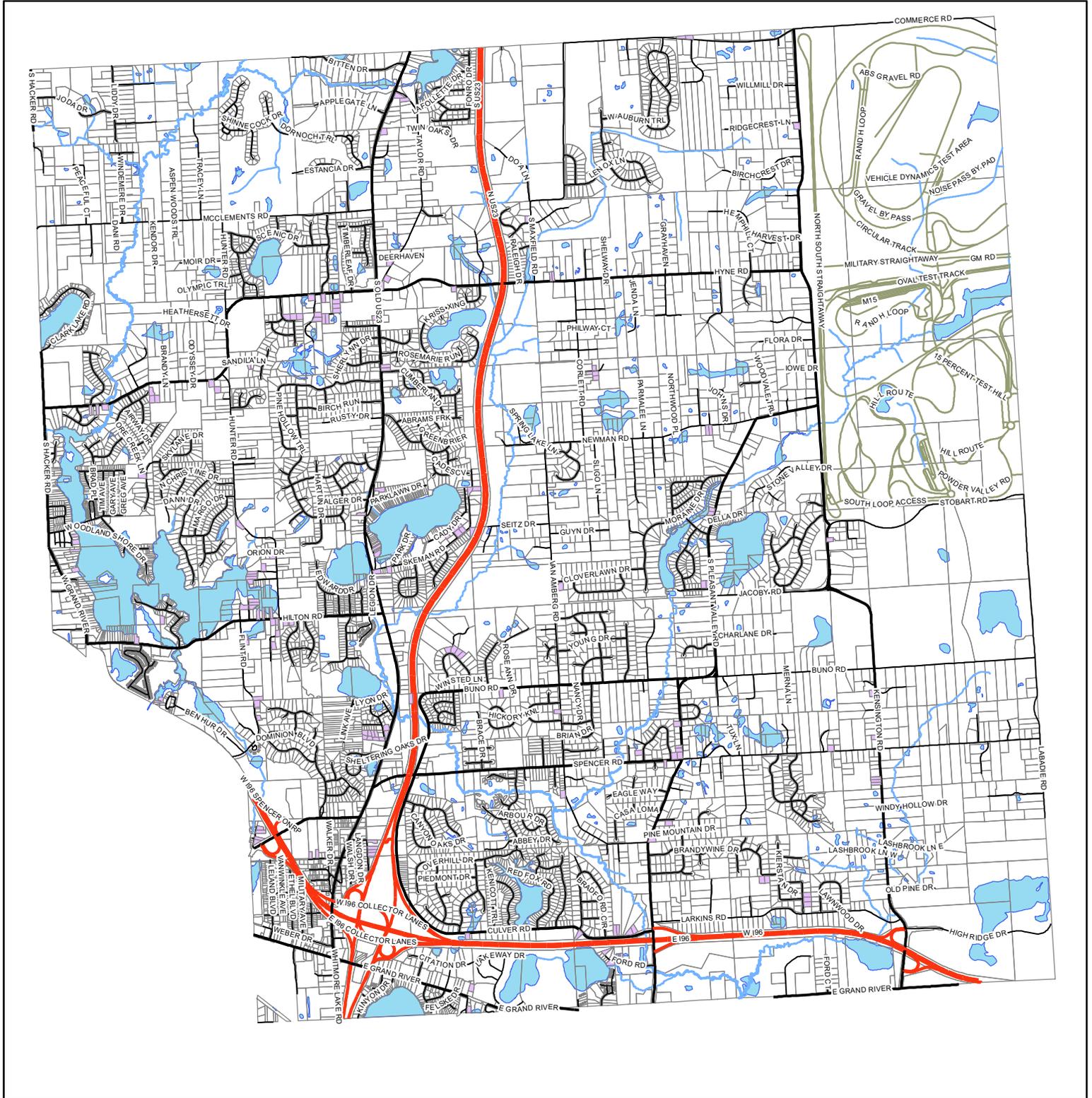


Legend

- Unplatted Res Parcels 0.50 Acre to less than 1 Acre
- Platted Residential Parcels 1 Acre or More
- Unplatted Residential Parcels 1 Acre or More

Brighton Township

Unplatted Res Parcels 0.50 Acre to Less than 1 Acre



Legend

Unplatted Res Parcels 0.50 Acre to less than 1 Acre