MEMORANDUM IN SUPPORT OF
MITCHEL'S STORAGE PUD APPLICATION

Introduction

Mitchel's Storage has an existing PUD for a mini-storage operation on the southern 17.85 acres of its operation. It is referred to as the Kailimai PUD and was issued by the Township on October 19, 1993. (Exhibit A). That parcel is commonly known as 11294 Rawsonville Road. The original permittee was Hank Kailimai, the father of Mitchel Kailimai, the current owner and Applicant of the PUD before the Township. Hank Kailimai and his wife owned and occupied the residential home immediately adjoining on the east side of the 17.85 acres PUD, with an address of 11290 Rawsonville Road. Mitchel Kailimai owns and occupies a residential home immediately north of the proposed PUD site on 10899 Talladay Road. The 1993 PUD permit provided that the 17.85 acre mini-storage "area" could be expanded by the Applicant with the consent of the Planning Commission in the future. (Page 2, Area Requirements). It appears clear the Township anticipated that this mini-storage use might be expanded in the future, according to the 1993 PUD Permit.

In 2003, Mitchel Kailimai purchased the northern 35+/- acres that is bordered on the east side by Rawsonville Road, on the north by Talladay Road, on the west side by the William Meier County Drain, and on the south side by the original Mitchel's Storage PUD consisting of 17.85 acres. The Applicant proceeded to cut out several residential outlots on Talladay Road and Rawsonville Road, retaining 25.196 acres for a future mixed-use expansion of the Mitchel's Storage business with two additional future residential outlots on Rawsonville Road. (Exhibit B). That property is commonly known as 11194 Rawsonville Road.

Mitchel's Storage applied to the Township for a PUD to expand the storage business and to create the two residential lots on the 25.196 acres to the north in approximately 2005, with the assistance at that time of Sternose Associates, Inc. The Application was pursuant to the anticipated ability to expand the storage business provided in the 1993 PUD permit, with the permission of the Planning Commission. There are numerous Augusta Township Planning Commission minutes that address the permitting process for this PUD application advancing through the Township. The Washtenaw County Road Commission even issued a road permit for the northern access drive off Rawsonville Road to the Mitchel's Storage site on the 25.196 acres in 2007 stating it was for "Mitchel Storage Expansion" on the permit. (Exhibit C). The Google Earth photos show the site being used for an expansion of the mini-storage building dating back to at least 2007. The Township started taxing the proposed PUD parcel as a commercial use since at least 2010 (as opposed to the zoned agricultural use), so the Township was clearly on notice of the mini-storage use on this parcel for years prior. But for some reason, that is unexplained, unlike the prior PUD, the Township apparently never officially "approved" a PUD for the 25.196 acres nor did the Township ever "deny" a PUD for the site. The process just seems to have never been finalized.

Mitchel's Storage uses a large portion of the 25.196 acres for outdoor storage of boats, motorhomes, trailers, and automobiles. The site also has a number of portable storage sheds located on it that were

built from shipping containers by the Applicant and are on skids for portability. The portable structures have no electrical, HVAC, or plumbing services connected to them. It is not believed by the Applicant that these portable structures require any building permits. Finally, Mitchel's Storage constructed several prefabricated storage buildings on the proposed PUD site in 2018, without a building permit. These structures have a footing and a concrete floor. Like the portable buildings above, these buildings also have no electrical, HVAC, or plumbing services in them. They are simply self-storage units with overhead doors. Mitchel's Storage incorrectly believed that since the buildings were of a prefabricated design by Heritage Building Systems, a national company specializing in prefabricated mini-storage buildings and came complete with sealed architectural prints by a licensed Michigan Architect named Kal Yeau Choik, License No. 59452, and that the buildings had no utilities and are unheated, that a building permit was not required. (Exhibit D). In 2022, the Washtenaw County Building Authority cited Mitchel's Storage for those buildings that were erected without a building permit.

The County raised issues about the safety of these units, since they had not been inspected, but refused to inspect the buildings until Mitchel's Storage pulled a building permit. However, as the PUD was never "officially" approved or disapproved by Augusta Charter Township in the mid-2000's despite application for a PUD being submitted in the mid-2000s, the Township Zoning Administrator could not issue Mitchel's Storage a land use permit for these buildings, as the property is zoned agricultural/residential and does not have a finalized PUD. Without the land use permit from Augusta Character Township, Mitchel's Storage cannot pull a building permit from Washtenaw County and get the prefabricated mini-storage buildings inspected and approved Nunc Pro Tunc, hence, the push to finalize the PUD application that was originally begun in the mid-2000's before this Planning Commission. [Nunc Pro Tunc is an old Latin legal term that means "now for then."]

In the meantime, Mitchel's Storage privately hired a licensed and certified building inspector, registered under Act 54, for a number of Michigan Communities to review the sealed prints from the Michigan Licensed Engineer and inspect the buildings to insure they were erected to specifications on the sealed prints. This including bringing in a backhoe and digging down to certify the footings were at required depth on all buildings. The buildings were found to be constructed per plans and met the MBC 2015 building code, by the private inspector. (Exhibit E).

In the meantime, the Township filed litigation against Mitchel's Storage for the mini-storage use that they have been tacitly allowing since 2007 and taxing as such since 2010. That litigation is stayed while the PUD application works itself through the Township's process. Mitchel's Storage is permitted under the terms of a temporary order to continue to operate its mini-storage business, but may not build any additional buildings or otherwise modify the property until the PUD process is completed. (Exhibit F). Likewise, the County has filed litigation regarding the construction of buildings without a building permit. Again, a temporary order is in place that permits Mitchel's Storage to use the existing buildings, but Mitchel's Storage may not further expand the site, until these issues are resolved. (Exhibit G). If this PUD is approved, it should resolve the Township litigation and go a long way towards resolving the County litigation.

Section 12.6 of the Township Zoning Ordinance controls procedures for application of a proposed PUD. The Pre-Application Conference was held with the Planning Commission on January 18, 2023, to discuss the Applicant's Proposed PUD Application. The PUD has now been submitted to the Planning Commission for Conceptual PUD approval by the Planning Commission. The Planning Commission has

received comments from the Township Engineer, the Township Planner, and the Fire Department on the proposed PUD Plan. The Planning Commission has, so far, addressed the Conceptual PUD at two meetings to discuss and comment on the proposed PUD Plan. After the last meeting on May 17, 2023, the Planning Commission requested the Applicant address issues raised in the Engineer's and Planner's Reports, before scheduling it for a Public Hearing per Section 12.6 (B) (4). This memorandum is intended to address those issues.

Why Mitchel's Storage Complies with

Section 12.2 Eligibility Criteria for the PUD

Paragraph 12.2 (A) requires the Applicant to show a recognizable and substantial benefit both to the end user of the development and the overall quality of life in the Township before the PUD can be approved. The Ordinance provides nine (9) criteria for the Applicant to rely upon to show that benefit, plus a conjoined consideration of an overall economic benefit. Mitchel's Storage meets many of these various methods of demonstrating Recognizable Benefit, but some of them simply do not apply to this proposed PUD.

12.2 (A) (1) Preservation of natural features, specifically, but not limited to, woodlands, specimen trees, riparian systems, wetlands, open spaces and the connectivity thereof.

In this PUD application, the Applicant has preserved the existing William Meier County Drain on the west side of the property, along with the existing tree line running north and south on the site east of said County Drain. The Applicant commissioned a Wetland Study through Marx Wetlands, LLC. (Exhibit H). That county drain has been determined to be a wetland by Marx Wetlands, LLC and is being preserved by this proposed PUD. The Applicant is proposing to preserve several rows of existing pine trees that were planted as seedlings on or around 2009 that 1) buffer the proposed commercial use on the 25.196 acres from the proposed residential uses on both Rawsonville Road and Talladay Road and 2) buffer the traffic entering the proposed commercial use on the 25.196 acres through the new driveway approved by the Washtenaw County Road Commission in 2007. There are currently over 1000 existing trees on the project that will remain under this proposed PUD, not including those trees that exist in the area east of county drain on the west side of the property. The Applicant is proposing to create two residential lots on Rawsonville Road on part of the 25.196 acres, that are north of the northern entrance to the proposed commercial use and east of the proposed mini-storage PUD. Those two lots have some wetland features that have been determined by Marx Wetlands, LLC to be unregulated, but will be preserved by this residential use. There are no wetlands found in the Marx Wetlands, LLC study within the proposed area for commercial development of the mini-storage. The Applicant is, also, not proposing to develop the 66-foot wide access road from the north side of his property to Talladay Road for public use. Instead, it will be preserved as a green space, mowed, and available for emergency service vehicles to be used as an entrance to the proposed mini-storage use. No customer of the proposed mini-storage use will be permitted access to the site from this location. Finally, the plan

preserves a 150' wide greenbelt that includes the Applicant's 22' wide northern access point to Rawsonville Road with existing tree lines to buffer that entrance drive from residential uses to the north and south along Rawsonville Road. For these reasons, the Applicant believes it satisfies Paragraph 12.2 (A) (1) of the Zoning Ordinance regarding Recognizable Benefit as it relates to preservation of natural features, including but not limited to trees, open spaces, and wetlands.

12.2 (A) (2) Improvements in traffic patterns, such as the provision of unified access or improvement of the adjacent road system.

During the 2005 PUD application process, the Applicant previously received a permit for a 22' wide entrance to the proposed PUD use from the Washtenaw County Road Commission in 2007 and the entrance was constructed at that point within that above mentioned 150' wide greenbelt. (Exhibit C). Therefore, there are no new improvements proposed or necessary for the PUD to access Rawsonville Road for this project. The Applicant commissioned a traffic study from Hubble, Roth and Clark Engineers, Inc. which demonstrated there is no impact to the traffic patterns on Rawsonville Road from this proposed use. (Exhibit I). Within the interior of the proposed PUD, several of the drive lanes are oversized, as compared to what is required in the Township Zoning Ordinance, with the remaining drive lanes meeting the Ordinance requirements. The Augusta Township Fire Department has reviewed the proposed PUD plans and the location of the existing fire hydrants and has confirmed in writing that the location of existing hydrants in and around the proposed PUD are sufficient to fight any potential fires at the proposed location, which includes the ability to move their fire trucks and emergency vehicles within the interior of the project. (Exhibit J). For these reasons, the Applicant believes it satisfies Paragraph 12.2 (A) (2) of the Zoning Ordinance regarding Recognizable Benefit, including but not limited to demonstrating no negative impact on traffic patterns and an approved road entrance by the County.

12.2 (A) (3) Improvements in the aesthetic qualities of the development itself, such as unique site design features and extensive landscaping.

The proposed PUD will create both a new large detention pond (less than 5 acres) and utilize an existing detention pond for storm water management. Dry detention basins are designed to go dry within 72 hours (100-yr storm) of a rain event. A wet detention pond, like the ones being proposed by the Applicant, will retain water all year around. These detention ponds will be aesthetically pleasing to the surrounding residential uses, as the detention ponds are between the commercial use and many of the surrounding residential uses and will harbor aquatic plants and support wildlife, like geese and ducks. As stated above the Applicant planted a double-row of seedling pine trees in 2009 +/- to buffer the commercial uses on the property from the surrounding residential uses and the detention ponds. Those seedlings are now 25+/- feet tall and provide an appropriate buffer of approximately 30 feet between the view of the surrounding residential uses and the commercial uses and ponds. The project is buffered on the west by an existing tree lined county drain, which is not proposed to be touched in the project. That tree lined drainage ditch has been delineated as a wetland in the study commissioned by the Applicant. (Exhibit H). The tree lined drainage ditch also provides an additional natural feature on the property to buffer the commercial use from the residential uses to the west. The 66' wide access from

the site to Talladay Road is proposed to be left as a green space, which will provide additional aesthetic qualities and landscaping for the development. Applicant is preserving an 150-foot wide greenbelt on the eastside that includes the Applicant's northern access point to Rawsonville Road with existing trees lines that buffer residential uses to the north and south of the entrance point. Finally, the Applicant proposed to install an eight (8) foot high commercial grade chain link fence around the perimeter of the proposed commercial use, which should be unique for this site and be unnoticeable to the residents, because of the many evergreen trees described above. The fence will prevent patrons of the mini-storage from inappropriately expanding the storage areas north of the delineated boundaries of the PUD or unintentionally wandering onto the surrounding residential neighborhoods from the mini-storage site, thus preserving the peace and tranquility for the surrounding neighbors. For these reasons, the Applicant believes it satisfies Paragraph 12.2 (A) (3) of the Zoning Ordinance regarding Recognizable Benefit.

12.2 (A) (4) Provision of pedestrian connectivity, via internal sidewalks, perimeter safety paths and other greenway corridors.

There are no provisions for pedestrian connectivity within the interior of this proposed PUD, because this is a secured site for mini-storage. Tenants cannot even enter the facility without a gate code for security purposes. However, inside the proposed PUD, the plan provides for perimeter safety paths. The proposed interior roads meet or exceed the required width, which provides ample room for the tenants to walk in perimeter safety paths outside of the vehicular travel lanes when accessing their particular storage unit. There is also a greenway corridor of 66 feet to Talladay Road and an 150 foot wide tree lined greenway corridor to Rawsonville Road that are being preserved. For these reasons, the Applicant believes this method of satisfying Paragraph 12.2 (A) (4) of the Zoning Ordinance regarding Recognizable Benefit has been met, including but not limited to perimeter safety plans and greenway corridors.

12.2 (A) (5) Improvements in public safety or welfare through better water supply, sewage disposal, stormwater management, or control of air and water pollution.

There is no public water or sewage system available to the tenants within the interior of this mini-storage. There are no air or water pollution issues. There have been some concerns about storm water flow to the east of the proposed PUD. A new storm water management system, for not only the proposed five (5) additional buildings, but all the existing buildings is being proposed, as part of this PUD that will provide better storm water management for the entire site. The preliminary storm water system is outlined on the Applicant's sealed prints. The site is designed to handle all of the storm water it generates, but not technically the illegal sump pump water runoff onto the site from several of the surrounding residential lots. For these reasons, the Applicant believes it satisfies Paragraph 12.2 (A) (5) of the Zoning Ordinance regarding Recognizable Benefit, including but not limited to storm water management.

12.2 (A) (6) High quality architectural and landscape design.

The Applicant has proposed an extensive and quality ladened landscape plan through its engineer, as part of the PUD submission. Additionally, the site meets the intent of Section 12.3. (Q) for Architectural and Site Development Element, which says "The intent is to encourage recessed or side entry garages to enhance the aesthetic appearance of the development and minimize the visual impact resulting from the close clustering of units allowed under these regulations." These mini-storage units meet the intent of that requirement because they are 1) in a proposed location that provides site buffering away from any existing other uses so they do not affect the visual impact from either Talladay or Rawsonville Roads. However, if the future office is constructed, it would be a high-quality architectural design intended to blend with other similar buildings in the area. The Applicant is proposing to build the closest new mini-storage building 110 feet from the property line of the closest residential unit, which exceeds the Zoning Ordinance required side yard setback of 30 feet in the Agricultural Residential District. The Applicant is also proposing a high-quality chain link commercial fence of eight (8) feet around the exterior of the PUD on the north, east, and west sides of the property, as an enhancement to the landscaping plan. The plan also calls for the preservation of a 150' wide greenbelt that includes the Applicant's northern access point which is a 22 foot wide gravel drive to Rawsonville Road with existing trees lines that buffer the entrance from the adjoining residential uses to the north and proposed south of the access road to enhance the landscape design. Finally, the Applicant is proposing that the existing 66' access point to Talladay Road remain a greenspace to enhance the landscape design. For these reasons, the Applicant believes it satisfies Paragraph 12.2 (A) (6) of the Zoning Ordinance regarding Recognizable Benefit, including but not limited to a high-quality landscape design and avoiding "visual impact" from either Talladay and/or Rawsonville Roads.

12.2 (A) (7) Provision of transitional areas between adjacent residential land uses.

The Applicant has proposed a 110 foot setback of the buildings from the property line to the nearest of five (5) proposed additional commercial mini-storage buildings and the property line of the closest residential units along Talladay Road. Within that 110 feet there is a substantial tree lined area to add additional buffering between the residential and commercial units and an eight (8) foot high commercial grade fence to prevent patrons of the site from wandering onto the surrounding residential properties. The entire commercial use on the north, east, and west sides is buffered by extensive 30 foot wide greenbelt with a 25' +/- tall tree line of pine trees to create a transitional area. The 66 foot wide access from the site to Talladay Road provides transition, as does the existing wide greenbelt that includes the Applicant's northern access point to Rawsonville Road with existing trees lines. For these reasons, the Applicant believes it satisfies Paragraph 12.2 (A) (7) of the Zoning Ordinance regarding Recognizable Benefit, including but not limited to transitional areas between the mini-storage use and adjacent residential land that meet, or in many cases exceed, the code required minimums.

12.2 (A) (8) Preservation of farmland.

This criteria is generally not applicable to this site, as this land is not being farmed and has not been farmed for at least the last 20+ years. However, if people have safe and appropriate places to store their large items, like trailers, cars, boats, campers, and RVs, then they are not storing them around the perimeter of their homes, which in a rural community like Augusta Charter Township, leaves more room for farming operations along the perimeter of their homes by the surrounding farmers. For these reasons, the Applicant believes in the limited way set forth above, it satisfies Paragraph 12.2 (A) (8) of the Zoning Ordinance regarding Recognizable Benefit to the extent it is applicable, by leaving perimeter space open for farming that would otherwise be occupied by these large outdoor storage items.

12.2 (A) (9) Preservation of historic buildings.

This criteria is simply not applicable to this situation. There are not and there have never been any historic buildings on the site. The site was vacant when the Applicant acquired it approximately 20 years ago.

Economic Benefit to the Community

Paragraph 12.2 (A) makes clear that economic benefit to the community shall not, in and of itself, be deemed sufficient to allow eligibility under Paragraph 12.2 (A). However, the economic benefit of a proposed PUD to the community may be considered by the Planning Commission in conjunction with the nine (9) criteria addressed above. In this case, the Applicant submits that it provides an essential economic benefit to the community with the proposed mini-storage use. The Township regulates, through Ordinances, the storage of materials on private property to avoid clutter on individual parcels with things like cars, RVs, boats, campers, trailers, etc. Additionally, this Township and surrounding municipalities have allowed a number of residential developments to be created in the area over the years, wherein the Home-Owner Associations (HOAs) or deed restrictions for these developments often do not permit outdoor storage of boats, RVs, and/or cars. Many of these developments have limited garage space and little or no available space for pole barns. Mitchel's Storage provides a cost-effective way for these residents to safely and securely store their materials, including cars, RVs, campers, trailers, and boats so they can comply with local Ordinance and Association rules. This makes the Township at large more aesthetically pleasing to the eye, which improves property values. There are storage units in the surrounding area that charge twice as much as Mitchel's Storage, per month, for the same storage space square footage to Township residents. There is a need for this economic benefit in the Township, as Mitchel's Storage has maintained 100% capacity for the last 3 years, hence the request to expand with five (5) new buildings. Mitchel's Storage Facility to the south is, to the best of the Applicant's knowledge, the only storage facility "permitted" in Augusta Charter Township.

Further, there is economic benefit to the community, as the proposed PUD creates a greater tax basis than residential units, because it is not homesteaded property. Finally, it is generally a low impact development than a housing development, as demonstrated by both the traffic study and the economic impact study attached hereto.

IS THERE A NEED FOR MASTER PLAN COMPLIANCE

The proposed PUD site is currently zoned Agricultural/Residential (AR), per the Augusta Charter Township 2018 Zoning Map. (Exhibit K). Mitchel's Storage was granted a PUD for the southern 17.85 +/-

acres in October 1993, as noted above. The Township appears to have overlooked updating the Master Plan to recognize the current approved land use on the southern portion of the property, prior to the submission of this Application in late 2022. In March of 2023, the Township updated its Master Plan, which provides in its existing land use map that the PUD exists on that 17.85 parcel. But the Township's future land use map still indicates that the future use is rural residential. There are numerous storage building and large industrial buildings on this site, to project that they will be all torn down and the property returned to a "rural residential" use in the future seems to be highly fictional, in the Applicant's opinion. Further, as noted above the 1993 PUD permit provided that the 17.85 acre "area" could be expanded by the Applicant with the consent of the Planning Commission in the future. (Page 2, Area Requirements). Regardless, the proposed 25.196 +/- acre PUD site is designated in the Master Plan for future use as "rural residential."

The Applicant is not requesting to create a PUD in an area that is an agricultural field or an existing rural residential housing development. This Applicant is asking to expand the existing approved PUD use of mini-storage facility immediately to the south of the site to include the new site (north 25.196 +/- acres), per the Authority in the 1993 PUD and the Zoning Ordinance PUD provisions. This is a commonly accepted planning technique to couple similar uses next to one another. Since the proposed PUD is next to (and really an expansion of) an existing similar PUD use permitted since 1993, it will not be spot zoning. Further this is a use that has existed since 2007 and the Township has been taxing as such a commercial use since at least 2010, even though a final PUD approval for the site was never issued after application in the mid-2000s.

MCL 125.3831 (1) states the Planning Commission shall "make a Master Plan as a guide for development" within the Township. Master Plans were never intended to be all controlling on development and are living breathing documents that are subject to modification as things change. That is why Section 12. 3 (D) of the Township Zoning Ordinance permits the Township Planning Commission to waive or modify the requirements of the Zoning Ordinance as it applies to this PUD application. That is, also, why the 1993 PUD permits an expansion of the mini-storage "area" onto adjoining agricultural/residential zoned land, with the permission of the Planning Commission. So, while Zoning Ordinance Section 12.6 (B) (2) (b) does require the Applicant to provide compatibility with the Master Plan and the adjacent uses, that condition can be waived or modified by the Planning Commission under Section 12.3 (D) to the extent it is necessary and such a modification would be consistent with the 1993 PUD permit stated ability to expand the area of the mini-storage onto land that under the Master Plan shows a future land use of rural residential. Clearly, the proposed use is compatible with the adjacent use to the south, as it is immediately north of a previously approved PUD for mini-storage by Augusta Charter Township in 1993. While the existing future land use map of the Township shows the entire area as agricultural, under the above provision in the PUD Ordinance (Section 12.3 (D)) and the 1993 PUD Permit, the Township Planning Commission can waive or modify any requirement that this PUD expansion comply with the Master Plan and the Applicant is so requesting.

Further, as stated in MCL 125.3831 (1) a Master Plan is a guide. The Michigan Court of Appeals had an opportunity to opine on this issue and said "a Master Plan serves as a general guide to future development, and is a factor in determining the reasonableness of a particular zoning classification." *Inverness Mobile Home Community, Ltd. v. Bedford Tp.* 687 N.W.2d 869, 263 Mich. App. 241 (2004). In other words, it's a factor but not all controlling on the PUD process.

On the same legal line of reasoning, if the Planning Commission examines Section 16.4 (B) (1) of the Zoning Ordinance for re-zoning a parcel of property as opposed to granting a PUD, the Township is similarly permitted to consider the factor that a proposed re-zoning does not comply with the Master Plan and approve the re-zoning anyway. The Master Plan is only a factor in determining the reasonableness of re-zoning and/or granting a PUD, not all controlling on an issue. The Master Plan is updated every five years and can be corrected to reflect the Planning Commission's determination herein.

In this case, the Applicant can demonstrate compatibility with the surrounding uses, as the proposed mini-storage is directly compatible with the mini-storage use permitted since 1993 immediately to the south and because of the extensive setbacks, green spaces, and landscaping being preserved or created to the west, north, and east, is compatible with and buffered from the adjoining residential uses in those directions. Section 12.3 (D) permits the Planning Commission to waive the strict requirements of Section 12.6 (B) (2) regarding Master Plan compliance and that such a waiver would be consistent with the terms of the 1993 PUD permit for an expansion of the mini-storage area.

Further, under Section 12.5 (F), if the proposed PUD is not consistent with the Master Plan, another basis besides Section 12.3 (D) exists to approve the PUD., if one or more of the following apply:

a. Changes in surrounding land use or zoning – the future land use map shows the property being rural residential, but the use on this site was changed in 1993 to a mini-storage. There are multiple large commercial buildings on the site and it would be highly fictional to believe anyone was going to devalue the existing site 17.85 acres by tearing down all those expensive commercial buildings to return the property to a rural residential use.
b. Changes in infrastructure, such as roads, sewers, etc. – not applicable.
c. Community Benefit – there is a substantial community benefit as addressed above and incorporated herein by reference.
d. Design excellence – the landscaping design and storm water management on this site is designed in an excellent way to handle the volume of water generated on the site, while providing excellent screening from nearby residential uses.

So, in addition to the ability to expand the 17.85 acre mini-storage use provided in the 1993 PUD permit regardless of the Master Plan, and the power provided to the Planning Commission in Section 12.3 (D) to waive or modify any requirement of the Zoning Ordinance in granting the PUD, including but not limited to compliance with the compatibility of the Master Plan as required by Section 12.6 (B) (2), Section 12.5 (F) is also satisfied by the Applicant and this Master Plan compliance condition should be waived.

OPEN SPACE REQUIREMENTS

Section 12.3 (I) (2) requires the Applicant to maintain at least ten (10%) of the gross buildable area of the property as open space for non-residential uses. The Applicant submits that he technically is required to have 2.127 acres of open space, but only demonstrates 1.92 acres under the code. But this calculation is deceiving, because for example the Ordinance makes the calculation not include a 30' side yard

calculation on each side of the 66' wide greenbelt that goes to Talladay Road. That means under a technical reading of the code, the Applicant can only count a 6' strip of the 66' wide greenbelt as "open space." If the Applicant could use the entire 66' wide greenbelt, for example, the Applicant exceeds the 10% requirement for open space as he would 2.41 acres of open space. If the following features, outlined on map C103 of the Application's sealed prints were all counted, the Applicant would far exceed that requirement for open space:

a. landscaped greenbelts, which are at least 30 feet wide and cover the north and east side of the property buffering the residential uses from the commercial uses and buffering the residential uses from the access road to Rawsonville Road addressed in paragraph 3 below;
b. the 66 foot wide unimproved road access to Talladay Road, that shall remain green space;
c. The existing tree line and county drain on the west side of the property which is 40 feet wide;
d. The 150' wide greenbelt that includes the Applicant's 22' wide northern access point to Rawsonville Road with existing trees;
e. Existing tree line on the southeast corner of the property;
f. Existing tree line on the north and east side of the existing drainage pond;
g. the man-made 4.5 + acres of detention ponds proposed for the development, where no existing lakes or wetlands would otherwise exist; and

The Planning Commission has the right to modify the PUD to accept the entire 66' wide greenbelt as Open Space under Section 12.3 (D), which would permit the Applicant to exceed the Open Space requirement, without even counting the large detention ponds.

Zoning Ordinance Deviations – the PUD meets all of the Zoning Ordinance requirements and no deviations are required for this project to move forward, outside of what has been outlined above. The Applicant has no objection to preserving these open spaces through an irrevocable recorded document acceptable to the Planning Commission, if the Planning Commission desires to require same, pursuant to Section 12.3 (I) (11).

THERE ARE NO SOIL RESTRAINTS

The Applicant believes this requirement was put in place by the Planner, because someone "unofficially" told the Township incorrectly that the property where the proposed PUD is located was a wetland. This statement is simply incorrect. The Applicant commissioned a wetland study that negated the statement of any wetlands in the proposed development area. (Exhibit H). The only wetlands on the site are located around the existing county drain on the far west side of the property, which is not proposed to be disturbed by this PUD project. The only other wetlands delineated on the site are on the proposed residential sites along Rawsonville Road and are not regulated due to their very small size. Any future residential home on these sites will have to be built around these existing features but will not be impacted by the proposed mini-storage PUD.

MEASURES TO REDUCE IMPACT OF DEVELOPMENT

ON SURROUNDING RESIDENTIAL PROPERTY

The property is zoned agricultural, which encourages housing development. Housing is a strain on potable water, storm water, roads, and services from the Township. The Applicant will not be using potable water from the Township, except for one potential future connection for an office in the Southeast corner of the site. This office site, if constructed, will have minimal usage and discharge less wastewater than a residential home. The Applicant has proposed resolving existing and new storm drainage issues on site under the Washtenaw County Water Resources Commissioner's rules. Likewise, residential uses require septic systems, which could potentially impact the ground water. The Applicant's proposed use will not require any septic fields, except one (1) for a potential future office in the southeast corner of the site, which will have a minimal potable water flow. If anything the proposed enhanced storm water drainage system should improve the storm water management for the surrounding residential neighbors. The Applicant, as noted above, has included an extensive landscaping plan to provide additional green space and screen the surrounding residential neighbors from the development, which will reduce the impact of the development. The traffic study noted above shows this proposed PUD will not have no effect on the existing roadway system (Exhibit I). The economic impact study below, demonstrates the use will not impact the surround residential developments negatively (Exhibit L).

CERTIFICATE OF OUTLET FROM

WASHTENAW COUNTY WATER RESOURCE COMMISSIONER

The Applicant is caught in a "Catch 22" with this requirement. The Township requires a Certificate of Outlet for Storm Water from the Washtenaw County Water Resource Commissioner before approving a Conceptual Site Plan, per Section 12.6 (B) (2) (o). However, the Washtenaw County Water Resource Commissioner has a policy of not issuing a Certificate of Outlet until it has an approved preliminary site plan. This is a case of what comes first, the chicken or the egg, and the Applicant cannot realistically satisfy both government body requests. Pursuant to Section 12.3 (D) of the PUD Ordinance, the Applicant is asking the Planning Commission to modify the requirement of Section 12.6 (B) (2) (o) by approving the conceptual site plan, conditioned on the Applicant receiving the Certificate of Outlet from Washtenaw County Water Resource Commissioner, before any final site plan approval.

Theresa M. Marsik, PE Storm Engineer for Water Resources Commissioner's Office wrote to David Arthur Consultants in an e-mail dated July 31, 2023:

> Brian Earl e-mailed the infiltration testing report today. I will need the plan submittal and initial review fee so that I can perform my plan review. If the Township needs a letter from me, updating them on where in the process this project is, let me know and I would be happy to provide that.

If the Planning Commission needs further information on the Outlet approval process beyond what is contained in this memorandum, it appears that Washtenaw County Water Resource Commissioner is prepared to update it.

EXPANSION OF THE USE WILL NOT RESULT IN A MATERIAL NEGATIVE IMPACT UPON THE SURROUNDING PROPERTIES

In order to adequately address this issue, the Applicant hired Kurt R. Schmerberg, a Certified General Real Estate Appraiser with Affinity Valuation Group, LLC in Ann Arbor, Michigan to prepare an Economic Impact Study, which is attached as Exhibit L. Mr. Schmerberg's conclusion was that:

> *Based on the information described in the accompanying report it appears from all research presented that the current and intended operation for the Mitchel's Storage property will not materially affect the overall property values for the local area. This is primarily based on a comparison study of residential housing sales in relatively close proximity to the current storage operations.*

A State of Michigan Certified General Real Estate Appraiser is the highest level of license an Appraiser can achieve in the State of Michigan. The basis of Mr. Schmerberg's opinion and methodology is more fully presented within the body of the report. But, contrary to the hyperbole that has been mentioned during the Planning Commission's prior meetings by some members of the public, the data does not support a conclusion that Mitchel Storage has or will in the future negatively impact the surround properties in any material way.

PARCEL COMBINATIONS

The Planner has stated that some parcel combinations will be required as a condition of the Final PUD Plan approval and the Applicant has no objection to same.

SEMI-TRUCK PARKING

As noted above, Augusta Charter Township is a rural community and unsurprisingly home to several truck drivers, who either own their own rigs, or as a condition of their employment are required to take

their rigs home with them. The Applicant has allowed several of his neighbors to park their semi-rigs on the west side of the northern entrance to the mini-storage over the years, so they did not have to park these semi-rigs in their more residential neighborhoods. The Applicant also owns his own large trucks. As noted, this property is zoned Agricultural/Residential and many farms own their own semi-rigs to haul both harvests and inputs, so semi-rigs are not uncommon in this land use area. Yet, at the last two Planning Commission meetings this use was raised as a concern, not by the Planning Commission but by a member of the audience. If the Planning Commission would prefer to see these semi-rigs disbursed into the more local residential neighborhoods, the Applicant is agreeable as a condition of the conceptual PUD plan approval process to prohibit anyone other than his own semi-rigs from parking in this location in the future.

NO NEED FOR DENSITY STUDY

At the May 17, 2023 meeting it was discussed between the Township Engineer, the Township Planner, the members of the Planning Commission and the Applicant the need for a density study. It was determined orally at that meeting that one would not be required, because the Applicant is not putting any residential units on the 25.196 +/- acre PUD site other than the two residential lots proposed along Rawsonville Road.

WORK DONE ON THE 1993 PUD AFTER ITS INITIAL APPROVAL

There was an existing pavilion on the site of the 1993 PUD that after approval of the 1993 PUD was enclosed and lengthened by about 30 feet. Additionally, a commercial warehouse was constructed on the 1993 PUD site for indoor RV/Camper storage, after the issuance of that 1993 PUD permit. The Applicant concedes that the 1993 PUD permit was not amended to accommodate these two modifications at the time they were done. The Applicant does not object to the Planning Commission making a requirement of any final PUD approval for the 25.196 +/- acre site, that the 1993 PUD permit be amended to provide for these small modifications and the buildings meet all building codes. The Applicant will, before final site plan approval for this PUD, submit and process an application to amend the 1993 PUD permit to incorporate these rather small modifications that have existed for decades without any issue.

Dated: 8-11-23

Mitchel Kailimai, Applicant

Memorandum Exhibit List

A. 1993 PUD Permit
B. 25.196 acre legal description and survey map
C. Driveway Permit from Washtenaw County Road Commission
D. Sealed Prints for Prefabricated buildings
E. Building Inspection
F. Township Court Order
G. County Court Order
H. Wetland Delineation
I. Traffic Study
J. Fire Department Study
K. Zoning Map
L. Appraisal Info on value not effected (future)

EXHIBIT A

COPY

KAILIMAI PUD

Final Permit Conditions

Augusta Charter Township, Michigan

September, 1993

PERMIT CONDITIONS KAILIMAI PUD
AUGUSTA TOWNSHIP , MICHIGAN

GENERAL INFORMATION

Permitee: Hank Kailimai

Final PUD Plan Date: August 31, 1993

Planning Commission Approval Date: August 10, 1993 and Sepember 14, 1993

Township Board Approval Date: OCTORER 19, , 1993

Scope of Permit: This permit shall govern the development and use of the property after the date of approval and shall be attached to and made part of the Final PUD approval. Incorporated as part of this permit shall be the Final PUD Plan and Planned Documentation text, dated as noted above. The Final PUD Plan shall serve as the master plan for the development of the property.

Specific parameters which will regulate the development of the property are included as permit conditions of the Planning Commission in final approval of the PUD. Each phase of the development will require the submission of a detailed site plan by the Permitee and be subject to the review and approval of the Planning Commission, based upon the overall PUD Plan and permit conditions. Any change to specific phases of the project will be consistent with the overall character of the development and intent of the PUD Plan, subject to the review and approval of the Planning Commission. To the extent that there are conflicts or discrepancies between this Permit and the Final PUD Plan and Planned Documentation text, interpretation shall be made based upon the most strict regulation of the property, and shall be subject to interpretation by the Planning Commission.

PROJECT AND SITE DESCRIPTION

The Permitee proposes to develop 17.85 acres under the provisions of Article 9, Planned Unit Development. The Permitee proposes to include 6 storage buildings plus light industrial, commercial and residential uses.

PERMIT CONDITIONS

Area Requirement: PUD approval is specific to the area indicated on the PUD Plan consisting of 17.85 acres, as described in the attached Legal Description. The property included in the PUD shall not be increased or decreased without the consent and approval of the Planning Commission.

Land Use Mix: The Project shall conform to the following use schedule:

Residential: One (1) single family detached housing unit shall be permitted on Parcel 1, and one (1) single-family detached housing unit shall be permitted on Parcel 7. Apartments, duplex units, townhouses shall be prohibited. Temporary or permanent housing within mobile home units on all parcels within the PUD shall also be prohibited.

All housing shall meet zoning requirements for lot area and setbacks. Housing shall also meet State and Township construction and building codes. In addition, the following regulations to housing shall apply:

a) The guest quarters behind the main house on parcel 1 shall not be used as a dwelling.

b) The mobile home/office on parcel 4 shall not be used as a dwelling. This mobile home unit shall be moved off of the site within one year from final date of approval and the applicant shall post a $500.00 bond to ensure compliance and removal. (The mobile home office has been removed as of 9-14-93)

c) The quarters above the machine shop on parcel 4 shall not be used as a dwelling.

d) All other mobile home units stored on the site shall be removed within one year. Contracts for mobile home storage beyond this date, shall be approved by the Supervisor or Zoning Administrator. Mobile home storage, repair, or sales is prohibited.

e) Use of the dwellings as listed in a, b, or c of this section or failure to remove existing stored mobile homes as described in item d, shall constitute a violation of the terms of this PUD and suspension of necessary building permits or zoning compliance certificates.

Commercial: All permitted uses as allowed under Section 5.09, LC-Local Commercial shall be allowed within Parcel 2 of the PUD. Also allowed in Parcel 2 shall be permitted uses under Section 5.10, GC-General Commercial, excluding permitted uses #7, 8, 9. These are listed as follows:

7. Showroom and sales of new automobiles, farm machinery, and any other vehicle and equipment, and the display and sale of used cars, farmmachinery, and other vehicles and equipment when in conjunction with a showroom and sales of new units thereof; and repair of same when in conjunction with a showroom and sales of new units.

8. Mobile home and trailer court sales and repair.

9. Agricultural services, including machinery sales and repair establishments, and farm supply stores.

All special land uses under 5.09 or 5.10 are prohibited. Note: A complete listing of all

permitted and special uses for the LC-Local Commercial and GC-General Commercial uses are attached to these permit conditions.

Light Industrial: All permitted uses as allowed under Section 5.13, GI-General Industrial shall be allowed for Parcels 3, 4, and 5. All permitted uses as allowed under Section 5.12 LI-Light Industrial shall be allowed for Parcel 6.

Area, Width, Height, Setbacks: Minimum requirements for all new buildings are set forth below. Accessory uses shall be subject to the same requirements:

Lot Area: (Minimum Parcel Size)	.92 acres
Minimum Lot Width	150'
Setbacks From Exterior lot lines or Road Right-of-way (excludes Parcel 4 & 5 as noted on site plan)	75'
Minimum Distance Between Buildings	20'
Maximum Building Height	2 1/2 story or 30'

(Maximum building height for Parcel 4 shall be 37 feet)

Natural Resources: The site contains a variety of woodland, and wetland areas, the preservation and protection of which is an integral objective of the PUD Plan. The following conditions shall apply to the preservation and protection of natural resources:

1. All activities affecting MDNR regulated wetlands and flood plains shall be subject to the appropriate permits from the Michigan Department of Natural Resources.

2. Wetlands regulated by the Michigan Department of Natural Resources and other natural preservation areas should remain in their natural undisturbed state.

3. Pollution Incident Protection Plan (PIPP): Before any industrial building or construction permit for designated uses listed under Section 5.10, and all uses listed under 5.12, or 5.13 can be issued, a PIPP shall be filed with the Building Inspector and the Washtenaw County Health Department. The PIPP shall be approved by both before a Certificate of Occupancy can be issued.

   A PIPP is required by Rule 162 of Part 5 of the Michigan Water Resource Commission Act (P.A. 245 of 129 [323.1 MCL et. seq., as amended].) The PIPP application shall set forth:

   a. Procedures to prevent surface and groundwater pollution from the storage and use areas, manufacturing processes, treatment systems, and shipping of oil, polluting materials, or items listed under Sections 5.10, 5.12, or 5.13.

   b. The emergency clean-up procedures to be used in case of a spill, discharge, seepage, runoff or leakage of oil, polluting materials or items listed under Sections 5.10, 5.12, or 5.13 from the site into the groundwater or surface waters.

   c. Surveillance methods to be used by the applicant to detect spills,

discharges, seepage, runoff or leakages.

d. Inventory methods for all oil, polluting materials or items listed under Sections 5.10, 5.13, or 5.14 from the time they enter the site until such time as it is shipped out.

The applicant shall file a PIPP for the storage of any materials as normally required by Rule 162 of Part 5 of the Michigan Water Resources Commission Act (P.A. 245 of 1929, as amended).

Site Access and Circulation: All parcels shall be accessed via Rawsonville Road or an approved private road built in accordance with the Township's Private Road Ordinance. Permitee shall be required to receive a permit for the south private road.

Specific private road standards are listed as follows:

a. 66' wide road right-of-way
b. 20' wide driving surface
c. 6" gravel surface
d. 6" sand or aggregate base
e. No on-street parking
f. Provisions for maintenance including snowplowing, road grading and repair shall be the responsibility of the applicant.
g. A driveway permit shall be issued by the Washtenaw County Road Commission.

Landscaping: Detailed landscape plans for perimeter landscaping and internal site landscaping shall be submitted for site plan review and approval of the Planning Commission at the appropriate phase.

Storage of Materials: All exterior industrial storage of steel materials, machinery, inoperable vehicles and construction equipment shall be screened from view. Screening shall consist of a 7' unpierced fence, wall or dense landscape buffer. Exterior storage shall comply with the following provisions:

- Exterior storage shall only be allowed on Parcels 3, 4, and 5.
- All exterior storage shall comply with Section 12.08.
- Exterior storge shall not be visible from any public road right-of-way.
- Not more than twenty (20) inoperable vehicles or unlicensed vehicles shall be stored within the PUD parcels at any one time. This shall not include vehicles under contract for storage. Applicant shall maintain proper records or proof of contract for rented storage vehicles and provide such proof to zoning administration upon request.

Lighting and Signs: Lighting and sign details shall be submitted and subject to approval as part of site plan review.

Phasing: The PUD shall be divided into two phases, Phase I and Phase II. Parcel phases are listed as follows:

Phase I	Phase II

Parcels	1	Parcels	2
	3		5
	4		6
	7		

Each Phase will require a final site plan approval by the Planning Commission. Approval of final site plans and issuance of building permits shall require the strict adherence to these PUD permit conditions and site plan approval. Approval of future phases will be dependent upon compliance with the terms of these PUD Permit Conditions.

Witness

Witness

Witness

William Gilless, Supervisor — Date 10/25/93
Augusta Charter Township

Gerald M. Chie, Chair — Date 10/22/93
Augusta Charter Township
Planning Commission

Hank Kailimai, Owner — Date 11/29-94

EXHIBIT B

ATTACHMENT "A"

LEGAL DESCRIPTION PARCEL A

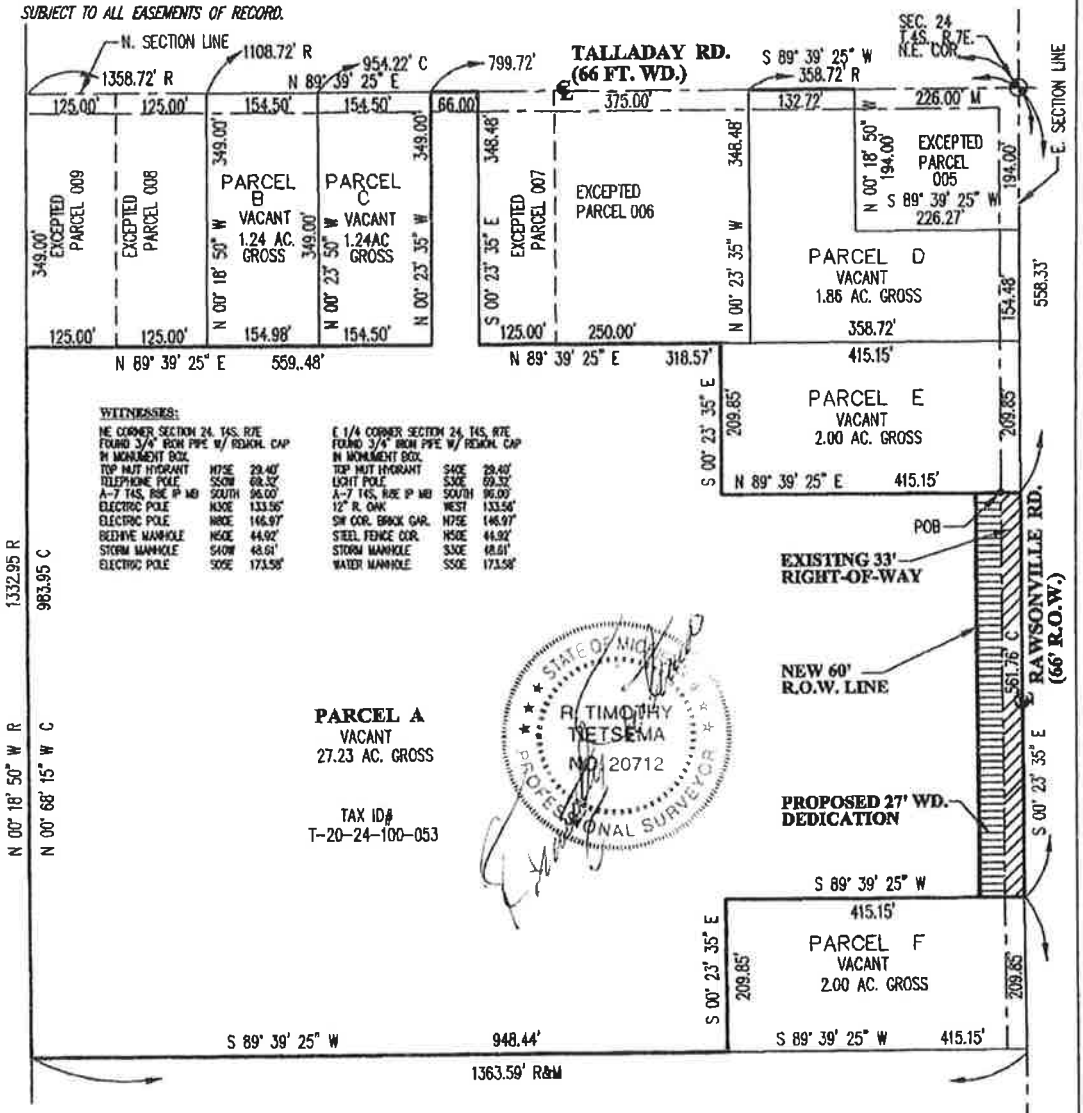
COMMENCING AT THE N.E. COR. SEC. 24 T.4S., R.7E., AUGUSTA TOWNSHIP, WASHTENAW COUNTY MI.; THENCE S 00° 23' 35" E 558.36 FT. ALONG THE EAST SEC. LINE (THE CENTERLINE OF RAWSONVILLE RD.); TO THE POINT-OF-BEGINNING. THENCE CONTINUING S 00° 23' 35" E 561.76 FT, THENCE S 89° 39' 25" W 415.15 FT; THENCE S 00° 23' 35" E 209.85 FT; THENCE S 89° 39' 25" W 948.44 FT; THENCE N 00° 18' 50" W (R)983.95 FT N 00° 08' 15" W(C); THENCE N 89° 39' 25" E 559.48 FT; THENCE N 00° 23' 35" W 349.00 FT; THENCE N 89° 39' 25" E 66.00 FT; THENCE S 00° 23' 35" E 348.48 FT; THENCE N 89° 39' 25" E 318.57 FT; THENCE S 00° 23' 35" E 209.85 FT; THENCE N 89° 39' 25" E 415.15 TO THE POINT-OF-BEGINNING. CONTAINING 27.52 AC. MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

LEGEND
R = RECORD
M = MEASURED
C = CALCULATED

N

0 100 200

SCALE: 1" = 200'



R.O.W. LEGAL DESCRIPTION

A 27 FT. WD. STRIP OF LAND SITUATED IN THE N.E. 1/4 OF SECTION 24, T.4S., R.7E., AUGUSTA TWP., WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE N.E. 1/4 CORNER OF SAID SECTION 24; THENCE S 00° 23' 35" E 558.33 FT.; ALONG THE EAST SECTION LINE, THE CENTERLINE OF RAWSONVILLE ROAD (66 FT. WD.); THENCE S 89° 39' 25" W 33.00 FT. TO THE POINT-OF-BEGINNING; THENCE CONTINUING S 89°39' 25" W 27.00 FT.; THENCE S 00° 23' 35" SEC. E 567.76 FT.; THENCE N 89° 39' 25" E 27.00 FT.; THENCE N 00° 23' 35" SEC. W 561.76 FT. TO THE POINT-OF-BEGINNING. CONTAINING 15,167.5 SF OR 0.348 AC MORE OR LESS.

FOR: MITCHEL'S STORAGE
11294 RAWSONVILLE RD.
BELLEVILLE, MI. 48111

REV. FOR SPLITS 9.27.05
REV. FOR 60' R.O.W. DEDICATION PARCEL A

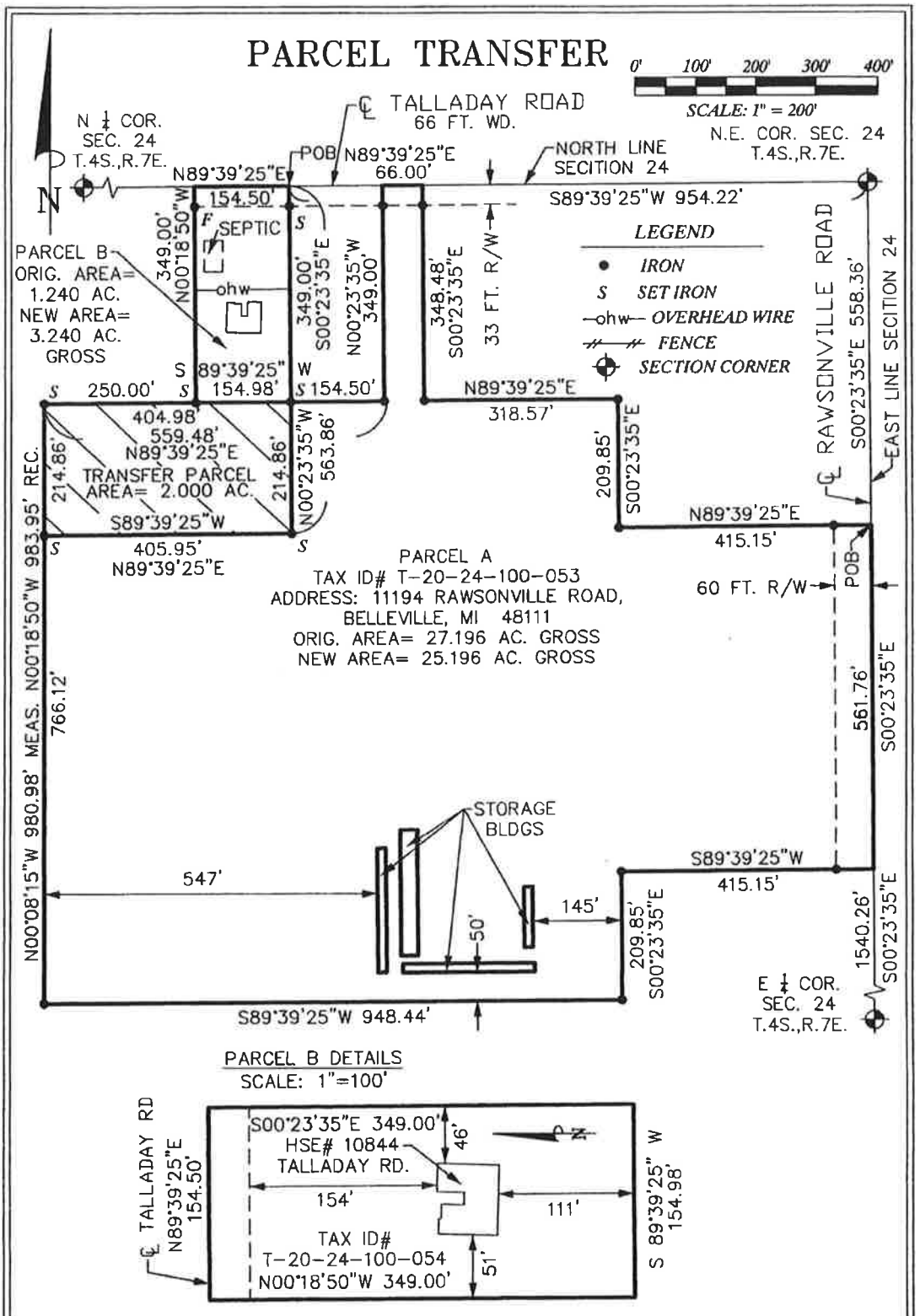
ATTACHMENT "A" R.O.W. DESCRIPTION

DATE 3-2-05 REV. 3-8-05
JOB NO. 20421_MS2B REV. 6-29-07
DRAWN D.P.M.
CHECKED J. STENROSE

1 OF 1

STENROSE ASSOCIATES INC.
SITE DEVELOPMENT ENGINEERING
30410 PURITAN AVENUE, LIVONIA MI. 48154
PHONE: 734.421.3159

PARCEL TRANSFER



PARCEL B DETAILS

SCALE: 1"=100'

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE ON MARCH 14, 2014 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/18500, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED HAVE BEEN COMPLIED WITH.

AMERICAN LANDMARK SURVEY P.L.C.

SURVEY OF PART OF THE NORTHEAST 1/4 OF SECTION 24, T.4S., R.7E., AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

CLIENT: RODNEY TAYLOR

DATE 3/21/2014
DRAWN BY: GFD
SCALE: 1"= 200'
SHEET 1 OF 2
JOB# 14207

GERALD F. DESLOOVER
PROFESSIONAL SURVEYOR
NO. 45166
P.O. BOX 130043
ANN ARBOR, MI 48113
734-677-7000

STATE OF MICHIGAN * LICENSED PROFESSIONAL SURVEYOR * GERALD F. DESLOOVER PROFESSIONAL SURVEYOR No. 45166

PARCEL TRANSFER

ORIGINAL LEGAL DESCRIPTION PARCEL B AREA = 1.240 ACRES GROSS
COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 89°39'25" WEST 954.22 FEET ALONG THE NORTH SECTION LINE (THE CENTER OF TALLADAY ROAD) TO THE POINT OF BEGINNING; THENCE SOUTH 00°23'35" EAST 349.00 FEET; THENCE SOUTH 89°39'25" WEST 154.98 FEET; THENCE NORTH 00°18'50" WEST 349.00 FEET; THENCE NORTH 89°39'25" EAST 154.50 FEET TO THE POINT OF BEGINNING.

NEW LEGAL DESCRIPTION PARCEL B AREA = 3.240 ACRES GROSS
COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 89°39'25" WEST 954.22 FEET ALONG THE NORTH SECTION LINE (THE CENTER OF TALLADAY ROAD) TO THE POINT OF BEGINNING; THENCE SOUTH 00°23'35" EAST 563.86 FEET; THENCE SOUTH 89°39'25" WEST 405.95 FEET; THENCE NORTH 00°08'15" WEST 214.86 FEET; THENCE NORTH 89°39'25" EAST 250.00 FEET; THENCE NORTH 00°18'50" WEST 349.00 FEET; THENCE NORTH 89°39'25" EAST 154.50 FEET TO THE POINT OF BEGINNING. CONTAINING 3.240 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

ORIGINAL LEGAL DESCRIPTION PARCEL A AREA = 27.196 ACRES GROSS
COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 00°23'35" EAST 558.36 FEET ALONG THE EAST SECTION LINE (THE CENTERLINE OF RAWSONVILLE ROAD) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°23'35" EAST 561.76 FEET; THENCE SOUTH 89°39'25" WEST 415.15 FEET; THENCE SOUTH 00°23'35" EAST 209.85 FEET; THENCE SOUTH 89°39'25" WEST 948.44 FEET; THENCE NORTH 00°08'15" WEST 980.98 FEET, RECORDED AS NORTH 00°18'50" WEST 983.95 FEET; THENCE NORTH 89°39'25" EAST 559.48 FEET; THENCE NORTH 00°23'35" WEST 349.00 FEET; THENCE NORTH 89°39'25" EAST 66.00 FEET; THENCE SOUTH 00°23'35" EAST 348.48 FEET; THENCE NORTH 89°39'25" EAST 318.57 FEET; THENCE SOUTH 00°23'35" EAST 209.85 FEET; THENCE NORTH 89°39'25" EAST 415.15 FEET TO THE POINT OF BEGINNING. CONTAINING 27.196 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

NEW LEGAL DESCRIPTION PARCEL A AREA = 25.196 ACRES GROSS
COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 00°23'35" EAST 558.36 FEET ALONG THE EAST SECTION LINE (THE CENTERLINE OF RAWSONVILLE ROAD) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°23'35" EAST 561.76 FEET; THENCE SOUTH 89°39'25" WEST 415.15 FEET; THENCE SOUTH 00°23'35" EAST 209.85 FEET; THENCE SOUTH 89°39'25" WEST 948.44 FEET; THENCE NORTH 00°08'15" WEST 766.12 FEET; THENCE NORTH 89°39'25" EAST 405.95 FEET; THENCE NORTH 00°23'35" WEST 214.86 FEET; THENCE NORTH 89°39'25" EAST 154.50 FEET; THENCE NORTH 00°23'35" WEST 349.00 FEET; THENCE NORTH 89°39'25" EAST 66.00 FEET; THENCE SOUTH 00°23'35" EAST 348.48 FEET; THENCE NORTH 89°39'25" EAST 318.57 FEET; THENCE SOUTH 00°23'35" EAST 209.85 FEET; THENCE NORTH 89°39'25" EAST 415.15 FEET TO THE POINT OF BEGINNING. CONTAINING 25.196 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

LEGAL DESCRIPTION TRANSFER PARCEL AREA = 2.000 ACRES GROSS
COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 4 SOUTH, RANGE 7 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 89°39'25" WEST 954.22 FEET ALONG THE NORTH SECTION LINE (THE CENTER OF TALLADAY ROAD); THENCE SOUTH 00°23'35" EAST 349.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°23'35" EAST 214.86 FEET; THENCE SOUTH 89°39'25" WEST 405.95 FEET; THENCE NORTH 00°08'15" WEST 214.86 FEET; THENCE NORTH 89°39'25" EAST 404.98 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE ON MARCH 14, 2014 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/18500, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED HAVE BEEN COMPLIED WITH.

AMERICAN LANDMARK SURVEY P.L.C.

SURVEY OF PART OF THE NORTHEAST 1/4 OF SECTION 24, T.4S., R.7E., AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

CLIENT: RODNEY TAYLOR

DATE 3/21/2014
DRAWN BY: GFD
SCALE: 1"= 200'
SHEET 2 OF 2
JOB# 14207

GERALD F. DESLOOVER
PROFESSIONAL SURVEYOR
NO. 45166
P.O. BOX 130043
ANN ARBOR, MI 48113
734-677-7000

STATE OF MICHIGAN
GERALD F. DESLOOVER
PROFESSIONAL SURVEYOR
No. 45166
LICENSED PROFESSIONAL SURVEYOR

EXHIBIT C

OFFICIAL SEAL
07/30/09
L-4745 P-557

Washtenaw Co., MI
Lawrence Kestenbaum
Clerk Register

Page: 1 of 2

ACS-5912217-EAS-2009-2
Lawrence Kestenbaum, Washtenaw

03:27 P
07/30/09
L-4745 P-557

PUBLIC ROAD EASEMENT

KNOWN ALL MEN BY THESE PRESENT, that Mitchel K Kailimai, a single man whose address is, 11294 Rawsonville Road, Belleville, MI, the owner(s) of certain land in Section 24, Augusta Township, Washtenaw County, Michigan, do hereby grant and convey to the Board of County Road Commissioners of the County of Washtenaw, a Public Body Corporate, whose address is 555 N. Zeeb Road, Ann Arbor, Michigan 48103, an easement for highway purposes over the following property:

60 Foot road rights-of-way described as Rawsonville road on ATTACHMENT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

This conveyance includes a release of any and all claims arising from or incidental to the widening, draining, and improving of the road and the location thereof, including the removal of such trees, shrubs vegetation, gravel, soil and other materials as the Washtenaw County Road Commission determines to be necessary in the construction and maintenance of said road.

For and in consideration of One AND 00/100 ($1.00) Dollars.

Dated this 5 day of July, 2007

GRANTOR(S):

Mitchel K. Kailimai

STATE OF MICHIGAN }
}SS.
COUNTY OF WASHTENAW }

The foregoing instrument was signed before me this 5 day of July, 2007, by Mitchel K. Kailimai, as his/her/its free act and deed.

Michelene Sample
Michelene Sample
Notary Public, Lenawee County
acting in Washtenaw County, MI
My Commission
expires 2/14/2013

ACKNOWLEDGE SAMPLE
NOTARY PUBLIC, STATE OF MI
COUNTY OF LENAWEE
MY COMMISSION EXPIRES Feb 14, 2013
ACTING IN COUNTY OF Washtenaw

Property Tax # T -20-24-100-053
Prepared by:
Self

Time Submitted for Recording
Date 7-30 2009 Time 3:20 PM
Lawrence Kestenbaum
Washtenaw County Clerk/Register

When recorded return to:
Washtenaw County Road Commission
Right of Way Section
555 N. Zeeb Road
Ann Arbor, MI 48103
Inter-office

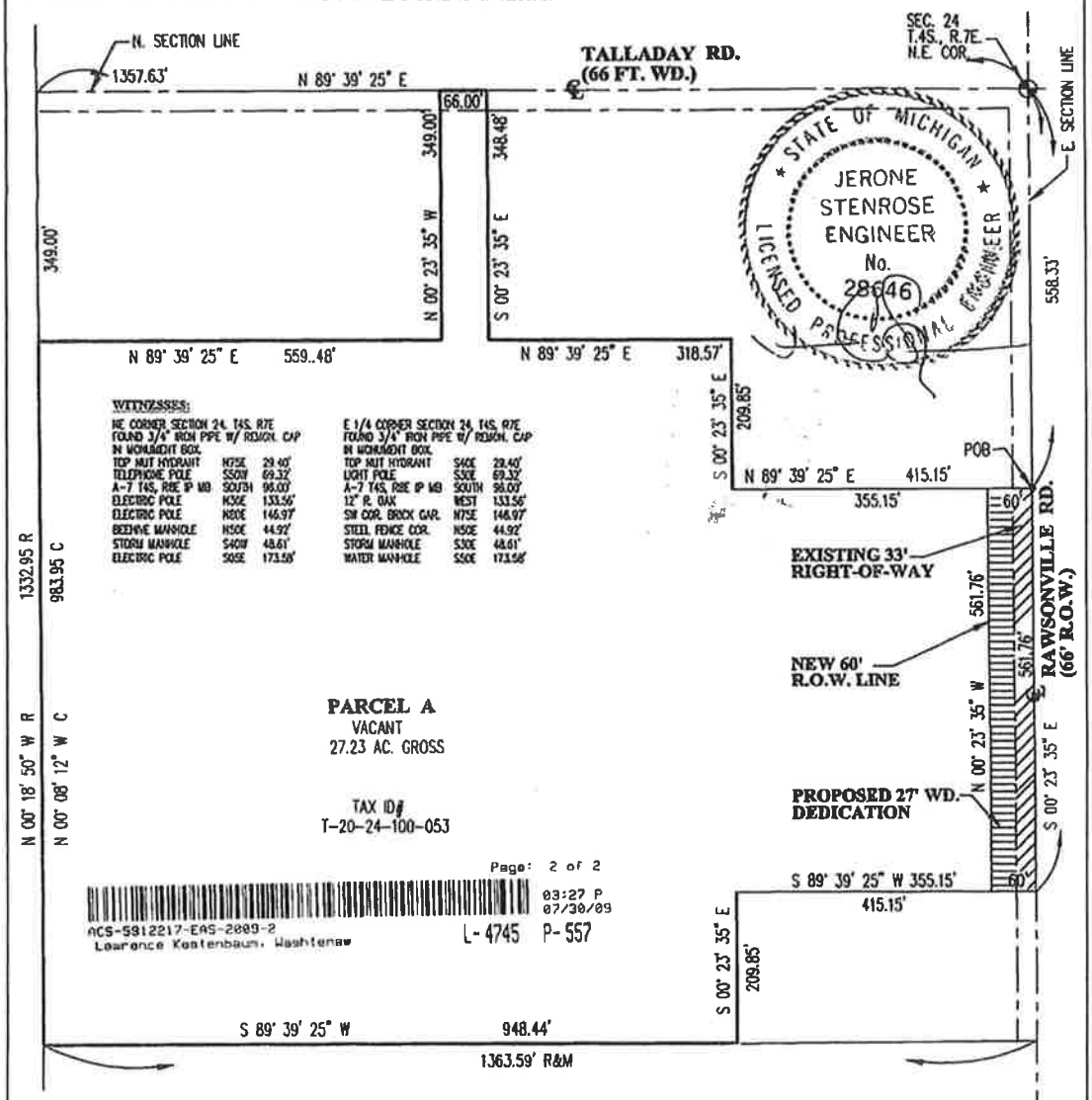
ATTACHMENT "A"

LEGAL DESCRIPTION PARCEL A

COMMENCING AT THE N.E. COR. SEC. 24, T.4S., R.7E., AUGUSTA TOWNSHIP, WASHTENAW COUNTY MI.; THENCE S 00° 23' 35" E 558.36 FT. ALONG THE EAST SEC. LINE (THE CENTERLINE OF RAWSONVILLE RD.); TO THE POINT-OF-BEGINNING. THENCE CONTINUING S 00° 23' 35" E 561.76 FT.; THENCE S 89° 39' 25" W 415.15 FT; THENCE S 00° 23' 35" E 209.85 FT; THENCE S 89° 39' 25" W 948.44 FT; THENCE N 00° 18' 50" W(R) 983.95 FT., N 00° 08' 15" W(C) 980.95 FT.; THENCE N 89° 39' 25" E 559.48 FT; THENCE N 00° 23' 35" W 349.00 FT; THENCE N 89° 39' 25" E 66.00 FT; THENCE S 00° 23' 35" E 348.48 FT; THENCE N 89° 39' 25" E 318.57 FT; THENCE S 00° 23' 35" E 209.85 FT; THENCE N 89° 39' 25" E 415.15 TO THE POINT-OF-BEGINNING. CONTAINING 27.52 AC. MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

LEGEND
R = RECORD
M = MEASURED
C = CALCULATED

0 100 200
SCALE: 1" = 200'



R.O.W. LEGAL DESCRIPTION

A 60 FT. WD. STRIP OF LAND SITUATED IN THE N.E. 1/4 OF SECTION 24, T.4S., R.7E., AUGUSTA TWP., WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS:
COMMENCING AT THE N.E. CORNER OF SAID SECTION 24; THENCE S 00° 23' 35" E 558.33 FT. ALONG THE EAST SECTION LINE, THE CENTERLINE OF RAWSONVILLE RD.; THENCE CONTINUING S 00° 23' 35" E 561.76 FT.; THENCE S 89° 39' 25" W 60.00 FT.; THENCE N 00° 23' 35" SEC. E 561.76 FT.; THENCE N 89° 39' 25" E 60.00 FT. TO THE POINT-OF-BEGINNING.
CONTAINING 33,705.6 SF OR 0.773 AC MORE OR LESS.

FOR: MITCHEL'S STORAGE
11294 RAWSONVILLE RD.
BELLEVILLE, MI. 48111

REV. FOR SPLITS 9.27.05
REV. FOR 60' R.O.W. DEDICATION PARCEL A

ATTACHMENT "A" R.O.W. DESCRIPTION

DATE	3-2-05	REV. 3-8-05
JOB NO.	20421_MS2B	REV. 6-29-07
DRAWN	D.P.M.	REV. 6-30-09
CHECKED	J. STENROSE	

1 OF 1

STENROSE ASSOCIATES INC.
SITE DEVELOPMENT ENGINEERING
30410 PURITAN AVENUE, LIVONIA MI. 48154
PHONE: 734.421.3159

PUBLIC ROAD EASEMENT

KNOWN ALL MEN BY THESE PRESENT, that Howard Smallwood Jr. and Carol A Smallwood, Husband and Wife, whose address is, 11244 Rawsonville Road, Belleville, Michigan 48111, the owner of certain lands in Section 24, Augusta Township, Washtenaw County does hereby grant and convey to the Board of Road Commissioners of the County of Washtenaw, whose address is 555 N. Zeeb Road, Ann Arbor, Michigan 48103, an easement for highway purposes over the following property:

SEE ATTACHMENT "A"

JAN 30 11 25 AM '95

For the consideration of Two Hundred Fifty ($ 250.00) Dollars.

Signed this 9th day of January, 1995

WITNESSES:

Laura Southwell
Laura Southwell

Frank Del Vecchio
Frank Del Vecchio

GRANTORS:

Howard Smallwood Jr.
Howard Smallwood Jr.

Carol A. Smallwood
Carol A. Smallwood

STATE OF MICHIGAN }
}SS.
COUNTY OF WASHTENAW }

The foregoing instrument was signed before me this 9 day of January, 1995, by Howard Smallwood Jr. and Carol A. Smallwood, as their free act and deed.

Laura Kay Southwell
Notary Public,
Washtenaw County , MI
My Commission expires _____

PREPARED BY and RETURN TO:
Washtenaw County Road Commission
555 N. Zeeb Rd.
Ann Arbor, MI 48103

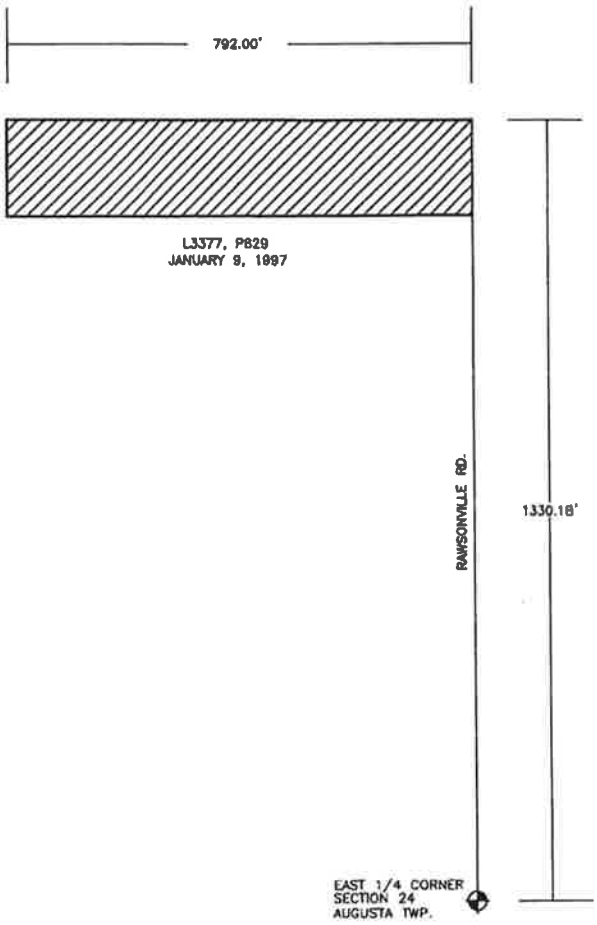
ATTACHMENT "A"

DESCRIPTION

The East 43 feet of the following described as:

Commencing at the East one-quarter corner of Section 24, Town 4 South, Range 7 East, Augusta Township, Washtenaw County, Michigan; thence along the East line of said section and the center line of Rawsonville Road Northerly 1330.18 feet to the Northeast corner of the North one-half of the Southeast one-quarter of the Northeast one-quarter of said section; thence along the North line of the North one-half of the Southeast one-quarter of the Northeast one-quarter of said section Westerly deflecting 90 degrees 07' to the left 792.00 feet; thence Southerly deflecting 89 degrees 53' to the left 165.00 feet; thence Easterly deflecting 90 degrees 07' to the left 792.00 feet to the East line of said section and the center line of Rawsonville Road; thence along said East line and said center line Northerly deflecting 89 degrees 53' to the left 165.00 feet to the Place of Beginning, being a part of the North one-half of the Southeast one-quarter of the Northeast one-quarter of said section.

ATTACHMENT 'A'



LEGEND

PUBLIC LAND SURVEY SYSTEM CORNER

THIS DOCUMENT IS NOT A P.A. 132 SURVEY

COUNTY ROAD WASHTENAW COMMISSION	DATE: 01/24/06	EASEMENT RAWSONVILLE ROAD
	DRAWN: J.A.G.	
	CHECKED:	NORTHEAST QUARTER SECTION 24, T.4S., R.7E. WASHTENAW COUNTY MICHIGAN
	FILE:	
	PROJ. NO.:	
	REVISED:	
		SHEET: 1 OF 1

WASHTENAW COUNTY
BOARD OF COUNTY ROAD COMMISSIONERS
555 NORTH ZEEB ROAD
ANN ARBOR, MICHIGAN 48103

STEVEN M. PUURI, P.E.
MANAGING DIRECTOR
ROY D. TOWNSEND, P.E.
DIRECTOR OF ENGINEERING/
COUNTY HIGHWAY ENGINEER
JAMES D. HARMON, P.E.
DIRECTOR OF OPERATIONS
TELEPHONE (734) 761-1500
FAX: (734) 761-3239

July 13, 2007

Mitchel Kailimai
Mitchel's Storage
11294 Rawsonville Road
Belleville, MI 48111

RE: Mitchel's Storage Commercial Drive Approach, WCRC Permit Application No. 4647, Rawsonville Road, Section 24, Augusta Twp

Dear Mr. Kailimai:

We have completed a review of the information submitted for acquisition of additional right of way for Rawsonville Road. I am forwarding the following correspondence from our Survey Department and our Right of Way Department.

For the public road easement, please have your surveyor rewrite the description to include the entire 60-ft of right of way instead of only the proposed 27-ft additional right of way. This area shall be broken out showing the existing right-of-way and the proposed additional right-of-way. Also, please refer to the NE corner, not the NE ¼ corner. In addition, the description shall be written in a clock-wise rotation around the area, not counter clock-wise. One course is not labeled. Lastly, the description mischoses by 6 feet. All questions regarding the survey verification should be directed to Ms. Lori Beyer, Survey Department Supervisor, (734) 327-6693.

Please provide a copy of the appropriate title insurance information for confirmation of ownership (mortgage, deed, etc). All questions regarding the title verification should be directed to Ms. Laura Southwell, Right of Way Technician, (734) 327-6694.

A permit for this work can be issued after the following items are submitted:

1. An Inspection Fee in the amount of $592.00.
2. Surety in the form a cash deposit in the amount of $19,710.00 or Irrevocable Letter of Credit from an accredited bank located in southeast Michigan for that same amount.
3. The contractor's information including a contact person and their telephone number.
4. The contractor shall submit proof of general liability insurance in amounts not less than $1,000,000 each occurrence and general aggregate, proof of automobile liability in amounts not less than $1,000,000 combined single limit for each accident, bodily injury per accident, and property damage per accident, and in an amount not less than $500,000 for bodily injury per person. Such proof of insurance shall include a valid certificate of insurance demonstrating that WCRC is an additional insured party on the policy. Such insurance shall cover a period not less than the term of this Agreement and shall provide that it cannot be cancelled without 30 days advance written notice to WCRC, by certified mail, first-class, return receipt requested.
5. Acceptable right of way documentation. Please address the above-mentioned comments and re-submit.

Item No.5, the Right of Way Documentation shall be submitted at least a 20 working days prior to the permit being issued so that Road Commission Staff may have sufficient time for review prior to recording. If the documentation has been deemed as unacceptable, it will be returned to the applicant or the designated representative with the deficiencies noted. Corrected documents shall be re-submitted for review by Road Commission Staff. Re-submittals may also take an additional 15 working days for review. The remaining items shall be submitted to the Road Commission Offices at least three working days prior to the permit being issued. Both the applicant and contractor are required to sign the permit at the offices of the Road Commission prior to commencing work within the road right of way. We appreciate your cooperation and look forward to completing the

RE: Mitchel's Storage Commercial Drive Approach, WCRC Permit Application No. 4647, Rawsonville Road, Section 24, Augusta Twp July13, 2007.

permit process with you. If you have questions, I can be reached directly at (734) 827-9528 or cavinessn@wcroads.org.

Sincerely,

Nell Caviness
Permits Engineer

cc: Mr. Mitchel Kailimai, Mitchel's Storage. FAX-734-461-1974
Mr. Jerone Stenrose, Stenrose Associates, Inc. FAX 734-421-1479
file

*** INVOICE ***

Washtenaw County Road Commission
555 N. Zeeb Rd
Ann Arbor, MI 48103

Phone: 734-761-1500

3398

Mitchel Kailimai
11294 Rawsonville Rd.
Belleville, MI 48111

Invoice Number	505426
Invoice Date	07/11/2007
Work Order Number	846472

Mitchel's Storage Expansion
Mitchel Kailimai/Bob DeRousse - Comr. App 46

Labor	119.96
Fringe	109.16
Equipment	0.00
Material	0.00
Material Handling	0.00
Payables	0.00
Contractors	0.00
Overhead	43.53
Current Charges	272.65
Customer Share - 100.00%	272.65
Advance Deposit Applied	0.00
Total Amount Due	272.65

June 2007 Charges
Please refer to invoice number on all inquiries
Please remit payment within 30 days of invoice date

Washtenaw County Road Commission
AR - Sundry Invoice Detail for - JUN
Bill Thru - 06/30/2007

Invoice Number: **505426** **Invoice Date:** **07/11/2007**
Work Order: 846472 Mitchel's Storage Expansion

Type	Reference Number	Description	Quantity	Cost	Amount	Date
Labor	1234	18	3.00	29.990000	89.97	06/06/2007
	1234	18	1.00	29.990000	29.99	06/20/2007
			Labor Total		119.96	
Fringe	705.000				109.16	06/30/2007
			Fringe Total		109.16	
Overhead	705.000				43.53	06/30/2007
			Overhead Total		43.53	
			Work Type Total		272.65	
			Work Order Total		272.65	

3398	Mitchel Kailimai	Billable	100.00	272.65	

Total Billable: 272.65
Total Non-Billable:

WASHTENAW COUNTY
BOARD OF COUNTY ROAD COMMISSIONERS
555 NORTH ZEEB ROAD
ANN ARBOR, MICHIGAN 48103

TELEPHONE (734) 761-1500
FAX: (734) 761-3239

October 26, 2007

Mitchel Kailimai
11294 Rawsonville Road
Belleville, MI 48111

Attention: **Mitchel Kailimai**

Regarding: **Overdue Invoices**

Dear Mr. Kailmai:

This letter is to call your attention to certain outstanding invoices for fees and expenses owed to WCRC. The total amount of the outstanding invoice(s) is **$340.81**. Attached is a summary of the referenced invoice numbers and dates.

Copies of any of these invoices can be provided per your request. If you wish to discuss this matter please do not hesitate to contact me at (734) 327-6692. Otherwise we look forward to your prompt payment. Thank you for your cooperation.

Sincerely,

Gary Streight

Gary Streight, P.E.
Permits Section Supervisor

Cc: Dan Ackerman, WCRC
Alicia Kelly, WCRC
File

mailed
Left message
11/2/2007

*** S T A T E M E N T ***

Washtenaw County Road Commission
555 N. Zeeb Rd
Ann Arbor, MI 48103

Phone: 734-761-1500

Monthly Statement of Invoices
*** PAST DUE ***
Remit Payment Immediately

3398
Mitchel Kailimai
11294 Rawsonville Rd.
Belleville, MI 48111

Page Number Page 1 of 1
Statement Date 10/19/2007

--------Invoice --------		------- Work ---------		Invoice
Number	Date	Order	Description	Amount
505426	07/11/2007	846472	Mitchel's Storage Expansion	272.65
505524	08/15/2007	846472	Mitchel's Storage Expansion	68.16

Total Amount Due 340.81

Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days
	68.16	272.65	

WASHTENAW COUNTY
BOARD OF COUNTY ROAD COMMISSIONERS
555 NORTH ZEEB ROAD
ANN ARBOR, MICHIGAN 48103

STEVEN M. PUURI, P.E.
MANAGING DIRECTOR
ROY D. TOWNSEND, P.E.
DIRECTOR OF ENGINEERING/
COUNTY HIGHWAY ENGINEER
JAMES D. HARMON, P.E.
DIRECTOR OF OPERATIONS
TELEPHONE (734) 761-1500
FAX: (734) 761-3239

January 31, 2008

Mitchel Kailmai
11294 Rawsonville Road
Belleville, MI 48111

Regarding: Final Reminder of Overdue Invoices
Mitchel's Storage Expansion

Dear Mr. Kailmai:

The Road Commission's patience in attempting to collect outstanding invoices for the above mentioned project is exhausted. We have consulted our attorney, who has advised us that we have several avenues available to us for collecting payment.

To avoid legal action, the Road Commission must have a check for **$340.81** on or before February 29, 2008. Please do not hesitate to contact me at (734) 827-9527.

Sincerely,

Matthew F. MacDonell

Matthew F. MacDonell, P.E.
Permit/Subdivision Section Supervisor

Cc: Dan Ackerman, WCRC
Alicia Kelly, WCRC
File

2/4/2008
C/H 5554
$ 340.81

*** STATEMENT ***

Washtenaw County Road Commission
555 N. Zeeb Rd
Ann Arbor, MI 48103

Phone: 734-761-1500

Monthly Statement of Invoices
*** PAST DUE ***
Remit Payment Immediately

3398
Mitchel Kailimai
11294 Rawsonville Rd.
Belleville, MI 48111

Page Number Page 1 of 1
Statement Date 01/31/2008

--------Invoice --------		---------- Work ----------		Invoice
Number	Date	Order	Description	Amount
505426	07/11/2007	846472	Mitchel's Storage Expansion	272.65
505524	08/15/2007	846472	Mitchel's Storage Expansion	68.16

Total Amount Due 340.81

Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days
			340.81

Washtenaw County Road Commission
555 N Zeeb Rd
Ann Arbor, Michigan 48103

Nell V. Caviness
Project Civil Engineer
Permit Engineering Section
Direct: (734) 827-9528
Mobile: (734) 845-1876
Fax: (734) 761-3737
EMAIL: cavinessn@wcroads.org

EXHIBIT D

HERITAGE BUILDING SYSTEMS

2612 GRIBBLE ST

N LITTLE ROCK, AR 72114

BUILDING SPECIFICATIONS

THE [illegible] PURCHASED UNDER THIS CONTRACT HAS BEEN DESIGNED AND DETAILED FOR THE LOADS AND CONDITIONS STIPULATED IN THE CONTRACT AND SHOWN ON THESE DRAWINGS. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM OR REMOVAL OF ANY COMPONENT PARTS, OR THE ADDITION OF OTHER CONSTRUCTION MATERIALS OR LOADS MUST BE DONE UNDER THE ADVICE OF A REGISTERED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER. HERITAGE BUILDING SYSTEMS WILL ASSUME NO RESPONSIBILITY FOR ANY LOADS NOT INDICATED.

THIS HERITAGE BUILDING SYSTEMS METAL BUILDING IS DESIGNED USING STANDARD DESIGN PRACTICES BASED ON PERTINENT PROCEDURES AND RECOMMENDATIONS OF THE FOLLOWING ORGANIZATIONS AND CODES:

AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" 13TH EDITION.

AMERICAN IRON AND STEEL INSTITUTE "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS" 2001 EDITION W/ 2004 SUPPLEMENT.

AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE" [illegible]

[illegible]

MBMA METAL BUILDING SYSTEMS MANUAL 2002 ED. WITH 2004 UPDATE.

MATERIAL PROPERTIES OF STEEL PLATE USED IN THE FABRICATION OF PRIMARY RIGID FRAMES AND OTHER PRIMARY STRUCTURAL, EXCLUSIVE OF COLD-FORMED SECTIONS CONFORM TO ASTM A529 OR A572. FLANGES WITH THICKNESS OF 1" OR LESS AND WIDTH OF 12" OR LESS CONFORM TO ASTM A529-05 GRADE 55. FLANGES GREATER THAN 1" IN THICKNESS OR 12" IN WIDTH CONFORM TO ASTM A 572-06 GRADE 50. WEBS OF 3/16" OR LESS CONFORM TO ASTM A1011-06A GRADE 50 AND WEBS GREATER THAN 3/16" CONFORM TO ASTM A1018-06C GRADE 50 OR ASTM A572 GRADE 50.

MATERIAL PROPERTIES OF HOT ROLLED SECTIONS WHERE [illegible] CONFORM TO ASTM A572-06 GRADE 50 OR ASTM A992-04A GRADE 50. HOT ROLLED SECTIONS LARGER THAN [illegible] CONFORM TO ASTM A36-05.

MATERIAL PROPERTIES OF PIPE SECTIONS CONFORM TO ASTM A53-[illegible] TYPE "E" GRADE "B" MINIMUM YIELD OF 35,000 PSI.

MATERIAL PROPERTIES OF HOLLOW STRUCTURAL SECTIONS CONFORM TO ASTM A500 GRADE "B" MINIMUM YIELD OF 42,000 PSI.

MATERIAL PROPERTIES OF COLD FORMED LIGHT GAGE STEEL MEMBERS CONFORM TO THE REQUIREMENTS OF ASTM A1011-[illegible] GRADE 55 WITH A MINIMUM YIELD OF 55,000 PSI.

MATERIAL PROPERTIES OF ROOF AND WALL SHEETING BASE METAL CONFORM TO ASTM A792 GRADES [illegible] WITH MINIMUM YIELD POINTS OF 50,000 PSI AND 80,000 PSI [illegible]

MATERIAL PROPERTIES FOR CABLE BRACING CONFORM TO ASTM A475-[illegible] [illegible]

HIGH STRENGTH BOLTS AND THEIR INSTALLATION SHALL CONFORM TO ASTM SPECIFICATIONS A-325 AND ARE DESIGNED AS BEARING TYPE CONNECTIONS WITH THREADS INCLUDED IN THE SHEAR PLANE. TIGHTENING OF THESE BOLTS IS RECOMMENDED BY THE "SNUG-TIGHTENED JOINTS" METHOD, PER 2002 RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS."

ALL STEEL [illegible] BOLTS, FASTENERS AND CABLE [illegible] COAT OF [illegible] UNLESS STATED OTHERWISE IN THE CONTRACT.

SHOP AND FIELD INSPECTIONS AND ASSOCIATED FEES ARE THE RESPONSIBILITY OF THE OWNER, UNLESS STIPULATED OTHERWISE.

NOTE:
X-BRACING IS TO BE INSTALLED TO A TAUT CONDITION WITH ALL SLACK REMOVED. DO NOT TIGHTEN BEYOND THIS STATE.

X-BRACING PROVIDES A [illegible] MEANS OF STRUCTURAL SUPPORT FOR LATERAL LOADING OF BUILDING [illegible]

BUILDERS RESPONSIBILITIES

THE BUILDER MUST SECURE ALL REQUIRED APPROVALS AND PERMITS FROM THE APPROPRIATE AGENCY AS REQUIRED.

APPROVAL OF HERITAGE BUILDING SYSTEMS DRAWINGS AND CALCULATIONS INDICATES THAT HERITAGE BUILDING SYSTEMS HAS CORRECTLY INTERPRETED AND APPLIED THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS. (SECT. [illegible] AISC CODE OF STANDARD PRACTICE, 13TH EDITION.)

WHERE DISCREPANCIES EXIST BETWEEN THE HERITAGE BUILDING SYSTEMS STRUCTURAL STEEL PLANS AND THE PLANS FOR OTHER TRADES, THE STRUCTURAL STEEL PLANS WILL GOVERN. (SECT. [illegible] AISC CODE OF STANDARD PRACTICE, 13TH EDITION.)

DESIGN CONSIDERATIONS OF ANY MATERIALS IN THE STRUCTURE WHICH ARE NOT FURNISHED BY HERITAGE BUILDING SYSTEMS ARE THE RESPONSIBILITY OF THE BUILDER AND ENGINEERS OTHER THAN HERITAGE BUILDING SYSTEMS ENGINEERING UNLESS SPECIFICALLY INDICATED.

THE BUILDER IS RESPONSIBLE FOR ALL ERECTION OF STEEL AND ASSOCIATED WORK IN COMPLIANCE WITH HERITAGE BUILDING SYSTEMS CONSTRUCTION DRAWINGS.

TEMPORARY SUPPORTS, SUCH AS TEMPORARY GUYS, BRACES, FALSEWORK OR OTHER ELEMENTS REQUIRED FOR ERECTION WILL BE DETERMINED, FURNISHED, AND INSTALLED BY THE BUILDER. (SECT. 7.10 AISC CODE OF STANDARD PRACTICE, 13TH EDITION.)

IT IS THE BUILDER'S RESPONSIBILITY TO APPLY AND OBSERVE ALL PERTINENT SAFETY RULES AND REGULATIONS, AND PER OSHA STANDARDS AS APPLICABLE.

THE BUILDER IS RESPONSIBLE FOR THE VERIFICATION OF ALL SHIPMENTS RECEIVED, AND MUST INVENTORY BUILDING AT TIME OF DELIVERY.

GENERAL NOTES

NO CHANGES SHOULD BE MADE TO THIS BUILDING SYSTEM UNLESS APPROVED IN WRITING BY THE MANUFACTURER'S ENGINEERING DEPARTMENT.

UNAPPROVED CHANGES COULD RESULT IN AN UNSAFE BUILDING DESIGN AND COULD ENDANGER PUBLIC SAFETY.

ENGINEERING SEAL

THIS CERTIFICATION COVERS PARTS MANUFACTURED AND DELIVERED BY THE MANUFACTURER ONLY, AND EXCLUDES PARTS SUCH AS DOORS, WINDOWS, FOUNDATION DESIGN AND ERECTION OF THE BUILDING.

THESE DRAWINGS AND THE METAL BUILDING SYSTEM THEY REPRESENT ARE THE PRODUCT OF AN AFFILIATE OF NCI GROUP, INC. - 10943 N. SAM HOUSTON PARKWAY W., HOUSTON, TX 77064. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON IS EMPLOYED BY AN AFFILIATE OF NCI GROUP, INC. AND IS NOT THE ENGINEER-OF-RECORD FOR THE OVERALL PROJECT.

NOTE:

BUILDING DESIGN INCLUDES NO ALLOWANCE FOR SNOW DRIFT LOADING FROM SURROUNDING BUILDING ROOFS. IT IS THE CUSTOMER'S RESPONSIBILITY TO ALERT HERITAGE BUILDING SYSTEMS TO POSSIBLE SITE-DEPENDENT SNOW DRIFT CONDITIONS.

DESIGN LOADING

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS INDICATED AND APPLIED AS REQUIRED BY:

MBC 12 (IBC 12)

THE BUILDER IS TO CONFIRM THAT THESE LOADS COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

ROOF DEAD LOAD — SUPERIMPOSED	2.500	PSF
COLLATERAL (LIGHTS)	0	PSF
ROOF LIVE LOAD	20.00	PSF
RISK CATEGORY	I - LOW	
SNOW LOAD — GROUND SNOW LOAD (Pg)	20.0000	PSF
SNOW LOAD IMPORTANCE FACTOR (Is)	0.8000	
FLAT ROOF SNOW LOAD (Pf)	20.35	PSF
SNOW EXPOSURE FACTOR (Ce)	1.0	
THERMAL FACTOR (Ct)	1.20	
WIND LOAD — ULTIMATE WIND SPEED	105	MPH
WIND EXPOSURE CATEGORY	C	
TOPOGRAPHICAL FACTOR	1.0	
INTERNAL PRESSURE COEFFICIENT (GCpi)	0.18 / -0.18	

ZONE 4 COMPONENT WIND LOAD < 10FT²
22.023 PSF PRESSURE -23.858 PSF SUCTION
ZONE 5 COMPONENT WIND LOAD < 10FT²
22.023 PSF PRESSURE -29.3453 PSF SUCTION
ZONES PER ASCE 7-10: FIG. 30.4-1
ZONES PRESSURES SHOWN AS UN-FACTORED

RAIN INTENSITY — 5-MINUTE DURATION, 5-YEAR RECURRENCE (I1)	5.0000	IN/HOUR
5-MINUTE DURATION, 25-YEAR RECURRENCE (I2)	7.0000	IN/HOUR
SEISMIC LOAD — SEISMIC IMPORTANCE FACTOR (Ie)	1.00	
Ss 0.1020	Sds 0.1098	
S1 0.0490	Sd1 0.0784	
SITE CLASS	D	
SEISMIC DESIGN CATEGORY	B	

ENTIRE BLDG DESIGN BASE SHEAR (V)
TRANSVERSE 4.06 (k) LONGITUDINAL 4.12 (k)

BASIC STRUCTURAL SYSTEM AND SEISMIC RESISTING SYSTEM SYSTEM = NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE R = 3.00, OMEGA = 3.00, Cd = 3.00
ANALYSIS PROCEDURE IS EQUIVALENT LATERAL FORCE PROCEDURE

DRAWING INDEX

DRAWING STATUS

☐ FOR APPROVAL
THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR ERECTION INSTALLATION" CAN BE CONSIDERED AS COMPLETE.

☐ FOR CONSTRUCTION PERMITS
THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL. ONLY DRAWINGS ISSUED "FOR ERECTION INSTALLATION" CAN BE CONSIDERED AS COMPLETE.

☒ FOR ERECTOR INSTALLATION
FINAL DRAWINGS

FOR QUESTIONS OR ASSISTANCE CONCERNING ERECTION CALL:
800-643-5555
MONDAY - FRIDAY 7:30AM TO 5:00PM

BUILDING SIZE:
40 x 190 x [illegible] 1.0:1

Mar 13 2017

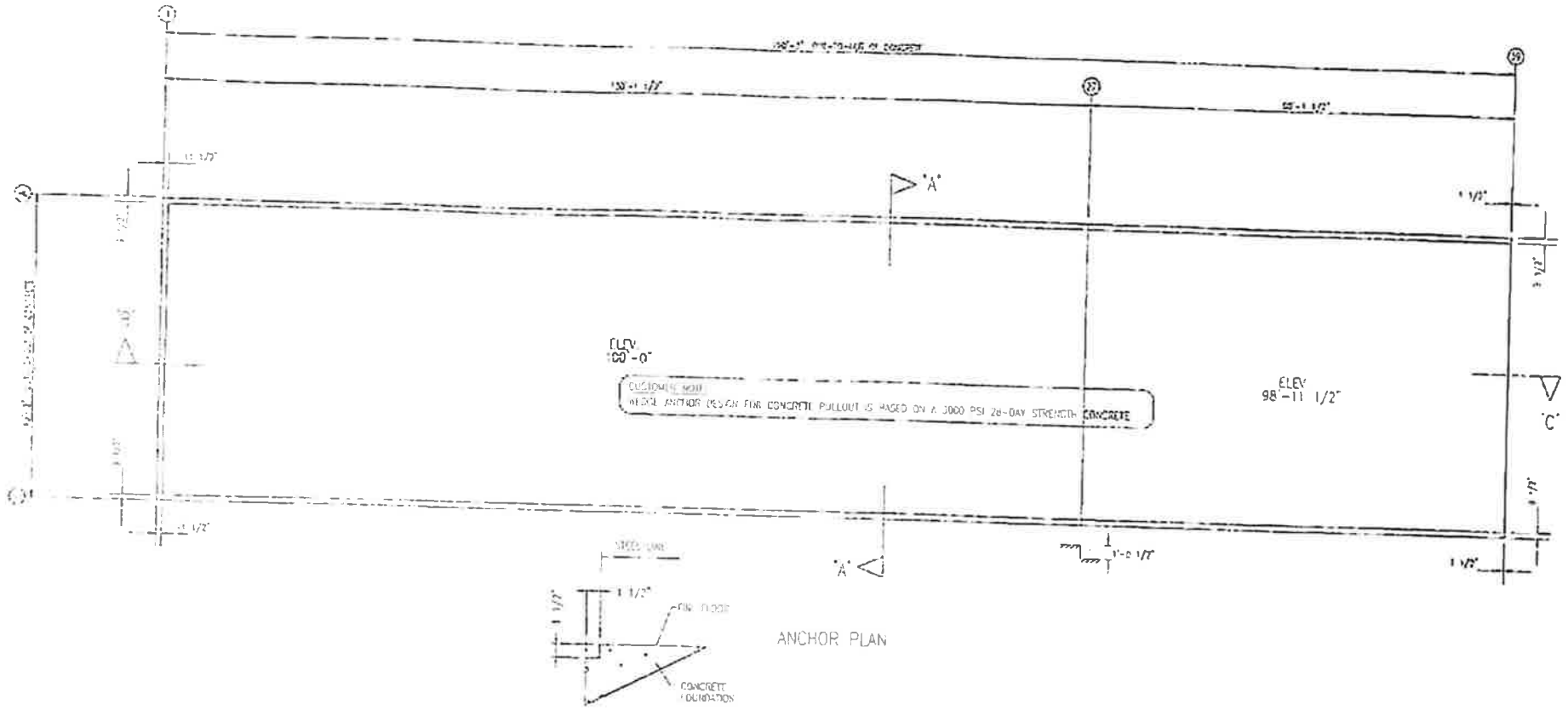
STATE OF MICHIGAN — KAL YEAU CHIOK ENGINEER No. 68452 — LICENSED PROFESSIONAL ENGINEER

ISSUE	DATE	DESCRIPTION	BY	CKD	DSN
0	2/13/17	FOR ERECTOR INSTALLATION	TY	CW	

HERITAGE BUILDING SYSTEMS
2612 GRIBBLE STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-5555

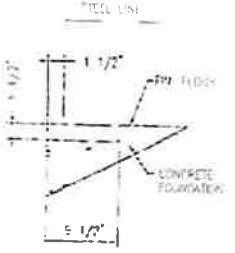
PROJECT: MICHELL KALMA			
CUSTOMER: MICHELL STOKAS		OWNER: MICHELL KALMA	
LOCATION: BELLEVILLE, MI 48111			

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	CODE
TY	2/13/17	NTS	+	A	15-B-69622	C1	0

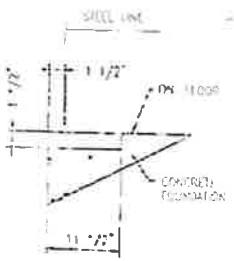


ANCHOR PLAN

SECTION "C"



SECTION "A"



SECTION "B"

ISSUE	DATE	DESCRIPTION	BY	CKD	DRN
0	2/17/17	FOR ERECTION INSTALLATION	TY	CH	

HERITAGE BUILDING SYSTEMS
Established 1979

2612 CRIDDLE STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-5855

PROJECT: MITCHELL KALIAN
CUSTOMER: MITCHELL STORAGE
OWNER: MITCHELL KALIAN
LOCATION: BELLEVILLE, MI 48111

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
TY	2/ 2/17	N.T.S.	1	A	15-8-69622	E1	0

Mar-13-2017
STATE OF MICHIGAN
KAL YEAU CHOK
ENGINEER
No. 58452
LICENSED PROFESSIONAL ENGINEER

BRACING REACTIONS, PANEL SHEAR

--Wall-- Loc	Line	Col Line	± Reactions (k) --Wind-- Horz	Vert	--Seismic-- Horz	Vert	Panel Shear (lb/ft)
Long	L						22
Tran	5						31
Tran	7						13
Tran	9						13
Tran	11						13
Tran	13						13
Tran	15						13
Tran	17						13
Tran	19						13
Tran	21						13
Tran	23						13
Tran	25						13
Tran	27						14
Tran	29						15
Tran	31						15
Tran	33						15
Tran	35						15
Tran	37						15
R_FW	39						8

NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

Width (ft)	= 40.0
Length (ft)	= 190.0
Eave Height (ft)	= 9.5/ 9.5
Roof Slope (rise/12)	= 1.0/ -1
Dead Load (psf)	= 2.5
Collateral Load (psf)	= 0.0
Live Load (psf)	= 20.0
Snow Load (psf)	= 20.4
Wind Speed (mph)	= 105.0
Wind Code	= MBC 12 (IBC 12)
Exposure	= C
Closed/Open	= C
Importance Wind	= 1.00
Importance Seismic	= 1.00
Seismic Zone	= B
Seismic Coeff (Ic*Ss)	= 0.16

5. Loading conditions are:
   1. DL+CL+SL
   2. 0.600L+0.60WL1+0.60WS
   3. 0.600L+0.60WR1+0.60WS
   4. 0.600L+0.60WR2+0.60WS
   5. 0.600L+0.60WF
   6. 1.020L+1.02CL+0.75SL
   7. 0.600L+0.60WS
   8. 0.600L+0.60WL2+0.60WS

WALL COLUMN:

MAXIMUM REACTIONS

Frm Line	Col Line	Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin
1	A	4	0.3	0.0	5	-0.3	0.0
		6	0.0	0.9	8	0.0	-1.1
1	I	4	0.3	0.0	5	-0.3	-0.1
		1	0.0	0.9	7	0.3	-1.1
39	I	4	0.0	0.0	5	0.0	0.0
		1	0.0	0.3	8	0.0	-0.4
39	A	4	0.0	0.0	5	0.0	-0.1
		1	0.0	0.3	2	0.0	-0.4
1	C-G	1	0.0	1.1	2	0.0	-0.6
		1	0.0	2.2	7	0.0	-1.2
3-37	I	4	0.6	-0.2	5	-0.6	-0.2
		1	0.0	0.7	7	0.6	-0.3
39	B-H	4	0.4	-0.1	5	-0.3	-0.2
		1	0.0	2.2	7	0.3	-1.2
3-37	A	4	0.6	-0.2	5	-0.6	-0.2
		1	0.0	0.6	2	0.6	-0.3
2-38	B-H	4	0.2	-0.2	5	-0.2	-0.3
		1	0.0	2.0	2	0.1	-1.1

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	3/1/17	FOR ERECTION INSTALLATION	TY	CH	

HERITAGE BUILDING SYSTEMS

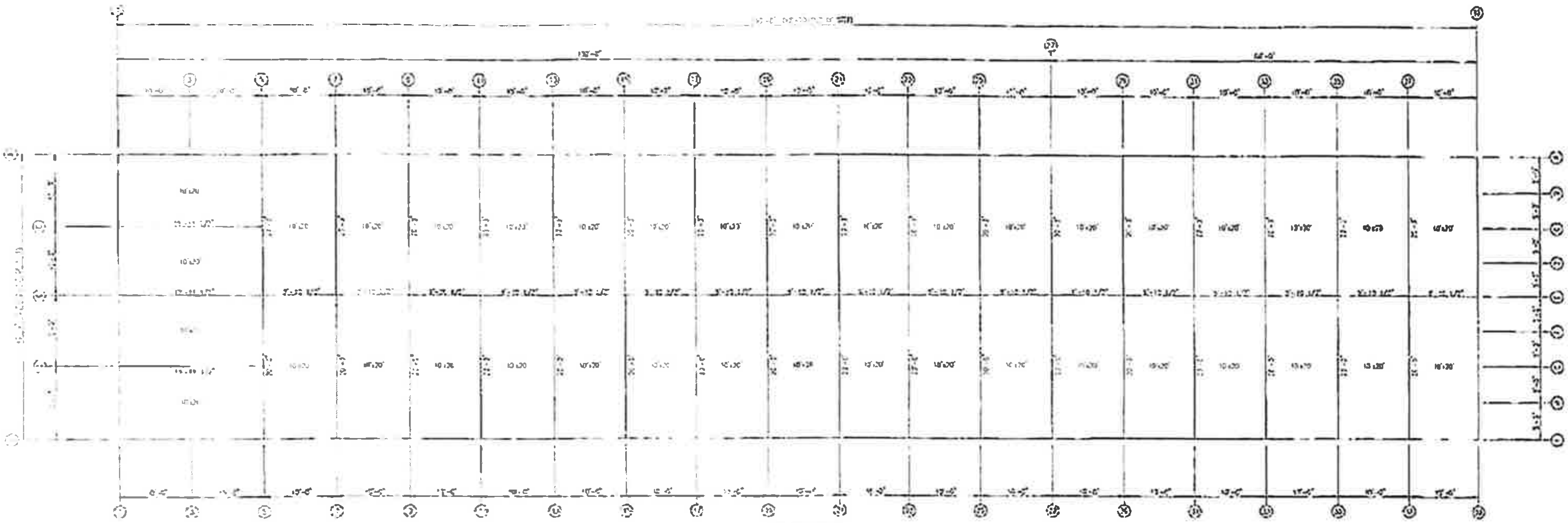
2813 CANDALE STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-5555

PROJECT: MITCHELL KALMAN
CUSTOMER: MITCHELL STORAGE
OWNER: MITCHELL KALMAN
LOCATION: BELLEVILLE, MI 48111

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
TY	3/1/17	NTS	1		[illegible]	[illegible]	

Mar-13-2017

STATE OF MICHIGAN
KAL YEAU CHIOK
ENGINEER
No. 59452
LICENSED PROFESSIONAL ENGINEER



FLOOR PLAN

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	3/1/17	FOR ERECTOR INSTALLATION	TY	CH	

HERITAGE BUILDING SYSTEMS

2812 CRIBBLE STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-5555

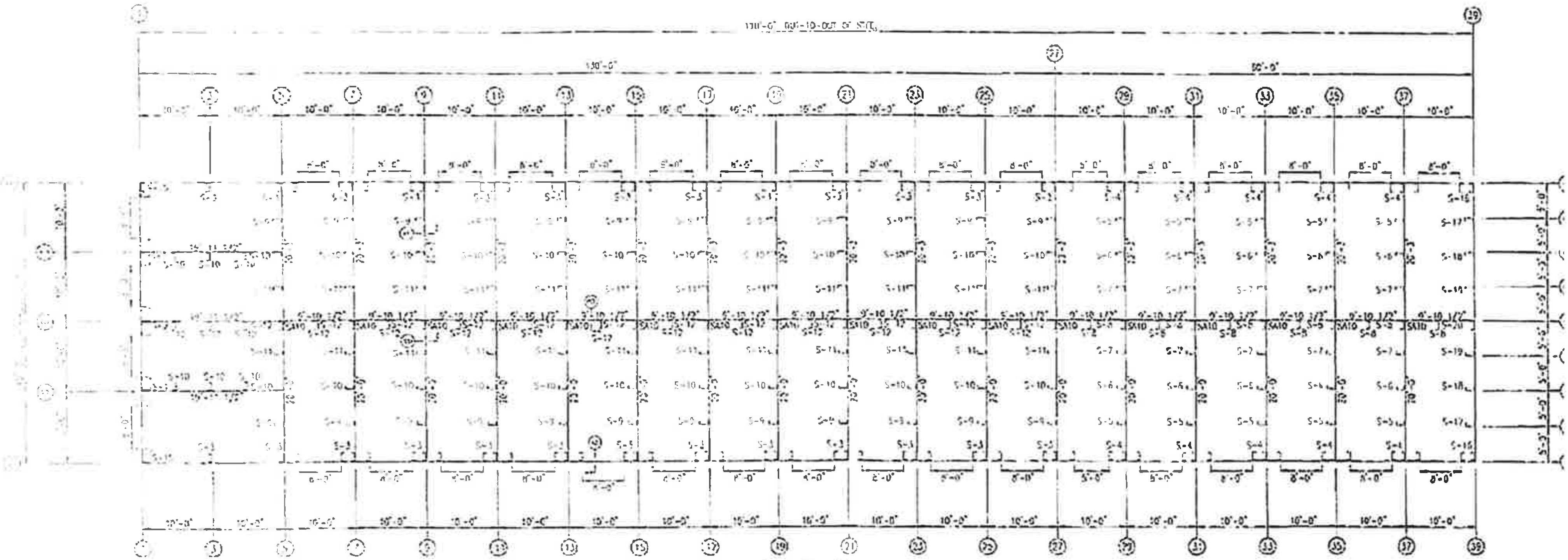
PROJECT: MITCHELL KALMAN
CUSTOMER: MITCHELL STORAGE
OWNER: MITCHELL KALMAN
LOCATION: BELLEVILLE, MI 48111

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	REVSN
TY	3/ 1/17	N.T.S	1	A	15-B-69622	E1	0

Mar-13-2017

STATE OF MICHIGAN
KAL YEAU CHIOK
ENGINEER
No.
59452
LICENSED PROFESSIONAL ENGINEER

MARK	PART	LENGTH
S-1	6X35C12	10'-5"
S-2	6X35C12	11'-7 1/2"
S-3	4X2C16	9'-7 5/8"
S-4	4X25C14	10'-9 1/8"
S-5	4X2C16	10'-11"
S-6	4X2C16	11'-4"
S-7	4X2C16	11'-6"
S-8	4X2C16	12'-1 1/2"
S-9	4X2C16	9'-10 1/2"
S-10	4X2C16	10'-3 1/2"
S-11	4X2C16	12'-8 1/2"
S-12	4X2C16	11'-7"
S-15	6X25C12	9'-7 5/8"
S-16	4X25C14	10'-9 1/8"
S-17	4X25C16	10'-11"
S-18	4X25C16	11'-4"
S-19	4X25C16	11'-9"
S-20	4X25C16	12'-1 1/2"



FLOOR PLAN

PANEL DIAPHRAGM ACTION AND/OR X-BRACING IN THE ROOF AND WALLS IS USED TO PROVIDE THE SOLE MEANS OF SUPPORT FOR THE BUILDING AGAINST WIND AND SEISMIC LATERAL FORCES. IT IS STRONGLY RECOMMENDED TO CONSULT THE ENGINEER-OF-RECORD FOR THE PROJECT OR OTHER RESPONSIBLE PROFESSIONAL BEFORE MODIFYING ANY PART OF THE ROOF OR WALL SHEETING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	3/1/17	FOR ERECTOR INSTALLATION	TY	CM	

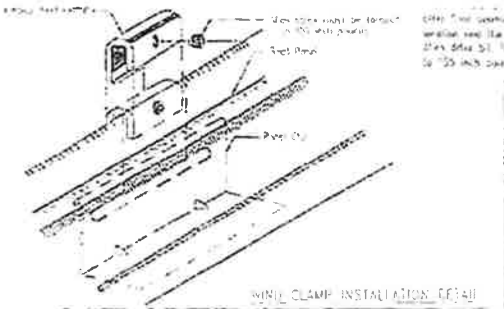
HERITAGE
BUILDING SYSTEMS
Established 1979

2612 [illegible] STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-5555

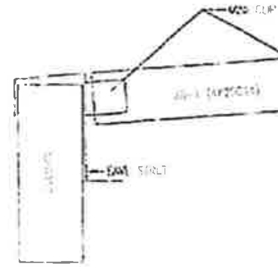
PROJECT: MITCHELL KALLAN
CUSTOMER: MITCHELL STORAGE
OWNER: MITCHELL KALLAN
LOCATION: BELLEVILLE, MI 48111

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
TY	3/1/17	NTS	1	A	15-B-69622	E2	0

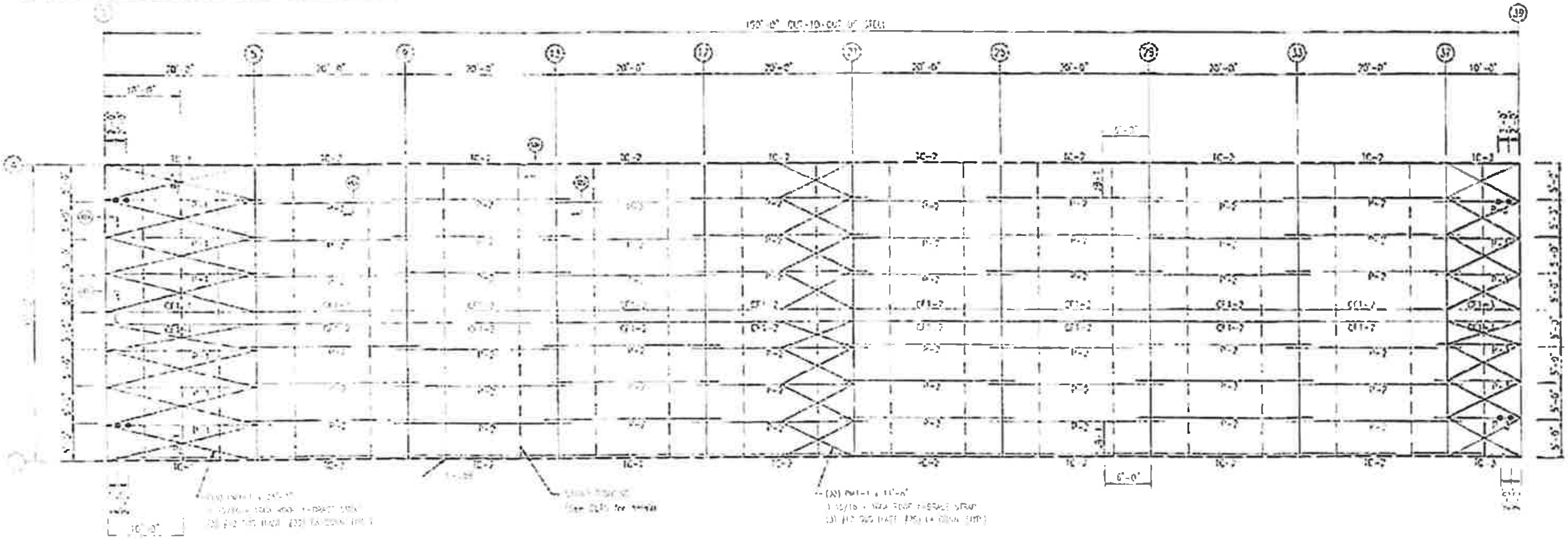
Mar-13-2017
STATE OF MICHIGAN
KAL YEAU CHIOK
ENGINEER
No.
59452
LICENSED PROFESSIONAL ENGINEER



WIND CLAMP INSTALLATION DETAIL



MARK	PART	LENGTH
TC-1	ESG-16	19'-10 5/8"
TC-2	LSG-16	19'-11 3/4"
TC-3	FSG-16	10'-0 5/8"
P-1	8X25Z16	22'-0"
P-2	8X25Z16	24'-0"
P-3	8X25Z16	12'-0"
CF1-1	8X25C16	19'-10 5/8"
CF1-2	8X25C16	19'-11 3/4"
CF1-3	8X25C16	10'-0 5/8"
J-1	8X25C16	4'-7 1/2"



ROOF FRAMING

PANEL DIAPHRAGM ACTION AND/OR X-BRACING IN THE ROOF AND WALLS IS USED TO PROVIDE THE SOLE MEANS OF SUPPORT FOR THE BUILDING AGAINST WIND AND SEISMIC LATERAL FORCES. IT IS STRONGLY RECOMMENDED TO CONSULT THE ENGINEER-OF-RECORD FOR THE PROJECT OR OTHER APPROPRIATE PROFESSIONAL BEFORE MODIFYING ANY PART OF THE ROOF OR WALL SHEETING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	ENG
0	3/1/17	FOR ERECTION INSTALLATION			

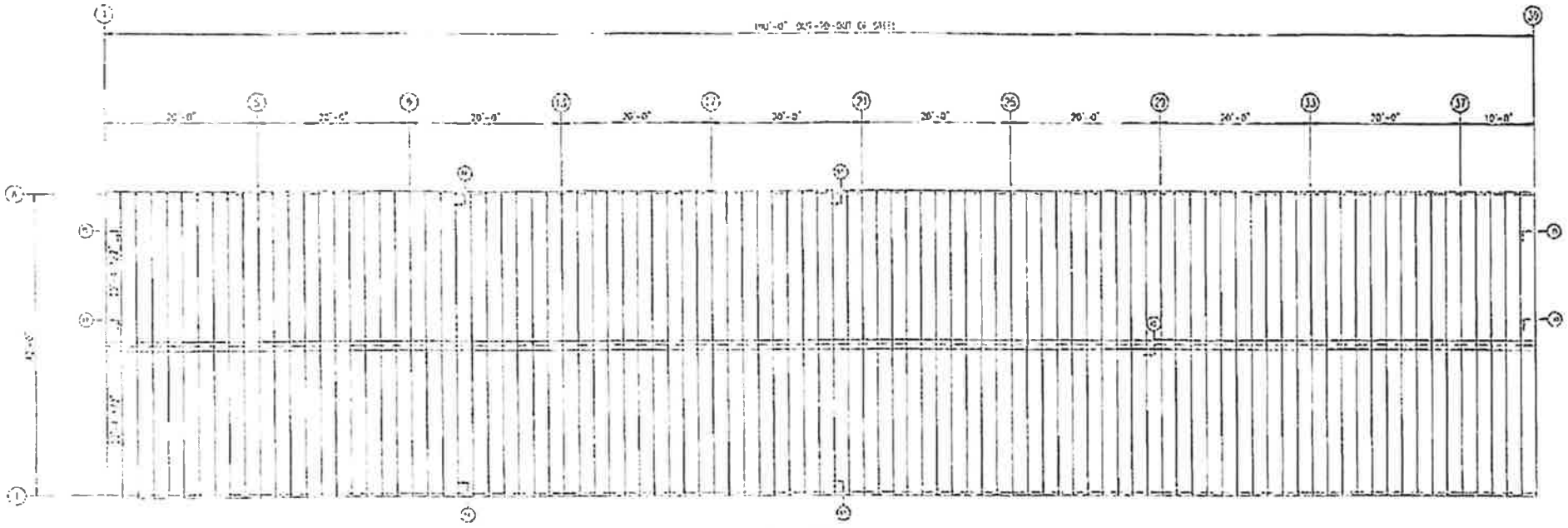
HERITAGE
BUILDING SYSTEMS

4212 CANTRELL STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-5555

PROJECT: MITCHELL KALMAN
CUSTOMER: MITCHELL STORAGE
OWNER: MITCHELL KALMAN
LOCATION: BELLEVILLE, MI 48111

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
IY	3/1/17	NTS	1	A	15-B-69622	C3	0

Apr-13-2017
STATE OF MICHIGAN
KAL YEAU CHIOK
ENGINEER
No. 59452
LICENSED PROFESSIONAL



ROOF SHEETING & TRIM

PANELS: 24 Ga ULTRA-DEK - Galvalume

PANEL DIAPHRAGM ACTION AND/OR X BRACING IN THE ROOF AND WALLS IS USED TO PROVIDE THE SOLE MEANS OF SUPPORT FOR THE BUILDING AGAINST WIND AND SEISMIC LATERAL FORCES. IT IS STRONGLY RECOMMENDED TO CONSULT THE ENGINEER-OF-RECORD FOR THE PROJECT OR OTHER RESPONSIBLE PROFESSIONAL BEFORE MODIFYING ANY PART OF THE ROOF OR WALL SHEETING.

ISSUE	DATE	DESCRIPTION	BY	DCG	DSN
0	3/1/17	FOR ERECTION INSTALLATION	TY	CM	

HERITAGE
BUILDING SYSTEMS
Established 1979

2612 CRAIGLE STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-3533

PROJECT: MITCHELL KAHLAN
CUSTOMER: MITCHELL STORAGE — OWNER: MITCHELL KAHLAN
LOCATION: BELLEVILLE, MI 48111

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
TY	3/1/17	AS S	1	A	15-B-69622	E1	0

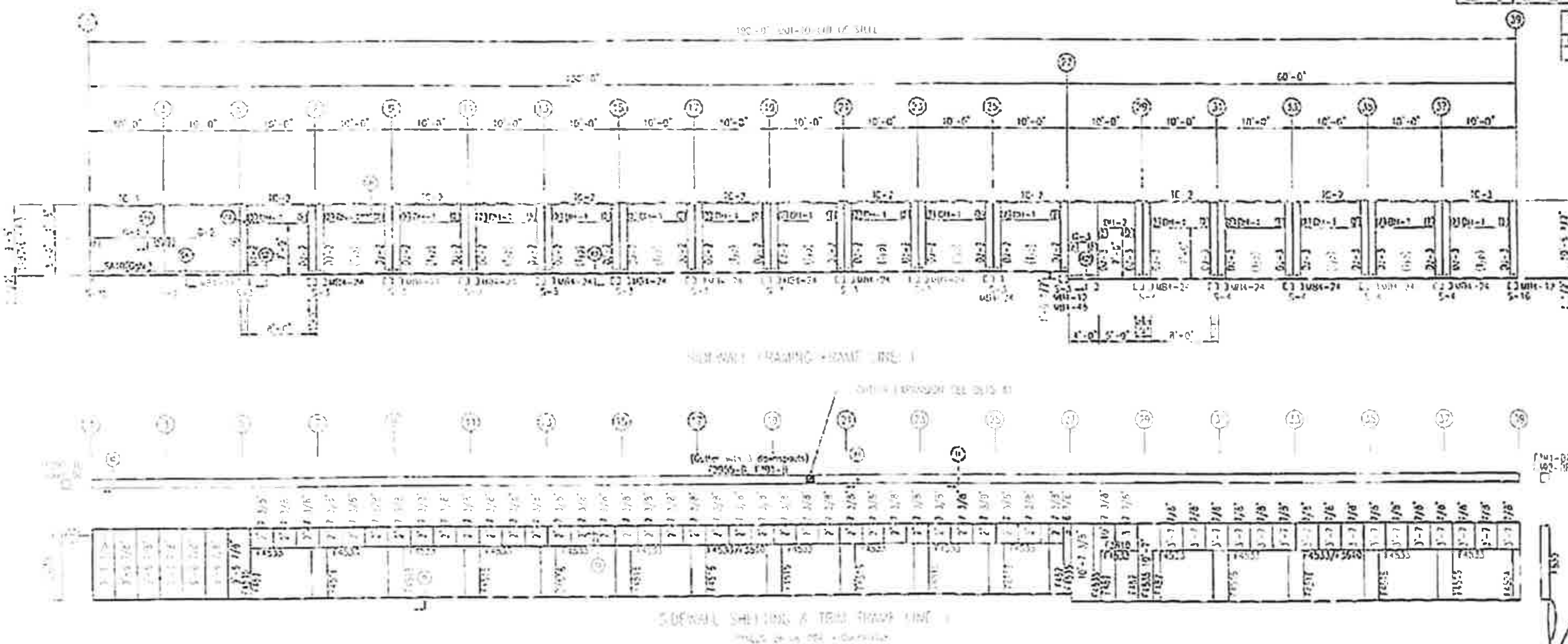
Mar-13-2017

STATE OF MICHIGAN
KAL YEAU CHICK
ENGINEER
No. 69452
LICENSED PROFESSIONAL ENGINEER

MARK	PART	LENGTH
S-3	4X2C16	9'-7 5/8"
S-4	4X25C14	10'-8 1/8"
S-15	6X25C12	9'-7 5/8"
S-16	4X25C14	10'-2 1/2"
DJ-2	4X2C16	9'-7 5/8"
DJ-3	4X25C14	10'-8 1/8"
TC-1	ES6-16	19'-10 5/8"
TC-2	ES6-16	19'-11 3/4"
TC-3	ES6-16	10'-0 5/8"
DH-1	4X2C16	7'-11 1/2"
DH-2	4X2C16	4'-11 1/2"
G-1	4X2C16	3'-7 1/2"
G-2	4X2C16	9'-8 1/2"
G-3	4X2C16	3'-0"
MB4-12	MB4-12	11 1/2"
MB4-14	MB4-14	1'-1 1/2"
MB4-24	MB4-24	1'-11 1/2"
MB4-48	MB4-48	3'-11 1/2"

CONNECTION PLATES

QTY	MARK/PART
2	MB236



PANEL DIAPHRAGM ACTION AND/OR X-BRACING IN THE ROOF AND WALLS IS USED TO PROVIDE THE SOLE MEANS OF SUPPORT FOR THE BUILDING AGAINST WIND AND SEISMIC LATERAL FORCES. IT IS STRONGLY RECOMMENDED TO CONSULT THE ENGINEER-OF-RECORD FOR THE PROJECT OR OTHER RESPONSIBLE PROFESSIONAL BEFORE MODIFYING ANY PART OF THE ROOF OR WALL SHEETING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	CON
0	[illegible]	FOR ERECTION [illegible]	TY	CM	

HERITAGE
BUILDING SYSTEMS

15-B-65522

SHEET NUMBER: E9 | ISSUE: 0

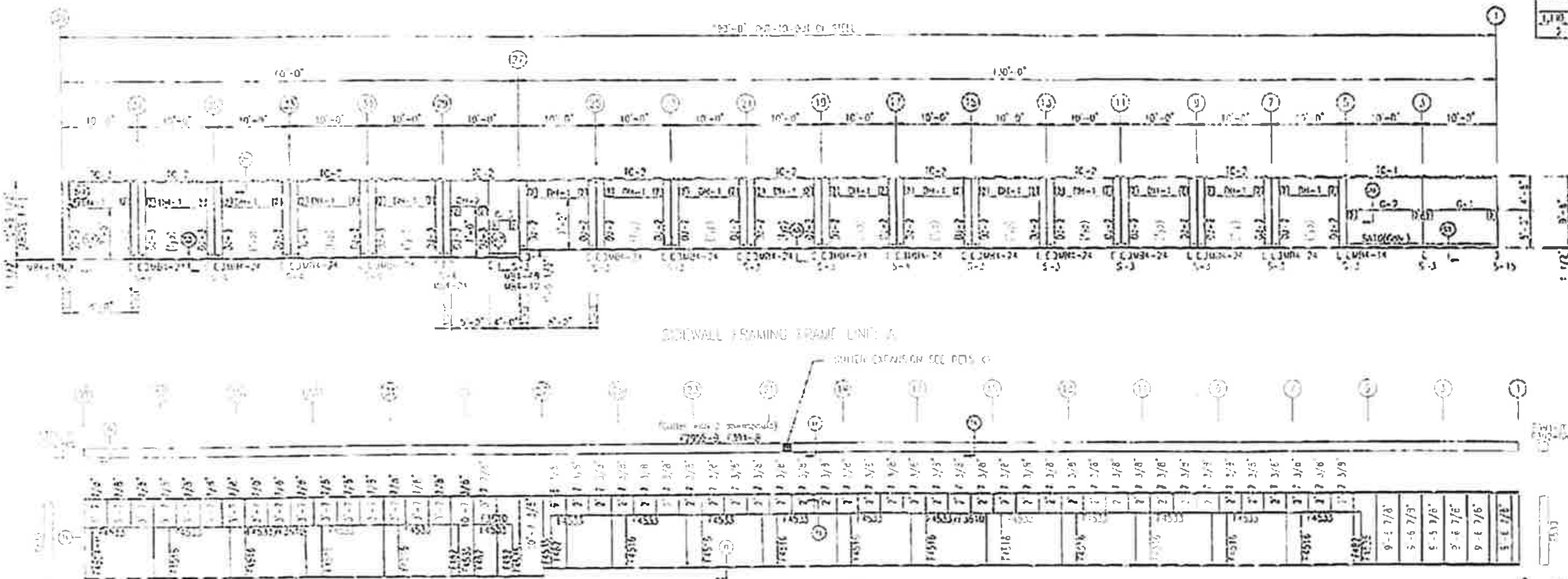
Mar-13-2017

STATE OF MICHIGAN
KAL YEAU CHIOK
ENGINEER
No. 59452
LICENSED PROFESSIONAL ENGINEER

MARK	PART	LENGTH
S-3	4X2C16	9'-7 5/8"
S-4	4X25C14	10'-8 1/8"
S-15	8X35C12	9'-7 5/8"
S-16	4X25C14	10'-8 1/8"
DJ-2	4X2C16	9'-7 5/8"
DJ-3	4X25C14	10'-6 1/8"
TC-1	ESG-16	10'-10 5/8"
TC-2	ESG-16	10'-11 3/4"
TC-3	ESG-16	10'-0 5/8"
DH-1	4X2C16	7'-11 1/2"
DH-2	4X2C16	4'-11 1/2"
G-1	4X2C16	9'-7 1/2"
G-2	4X2C16	9'-9 1/2"
G-3	4X2C16	3'-9"
MD4-12	MD4-12	11 1/2"
MB4-14	MB4-14	1'-1 1/2"
MB4-24	MB4-24	1'-11 1/2"
MB4-48	MB4-48	3'-11 1/2"

CONNECTION PLATES

QTY	MARK/PART
2	MK2/6



SIDEWALL FRAMING FRAME LINE A

SIDEWALL SHEETING & TRIM FRAME LINE A

DOWNSPOUT SPACING LOCATIONS

PANEL DIAPHRAGM ACTION AND/OR X-BRACING IN THE ROOF AND WALLS IS USED TO PROVIDE THE SOLE MEANS OF SUPPORT FOR THE BUILDING AGAINST WIND AND SEISMIC LATERAL FORCES. IT IS STRONGLY RECOMMENDED TO CONSULT THE ENGINEER-OF-RECORD FOR THE PROJECT OR OTHER RESPONSIBLE PROFESSIONAL BEFORE MODIFYING ANY PART OF THE ROOF OR WALL SHEETING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	APP
0	3/1/17	FOR ERECTOR INSTALLATION	[illegible]	CH	

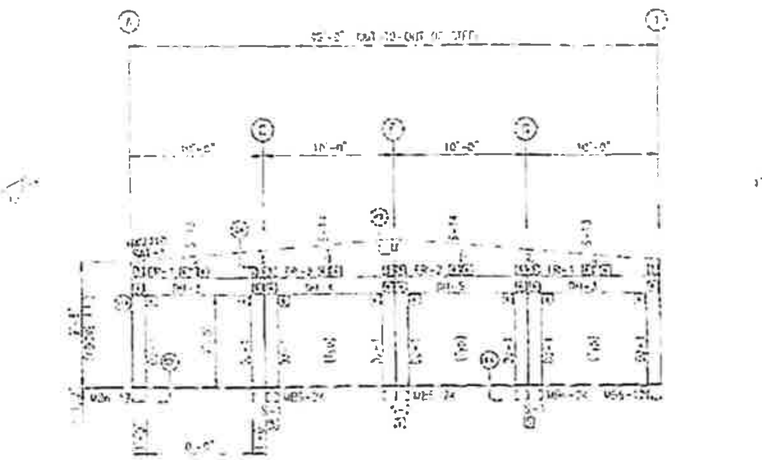
HERITAGE BUILDING SYSTEMS

PROJECT: MITCHELL KALMAN
CUSTOMER: MITCHELL STORAGE
OWNER: MITCHELL KALMAN
LOCATION: [illegible], MI

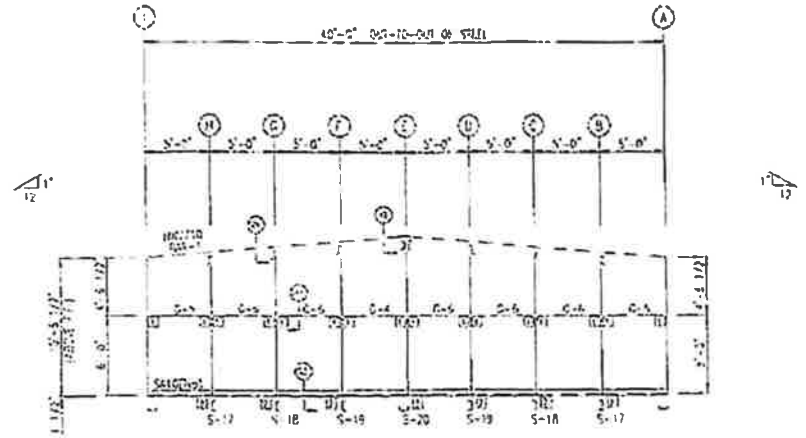
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
[illegible]	3/1/17	NTS	1	A	15-B-69622	E6	0

Apr-13-2017
STATE OF MICHIGAN
KAL YEAU CHIOK
ENGINEER
No. 59452
LICENSED PROFESSIONAL ENGINEER

NOTE:
SEE DETAIL 21 FOR BEAM DESIGN.



ENDWALL FRAMING FRAME LINE: 1

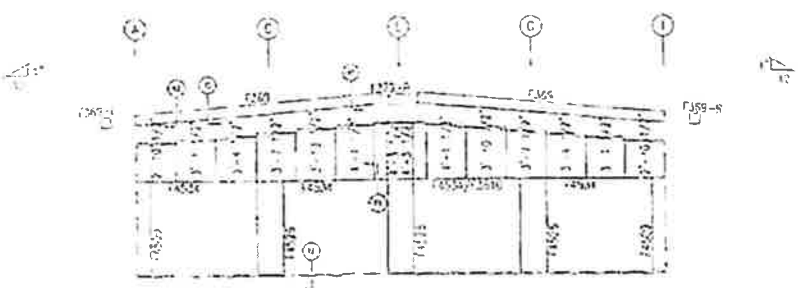


ENDWALL FRAMING FRAME LINE: 39

MARK	PART	LENGTH
S-1	6X35C12	10'-5"
S-2	6X35C12	11'-2 1/2"
S-13	6X25C16	1'-11 1/4"
S-14	6X25C16	2'-9 1/4"
S-17	4X25C16	10'-11"
S-18	4X25C16	11'-4"
S-19	4X25C16	11'-9"
S-20	4X25C16	12'-1 1/2"
DJ-1	8X25C16	6'-11 1/2"
MBG-12	MBG-12	11 1/2"
MBG-24	MBG-24	1'-11 1/2"
DH-3	6X25C16	9'-5 1/2"
DH-4	6X25C16	9'-8"
DH-5	6X25C16	9'-4 1/2
G-4	4X2C16	4'-5"
G-5	4X2C16	4'-7 1/2"
G-6	4X2C16	4'-9"
DH-1	8X25C12	9'-5 1/2"
EP-2	8X25C12	9'-11 1/2"

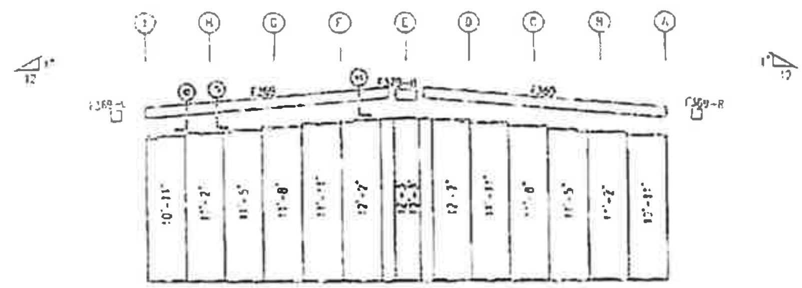
CONNECTION PLATES

TYPE	MARK/PART
1	HW276
2	SC95
3	MA1
4	MCG1
5	SC96



ENDWALL SHEETING & TRIM FRAME LINE: 1

PANELS: 26 Ga PBR - Cobalt Blue



ENDWALL SHEETING & TRIM FRAME LINE: 39

PANELS: 26 Ga PBR - Cobalt Blue

PANEL DIAPHRAGM ACTION AND/OR X-BRACING IN THE ROOF AND WALLS IS USED TO PROVIDE THE SOLE MEANS OF SUPPORT FOR THE BUILDING AGAINST WIND AND SEISMIC LATERAL FORCES. IT IS STRONGLY RECOMMENDED TO CONSULT THE ENGINEER-OF-RECORD FOR THE PROJECT OR OTHER RESPONSIBLE PROFESSIONAL BEFORE MODIFYING ANY PART OF THE ROOF OR WALL SHEETING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	3/1/17	FOR ERECTION INSTALLATION	TY	CN	

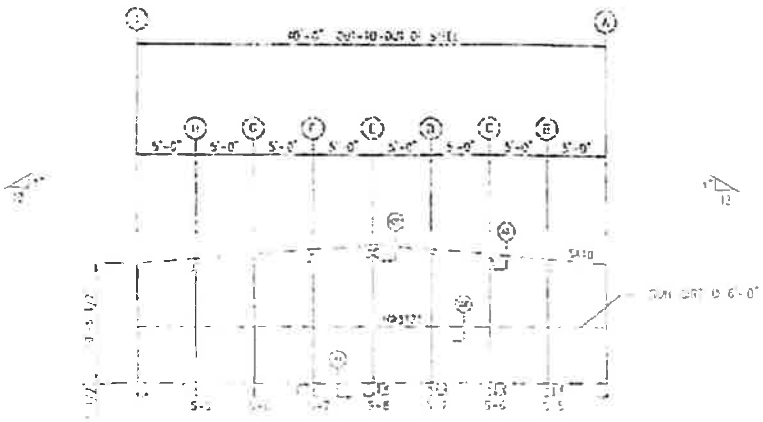
HERITAGE BUILDING SYSTEMS
Established 1979

2812 CHAPPLE STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-5555

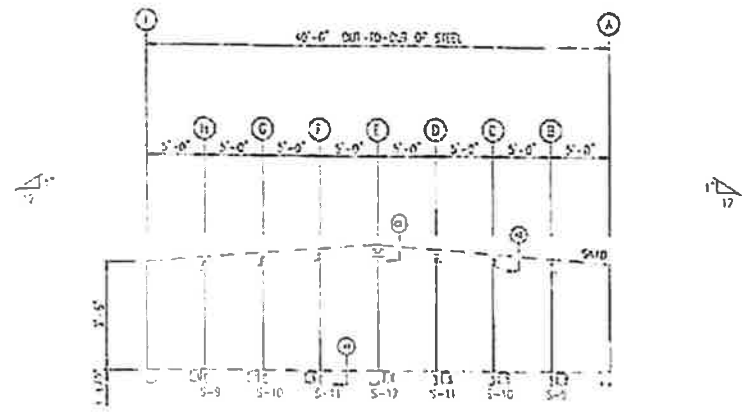
PROJECT: MITCHELL KALUAL
CUSTOMER: MITCHELL STORAGE
OWNER: MITCHELL KALUAL
LOCATION: BELLEVILLE, MI 48111

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
TY	3/1/17	NTS	1	A	15-B-69622	E7	0

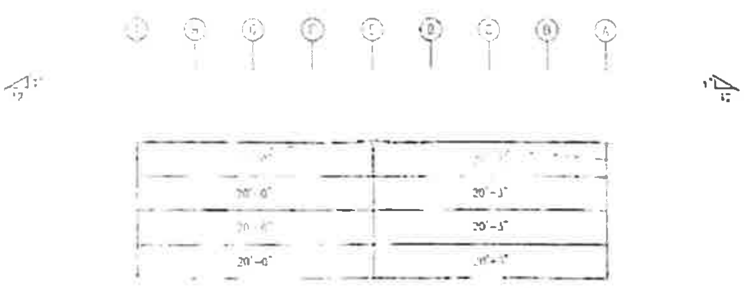
Mar-13-2017
STATE OF MICHIGAN
KAL YEAU CHIOK
ENGINEER
No. 59452
LICENSED PROFESSIONAL ENGINEER



WALL FRAMING FRAME LINE 29 31 33 35 37

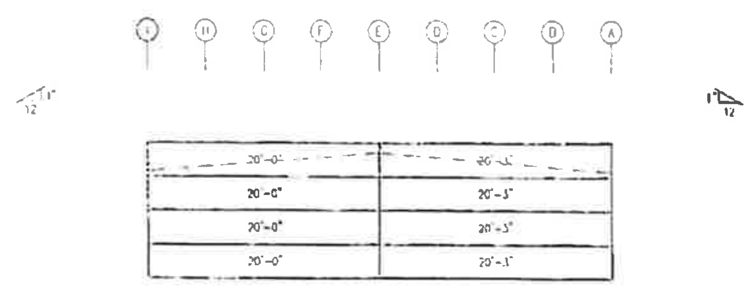


WALL FRAMING FRAME LINE: 27



WALL SHEETING & TRIM FRAME LINE 29 31 33 35 37

PANELS: 29 Ga. PR - Galvalume



WALL SHEETING & TRIM FRAME LINE: 27

PANELS: 29 Ga. PR - Galvalume

MARK	PART	LENGTH
S-5	4X2C16	10'-11"
S-6	4X2C16	11'-4"
S-7	4X2C15	11'-9"
S-8	4X2C16	12'-1 1/2"
S-9	4X2C16	9'-10 1/2"
S-10	4X2C15	10'-1 1/2"
S-11	4X2C16	10'-8 1/2"
S-12	4X2C15	11'-1"

CONNECTION PLATES

C-ID	MARK/PART
1	SCP5

PANEL DIAPHRAGM ACTION AND/OR X-BRACING IN THE ROOF AND WALLS IS USED TO PROVIDE THE SOLE MEANS OF SUPPORT FOR THE BUILDING AGAINST WIND AND SEISMIC LATERAL FORCES. IT IS STRONGLY RECOMMENDED TO CONSULT THE ENGINEER-OF-RECORD FOR THE PROJECT OR OTHER RESPONSIBLE PROFESSIONAL BEFORE MODIFYING ANY PART OF THE ROOF OR WALL SHEETING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	3/1/17	FOR ERECTOR INSTALLATION	TY	CH	

HERITAGE BUILDING SYSTEMS

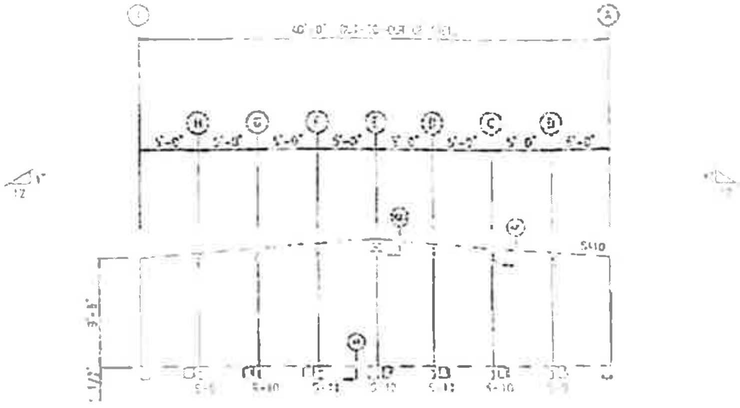
2817 CRIBBLE STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-5555

PROJECT: MITCHELL KAUAN
CUSTOMER: MITCHELL STORAGE
OWNER: MITCHELL KAUAN
LOCATION: BELLEVILLE, MI 48111

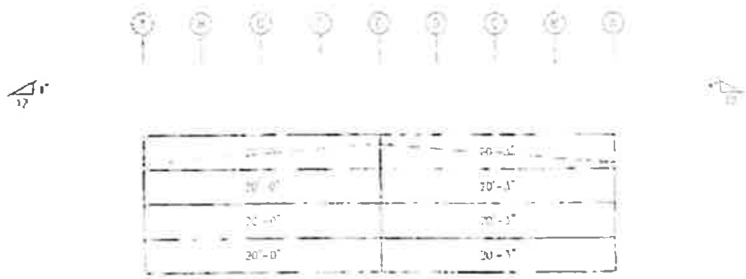
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
TY	3/1/17	NTS	1	A	15-B-69622	E8	0

Mar-13-2017

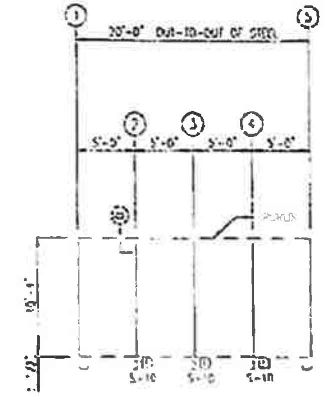
STATE OF MICHIGAN
KAL YEAU CHOK
ENGINEER
No. 69452
LICENSED PROFESSIONAL



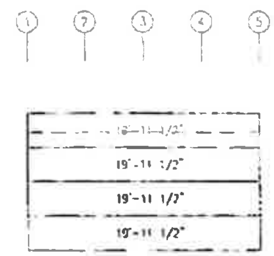
WALL FRAMING FRAME LINE (Typ of 11)



WALL SHEETING & TRIM FRAME LINE (Typ of 11)



WALL FRAMING
FRAME LINE: G



WALL SHEETING & TRIM
FRAME LINE: G
PANELS 26 Ga PR - Galvalume

MARK	PART	LENGTH
S-9	4X2C16	9'-10 1/2"
S-10	4X2C16	10'-3 1/2"
S-11	4X2C16	10'-8 1/2"
S-12	4X2C16	11'-1"

CONNECTION PLATES

TYP	MARK/PART
1	SC55

PANEL DIAPHRAGM ACTION AND/OR X-BRACING IN THE ROOF AND WALLS IS USED TO PROVIDE THE SOLE MEANS OF SUPPORT FOR THE BUILDING AGAINST WIND AND SEISMIC LATERAL FORCES. IT IS STRONGLY RECOMMENDED TO CONSULT THE ENGINEER-OF-RECORD FOR THE PROJECT OR OTHER RESPONSIBLE PROFESSIONAL BEFORE MODIFYING ANY PART OF THE ROOF OR WALL SHEETING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	3/1/17	FOR ERECTION INSULATION	TY	CM	

HERITAGE
BUILDING SYSTEMS

2612 [illegible] STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-5555

PROJECT: MITCHELL KALMAN
CUSTOMER: MITCHELL STORAGE | OWNER: MITCHELL KALMAN
LOCATION: BELLEVILLE, MI 48111

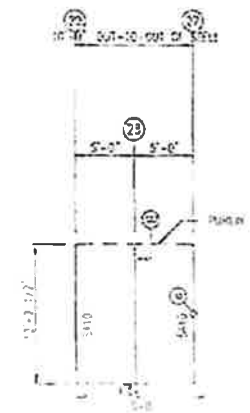
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
TY	3/1/17	N.T.S.	1	A	15-B-69622	E9	0

Apr-13-2017
STATE OF MICHIGAN
KAI YEAU CHIOK
ENGINEER
No. 69452
LICENSED PROFESSIONAL

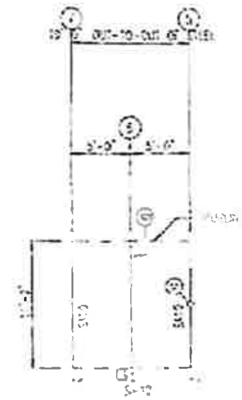
MARK	PART	LENGTH
S-6	4X2C16	12'-1 1/2"
S-10	4X2C16	10'-3 1/2"
S-12	4X2C15	11'-1"

CONNECTION PLATES

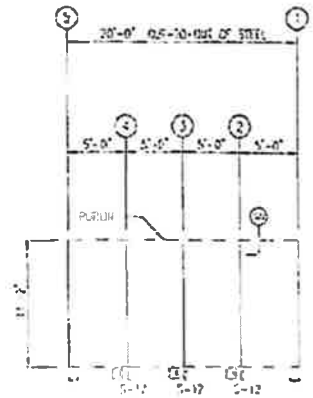
QTY	MARK/PART
1	SC45



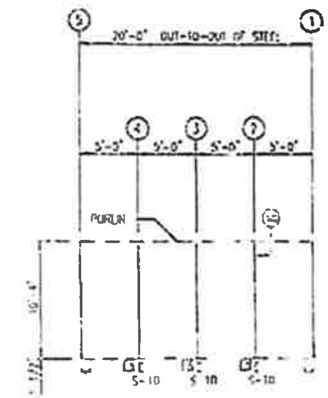
WALL FRAMING
FRAME LINE: E (Typ of 6)
GRID LINES: (27-39)



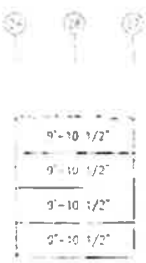
WALL FRAMING
FRAME LINE: E (Typ of 11)
GRID LINES: (5-27)



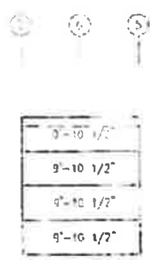
WALL FRAMING
FRAME LINE: E



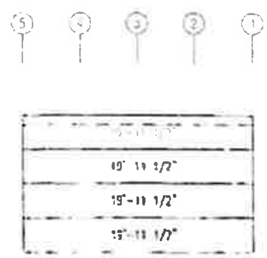
WALL FRAMING
FRAME LINE: C



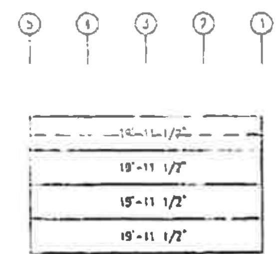
WALL SHEETING & TRIM
FRAME LINE: E (Typ of 6)
GRID LINES: (27-39)
PANELS: 29 Ga PR - Galvalume



WALL SHEETING & TRIM
FRAME LINE: E (Typ of 11)
GRID LINES: (5-27)
PANELS: 29 Ga PR - Galvalume



WALL SHEETING & TRIM
FRAME LINE: E
PANELS: 29 Ga PR - Galvalume



WALL SHEETING & TRIM
FRAME LINE: C
PANELS: 29 Ga PR - Galvalume

PANEL DIAPHRAGM ACTION AND/OR X-BRACING IN THE ROOF AND WALLS IS USED TO PROVIDE THE SOLE MEANS OF SUPPORT FOR THE BUILDING AGAINST WIND AND SEISMIC LATERAL FORCES. IT IS STRONGLY RECOMMENDED TO CONSULT THE ENGINEER-OF-RECORD FOR THE PROJECT OR OTHER RESPONSIBLE PROFESSIONAL BEFORE MODIFYING ANY PART OF THE ROOF OR WALL SHEETING.

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	3/1/17	FOR ERECTOR INSTALLATION	TY	CM	

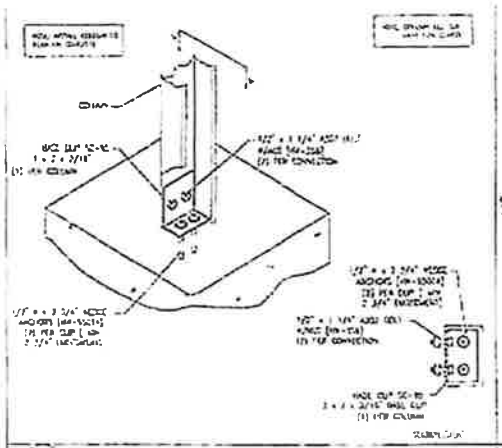
HERITAGE BUILDING SYSTEMS

2812 CANTRELL STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-5555

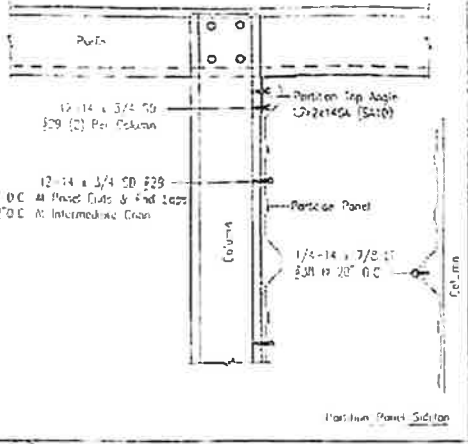
PROJECT: MITCHELL KALMAN
CUSTOMER: MITCHELL STORAGE
OWNER: MITCHELL KALMAN
LOCATION: BELLEVILLE, MI 48111

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
TY	3/1/17	N.T.S	1	A	15-B-69622	E10	0

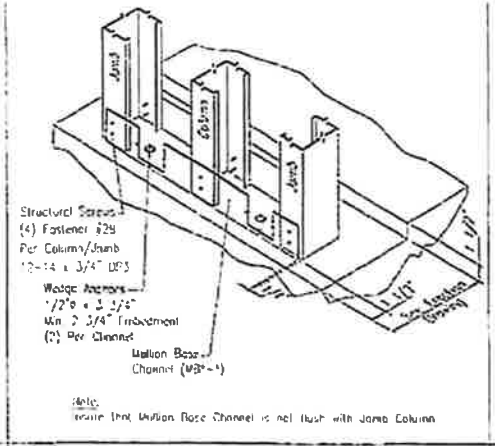
Mar-13-2017
STATE OF MICHIGAN
KAL YEAU CHIOK
ENGINEER
No. 59452
LICENSED PROFESSIONAL



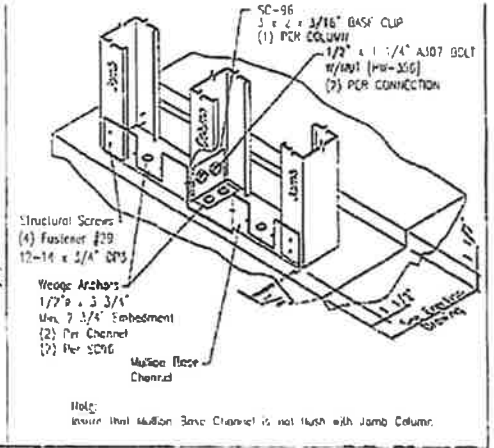
A1 BASE CLIP @ INTERIOR COLUMN



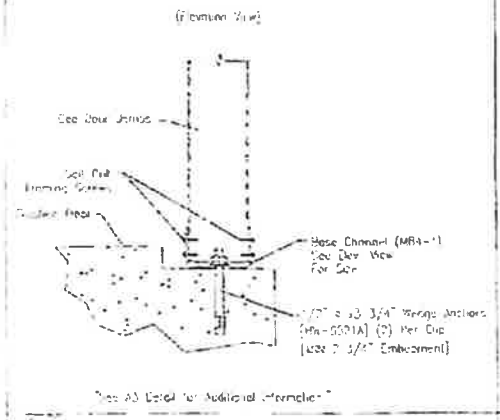
A2 TRANSVERSE PARTITION WALL CONNECTION



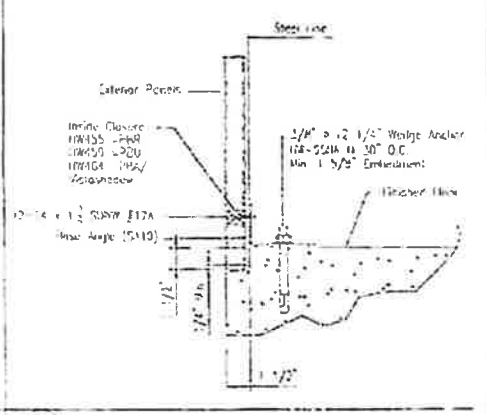
A3 MULLION BASE CHANNEL



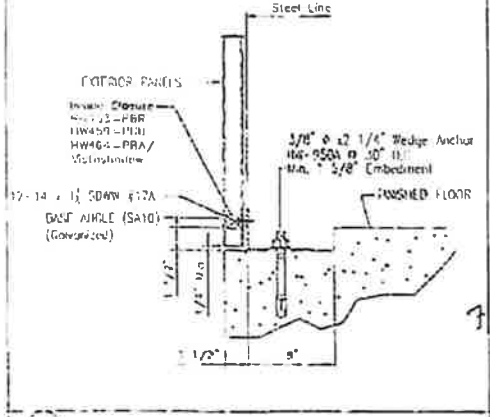
A4 MULLION BASE CHANNEL w/SC96 CLIP



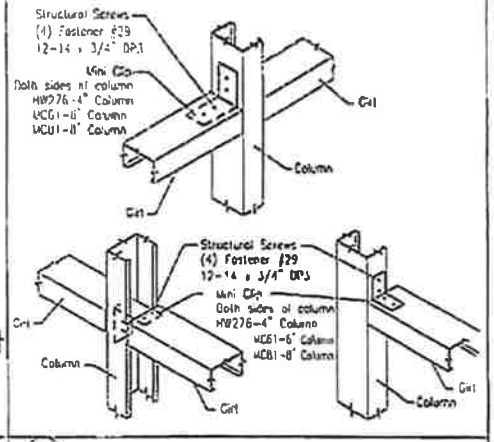
S2 BASE AT DOOR JAMB



S3 SHEETED WALL



S4 SHEETED WALL



S11 GIRT CONNECTION

ISSUE	DATE	DESCRIPTION	BY	CK'D	DGN
0	3/1/17	FOR ERECTOR INSTALLATION	TY	CW	

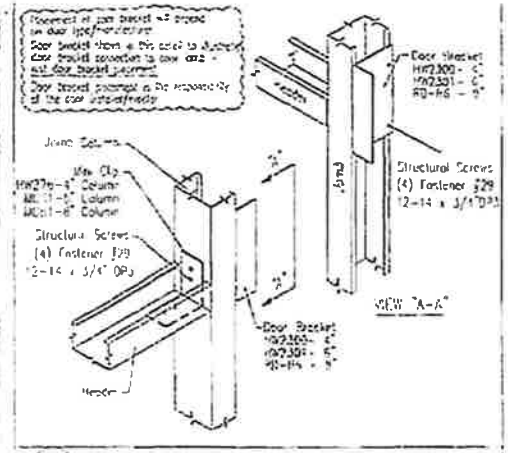
HERITAGE BUILDING SYSTEMS
Established 1979

2612 GRIBBLE STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-3535

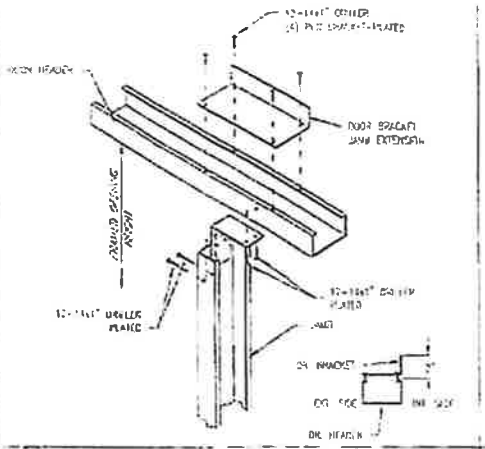
PROJECT: MITCHELL KAPLAN
CUSTOMER: MITCHELL STORAGE
OWNER: MITCHELL KAPLAN
LOCATION: BELLEVILLE, IA 49111

DRAWN	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
TY	3/1/17	N.T.S.	1	A	15-B-69622	DET1	0

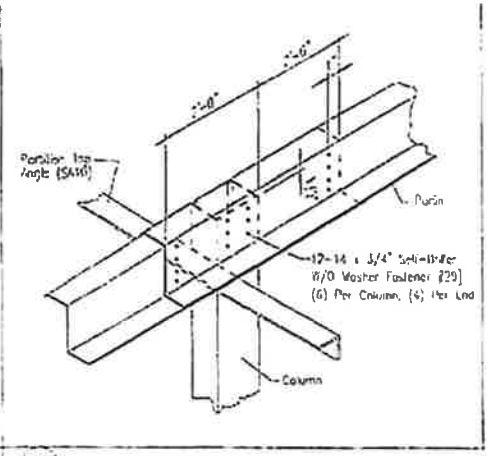
Mar-13-2017
STATE OF MICHIGAN
KAL YEAU CHIOK
ENGINEER
No. 59452
LICENSED PROFESSIONAL



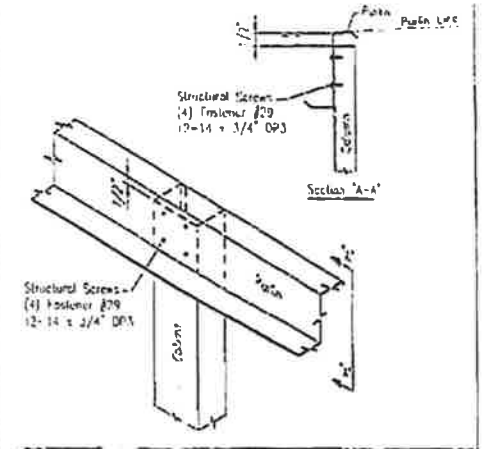
S17 DOOR HEADER TO JAMB CONNECTION @ SW



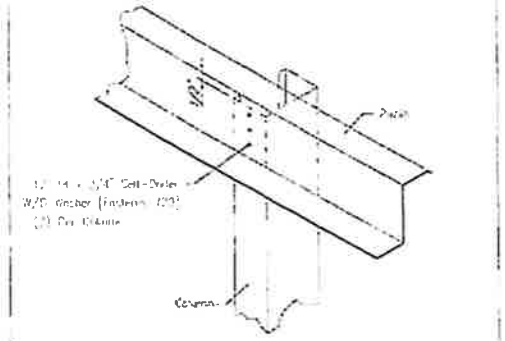
S13 DOOR HEADER TO JAMB CONNECTION @ EW



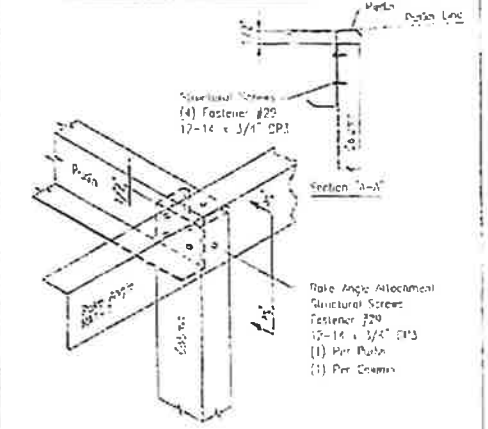
S22 TYPICAL PURLIN LAP CONNECTION



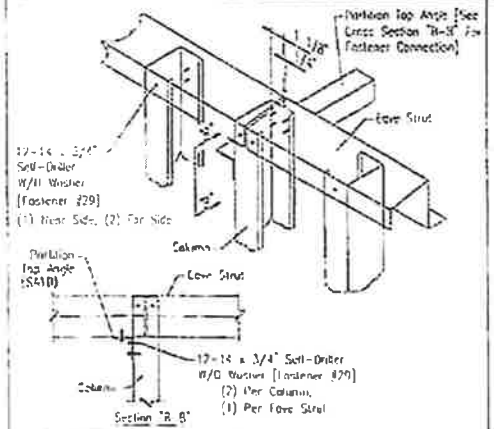
PC1 PURLIN TO COLUMN CONNECTION



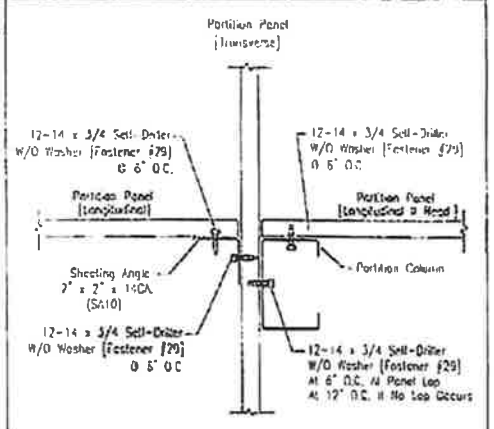
PC21 PURLIN TO INTERMEDIATE COLUMN CONNECTION



S24 COLUMN TO PURLIN AT RAKE



S31 EAVE STRUT CONNECTION



S51 PARTITION INTERSECTION CONNECTION

MARK	DATE	DESCRIPTION	BY	CK'D	DSN
0	3/1/17	FOR ERECTION INSTALLATION	TY	CK	

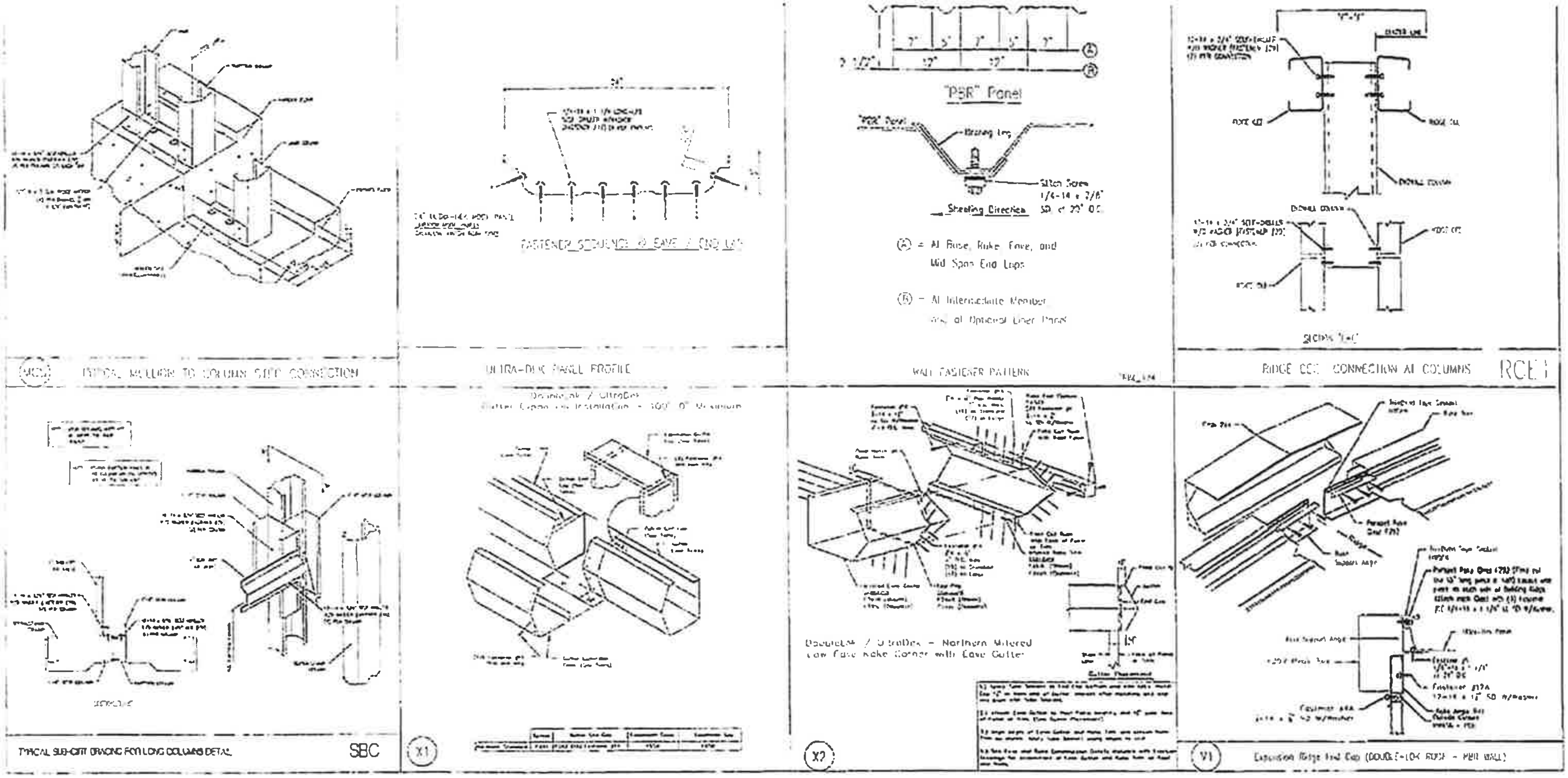
HERITAGE BUILDING SYSTEMS

3012 CRIDDLE STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-3555

PROJECT: MICHELL KALIAN
CUSTOMER: MITCHELL SIGNAGE
OWNER: MITCHELL KALIAN
LOCATION: BELLEVILLE, MI 48111

DSN	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
TY	3/1/17	1"=1'	1	A	15-8-69622	DET2	0

Mar-13-2017
STATE OF MICHIGAN
KAL YEAU CHIOK
ENGINEER
No. 59452
LICENSED PROFESSIONAL



ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
0	3/1/17	FOR ERECTOR INSTALLATION	TY	CU	

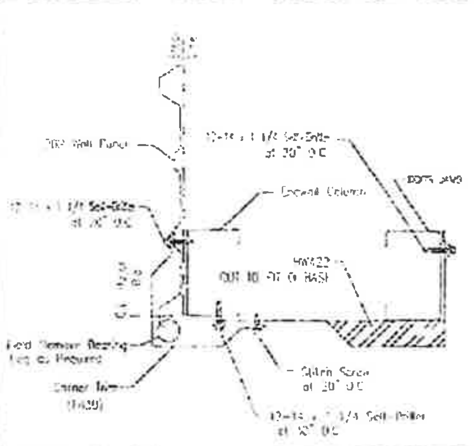
HERITAGE
BUILDING SYSTEMS

2012 [illegible] STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-5555

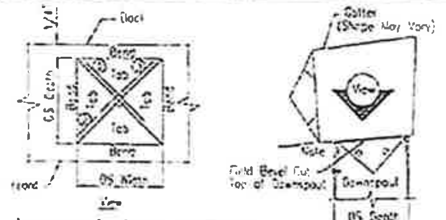
PROJECT: MITCHELL [illegible]
CUSTOMER: MITCHELL STORAGE
OWNER: MITCHELL [illegible]
LOCATION: BELLEVILLE, MI [illegible]

CAD	DATE	SCALE	CHECK	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
TY	3/1/17	NTS		A	15-B-69022	DET4	0

Mar-13-2017
STATE OF MICHIGAN
KAL YEAU CHIOK
ENGINEER
No. 58452
LICENSED PROFESSIONAL



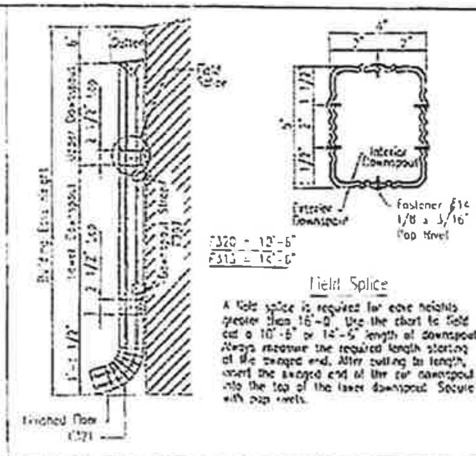
(11) CORNER TRIM W/CORNER MULLION



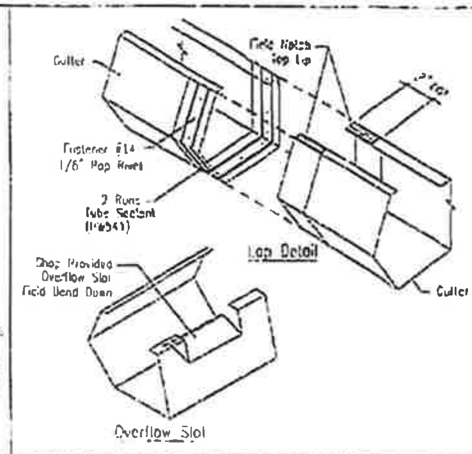
Downspout To Gutter Attachment:

1. Refer to the building erection drawings for the location and spacing of the downspouts.
2. Locate all downspouts over a major panel rib if possible.
3. Make a cardboard template of the downspout shape. Place the template on the bottom of the gutter and trace the outline. Remove the template and draw a line from corner to corner, forming an "X" pattern.
4. Drill a whole at the center of the "X". Using tin snips, cut along the lines of the X only. Do not cut along the outside lines of the downspout square.
5. Bend each triangular tab down toward the ground, 90 Degrees to the bottom of the gutter.
6. Position the top of the downspout under the gutter. Make sure all four gutter tabs are on the inside of the downspout.
7. Install Fastener #14 through the downspout into the gutter tab. Only the two sides and the front of the downspout will receive fasteners.

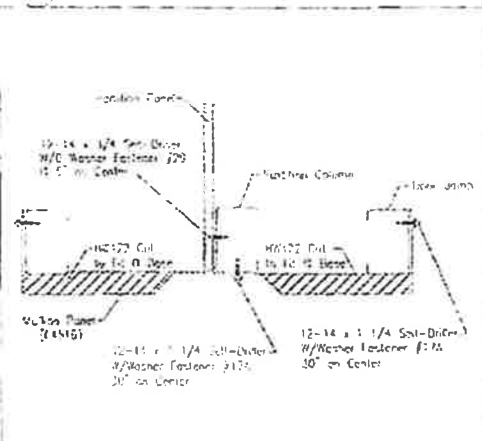
TRIM 94 — DOWNSPOUT TO GUTTER ATTACHMENT



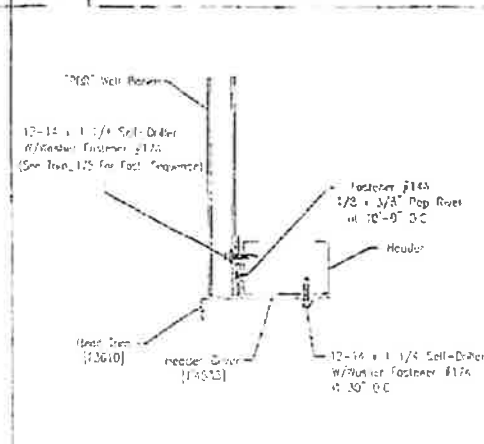
TRIM 94 — 4" X 5" ROLL FORM DOWNSPOUT



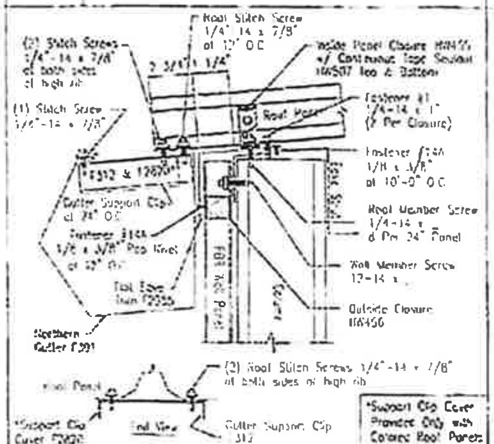
GUTTER CAP DETAIL



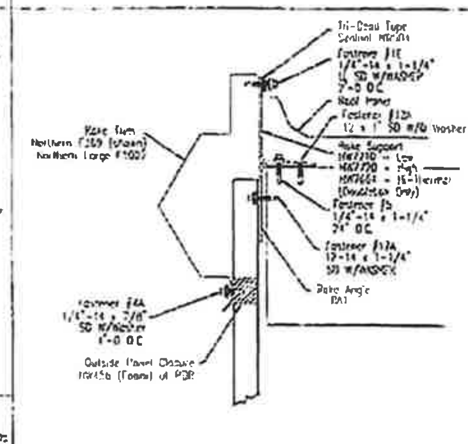
(12) TYPICAL MULLION CONNECTION



(13) HEAD TRIM DETAIL



(14) NORTHERN GUTTER U-DEK / D-LOK



(15) NORTHERN RAKE U-DEK / D-LOK

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSM
0	3/1/17	FOR ERECTOR INSTALLATION	TY	CM	

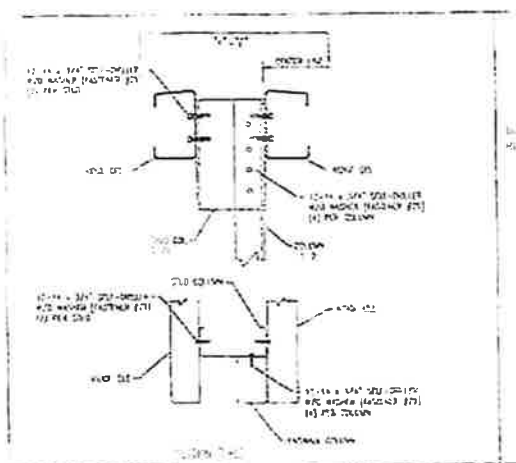
HERITAGE BUILDING SYSTEMS

2612 Criddle Street, North Little Rock, AR 72114, 1-800-643-5555

PROJECT: MITCHELL KARNAU
CUSTOMER: MITCHELL STORAGE — OWNER: MITCHELL KARNAU
LOCATION: BELLEVILLE, MI 48111

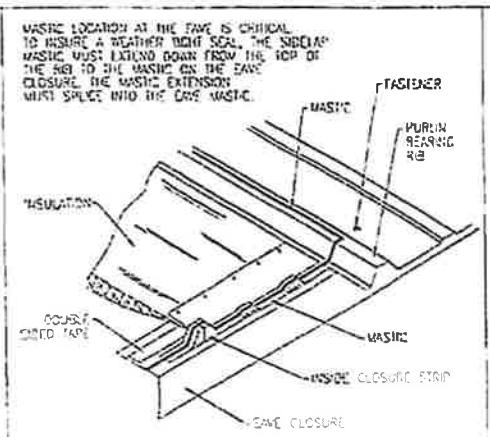
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
TY	3/1/17	NTS	1	A	15-B-69622	DET3	0

Mar-13-2017 — State of Michigan — KAL YEAU CHIOK ENGINEER No. 59452 — Licensed Professional

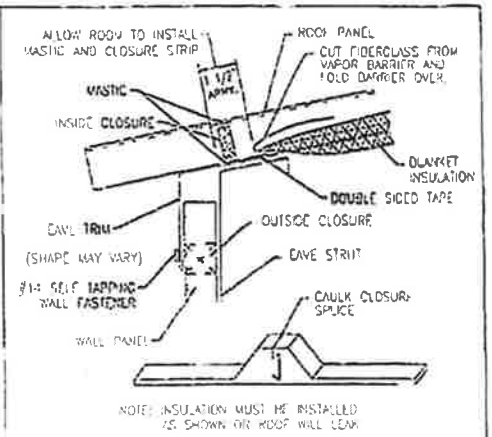


V2

STANDING SEAM RIDGE DETAIL

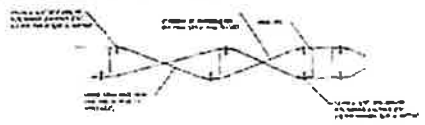


SEALING THE EAVE

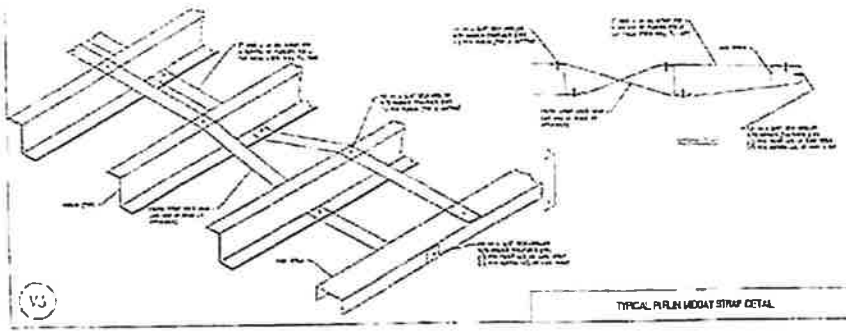


NOTE: INSULATION MUST BE INSTALLED AS SHOWN OR ROOF WILL LEAK

SEALING THE EAVE



DETAIL AT RIDGE CEES



V3

TYPICAL PURLIN MIDDAT STRAP DETAIL

ISSUE	DATE	DESCRIPTION	BY	DES	DRN
0	3/3/17	FOR ERECTOR INSTALLATION	TY	CM	

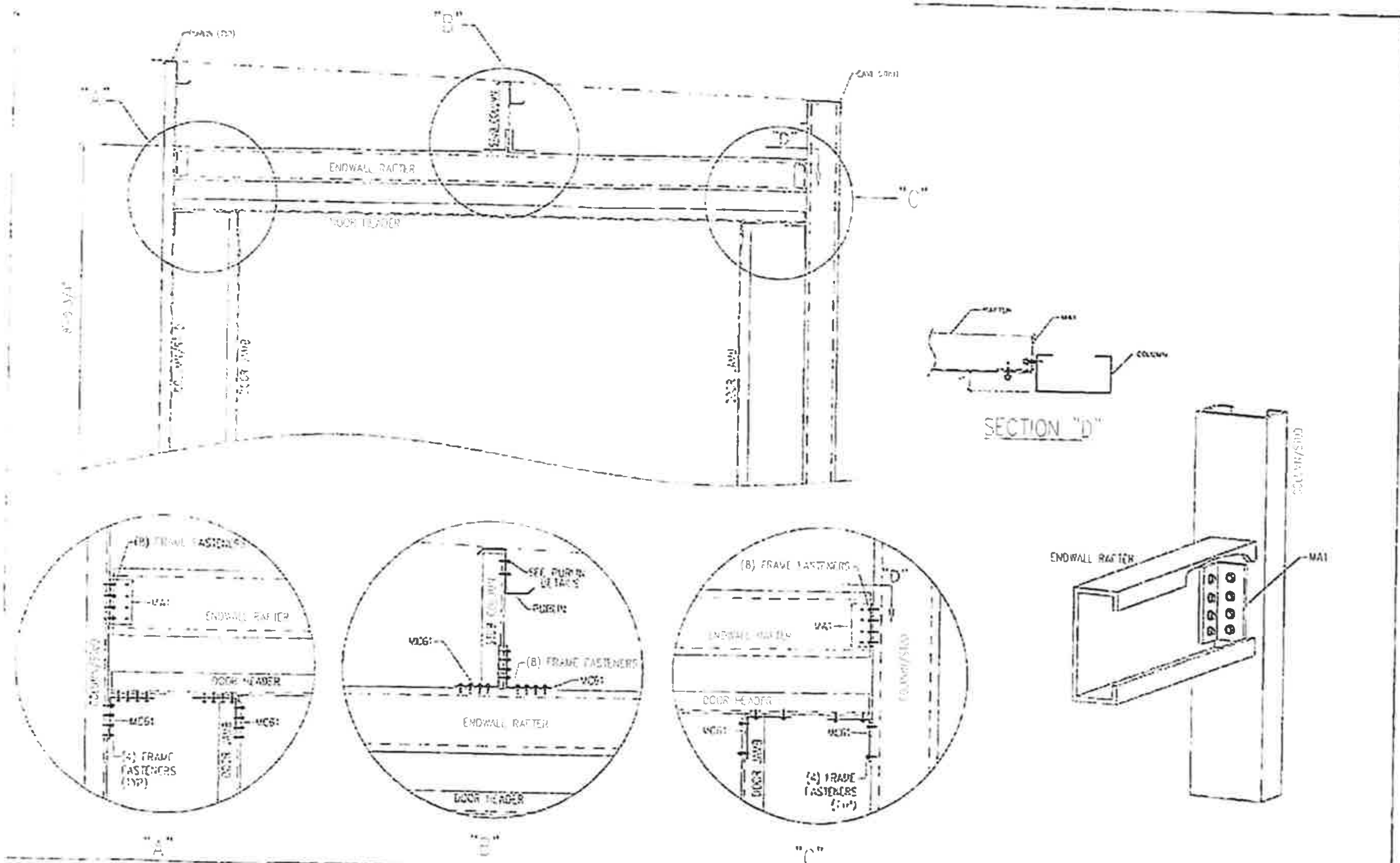
HERITAGE
BUILDING SYSTEMS
Established 1979

2512 CANDRAL STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-3555

PROJECT: MITCHELL KAUM
CUSTOMER: MITCHEL STORAGE
OWNER: MITCHELL KAUM
LOCATION: BELLEVILLE MI 48111

CAD	DATE	SCALE	PAGE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
TY	3/3/17	N.T.S.	1	A	15-B-69622	DET5	0

Mar-13-2017
STATE OF MICHIGAN
KAL YEAU CHOK
ENGINEER
No. 59452
LICENSED PROFESSIONAL



ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
5	3/1/17	FOR ERECTOR INSTALLATION	TY	CM	

HERITAGE BUILDING SYSTEMS

2412 CRIDDLE STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-5555

PROJECT: MICHELL KAMAN
CUSTOMER: MICHELL STORAGE
OWNER: MICHELL KAMAN
LOCATION: BELLEVILLE, MI 48111

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
TY	3/1/17	N.T.S.	1	A	15-B-69822	DFT6	A

Mar-13-2017
STATE OF MICHIGAN
KAL YEAU CHIOK
ENGINEER
No. 59452
LICENSED PROFESSIONAL ENGINEER

EXHIBIT E

ASSOCIATED
Government Services, Inc.
8721 Gull Road, Suite B
Richland, MI 49083
269-629-0600
800-627-2801
Fax #269-629-0601

9/12/2022

Mitchel's Storage, LLC
11294 Rawsonville Road
Belleville, MI 48111

Re: Inspection of Two Mini-Storage Buildings Located at 11194 Rawsonville Road, Belleville, MI

Dear Mitchell Kailimai,

On August 31, 2022, a set of sealed construction plans were submitted for Building Plan Review for two mini storage buildings located at 11194 Rawsonville Road, Belleville, Michigan. The sealed plans are identified as "Heritage Building System", dated 2/13/2017, and bears the State of Michigan issued Seal from a registered Licensed Architect by the name of Kal Yeau Chiok-No. 59452. After the plans were reviewed by State of Michigan registered Building Plan Reviewer Nick Keck, it was determined that the set of plans meet the design and construction requirements of the 2015, Michigan Building Code that is in effect in the State of Michigan, Pursuant to the STILLE-DEROSSETT-HALE SINGLE STATE CONSTRUCTION CODE ACT, Act 230 of 1972, also known as the "Stille-DeRossett-Hale single state construction code act".

On September 8, 2022, an inspection was conducted to determine if the two new mini storage buildings in question were built to the above-mentioned Signed and Sealed plans. After randomly having the owner of the property dig up two locations on each building to look at the footings/foundation, it was observed that in each of the four locations that were dug up the footings were below the minimum 42 "burial depth for frost protection as required by the Michigan Building Code for that region in Michigan and for the soil type. Additionally, after randomly looking inside the storage units and observing the installation of structural framing members, steel side walls, anchor bolts and roof, it was confirmed that both buildings are built pursuant to the above-mentioned Architects Design Standards and the 2015 Michigan Building Code, as amended.

It should be noted that this is a third-party Plan Review and Inspection, and Associated Government Services, Inc. is not the enforcing agency/authority having jurisdiction to administer and enforce the State Construction Code, as amended at the above referenced address. It is my understanding that the two mini storage buildings mentioned above were built without first obtaining the required building permits pursuant to section 105.1 of the 2015 Michigan Building Code. Based on the above-mentioned plan review and inspection, I would recommend that the property owner submit an after the fact building permit application with the signed and sealed plans to the Enforcing Agency and be prepared to allow inspections as necessary for the enforcing agency to confirm building code compliance.

Sincerely,

Bert Gale
State Registered Building Official/Electrical Inspector/Plan Reviewer

Nick Keck
State Registered Building Inspector/Plan Reviewer

C. John Gormley-Attorney

Attachments: Photos, Construction Plans, Credentials

Credentials

Bert Gale:

Mr. Gale has been a registered Electrical Inspector and Plan Reviewer for over thirty years, and a registered Building Official for nineteen years. He has served as the Building Official for over twenty-five governmental entities. He is the principal owner and President of Associated Government Services (AGS) and has thirty-three years of experience with AGS, including service in Clinton County, Shiawassee County, Ingham County, Benzie County, City of Cadillac, Bath Charter Township, and various other AGS client communities in Calhoun, Cass, Kalamazoo, St. Joseph and Van Buren Counties. Mr. Gale has also provided Zoning Administration for over twenty years for several client communities. Mr. Gale is also a certified soil erosion administrator and inspector. Mr. Gale had eleven years of electrical construction experience prior to registration as an electrical inspector and has held State of Michigan Master Electrician and Electrical Contractors licenses for over 40 years. He has been an instructor for electrical apprenticeship programs for Kalamazoo Valley Community College, Independent Electrical Contractors (IEC), Association of Building Contractors (ABC), as well as State of Michigan approved as an instructor for both inspector training for P.A 407 continuing education and for licensed electricians for P.A.217. Mr. Gale has been a member of the International Association of Electrical Inspectors since 1989 and currently serves on the Board of Directors.

Nick Keck:

Mr. Keck, after being involved with Building Trades Class in High School, has been involved in the construction industry since 1999. In August of 2019, Mr. Keck received his Notice of Approval from the State of Michigan's Department of Licensing and Regulatory Affairs for Building Inspector and Plan Review. Additionally, in August of 2019, Mr. Keck began his career as a Building Inspector and Building Plan Reviewer for Associated Government Services, Inc. and has been performing the duties of Building Inspector and Plan Reviewer for all of AGS'S Client Communities that includes service in Clinton County, Shiawassee County, Ingham County, Benzie County, City of Cadillac, Bath Charter Township, and various other AGS client communities. Mr. Keck is certified in both Storm Water Management Operator and a Soil Erosion and Sedimentation Control Plan Reviewer by the State of Michigan Department of Environmental, Great Lakes, and Energy and has provided those services in both Benzie and Ionia Counties. Mr. Keck, in the spring of 2022 received an additional registration as Building Official from the Michigan Department of Licensing and Regulatory Affairs, Bureau of Construction Codes. Mr. Keck additionally provides Ordinance Enforcement and Zoning Administration duties in several AGS Client Communities.

Q384833

GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes

REGISTERED CODE OFFICIAL AND INSPECTOR

CATEGORIES:
Building Official
Inspector Building
Plan Reviewer Building

NICHOLAS T KECK
402 E. ORCHARD ST
DELTON MI 49046

License No.
INSP00763

Expiration Date:
09/16/2025

This document is duly issued under the laws of the State of Michigan

AGS - Copy

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Licensing Division
P.O. Box 30254
Lansing, MI 48909

BERT E GALE
3962 Bristol Oak St
Dowling MI 49050

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
REGISTERED CODE OFFICIAL AND INSPECTOR

BERT E GALE
3962 Bristol Oak St
Dowling MI 49050

CATEGORIES
Building Official
Inspector Electrical
Plan Reviewer Electrical

License No:
2276

Expiration Date:
09/16/2024

GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes

0021377

REGISTERED CODE OFFICIAL AND INSPECTOR

BERT E GALE
3962 Bristol Oak St
Dowling MI 49050

CATEGORIES
Building Official
Inspector Electrical
Plan Reviewer Electrical

License No.
2276

Expiration Date:
09/16/2024

This document is duly issued under the laws of the State of Michigan.

7:10 Inspection

11194 Rawsonville Rd.
Bellville, MI

Inspector: Nick Keck
Insp. Date: 9/8/2022

Storage Units

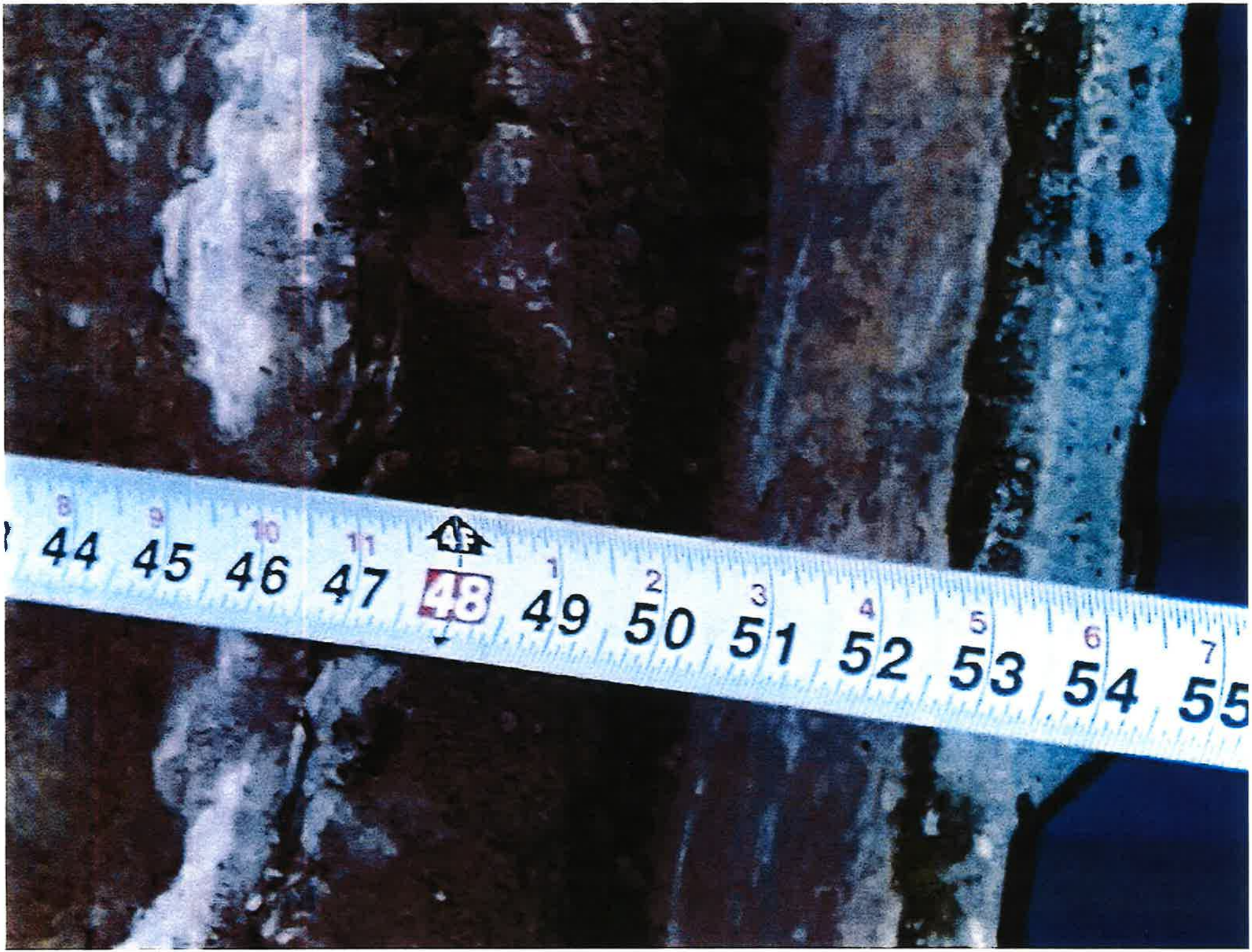
NK
☒ APPROVED ☐ PENDING (RE-INSPECTION FEE REQUIRED: CONTACT OFFICE)

Code Section

East Building
Footings 42"-48" Deep
Anchor Bolts on Each Side of partition walls
for sill plate
Framing and skelling/shell seem to be assembled
per plans.

West Building
Footing 48" Deep
Anchor Bolts on Each Side of partition walls
for sill plate
Framing and siding/shell seem to be assembled
per plans

~~CORRECTION NOTICE~~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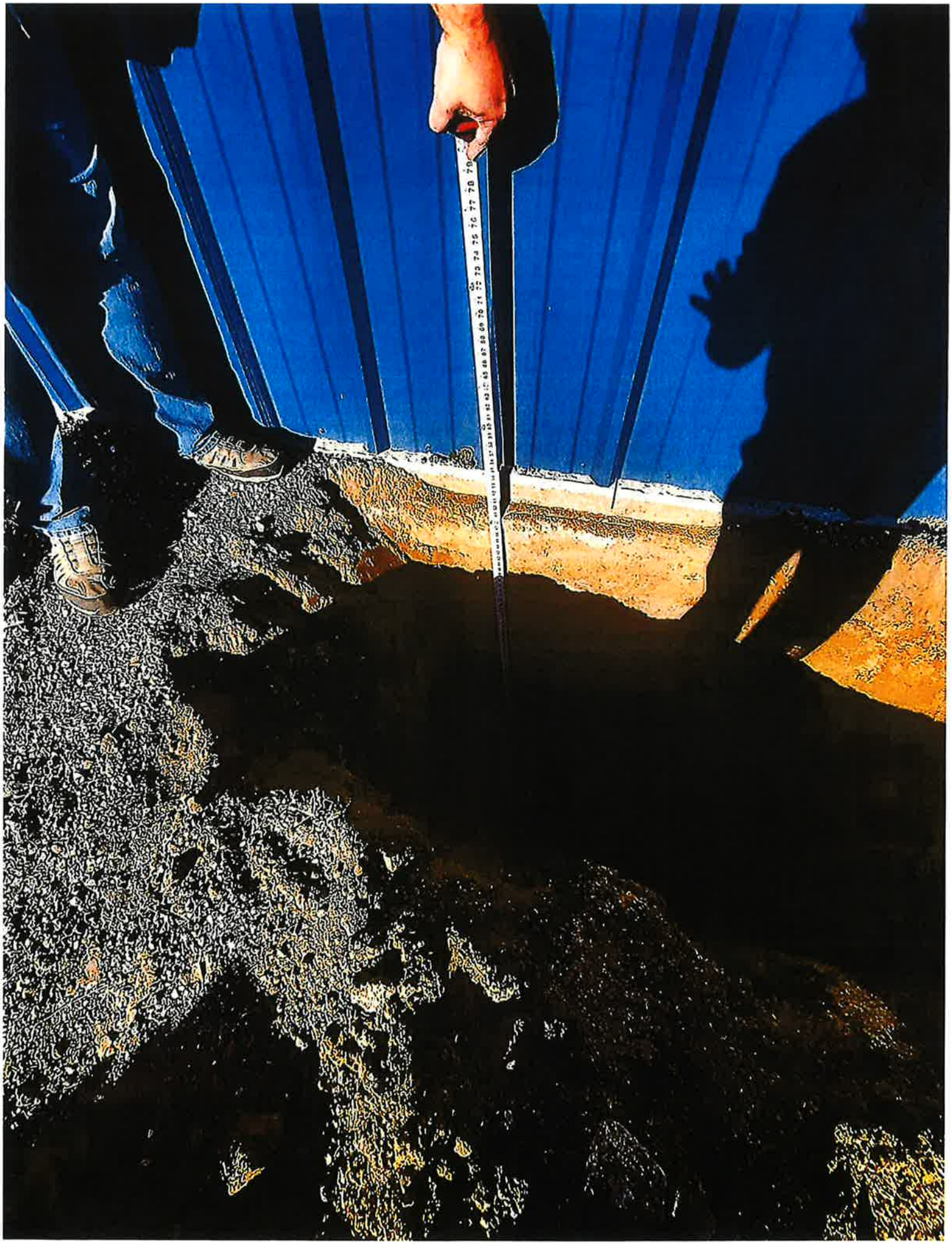

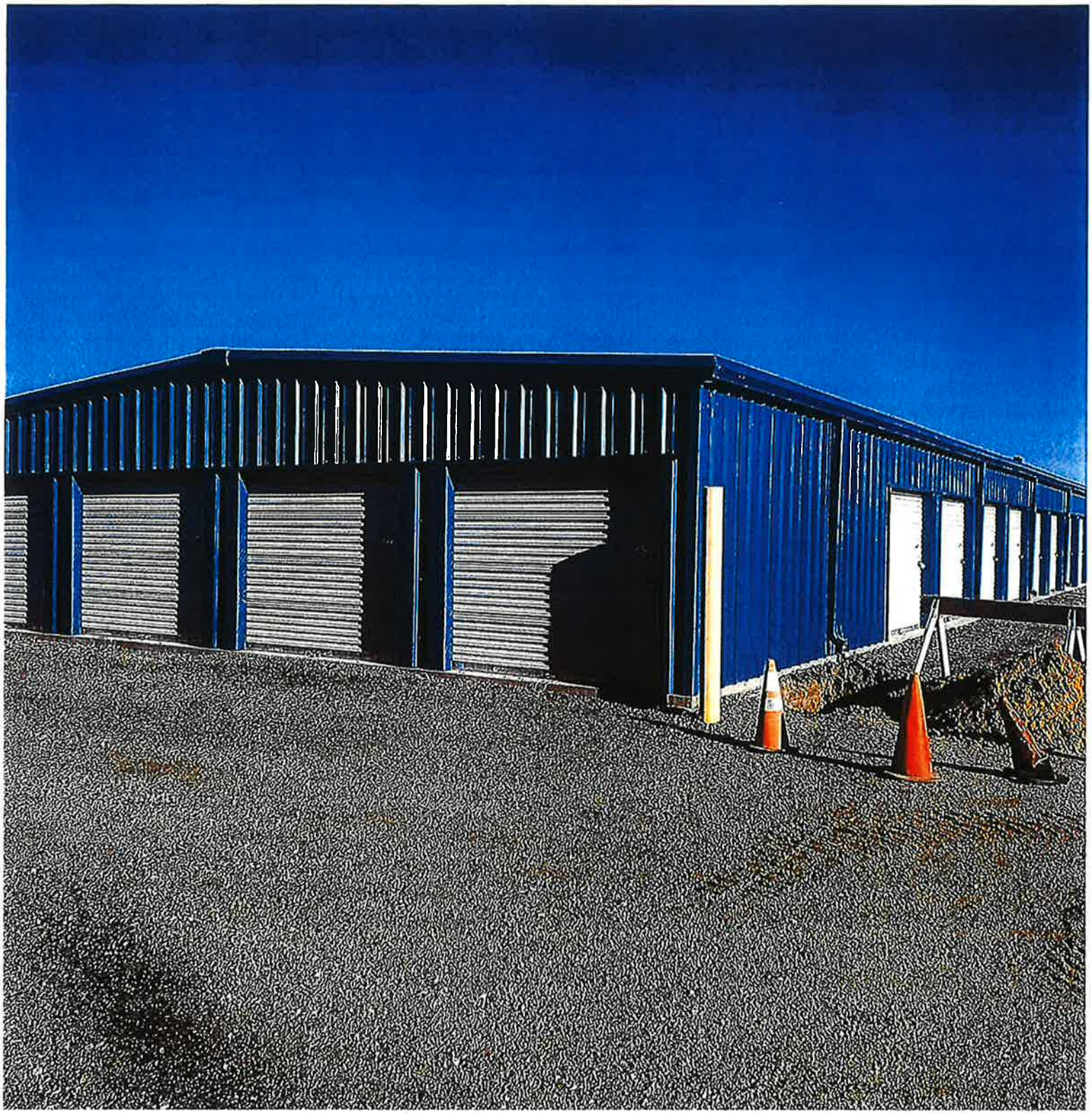

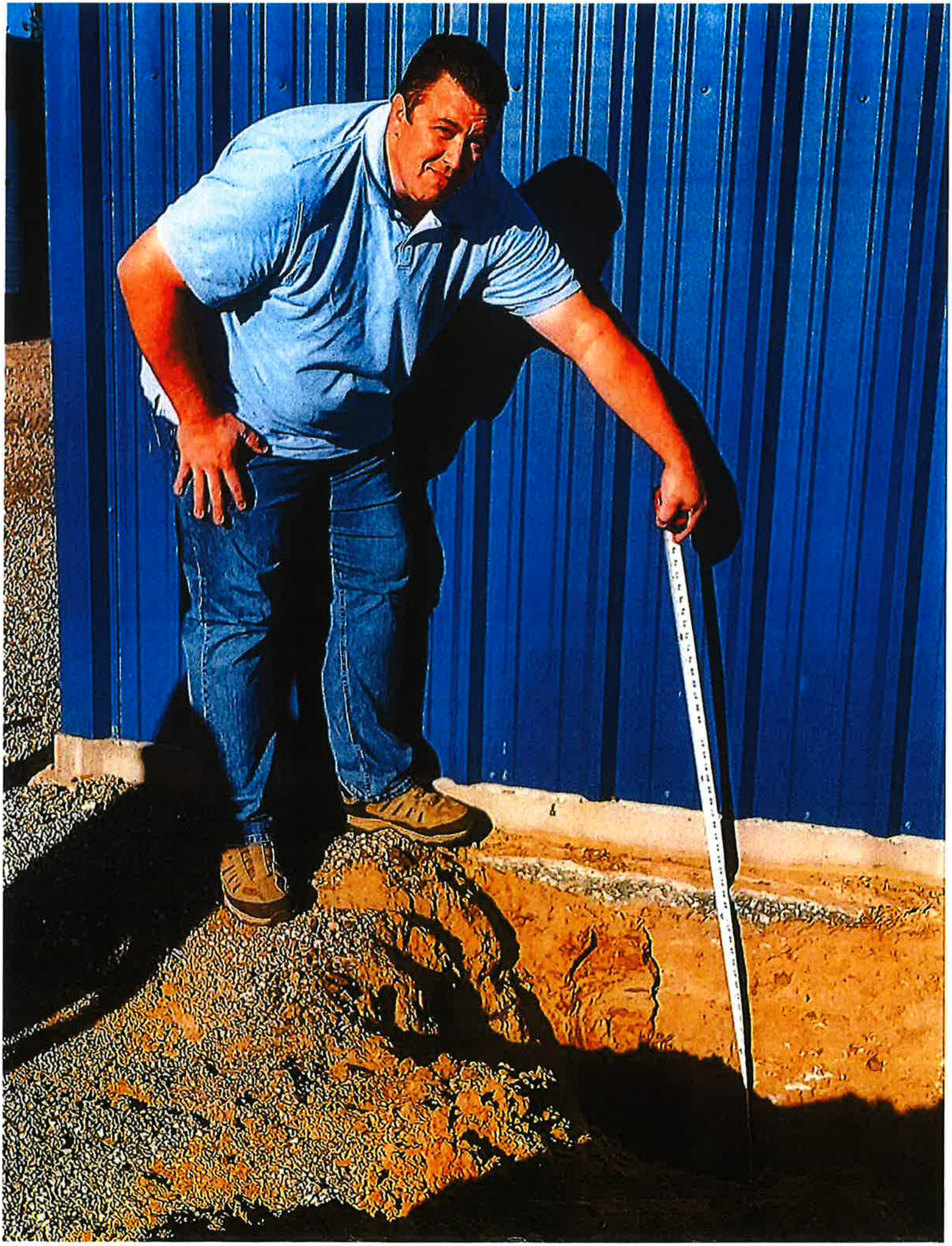

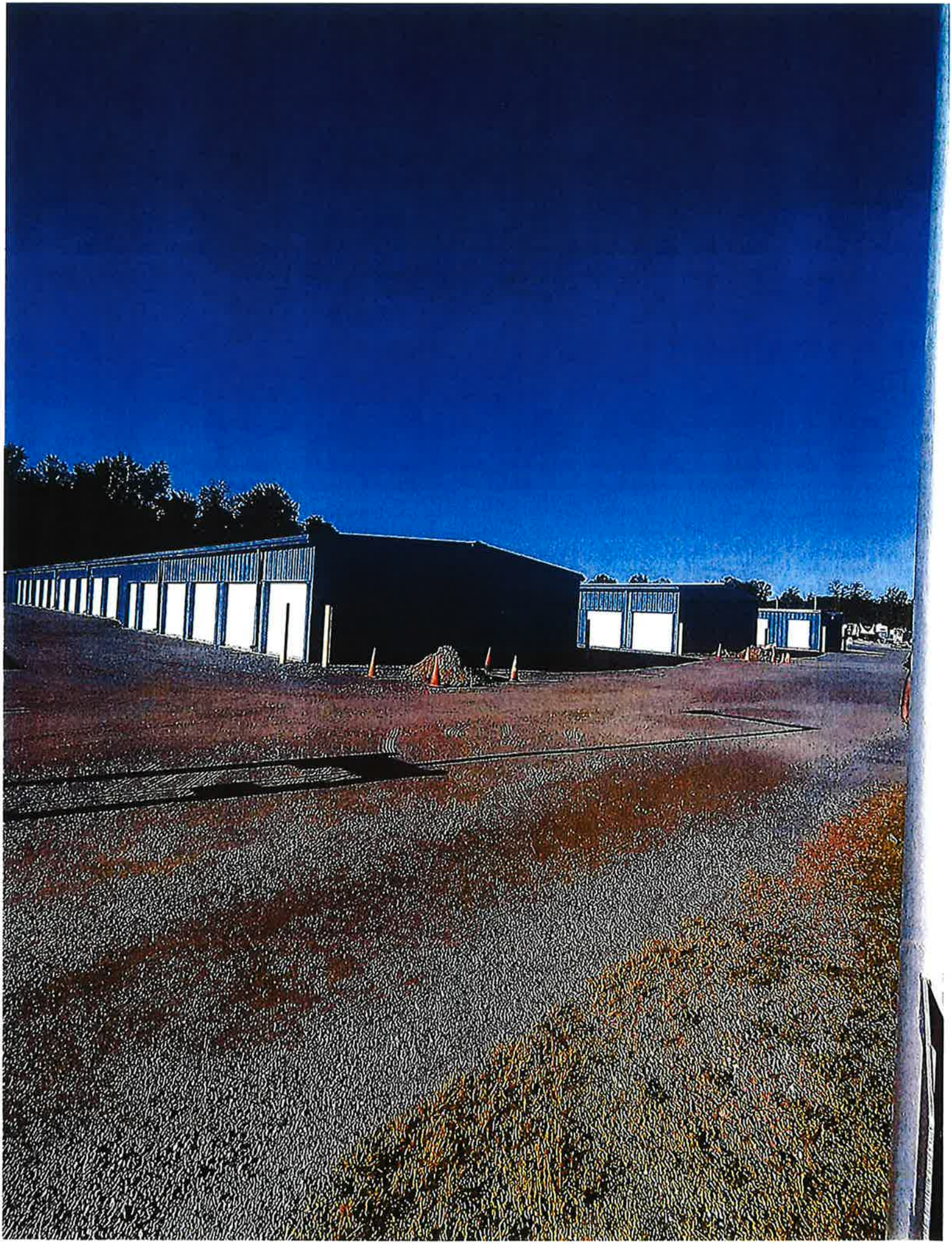

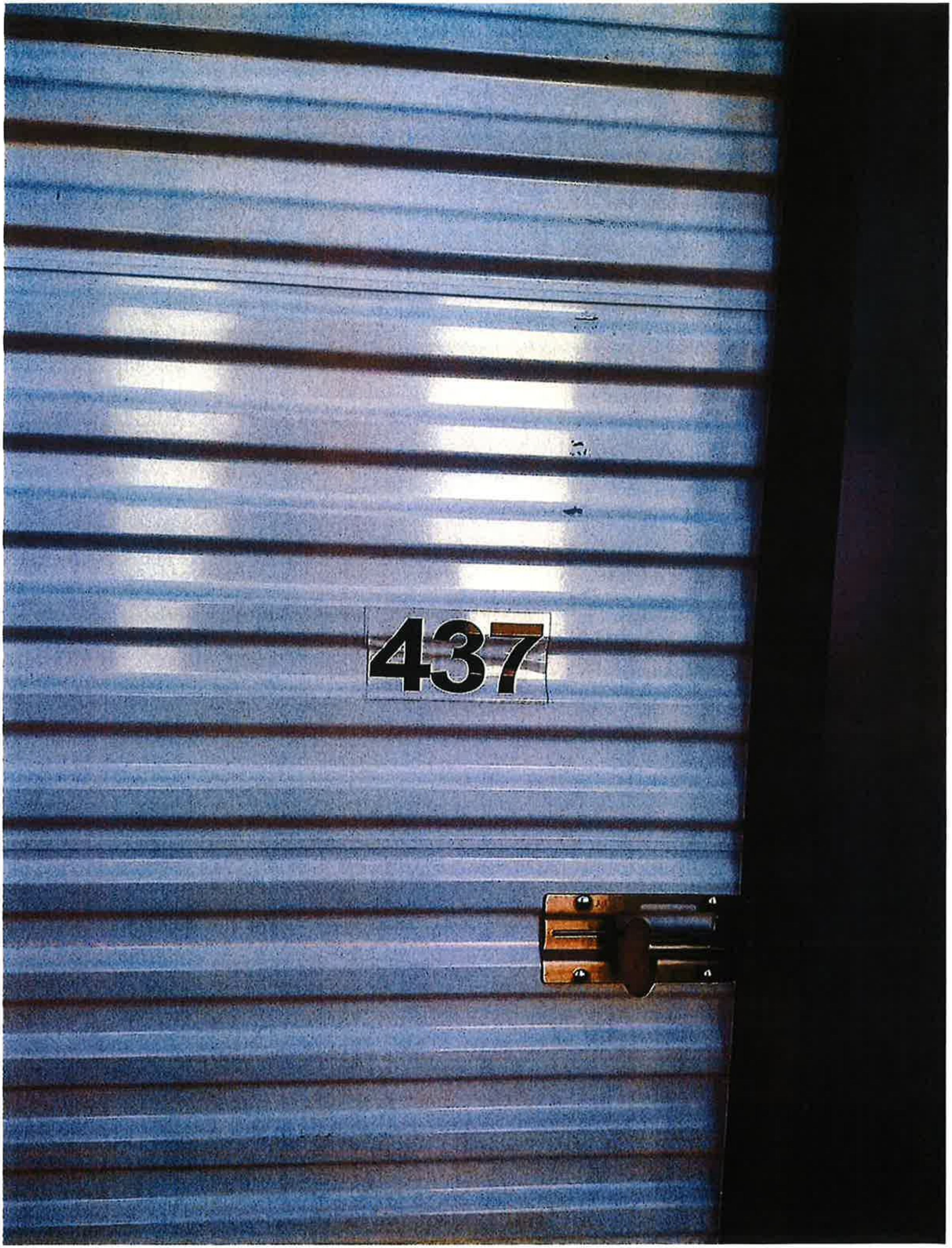
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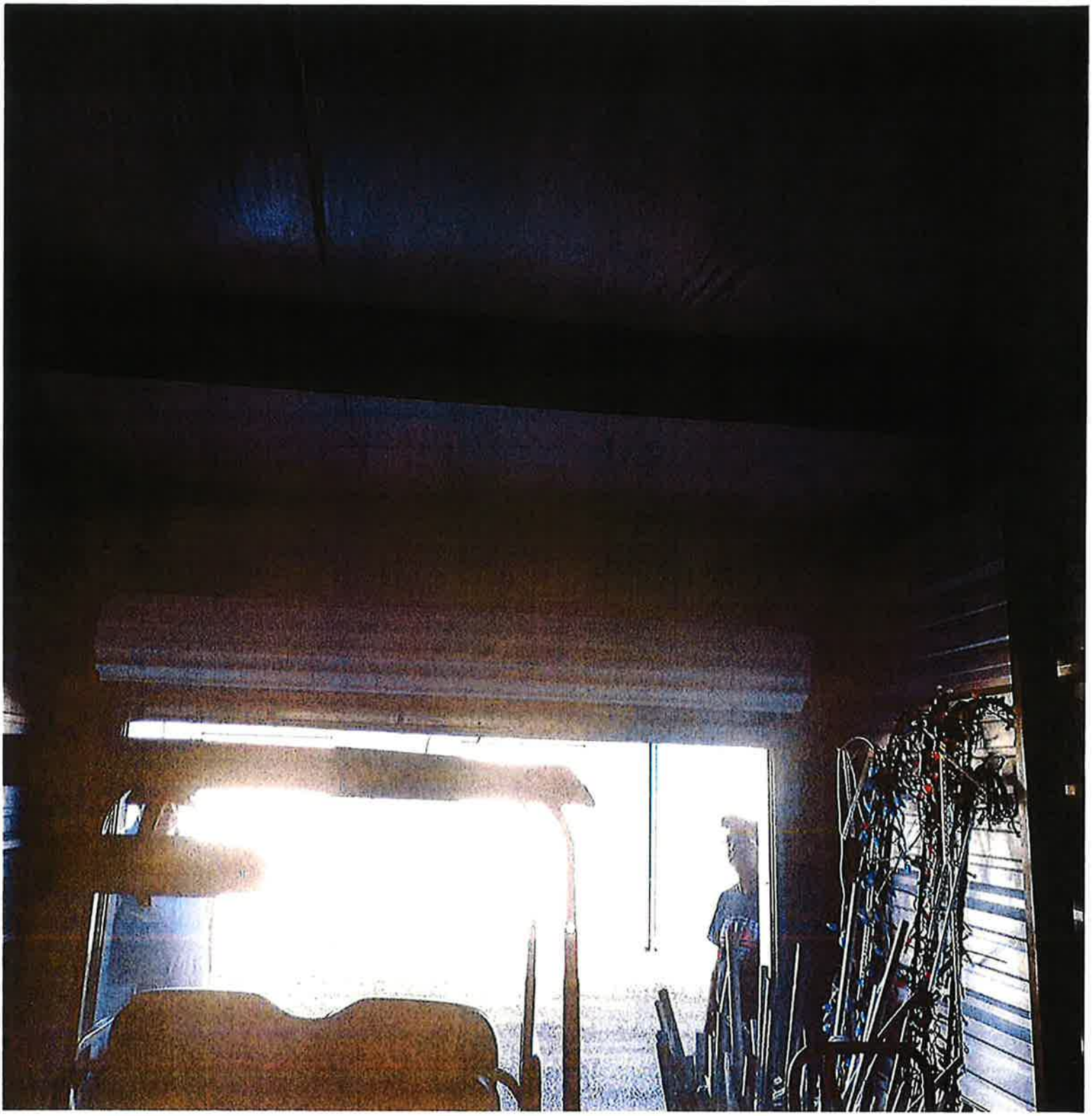
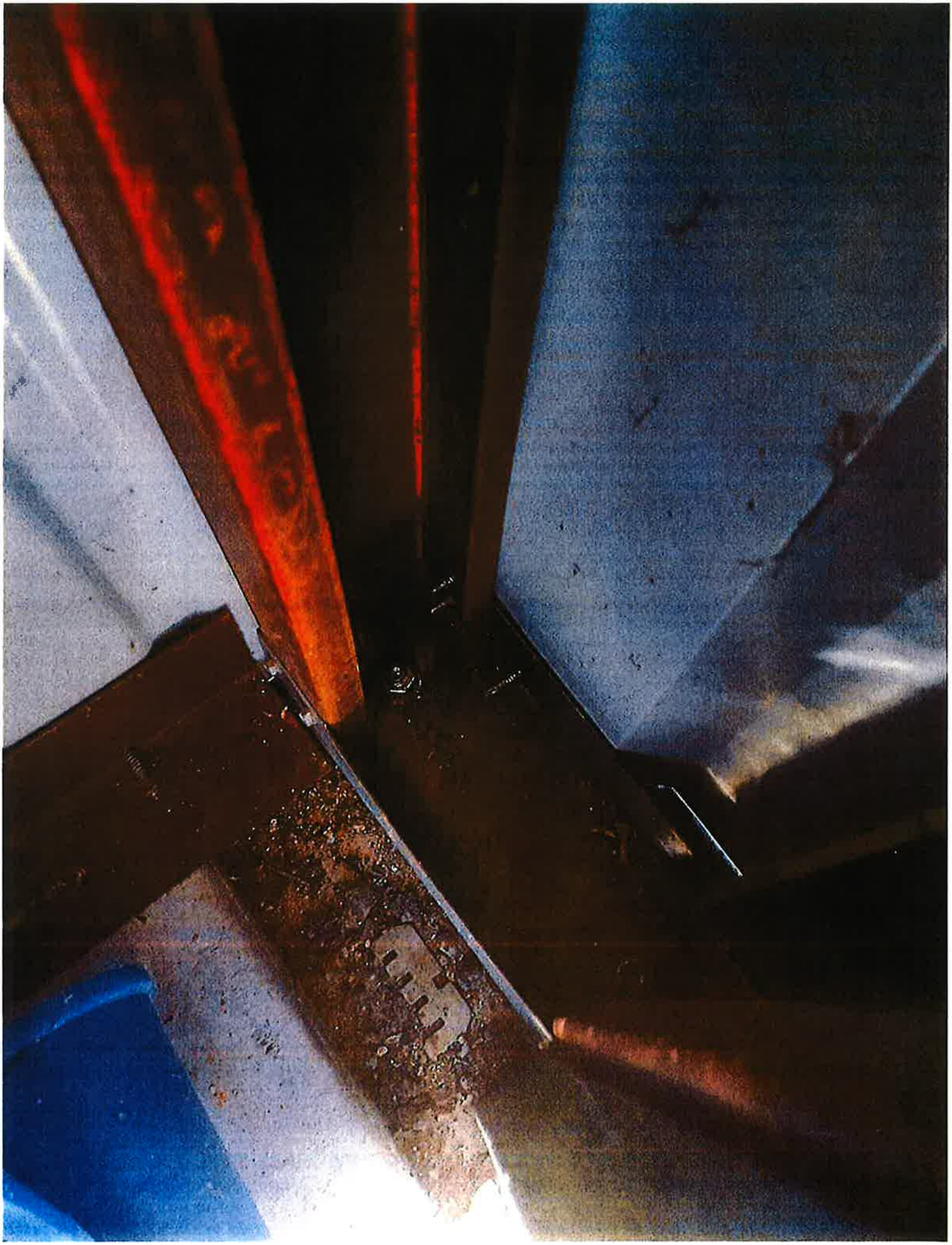




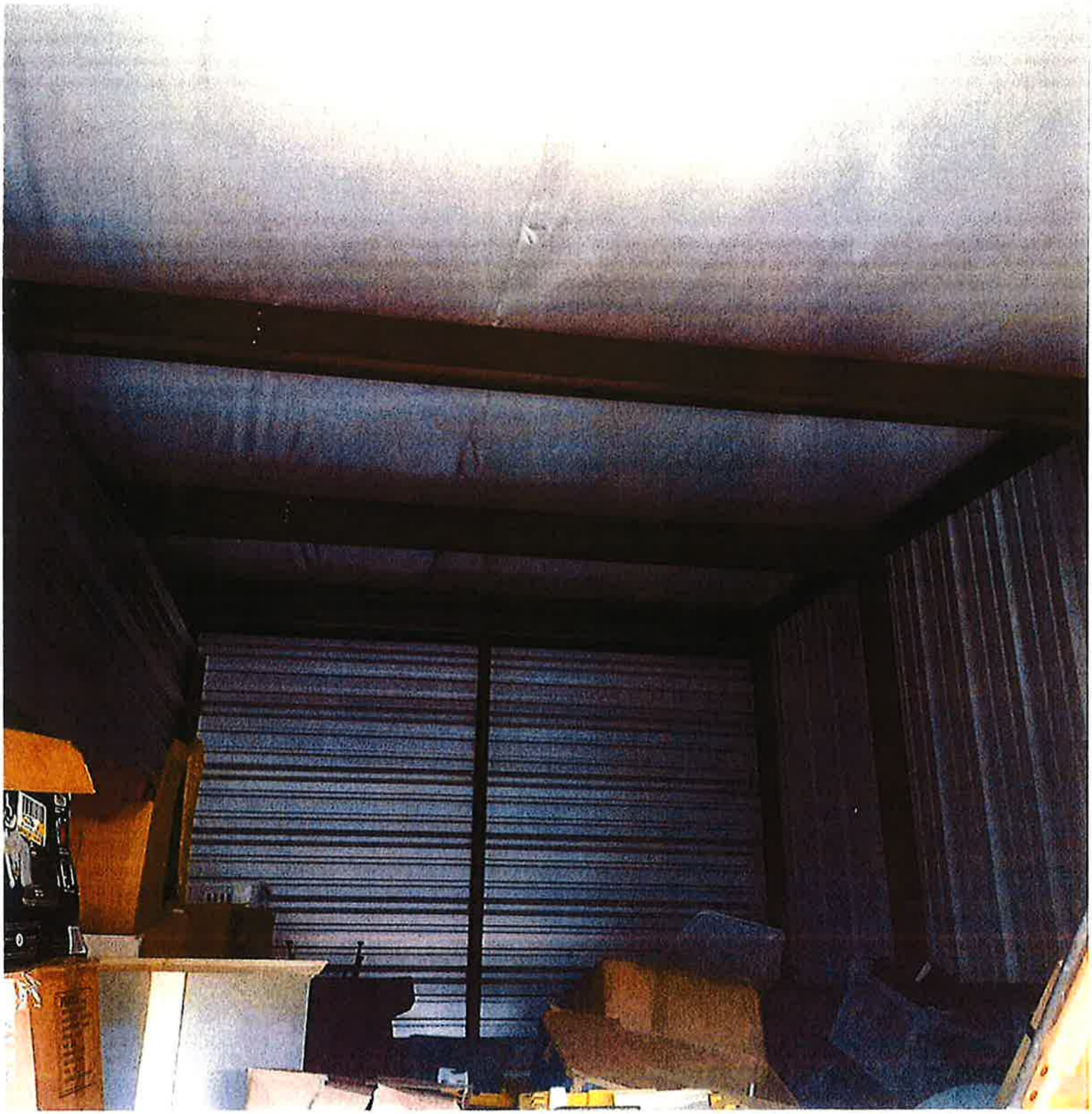


EXHIBIT F

STATE OF MICHIGAN
IN THE WASHTENAW COUNTY CIRCUIT COURT

AUGUSTA CHARTER TOWNSHIP, a Michigan Municipal Corporation,

Plaintiff,

CASE NO. 22-001011-CZ
HON. TIMOTHY P. CONNORS

Vs.

MITCHEL KALIMAI, individually &
MITCHEL'S STORAGE, LLC, a Domestic Limited Liability Company

Defendant.

Victor L. Lillich, JD & Associates, PLLC
Victor L. Lillich (P44286)
Attorney for Augusta Township

2077 Jananne Dr
Dexter, Michigan 48130
(734) 769-9050
lillichv@gmail.com

Gormley and Johnson, PLC
Christoper S. Johnson (P 58746)
John L. Gormley (P-53539)
Attorneys for Defendant
101 Ease Grand River Avenue
Fowlerville, MI 48836
(517) 223-3758
chris@gromleylaw.net
john@gormleylaw.net

STIPULATED ORDER
FOR PRELIMINARY INJUCTION

At a session of said Court held on
this 19 day of August, 2022, the
Hon. Timothy P. Connors, Presiding.

By stipulation of the parties, Defendants are enjoined and shall thus cease and desist from further development of the land that is the subject of this suit (Tax ID # 20-24-100-053) until either 1) further order of this Court or 2) until issuance of a zoning compliance permit from the Township.

This Order resolves the Show Cause Hearing on a Preliminary Injunction set for August 16, 2022 at 1:00 pm before this Court.

/s/ Timothy Connors
August 19, 2022
Hon. Timothy P. Connors

STIPULATION

Plaintiff, Augusta Charter Township, by its attorney, and Defendants, Mitchel Kalimai and Mitchels Storage, by their attorneys stipulate to the entry of the above order.

Victor L. Lillich
Attorney for Plaintiff

Date Signed: 8-13-22

John L. Gormley
Christopher S. Johnson
Attorney for Defendants

Date Signed: 8/12/22

Prepared by:
Victor L. Lillich (P44286)
Attorney for Plaintiff
2077 Jananne Dr.
Dexter, MI 48130
(734) 769-9050

EXHIBIT G

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF WASHTENAW

WASHTENAW COUNTY, a municipal corporation,

Plaintiff,

vs.

MITCHEL'S STORAGE, L.L.C., a Michigan limited liability company, and MITCHEL KAILIMAI,

Defendants.

File No. 22-001115-CZ
Honorable Timothy P. Connors

Ian James Reach (P25316)
Reach Law Firm
Attorney for Plaintiff
117 N First St, Ste 103
Ann Arbor, MI 48104
(734) 994-1400

John L. Gormley (P53539)
Gormley Law Offices, PLC
Attorney for Defendants
101 E Grand River Ave
Fowlerville, MI 48836
(517) 223-3758

STIPULATED ORDER

At a session of said Court, held in the City of Ann Arbor, County of Washtenaw, State of Michigan, this ____ day of _____, 2022.

PRESENT: Honorable Timothy P. Connors
Circuit Court Judge

UPON STIPULATION AND CONSENT OF THE PARTIES, by and through their respective counsel;

NOW, IT IS HEREBY ORDERED AS FOLLOWS:

1. Defendants shall not build any additional structures or modify any existing structures on the property without the appropriate zoning approval, required permits, and inspections as required by Augusta Township and the Washtenaw County Building Department.

2. No further electrical work will be permitted including the installation of parking lot lighting until Defendants have obtained appropriate zoning approval and required permits and inspections from Augusta Township and the Washtenaw County Building Department.

3. Defendants are required within the next sixty (60) days from date of this Court's Order to apply to the Township for at least one of the following: 1) an appropriate Certificate of Zoning Approval, 2) a text amendment to the zoning ordinance, 3) re-zoning and/or an amendment to the zoning map, and/or 4) a planned unit development (PUD), any of which could permit the mini-storage use that the various structures and improvements that Defendants have built on the property located at 11194 and 11294 Rawsonville Rd, Belleville, Michigan are intended to accommodate

4. If Defendant obtains a Zoning Approval through any of the above stated methods in paragraph 3, then Defendants shall within sixty (60) days after receipt of that zoning approval, apply for site plan approval. If the Defendants are granted site plan approval, then the Defendants shall within twenty (20) days thereafter apply for all building and trade permits as may be necessary for structures, parking lots, parking lot lighting, and other improvements that have currently been built without such permits or which Defendants intend to build in the near future.

5. In the event Augusta Township does not grant zoning approval through any of the above mentioned methods in Paragraph 3 and/or site plan approval, Plaintiff may return to this Court to request the relief of removal of all structures and improvements that have been built without appropriate permits including the removal of any foundations that were also constructed without permits.

5.1 However, nothing herein shall prejudice or waive the Defendants' arguments before the Township that its claims on zoning violations are barred due to 1) pre-existing use and legal non-conforming status, detrimental reliance, estoppel, unclean hands, and/or other similar theories of law nor similar arguments against the County.

6. The undersigned parties acknowledge and agree that while Defendants have obtained an independent opinion regarding the viability of the structures that have been built without appropriate permits, it is ultimately the responsibility of the Washtenaw County Building Department to inspect and enforce the Michigan Building Code and they will require their own inspections to be performed after the appropriate permits have been issued.

7. This Order resolves the Court's Show Cause hearing set for Thursday, September 22, 2022 at 9:00 am and the hearing shall be removed from the court's docket.

_____

Honorable Timothy P. Connors
Circuit Court Judge

The above order is hereby stipulated to:

JOHN L. GORMLEY (P53539)

9/21/2022

IAN JAMES REACH (P25316)

EXHIBIT H

MARX
WETLANDS
LLC

July 5, 2023

Mr. Dave Kubiske P.E. P.S. LEED AP
David Arthur Consultants Inc.
110 Main Street
Dundee, MI 48131
V 734.823.5080
F 734.823.5085 C 734.777.6174
davek@daceng.com
www.daceng.com

Re: Wetland Report: 11194 Rawsonville Rd-Mitchel's Storage
Approximately 25-AC (Parcel #T-20-24-100-053)
Augusta Township, Washtenaw County, Michigan

Dear Mr. Kubiske:

Pursuant to your request, Marx Wetlands LLC (MW) performed a wetland determination for an approximately 25-acre parcel T-20-24-100-053 in section 24 of Augusta Township (T4S, R7E), Washtenaw County, Michigan ("Site"). The Site is located directly south of Talladay Road and Rawsonville Road.

The purpose of this wetland determination is to provide a report of any wetland areas within the Site and provide an opinion on the possible jurisdiction of the federal government, Michigan Department of Energy, Great Lakes, and Environment (EGLE), and local agencies over wetland areas identified on-site, wherever applicable.

The wetland determination was performed in accordance with the Michigan Department of Environmental Quality Wetland Identification Manual (2001), the Northcentral-Northeast and Midwest Interim Regional Supplements to the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual. The delineation follows a technical approach for identifying wetlands and depends on three (3) environmental parameters. These parameters are 1) the presence of hydrophytic vegetation, 2) hydric soils, and 3) wetland hydrology. The parameters are present in wetland systems under normal conditions. The on-site wetland delineation consisted of a review of online background resource documents, followed by one (1) site visit on June 21, 2023. A discussion of the findings is presented below.

Online Research

- The National Wetlands Inventory (NWI) map indicates that the Site may contain one (1) potential riverine wetland (R5UBFx) wetland along its western site boundary. (**Enclosure 1-***Background Research*).

9861 High Meadow
Ypsilanti, Michigan 48198
Mobile: 734-478-8277
e-mail
bg.marxwetlands@gmail.com

- According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) *Web Soil Survey*, most of the Site contains loamy sands with low hydric ratings (3% hydric ratings). However, the Site was also mapped with two hydric (wetland-ranked) soils: Granby loamy fine sand (Gs, 100% hydric rating) and Grandby fine sand (Gr, 94% hydric rating), which generally corresponds to the delineated wetland areas.

- In addition, according to the *Washtenaw County Drain Map*, one (1) county drain (William Meier) lines the western site boundary (**Enclosure 1 – *Background Research***).

- MW's preliminary review of FEMA FIRM Panel No. 26161C0445E, effective 4/3/2012, showed that the Site lies in an area with minimal flood hazards (e.g., Zone X) (**Enclosure 1-*Background Research***).

Summary of Findings

The Site lies within a relatively rural area within Augusta Township, primarily consisting of private residences, commercial development, and undeveloped land. The Site has areas of upland mowed field, upland tree lines, paved parking areas associated with Mitchel's storage, and scattered wetlands. *An existing stormwater pond was identified within the Site.*

- Upland mowed field species observed include Canada bluegrass (*Poa compressa*), queen-Anne's-lace (*Daucus carota*), red clover (*Trifolium pratense*), mullein (*Verbascum thapsus*), orange hawkweed (Hieracium aurantiacum), ribwort (*Plantago lanceolata*), fleabane (*Erigeron annuus*), goldenrod (*Solidago altissima*), and common dandelion (*Taraxacum officinale*).

- Common trees and shrubs observed in the upland tree lines include black cherry (*Prunus serotina*), red oak (*Quercus rubra*), black walnut (*Juglans nigra*), blue spruce (*Picea pungens*), white pine (*Pinus strobus*), autumn-olive (*Elaegnus umbellata*) and blackberry (*Rubus alleheniensis*). Common herbaceous species include orchard grass (*Dactylis glomerata*) and may-apple (*Podophyllum peltatum*). Common woody vine species include Virginia creeper (*Parthenocissus quinquefolia*) and riverbank grape (*Vitis riparia*). Refer to the *On-site Conditions (***Enclosure 2**).

Wetland Delineation Methods & Results

MW flagged wetland boundaries with pink high-visibility ribbon tape and locations were collected using a GNSS receiver (R1- Trimble) handheld unit with submeter accuracy. Three (3) wetlands (Wetlands A, B, and C) were flagged within the Site's boundary. One (1) stream (William Meier Drain) was identified within the limits of Wetland A along the Site's western boundary.

Refer to the enclosed Wetland Location Map. See **Table 1**, *Wetlands and Streams Inventory Table* (below), which includes the on-site features' name, type, and anticipated regulatory status.

Table 1. Wetlands and Streams Inventory Table

Feature Name	Type*	Contiguous to Water Feature	Regulated by the State of Michigan? †
Wetland A	PEM/riverine	Yes	Yes, Likely EGLE Regulated
Wetland B	PEM	No	Not Likely †
Wetland C	PEM	No	Not Likely †
Stream 1/William Meier	PER-INT	Yes	Yes, Likely EGLE Regulated
RSD-1	Roadside ditch	No	Likely Exempt roadside ditch feature

*PEM-Palustrine Freshwater Emergent; PFO-Palustrine Forested; PER- perennial, INT-intermittent. †EGLE makes the final determination over the jurisdiction of wetlands, floodplains, streams, lakes, etc., in Michigan.

1. Wetland A/Stream 1

Wetland A is an emergent and riverine wetland associated with the on-site county drain along the Site's western site boundary, extending off-site to the north and south. The stream appears to flow south. Dominant trees and shrubs within this wetland included cottonwood (*Populus deltoides*, FAC – facultative), swamp white oak (*Quercus bicolor*, FACW- facultative wetland), peachleaf willow (*Salix amygdaloides*, FACW), and white mulberry (*Morus alba*, FAC). Prevalent herbaceous species include sensitive fern (*Onoclea*

Photograph 1. Wetland A/Stream 1.

Photograph 2. Another view of Wetland A.

sensibilis, FACW), narrow-leaved cattail (Typha angustifolia, OBL – obligate wetland), Gray's sedge (*Carex grayi*, FACW), and water horesetail (*Equisetum fluviatile*, OBL). Dominant vines poison ivy (FAC) and riverbank grape (FACW).

2. Wetlands B and C (Emergent)

Wetland B is a 0.10-acre emergent wetland identified in the Site's northeastern quadrant. **Wetland C** is a 0.02-acre emergent wetland in the Site's northeast corner. Dominant herbaceous vegetation includes slender rush (*Juncus tenuis*, FAC), green bulrush (*Scirpus atrovirens*, OBL), crested sedge (*Carex cristatella*, FACW), fox sedge (*Carex vulpinoidea,* FACW), bog rush (*Juncus effusus*, OBL), and smooth goldenrod (*Solidago gigantea*, FACW).

Photograph 3. Wetland B

Photograph 4. Wetland C

Hydrology

Common wetland hydrology indicators generally include surface water (A1), high water table (A2), saturation (A3), water-stained leaves (B9), saturation visible on aerial imagery (C9), geomorphic position (D2), and FAC Neutral Test (D5). The wetlands collect water from precipitation runoff and groundwater. The on-site wetland's hydrology is likely seasonally saturated or inundated during the active growing season. Refer to Page 8 of this letter report for *Key Definitions*.

Soils

Hydric soil indicators were observed within soil sample plots in the on-site wetlands. An adjacent upland soil sample pit confirmed upland conditions (10YR 4/3 or 10YR 3/3 brown loamy coarse sand). Please refer to the *USACE Wetland Determination Data Forms* (**Enclosure 3**).

Discussion of Regulations

Stream, Drain, and Floodplain Laws

The State of Michigan's Part 301, Inland Lakes, and Streams, of the Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451 states that a feature is a regulated stream by the EGLE if it contains a defined bed, bank, and evidence of continuous flow or a continued occurrence of water. **One (1) stream (William Meier) was identified within the Site and is likely an EGLE-regulated stream.**

One (1) country drain lines the Site's western boundary. No permanent structures can be built within county drain easements. The drain easement is used for any maintenance work or emergency access to the drain. Select activities can be permitted within drain easements through the county drain commissioner. **Be sure to contact Washtenaw County's Water Resources Commissioner's office to see if site development requires any approvals or permits through Washtenaw County.**

As amended, the State of Michigan's Part 31, Water Resources Protection, NREPA, 1994 PA 451 requires an individual to acquire a permit before any modifications of the 100-year floodplain or floodway of a river, stream, or drain. The statute also regulates activities within the floodplain of any stream with an upstream drainage area of two square miles or larger. MW's preliminary review of FEMA FIRM Panel No. 26161C0445E, effective 4/3/2012, showed that the Site lies in an area with minimal flood hazards (e.g., Zone X) **Therefore, if the on-site county drain has an upstream drainage area of two square miles or larger, it may have a regulated 100-year floodplain**. A floodplain elevation request or pre-application meeting through the EGLE can assist with the project development process or floodplain permit.

State and Local Wetland Laws

The State of Michigan's Part 303, Wetlands Protection, of the NREPA, as amended in 1994, indicates that wetlands are regulated if they are any of the following:

- Connected to one of the Great Lakes or Lake St. Clair.
- Located within 1,000 feet of one of the Great Lakes or Lake St. Clair.
- Connected to an inland lake, pond, river, or stream.
- Located within 500 feet of an inland lake, pond, river, or stream.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, but are more than 5 acres in size.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, and less than 5 acres in size, but EGLE has determined that these wetlands are essential to the preservation of the state's natural resources and has notified the property owner.

Marx Wetlands, LLC has the professional opinion that Wetland A is regulated because it is contiguous to the on-site county drain. Wetlands B and C appear to be non-regulated; however, if the east roadside ditch of Rawsonville Road is considered a stream, these wetlands may also be regulated. **Therefore, MW recommends EGLE concurrence on the anticipated regulatory statuses of these features if impacts are proposed by site development.**

One (1) linear roadside ditch (RSD.1) appears to be less than 5 acres in size. This feature may have been incidentally created upland along the roadside due

to runoff and drainage. According to Section 324.30305 4e of the NREPA, wetlands incidentally created as a result of the construction of roadside ditches in upland for the sole purpose of removing excess soil moisture from upland may be exempt from the regulations under Part 303.

The RSD.1 is largely confined to the roadside ditch feature along the east side of Rawsonville Road, extending west along the north isde of the driveway to Mitchel's Storage. The Wetland A series lies in areas mapped as the Thetford loamy sand, 0 to 2 percent slopes (TfA, 3% hydric rating), which has a low hydric rating, and no NWI wetlands are mapped in this area. Topographic maps indicate that the Site slopes south. It is likey that EGLE could exempt this linear roadside ditch from Part 301 or Part 303. The EGLE has to make the final determination on the regulatory status of wetlands, lakes, floodplains, and streams in the State of Michigan.

MW's professional opinion is based on the site investigations and a review of available desktop resources (e.g., aerial photography, topographic maps, county soil data, national wetlands inventory, etc.). A pre-application meeting through the EGLE can assist with the project development process or permitting if impacts are anticipated by project activities. **The State of Michigan (EGLE) makes a final determination on regulated wetlands, lakes, floodplains, and streams in the State of Michigan**

Michigan administers Section 404 of the federal Clean Water Act through a joint permit application process. In Michigan, applicants generally submit one wetland joint permit application (JPA) to EGLE and receive federal and state authorization with a wetland permit. The EGLE requires a permit for any proposed work within the boundaries of a regulated wetland. The law requires a person to apply for and receive a permit from the state before any activities are conducted in a regulated wetland. Typically, a permit is required by the state for the following activities in a regulated wetland:

- Deposit or permit the placing of fill material in a wetland.
- Dredge, remove, or permit the removal of soil or minerals from a wetland.
- Construct, operate, or maintain any use or development in a wetland.
- Drain surface water from a wetland.

Please be advised that the information provided in this report is a professional opinion. The ultimate decision on wetland boundary locations and jurisdiction rests with the EGLE or Township and, in some cases, the Federal government. Wetland evaluations performed outside the growing season from late October until late April may not be consistent with the official EGLE wetland assessment program and therefore are subject to the increased potential for change than those performed during the growing season. Therefore, boundary adjustments may be based on a regulatory agency's

review. An agency's determination can vary, depending on various factors including, but not limited to, the experience of the agency representative making the determination and the season of the year. In addition, the site's physical characteristics can change with time, depending on the weather, vegetation patterns, drainage, activities on adjacent parcels, or other events. These factors can change the nature or extent of wetlands within the Site.

Thank you for the opportunity to provide this wetland determination. If you have any questions, be sure to get in touch with me at your convenience.

Sincerely,

Marx Wetlands LLC

Bryana J. Guevara, Principal Member
Professional Wetland Scientist #2949
ISA Certified Arborist #MI-4240A
Certified Ecologist, Society of Ecological Society

Enclosures:

1) Soils, National Wetlands Inventory (NWI), Drain, & FEMA Floodplain Maps
2) On-site Conditions- Photographs
3) Wetland Location Map & USACE Wetland Determination Data forms

Key Definitions:

Hydric soil: A soil that formed under conditions of saturation, flooding, or ponding during the growing season to develop anaerobic conditions (USDA-NRCS).

Hydrophytic vegetation: A predominance of vegetation typically adapted to saturated soil conditions and inundation (USACE Wetland Delineation Manual 1987).

Hydrology: Periodically inundated or have soils saturated to the surface level during the growing season (USACE Wetland Delineation Manual 1987).

Hydrologic Zones- Non-tidal areas:

- **Zone I: Permanently inundated**- Duration of 100 percent; >6.6 feet mean water depth.
- **Zone II: Semi-permanently to nearly permanently inundated or saturated**- duration of >75 percent to <100 percent; <6.6 feet mean water depth.
- **Zone III: Regularly inundated or saturated-** duration of >25 - 75 percent
- **Zone IV: Seasonally inundated or saturated**- duration >12.5 - 25 percent
- **Zone V Irregularly inundated or saturated**- duration >5 - 12.5 percent; most areas with this hydrologic condition are not wetlands.
- **Zone VI Intermittently or never inundated or saturated**- duration <5 percent; These areas are not likely wetlands.

Plant indicator Category Indicator Status Categories*

- **Obligate Wetland Plants (OBL)**: Plants that occur almost always (estimated likelihood >99 percent) in wetlands under natural conditions but which may also occur extremely rarely (estimated <1 percent) in non-wetland habitats (e.g., upland).

- **Facultative Wetland Plants (FACW)**: Plants that usually occur (estimated likelihood 67 percent to 99 percent) in wetlands but also occur (~1 percent to 33 percent) in non-wetlands habitat (e.g., upland).

- **Facultative Plants (FAC)**: Plants with a similar likelihood (estimated ~33 percent to 67 percent) of occurring in wetlands and non-wetland habitats.

- **Facultative Upland Plants (FACU)**: Plants that sometimes occur (estimated likelihood 1 percent to <33 percent) in wetlands but occurs more often (~33 to 67 percent) of occurring in both wetland and non-wetland habitats.

- **Obligate Upland Plants (UPL)**: Plants that occur rarely (estimated likelihood 1 percent) in wetlands but occur almost always (>99 percent) in non-wetland habitats under natural conditions.

**Definitions were initially defined by USFWS but modified by National Plant List Panel (USACE Wetland Delineation Manual).*

ENCLOSURE I

U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands

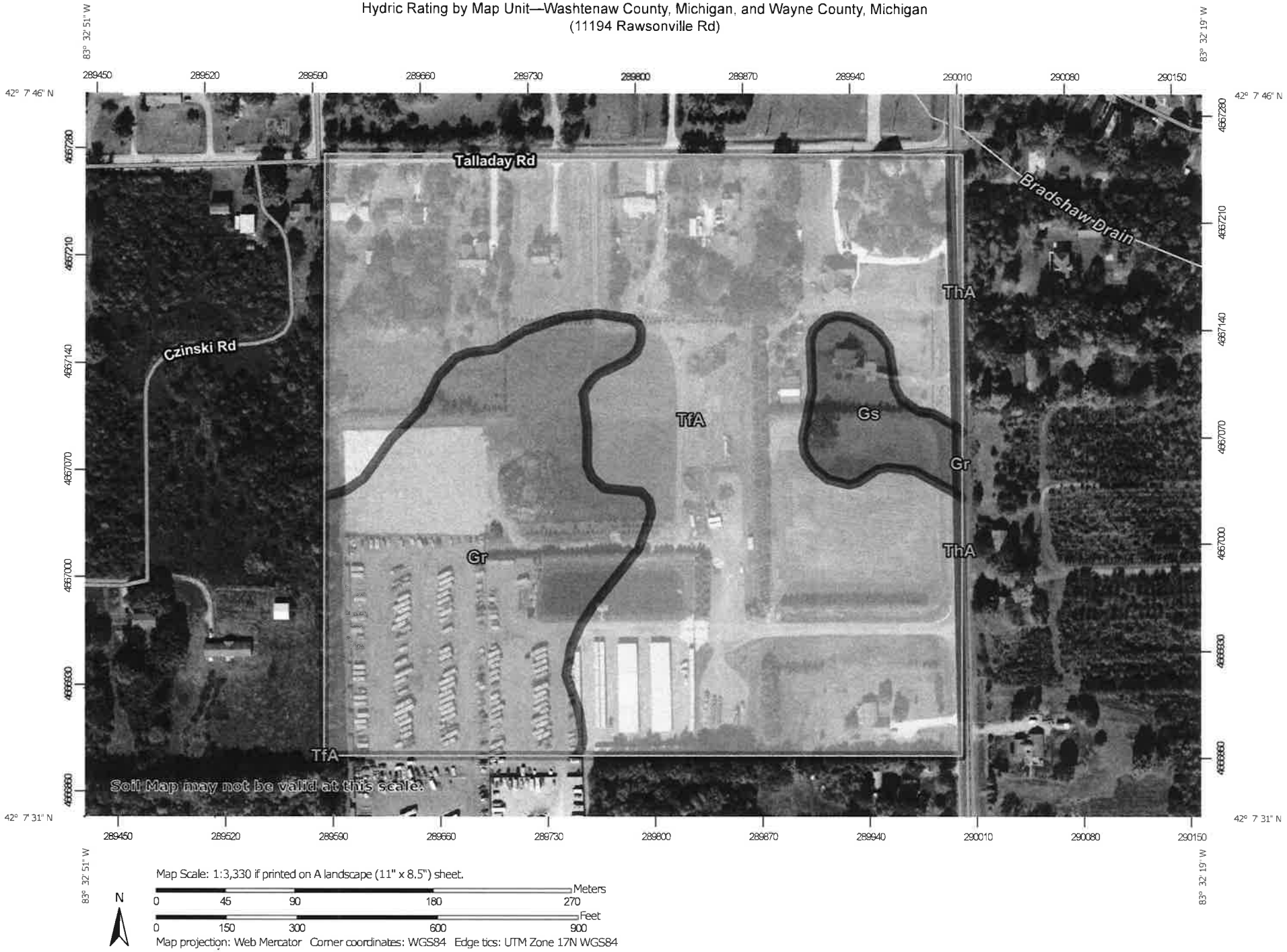
July 5, 2023

Wetlands_Alaska

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Hydric Rating by Map Unit—Washtenaw County, Michigan, and Wayne County, Michigan
(11194 Rawsonville Rd)



Map Scale: 1:3,330 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 45 90 180 270

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:12,000 to 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washtenaw County, Michigan
Survey Area Data: Version 21, Aug 29, 2022

Soil Survey Area: Wayne County, Michigan
Survey Area Data: Version 8, Aug 29, 2022

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 9, 2022—Oct 21, 2022

MAP LEGEND

MAP INFORMATION

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Gr	Granby fine sand	94	10.9	26.9%
Gs	Granby loamy fine sand	100	1.8	4.4%
TfA	Thetford loamy sand, 0 to 2 percent slopes	3	27.5	67.8%
Subtotals for Soil Survey Area			**40.2**	**99.1%**
Totals for Area of Interest			**40.5**	**100.0%**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Gr	Granby loamy fine sand	90	0.0	0.1%
ThA	Thetford loamy sand, 0 to 2 percent slopes	3	0.3	0.8%
Subtotals for Soil Survey Area			**0.4**	**0.9%**
Totals for Area of Interest			**40.5**	**100.0%**

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

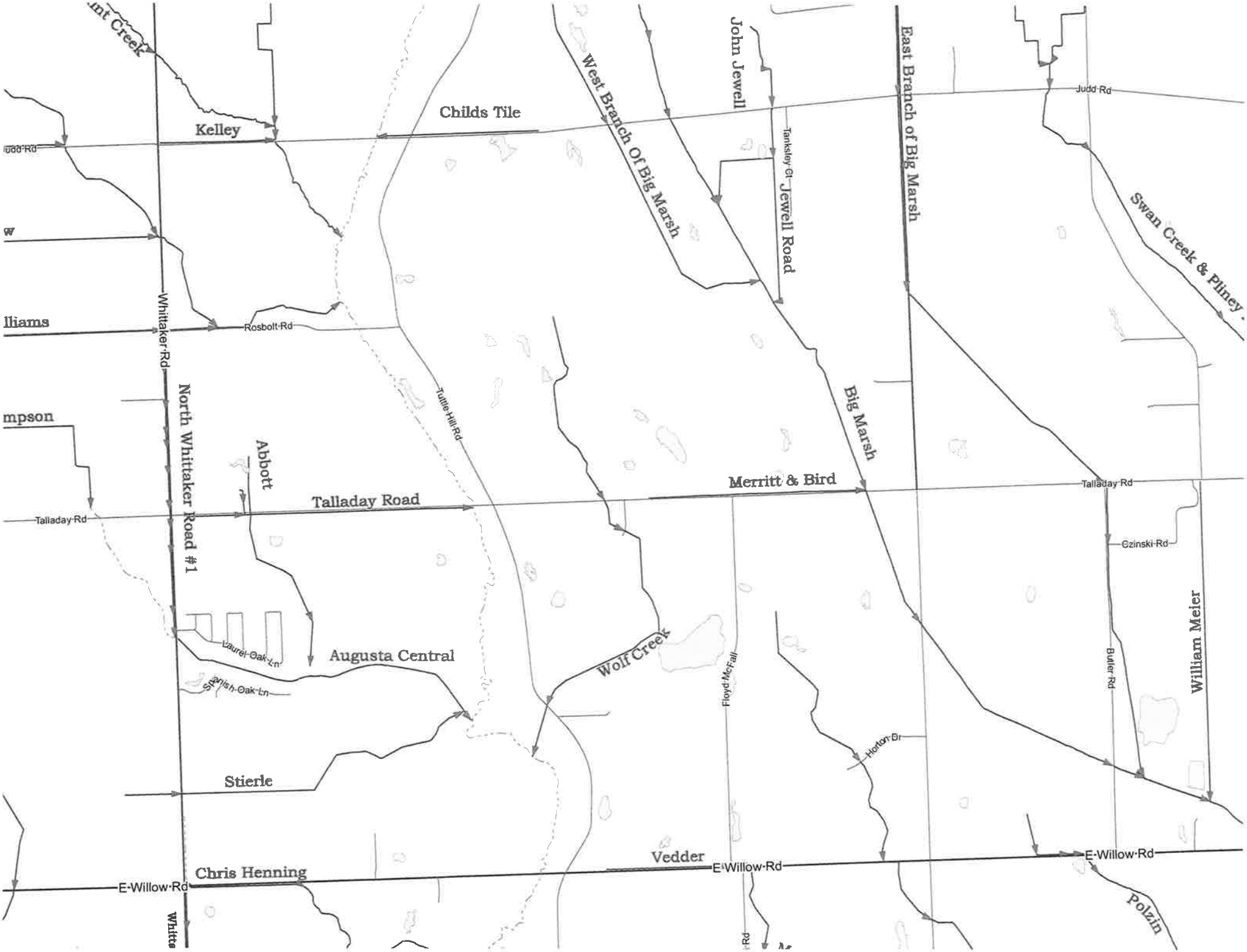
Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower


Kelley
Childs Tile
West Branch Of Big Marsh
John Jewell
East Branch of Big Marsh
Judd Rd
Tanksley Ct
Jewell Road
Swan Creek & Pliney
Whittaker Rd
Rosbolt Rd
Tuttle Hill Rd
North Whittaker Road #1
Abbott
Talladay Road
Merritt & Bird
Big Marsh
Talladay Rd
Czinski Rd
Laurel Oak Ln
Augusta Central
Spanish Oak Ln
Wolf Creek
Floyd McFall
Horton Dr
Butler Rd
William Meier
Stierle
Chris Henning
Vedder
E Willow Rd
Polzin

National Flood Hazard Layer FIRMette

FEMA

83°32'54"W 42°7'50"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

83°32'17"W 42°7'24"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Are: of 1% annual chance flood with averag depth less than one foot or with drainag areas of less than one square mile *Zone*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zon*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximat point selected by the user and does not repres an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/5/2023 at 6:36 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ENCLOSURE II

ON-SITE CONDITIONS LOG

1) Existing storage area.

2) Existing storm pond (non-feature)

3) Roadside ditch (non-feature)

4) Typical upland old field/lawn.

ON-SITE CONDITIONS LOG

5) Downstream view of Stream 1 and Wetland A.

6) Wetland B- small emergent wetland.

7) Wetland C- small emergent wetland.

8) West side of Rawsonville Road- roadside ditch.

ENCLOSURE III

LEGEND

DELINEATION BOUNDARY

EXISTING WETLAND

EXISTING STREAM

UPLAND SAMPLE POINT

WETLAND SAMPLE POINT

NOTE: THIS MAP DEPICTS THE APPROXIMATE WETLAND BOUNDARIES WITHIN THE PROPERTY AS DELINEATED BY MARX WETLANDS LLC ON JUNE 21, 2023. PLEASE NOTE THAT MICHIGAN'S DEPARTMENT OF THE ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) MAKES THE FINAL DETERMINATIONS OF JURISDICTION OVER REGULATED WETLANDS, STREAMS, LAKES, AND FLOODPLAINS IN THE STATE OF MICHIGAN. IN SOME CASES, WETLANDS MAY BE SUBJECT TO LOCAL ORDINANCES AND/OR FEDERAL REVIEW.

DATE: JUNE 28, 2023	REVISIONS:	CLIENT: DAVID ARTHUR CONSULTANTS INC.	SECTION: 24	MARX WETLANDS, LLC.
SHEET NO. 01		MITCHEL'S STORAGE WETLAND DELINEATION MAP	TOWN 04 SOUTH, RANGE 07 EAST	9861 HIGH MEADOW DR
			AUGUSTA TOWNSHIP	YPSILANTI, MICHIGAN 48198
			WASHTENAW COUNTY, MICHIGAN	(734) 478-8277

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: 11194 Rawsonville Road -south of Talladay Road City/County: Augusta Township/Washtenaw County Sampling Date: 06/21/2023
Applicant/Owner: David Arthur Consultants Inc. State: Michigan Sampling Point: USP.1
Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range:
Landform (hillslope, terrace, etc): Hillside Local relief (concave, convex, none): convex
Slope(%): 10 Lat: 42.12785768 Long: -83.54401504 Datum: WGS 1984
Soil Map Unit Name: None NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes		No	X	
Hydric Soil Present?	Yes		No	X	**Is the Sampled Area**
Wetland Hydrology Present?	Yes		No	X	**within a Wetland?** Yes ____ No X

Remarks:

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Picea pungens* / Blue spruce	10	Yes	NI
2.			
3.			
4.			
5.			
	10	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Pinus strobus* / Eastern white pine	10	Yes	FACU
2.			
3.			
4.			
5.			
	10	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Poa compressa* / Canada blue grass, Canadian blue grass	20	Yes	FACU
2. *Juncus tenuis* / Slender rush, Poverty or slender rush	10	No	FAC
3. *Trifolium pratense* / Red clover	30	Yes	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	60	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
	0	= Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 4 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	10	x 3 =	30
FACU species	60	x 4 =	240
UPL species	10	x 5 =	50
Column Totals:	80 (A)		320 (B)

Prevalence Index = B/A = 4.0

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: USP.1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/3	100					Lm Crse Sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: 11194 Rawsonville Road -south of Talladay Road City/County: Augusta Township/Washtenaw County Sampling Date: 06/21/2023
Applicant/Owner: David Arthur Consultants Inc. State: Michigan Sampling Point: USP.A
Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range:
Landform (hillslope, terrace, etc): Sand Local relief (concave, convex, none): convex
Slope(%): 5-10 Lat: 42.12727479 Long: -83.54531009 Datum: WGS 1984
Soil Map Unit Name: Granby fine sand (Gr) NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No X	**within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X			

Remarks:

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus strobus* / Eastern white pine	15	Yes	FACU
2. *Quercus rubra* / Northern red oak	20	Yes	FACU
3.			
4.			
5.			
	35	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Rubus allegheniensis* / Allegheny blackberry	20	Yes	FACU
2.			
3.			
4.			
5.			
	20	= Total Cover	

Herb Stratum (Plot size: 5-ft)			
1. *Verbascum thapsus* / Woolly mullein	20	Yes	UPL
2. *Solidago altissima* / Canada goldenrod	20	Yes	FACU
3. *Erigeron annuus* / Annual fleabane	10	Yes	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	50	= Total Cover	

Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
	0	= Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 6 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	85	x 4 =	340
UPL species	20	x 5 =	100
Column Totals:	105 (A)		440 (B)

Prevalence Index = B/A = 4.19

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: USP.A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 4/3	100					Coarse Sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: 11194 Rawsonville Road -south of Talladay Road City/County: Augusta Township/Washtenaw County Sampling Date: 06/21/2023
Applicant/Owner: David Arthur Consultants Inc. State: Michigan Sampling Point: USP.B
Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range:
Landform (hillslope, terrace, etc): Hillside Local relief (concave, convex, none): convex
Slope(%): 0-1 Lat: 42.12696919 Long: -83.54178513 Datum: WGS 1984
Soil Map Unit Name: NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?**	Yes	No X
Hydric Soil Present?	Yes	No X			
Wetland Hydrology Present?	Yes	No X			

Remarks:

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15-ft)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5-ft)			
1. *Poa compressa* / Canada blue grass, Canadian blue grass	45	Yes	FACU
2. *Plantago lanceolata* / Ribwort, English plantain	20	Yes	FACU
3. *Hieracium aurantiacum* / Orange flowered hawkweed, Orang	10	No	NI
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	75 = Total Cover		
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
	0 = Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	65	x 4 =	260
UPL species	10	x 5 =	50
Column Totals:	75 (A)		310 (B)

Prevalence Index = B/A = 4.13

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: USP.B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 4/3	100					Coarse Sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: 11194 Rawsonville Road -south of Talladay Road City/County: Augusta Township/Washtenaw County Sampling Date: 06/21/2023
Applicant/Owner: David Arthur Consultants Inc. State: Michigan Sampling Point: USP.C
Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range:
Landform (hillslope, terrace, etc): Hillside Local relief (concave, convex, none): convex
Slope(%): 0-1 Lat: 42.12717541 Long: -83.54114255 Datum: WGS 1984
Soil Map Unit Name: NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?**	Yes	No X
Hydric Soil Present?	Yes	No X			
Wetland Hydrology Present?	Yes	No X			

Remarks:

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15-ft)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5-ft)			
1. *Poa compressa* / Canada blue grass, Canadian blue grass	45	Yes	FACU
2. *Plantago lanceolata* / Ribwort, English plantain	20	Yes	FACU
3. *Hieracium aurantiacum* / Orange flowered hawkweed, Orang	10	No	NI
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	75 = Total Cover		
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
	0 = Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	65	x 4 =	260
UPL species	10	x 5 =	50
Column Totals:	75 (A)		310 (B)

Prevalence Index = B/A = 4.13

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: USP.C

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 4/3	100					Coarse Sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: 11194 Rawsonville Road -south of Talladay Road City/County: Augusta Township/Washtenaw County Sampling Date: 06/21/2023
Applicant/Owner: David Arthur Consultants Inc. State: Michigan Sampling Point: WSP.A
Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range:
Landform (hillslope, terrace, etc): Drain Local relief (concave, convex, none): concave
Slope(%): 0-1 Lat: 42.1272376 Long: -83.54562531 Datum: WGS 1984
Soil Map Unit Name: Granby fine sand (Gr) NWI classification: Riverine
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No _____
Hydric Soil Present? Yes X No _____
Wetland Hydrology Present? Yes X No _____

Is the Sampled Area within a Wetland? Yes X No _____

Remarks:

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides* / Eastern cottonwood	5	Yes	FAC
2. *Quercus bicolor* / Swamp white oak	10	Yes	FACW
3.			
4.			
5.			
	15	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1. *Quercus bicolor* / Swamp white oak	10	Yes	FACW
2. *Morus alba* / Mulberry, White mulberry	10	Yes	FAC
3. *Salix amygdaloides* / Peachleaf willow	10	Yes	FACW
4.			
5.			
	30	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Onoclea sensibilis* / Sensitive fern	15	Yes	FACW
2. *Typha angustifolia* / Narrow leaf cattail, Narrow-leaved cattai	15	Yes	OBL
3. *Carex vulpinoidea* / Fox sedge, Brown fox sedge	10	No	FACW
4. *Carex grayi* / Gray's sedge	15	Yes	FACW
5. *Equisetum fluviatile* / Water horsetail	20	Yes	OBL
6.			
7.			
8.			
9.			
10.			
	75	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1. *Vitis riparia* / River-bank grape	5	Yes	FACW
2.			
	5	= Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 10 (A)
Total Number of Dominant Species Across All Strata: 10 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	35	x 1 =	35
FACW species	75	x 2 =	150
FAC species	15	x 3 =	45
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	125 (A)		230 (B)

Prevalence Index = B/A = 1.84

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WSP.A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 4/2	90	10YR 4/6	10	C	PL	Lm Crse Sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- X Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes X No ___ Depth (inches): 3

Water Table Present? Yes X No ___ Depth (inches): 0

Saturation Present? Yes X No ___ Depth (inches): 0

(includes capillary fringe)

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: 11194 Rawsonville Road -south of Talladay Road City/County: Augusta Township/Washtenaw County Sampling Date:
Applicant/Owner: David Arthur Consultants Inc. State: Michigan Sampling Point: WSP.B
Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range:
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave
Slope(%): 0-1 Lat: 42.12691058 Long: -83.54170731 Datum: WGS 1984
Soil Map Unit Name: NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	
Hydric Soil Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes X No
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Juncus tenuis* / Slender rush, Poverty or slender rush	30	Yes	FAC
2. *Scirpus atrovirens* / Green bulrush	20	Yes	OBL
3. *Eupatorium perfoliatum* / Common boneset	10	No	OBL
4. *Carex cristatella* / Crested sedge	20	Yes	FACW
5. *Poa compressa* / Canada blue grass, Canadian blue grass	15	No	FACU
6. *Phleum pratense* / Common timothy, Cultivated timothy	10	No	FACU
7. *Solidago gigantea* / Smooth goldenrod	10	No	FACW
8. *Carex vulpinoidea* / Fox sedge, Brown fox sedge	20	Yes	FACW
9.			
10.			
	135	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
	0	= Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)
Total Number of Dominant Species Across All Strata: 4 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	30	x 1 =	30
FACW species	50	x 2 =	100
FAC species	30	x 3 =	90
FACU species	25	x 4 =	100
UPL species	0	x 5 =	0
Column Totals:	135 (A)		320 (B)

Prevalence Index = B/A = 2.37

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WSP.B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/2	90	7.5YR 4/6	10	C	PL	Fine Sndy Lm	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- X Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No ___ Depth (inches): _____

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: 11194 Rawsonville Road -south of Talladay Road City/County: Augusta Township/Washtenaw County Sampling Date: 06/21/2023
Applicant/Owner: David Arthur Consultants Inc. State: Michigan Sampling Point: WSP.C
Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range:
Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave
Slope(%): 0-1 Lat: 42.12763814 Long: -83.5410383 Datum: WGS 1984
Soil Map Unit Name: NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	
Hydric Soil Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes X No
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: 30-ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15-ft)			
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Herb Stratum (Plot size: 5-ft)			
1. *Juncus effusus* / Common bog rush, Soft or lamp rush	15	Yes	OBL
2. *Juncus tenuis* / Slender rush, Poverty or slender rush	10	No	FAC
3. *Carex vulpinoidea* / Fox sedge, Brown fox sedge	30	Yes	FACW
4. *Solidago gigantea* / Smooth goldenrod	10	No	FACW
5.			
6.			
7.			
8.			
9.			
10.			
	65	= Total Cover	
Woody Vine Stratum (Plot size: 30-ft)			
1.			
2.			
	0	= Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	15	x 1 =	15
FACW species	40	x 2 =	80
FAC species	10	x 3 =	30
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	65 (A)		125 (B)

Prevalence Index = B/A = 1.92

Hydrophytic Vegetation Indicators:
X 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WSP.C

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 3/2	90	10YR 4/6	10	C	M,PL	Fine Sndy Lm	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Dark Surface (S7)
- ___ Iron-Manganese Masses (F12)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

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EXHIBIT I

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

555 Hulet Drive
Bloomfield Hills, MI 48302-0360

248-454-6300

www.hrcengr.com

July 10, 2023

David Arthur Consultants
110 W Main St
Dundee, MI 48131

Attn: Dave Kubiske P.E., P.S., LEED AP – President

Re: Traffic Impact Assessment
Mitchel's Storage

HRC Job No. 20230482

Dear Mr. Kubiske:

Hubbell, Roth & Clark, Inc. (HRC) has prepared a traffic impact assessment to determine the potential impacts of the proposed additional storage and office buildings in Belleville, Michigan. The proposed development includes five storage buildings consisting of 144 units and one office building of 6,000 square feet. The preliminary site plan, dated March 30, 2023, shows one driveway on Rawsonville Rd and one emergency driveway on Talladay Rd for emergency services only. The preliminary site plan is in **Attachment A.**

Study Area

Mitchel's Storage is looking to construct additional storage unit buildings and one office building in Belleville, Michigan. The commercial site is over 21 acres and is located on Rawsonville Rd about six (6) miles south of I-94. The site is bounded by W Talladay Rd to the north, Rawsonville Rd to the east, Wear Rd to the south, and undeveloped land to the west. The site is being built adjacent to an existing self-storage facility, which serves as an expansion. The site location is shown in **Figure 1.**

Figure 1: Site Location

Existing Roadway System

The study area includes the following roadways and intersections:

- Rawsonville Rd
    - Runs north and south and has a speed limit of 55 miles per hour (MPH).
    - Classified as a major collector and is owned by Wayne and Washtenaw County.
- Talladay Rd
    - Runs east and west and is a gravel road.
    - Classified as a local road and is owned by Washtenaw County.
- Rawsonville Rd and Mitchel's Storage Driveway
    - Includes one through lane at northbound and southbound approach.
    - Includes one shared left-right-through lane at eastbound approach.
    - Operates as a two-way stop control at the driveway.

Existing Traffic Volumes

Peak hour turning movement counts were taken at the driveway of Mitchel's Storage and Rawsonville Rd on June 13th, 2023. The complete turning movement count reports and existing volume diagrams can be found in **Attachments B and C,** respectively.

Non-Motorized Traffic Conditions

There are no public transit or pedestrian services within the study area. The proposed development is not anticipated to generate any additional pedestrian traffic.

Background Traffic Volumes

The construction schedule projects the proposed development to open in the year 2024. This is approximately one year after the submission of this traffic study. The total population was reviewed between 2020 to 2030 for August Township provided by the Southeast Michigan Council of Governments (SEMCOG). Augusta Township's forecast shows an approximate 1% increase in annual growth. The study assumed a growth rate of 1% based on Augusta Township's forecast to determine the background traffic. SEMCOG's 2050 Regional Forecast and background volume diagrams are provided in **Attachments D** and **E**, respectively.

Trip Generation

The most widely used source of national trip generation data is the Trip Generation Manual, published by the Institute of Transportation Engineers (ITE). Data in the manual is obtained from actual driveway counts of vehicular traffic entering and exiting similar sites.

The daily and AM and PM peak hour trips for this development were derived from the ITE Trip Generation Manual, 11th Edition. **Table 1** shows the trip generation data for the proposed development. The data plots and equations used were obtained from suburban and urban sites and are included in **Attachment F**.

Table 1: Trip Generation for Storage and Office Units

Day of Week	ITE Code	ITE Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
					Inbound	Outbound	Total	Inbound	Outbound	Total
Weekday	151	Mini Warehouse	144 Units	26	1	1	2	1	1	2
	712	Small Office Building	6000SF	86	9	2	11	5	9	14
Total				112	10	3	13	6	10	16

Trip Distribution and Assignment

Traffic expected to be generated by a project must be distributed and assigned to the roadway system so the impacts of the proposed project on roadway links and intersections within the study area can be analyzed. After an estimate of the total traffic into and out of the site has been made, traffic must be distributed and assigned to the roadway system. The trip distribution step produces estimates of trip origins and destinations. The assignment step produces estimates of the amount of site traffic that will use certain access routes between their origin and destination.

Trips were distributed based on the existing volume of traffic entering and exiting the study area during the AM and PM peak hours. The proposed site plan shows one access point entering and exiting the site on Rawsonville Rd and an emergency access point on Talladay Rd for emergency vehicles only.

Figures 2 and **3** show the projected AM and PM trip distribution of the generated trips, respectively. These figures show the highest percentage of generated trips are projected to exit and enter to and from I-94 during the AM and PM peak hours. Traffic assignment was also determined by the existing turning movement patterns within the study area. Using the trip distribution of the study area, the final assignment of all the trips entering and exiting the Rawsonville Rd driveway was determined for the site. The trip assignment diagrams are provide in **Attachment G**.

Figure 2: Projected AM Trip Distribution of Generated Trips

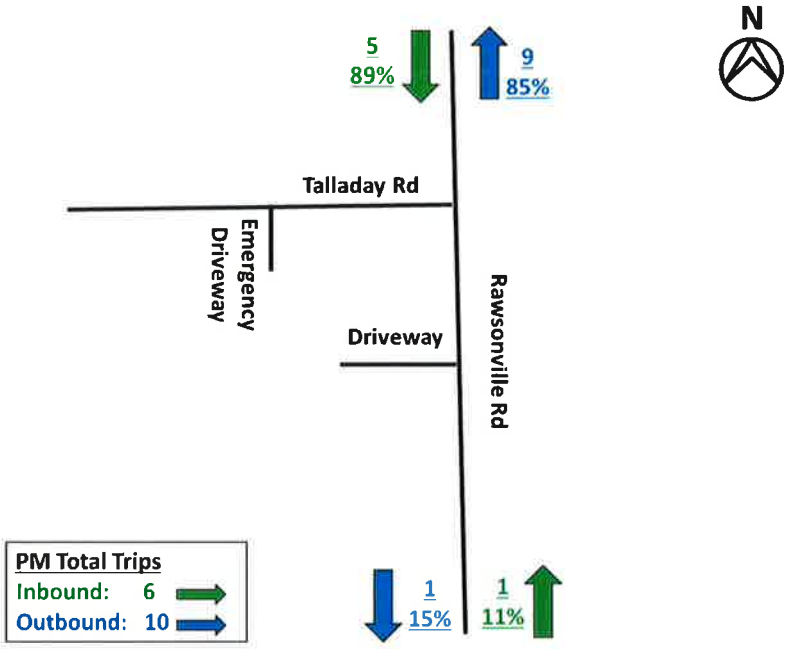


Figure 3: Projected PM Trip Distribution of Generated Trips

Buildout Traffic Volumes

Buildout traffic volumes for the opening year of 2024 were estimated by adding the total traffic of the site generated trips (trip assignment) to the background traffic. Buildout volumes were developed for the AM and PM peak hours. The buildout volume diagrams are provided in **Attachment H**.

Driveway Design

The preliminary site plan dated March 30, 2023 (**Attachment A**) shows one proposed driveway off Rawsonville Rd and another off Talladay Rd. However, the proposed driveway off Talladay Rd is to be used for the owner or emergency services only and not considered for trip assignments.

Right and Left Turn Guidance

An analysis for the need of a right-turn lane, left-turn lane, or taper was conducted at the development driveway using the buildout traffic volumes. For the analysis, the Michigan Department of Transportation (MDOT) Geometric Design Guidance Document for right and left-turn lanes and tapers was used. The driveway does not meet the recommended threshold for additional right or left-turn treatments during the AM and PM peak hours. The charts for considering right or left-turn treatments are included in **Attachment I.**

Conclusion

The forecast of the AM and PM peak hour trips generated by the proposed additional storage and office buildings is less than the threshold requiring a traffic capacity analysis. The information included in this report followed the requirements of a traffic impact assessment. The existing level of service within the study area is not expected to be significantly impacted by the proposed development due to the low generated traffic. The proposed storage unit and office development is not expected to have a significant negative impact on the existing roadway network.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

Nicholas Nicita

Nicholas Nicita, PE, PTOE
Project Engineer – Transportation Department

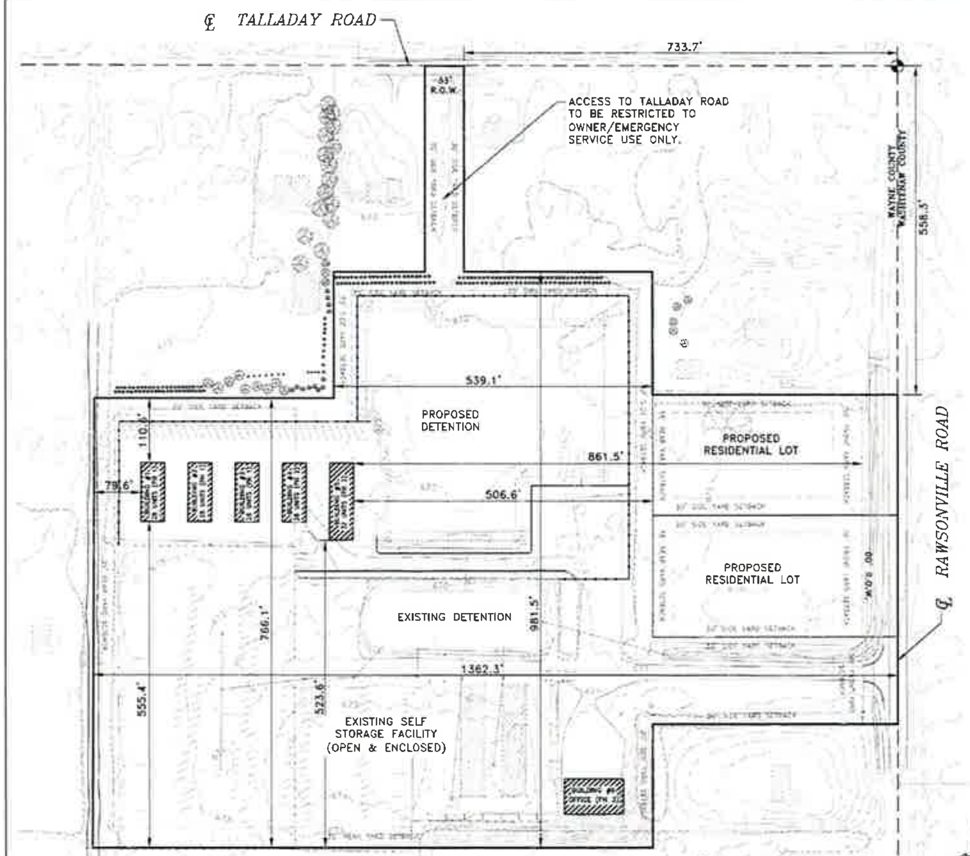
Kiran Ali, EIT
Graduate Engineer – Transportation Department

Attachments:
A – Preliminary Site Plan
B – Turning Movement Count Sheets
C – Existing Volume Diagrams
D – SEMCOG 2050 Regional Forecast
E – Background Volume Diagrams
F – ITE Trip Generation Data Plots
G – Trip Assignment Diagrams
H – Buildout Volume Diagrams
I – Left and Right Turn MDOT Guidance Table

pc: DAC; D. Main, K. Jobin
HRC; L. Michaels, File

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Attachment A: Preliminary Site Plan



LEGEND

EXISTING		PROPOSED
	STORM SEWER	
	WATER MAIN	
	GAS LINE	
	SANITARY SEWER	
	OVERHEAD POWER LINES	
	UNDERGRND POWER LINES	
	SILT FENCING (FOR CONSTRUCTION ONLY)	
	FENCE	
	SANITARY SEWER MANHOLE	④
	STORM SEWER MANHOLE	③
	CATCH BASIN	⑤
	CURB INLET	⑥
	LIGHT POLE	
	POWER POLE	
	FIRE HYDRANT	2
	WATER VALVE	
	SHEET FLOW	
	ELEVATIONS	601.00
	SANITARY CLEAN OUT	C.O.
	FOUND CONC. MONUMENT	
	FOUND CAPPED IRON	
	FOUND IRON	
	SIGN	
	MAIL BOX	
	LANDSCAPE	
	UTILITY CROSSING (SEE SHEET)	
	ADDENDUM	
	CHANGE ORDER	

PARKING REQUIREMENTS

SELF-STORAGE FACILITY AND RECREATIONAL VEHICLE STORAGE (6.22.J AUGUSTA CHARTER TOWNSHIP ORDINANCE, 02-09-2020)

ONE (1) SPACE FOR EVERY ONE HUNDRED FIFTY (150) SELF-STORAGE UNITES WITH A MINIMUM OF THREE (3) SPACES TO BE PROVIDED ADJACENT TO THE OFFICE.

EXISTING SELF-STORAGE UNITS ON PROJECT PARCEL: 176
PROPOSED SELF-STORAGE UNITS ON PROJECT PARCEL: 144

176 EXISTING UNITS + 144 PROPOSED UNITS = 320 UNITS TOTAL

320 UNITS / 1 PER 150 UNITS = 2.13 => 3 SPACES REQUIRED.

**THE PROJECT PARCEL IS ADJACENT TO THE EXISTING APPROVED PLANNED UNIT DEVELOPMENT (PUD) TO THE SOUTH AND WILL BE CONNECTED VIA INTERNAL ACCESS GATES. THE STORAGE FACILITY OFFICE IS LOCATED ON THE EXISTING PUD PROPERTY AND WILL SERVICE THE PROPOSED PUD UNITS. THE REQUIRED SPACES ADJACENT TO THE OFFICE ARE ALREADY AVAILABLE. THE ADDITIONAL REQUIRED THREE (3) SPACES AS CALCULATED ABOVE WILL BE PROVIDED ON THE PROJECT PARCEL IN PROXIMITY TO THE PROPOSED BUILDINGS.

TOTAL (PROJECT PARCEL)
TOTAL SPACES REQUIRED – 3
TOTAL SPACES PROVIDED – 3

SELF-STORAGE FACILITY AND RECREATIONAL VEHICLE STORAGE NOTES:

1. NO ACTIVITY OTHER THAN RENTAL OF STORAGE UNITS AND THE RENTAL OF STORAGE UNITS AND THE RENTAL OF OUTSIDE STORAGE SPACE FOR RECREATIONAL VEHICLES, BOATS AND WATERCRAFT SHALL BE ALLOWED. NO COMMERCIAL, WHOLESALE, RETAIL, INDUSTRIAL OR OTHER BUSINESS USE ON, OR OPERATED FROM, THE FACILITY SHALL BE ALLOWED.

2. ONLY THE SALE OF INCIDENTAL SUPPLIES AND SIMILAR MATERIAL RELATED TO THE SELF-STORAGE BUSINESS SHALL BE ALLOWED FROM THE FACILITIES OFFICE.

3. THE STORAGE OF ANY TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE OR HAZARDOUS MATERIAL IS PROHIBITED INSIDE THE STORAGE UNITS. FUEL STORED IN MOTOR VEHICLE TANKS OF CARS, BOATS OR OTHER MOTORIZED DEVICES MAY BE SUBJECT TO SEPARATE REGULATION BY THE PROPRIETOR.

4. ALL BATTERIES SHALL BE DISCONNECTED FROM MOTOR VEHICLES, BOATS, LAWN MOWERS OR SIMILAR PROPERTY TO BE STORED INSIDE A STORAGE UNIT.

5. OTHER THAN THE STORAGE OF RECREATIONAL VEHICLES, BOATS AND WATERCRAFT, ALL STORAGE SHALL BE CONTAINED WITHIN A BUILDING. ALL OUTDOOR VEHICLE STORAGE SHALL BE SCREENED FROM THE VIEW OF NEIGHBORING PROPERTIES AND PUBLIC ROADS IN ACCORDANCE SECTION 5.7(C)(5).

6. NO RESIDENCE FOR A CARETAKER OR WATCHMAN IS PROPOSED.

PHASE 1:

PHASE 1 WILL INCLUDE CONSTRUCTION OF BUILDINGS #1–3, STORM DRAINAGE AND GRADING FOR BUILDINGS #1–5, AND DETENTION FOR THE PROJECT PARCEL (ALL PHASES).

PHASE 2:

PHASE 2 WILL INCLUDE CONSTRUCTION OF BUILDINGS #4–5 AND DOWNSPOUT CONNECTIONS TO THE EXISTING STORM SYSTEM.

PHASE 3:

PHASE 3 WILL INCLUDE CONSTRUCTION OF BUILDING #6 AND STORM DRAINAGE AND GRADING. THIS PHASE WILL REQUIRE THE OWNER TO SUBMIT A FULL SITE PLAN FOR REVIEW AND APPROVAL. THIS AREA IS INCLUDED IN THE CALCULATIONS FOR THE SIZING OF THE DETENTION BASIN TO WCWRC STANDARDS.

PRE-APPLICATION CONFERENCE NOTES:

PRE-APPLICATION CONFERENCE REQUIRED INFORMATION (ARTICLE 12, 12.6 PROCEDURES FOR REVIEW AND APPROVAL, A ITEMS 1–7, AUGUSTA CHARTER TOWNSHIP ZONING ORDINANCE 02-09-2020)

① PARCEL AREA – 25.196 ACRES (GROSS)

② NUMBER OF RESIDENTIAL UNITS: TWO (2)

③ NUMBER/TYPE OF NON-RESIDENTIAL USES: ONE (1) – SECURE STORAGE FACILITY (ENCLOSED, OUTDOOR)

④ RESIDENTIAL USE SIZE: 3.923 ACRES (GROSS)
COMMERCIAL USE SIZE: 21.273 ACRES (GROSS)

⑤ DEVIATIONS FROM ORDINANCE: NONE; FINAL WASHTENAW COUNTY WATER RESOURCES APPROVAL DURING SITE PLAN SUBMITTAL PROCESS.

⑥ ACREAGE TO BE PRESERVED AS OPEN/RECREATIONAL SPACE: NONE

⑦ NO KNOWN NATURAL OR HISTORIC FEATURES TO BE PRESERVED.

PRE-APPLICATION CONFERENCE PLANNING COMMISSION MEETING: JANUARY 18, 2023

CONCEPTUAL PUD PLAN NOTES:

CONCEPTUAL PUD PLAN
(ARTICLE 12, 12.6 PROCEDURES FOR REVIEW AND APPROVAL, B AUGUSTA CHARTER TOWNSHIP ZONING ORDINANCE 02-09-2020)

– NO CULTURAL, HISTORICAL, OR ARCHITECTURAL SIGNIFICANT STRUCTURES EXIST ON THE PROPOSED PROJECT PARCEL.

–NARRATIVE DESCRIPTION: THIS PROJECT CONSISTS OF AN EXISTING SELF-STORAGE FACILITY, A PROPOSED ADDITION TO THE EXISTING SELF-STORAGE FACILITY, AND TWO RESIDENTIAL LOTS FACING RAWSONVILLE ROAD.

THE EXISTING AND PROPOSED FACILITY IS LOCATED NORTH OF AND DIRECTLY ADJACENT TO AN EXISTING PUD SELF-STORAGE FACILITY. ALL TRAFFIC FLOW ENTERS AND EXITS OFF OF RAWSONVILLE ROAD, WHICH IS A CLASS A ARTERIAL ROAD AS DEFINED IN THE AUGUSTA CHARTER TOWNSHIP MASTER PLAN. THIS FACILITY SERVES THE TOWNSHIP OF AUGUSTA AND SURROUNDING TOWNSHIPS WITH A LOCATION TO STORE BOATS, TRAVEL TRAILERS AND VEHICLES AS WELL AS PROVIDING ON-SITE NON-HEATED BUILDINGS FOR SECURE INTERIOR STORAGE. THIS ALLOWS LOCAL COMMUNITY MEMBERS TO STORE VEHICLES, BOATS, AND TRAILERS NOT TO BE STORED ON THEIR PROPERTY DUE TO LIMITED SPACE OR PER TOWNSHIP ORDINANCE REQUIREMENTS.

–MASTER PLAN COMPATIBILITY – THE USES PROPOSED BY THIS PROJECT FOR MITCHEL'S STORAGE ARE CONSISTENT WITH THE EXISTING PLANNED UNIT DEVELOPMENT TO THE SOUTH. THE EXISTING PUD CONTAINS BOTH COMMERCIAL AND RESIDENTIAL LOTS, WHICH IS EXACTLY THE SAME AS WHAT IS BEING PROPOSED WITH THIS DEVELOPMENT. THE PROJECT DOES NOT REMOVE ANY FARMLAND.

–A PUD PLAN IS SUPERIOR TO A STANDARD PLAN FOR THIS PARTICULAR APPLICATION BECAUSE IT IS ADJACENT TO AN EXISTING PUD AND IT UTILIZES THE COMMERCIAL APPLICATION BUT ALSO RESIDENTIAL LOTS WITHIN THE DEVELOPMENT IN THE SAME MANNER AS THE EXISTING PUD. THE PUD PROCESS ALLOWS ADDITIONAL FLEXIBILITY TO THE TOWNSHIP FOR DESIGN IDEAS.

–DENSITY PLAN –THE DENSITY PLAN REQUEST IS NOT APPLICABLE TO A SELF-STORAGE FACILITY. NO PEOPLE WILL BE LIVING WITHIN THE FACILITY AND THE EXISTING OFFICE, WHICH IS LOCATED WITHIN THE ORIGINAL PUD, IS STAFFED BY APPOINTMENT ONLY WITH THE OWNER OF THE FACILITY. THE TWO RESIDENTIAL LOTS ARE DESIGNATED FOR SINGLE FAMILY HOMES

–TRAFFIC STUDY – RAWSONVILLE ROAD IS A MAIN ARTERIAL ROAD ON THE WASHTENAW/WAYNE COUNTY LINE AND IS CAPABLE OF HIGH AVERAGE DAILY TRAFFIC COUNT (ADT). TO DATE, THE ROAD HAS A LOW ADT AND THE ADDITION OF THIS PROJECT WILL ADD LITTLE TO THE ADT SINCE IT IS NOT A COMMERCIAL BUSINESS WHERE WORKERS COMMUTE TO. IT IS NOT AN APARTMENT COMPLEX OR CONDOMINIUMS. THEREFORE, NO TRAFFIC STUDY WAS COMPLETED.

–STORM DRAINAGE – THE PROPERTY OWNER AND ENGINEER ARE CURRENTLY WORKING DIRECTLY WITH THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER'S OFFICE (WCWRC) TO MEET THE REQUIREMENTS FOR SIZING OF DETENTION AND STORM WATER CONTROL FOR THIS PROJECT. THE DETENTION SHOWN ON THE DRAWING HAS BEEN SIZED TO BE IN COMPLIANCE WITH THE REQUIREMENTS FOR THE AGENCY AND WE WILL CONTINUE TO WORK WITH REPRESENTATIVES OF WCWRC TO FINALIZE THE SYSTEM.

NOTE

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

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

NOTE: DO NOT SCALE DRAWING. USE PRINTED DIMENSIONS ONLY. IF DRAWING IS REPRODUCED IN A SIZE OTHER THAN 24" x 36", SCALE MAY DIFFER.

DAVID ARTHUR CONSULTANTS, INC.

MITCHEL'S STORAGE LLC PLANNED UNIT DEVELOPMENT

11294 RAWSONVILLE ROAD, BELLEVILLE, MI 48111
AUGUSTA CHARTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

OVERALL SITE PLAN

DEVELOPER/OWNER:

MITCHEL'S STORAGE
MITCHEL'S STORAGE LLC
MITCHEL KALMAI
11294 RAWSONVILLE ROAD
BELLEVILLE, MI 48111
734-481-2447
734-481-1974

REVISIONS

SCALE:	1" = 100'
PLOT DATE	3/30/23
JOB NO.	22-D-5152
SHEET NO.	C.102

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Attachment B: Turning Movement Count Sheets

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
Hubbell, Roth & Clark, Inc.
555 Hulet Drive

Bloomfield Hills, Michigan, United States 48302
248.454.6300 kali@hrcengr.com

Count Name: Mitchel's Storage, Rawsonville Rd and Driveway
Site Code:
Start Date: 06/13/2023

Turning Movement Data

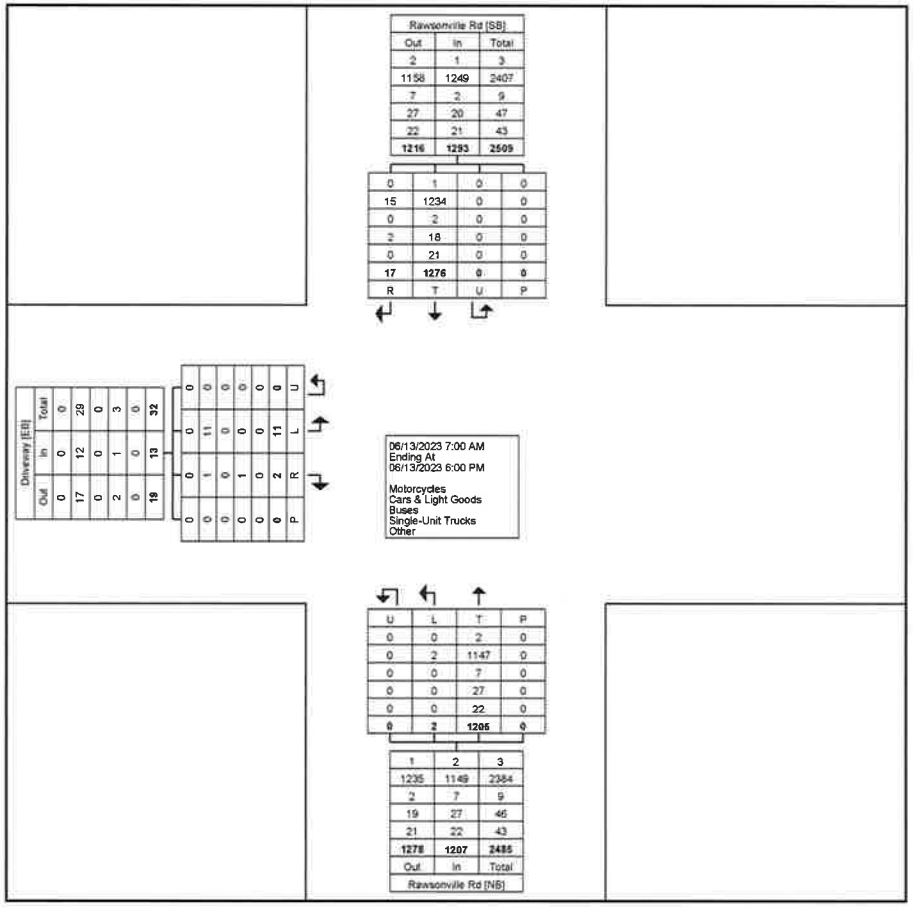
Start Time	Driveway Eastbound					Rawsonville Rd Northbound					Rawsonville Rd Southbound					Int. Total
	Left	Right	U-Turn	Peds	App. Total	Left	Thru	U-Turn	Peds	App. Total	Thru	Right	U-Turn	Peds	App. Total	
7:00 AM	0	1	0	0	1	0	45	0	0	45	25	1	0	0	26	72
7:15 AM	1	0	0	0	1	0	39	0	0	39	23	1	0	0	24	64
7:30 AM	0	0	0	0	0	0	52	0	0	52	15	0	0	0	15	67
7:45 AM	0	0	0	0	0	0	60	0	0	60	34	1	0	0	35	95
Hourly Total	1	1	0	0	2	0	196	0	0	196	97	3	0	0	100	298
8:00 AM	1	0	0	0	1	0	37	0	0	37	20	0	0	0	20	58
8:15 AM	0	0	0	0	0	0	39	0	0	39	25	0	0	0	25	64
8:30 AM	0	0	0	0	0	0	29	0	0	29	28	0	0	0	28	57
8:45 AM	0	0	0	0	0	0	34	0	0	34	23	0	0	0	23	57
Hourly Total	1	0	0	0	1	0	139	0	0	139	96	0	0	0	96	236
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:00 AM	0	0	0	0	0	0	40	0	0	40	20	0	0	0	20	60
11:15 AM	0	0	0	0	0	0	36	0	0	36	23	0	0	0	23	59
11:30 AM	0	0	0	0	0	0	34	0	0	34	21	1	0	0	22	56
11:45 AM	0	0	0	0	0	0	29	0	0	29	30	0	0	0	30	59
Hourly Total	0	0	0	0	0	0	139	0	0	139	94	1	0	0	95	234
12:00 PM	2	0	0	0	2	1	31	0	0	32	34	2	0	0	36	70
12:15 PM	2	0	0	0	2	0	35	0	0	35	29	1	0	0	30	67
12:30 PM	1	0	0	0	1	0	33	0	0	33	32	0	0	0	32	66
12:45 PM	0	0	0	0	0	0	32	0	0	32	39	1	0	0	40	72
Hourly Total	5	0	0	0	5	1	131	0	0	132	134	4	0	0	138	275
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	0	0	0	0	0	0	34	0	0	34	36	0	0	0	36	70
2:15 PM	0	0	0	0	0	0	38	0	0	38	44	0	0	0	44	82
2:30 PM	0	0	0	0	0	0	46	0	0	46	44	0	0	0	44	90
2:45 PM	0	0	0	0	0	0	37	0	0	37	43	0	0	0	43	80
Hourly Total	0	0	0	0	0	0	155	0	0	155	167	0	0	0	167	322
3:00 PM	0	0	0	0	0	0	42	0	0	42	54	0	0	0	54	96
3:15 PM	1	1	0	0	2	0	41	0	0	41	49	4	0	0	53	96
3:30 PM	0	0	0	0	0	1	32	0	0	33	61	0	0	0	61	94
3:45 PM	0	0	0	0	0	0	37	0	0	37	55	0	0	0	55	92
Hourly Total	1	1	0	0	2	1	152	0	0	153	219	4	0	0	223	378
4:00 PM	0	0	0	0	0	0	28	0	0	28	60	0	0	0	60	88
4:15 PM	1	0	0	0	1	0	33	0	0	33	45	1	0	0	46	80
4:30 PM	0	0	0	0	0	0	40	0	0	40	55	0	0	0	55	95
4:45 PM	0	0	0	0	0	0	33	0	0	33	55	0	0	0	55	88

Hourly Total	1	0	0	0	1	0	134	0	0	134	215	1	0	0	216	351
5:00 PM	0	0	0	0	0	0	41	0	0	41	59	2	0	0	61	102
5:15 PM	1	0	0	0	1	0	41	0	0	41	77	2	0	0	79	121
5:30 PM	1	0	0	0	1	0	37	0	0	37	72	0	0	0	72	110
5:45 PM	0	0	0	0	0	0	40	0	0	40	46	0	0	0	46	86
Hourly Total	2	0	0	0	2	0	159	0	0	159	254	4	0	0	258	419
Grand Total	11	2	0	0	13	2	1205	0	0	1207	1276	17	0	0	1293	2513
Approach %	84.6	15.4	0.0	-	-	0.2	99.8	0.0	-	-	98.7	1.3	0.0	-	-	-
Total %	0.4	0.1	0.0	-	0.5	0.1	48.0	0.0	-	48.0	50.8	0.7	0.0	-	51.5	-
Motorcycles	0	0	0	-	0	0	2	0	-	2	1	0	0	-	1	3
% Motorcycles	0.0	0.0	-	-	0.0	0.0	0.2	-	-	0.2	0.1	0.0	-	-	0.1	0.1
Cars & Light Goods	11	1	0	-	12	2	1147	0	-	1149	1234	15	0	-	1249	2410
% Cars & Light Goods	100.0	50.0	-	-	92.3	100.0	95.2	-	-	95.2	96.7	88.2	-	-	96.6	95.9
Buses	0	0	0	-	0	0	7	0	-	7	2	0	0	-	2	9
% Buses	0.0	0.0	-	-	0.0	0.0	0.6	-	-	0.6	0.2	0.0	-	-	0.2	0.4
Single-Unit Trucks	0	1	0	-	1	0	27	0	-	27	18	2	0	-	20	48
% Single-Unit Trucks	0.0	50.0	-	-	7.7	0.0	2.2	-	-	2.2	1.4	11.8	-	-	1.5	1.9
Articulated Trucks	0	0	0	-	0	0	22	0	-	22	21	0	0	-	21	43
% Articulated Trucks	0.0	0.0	-	-	0.0	0.0	1.8	-	-	1.8	1.6	0.0	-	-	1.6	1.7
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	0.0	0.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
Hubbell, Roth & Clark, Inc.
555 Hulet Drive

Bloomfield Hills, Michigan, United States 48302
248.454.6300 kali@hrcengr.com

Count Name: Mitchel's Storage, Rawsonville Rd and Driveway
Site Code:
Start Date: 06/13/2023
Page No: 3



Turning Movement Data Plot

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
Hubbell, Roth & Clark, Inc.
555 Hulet Drive

Bloomfield Hills, Michigan, United States 48302
248.454.6300 kali@hrcengr.com

Count Name: Mitchel's Storage, Rawsonville Rd and Driveway
Site Code:
Start Date: 06/13/2023

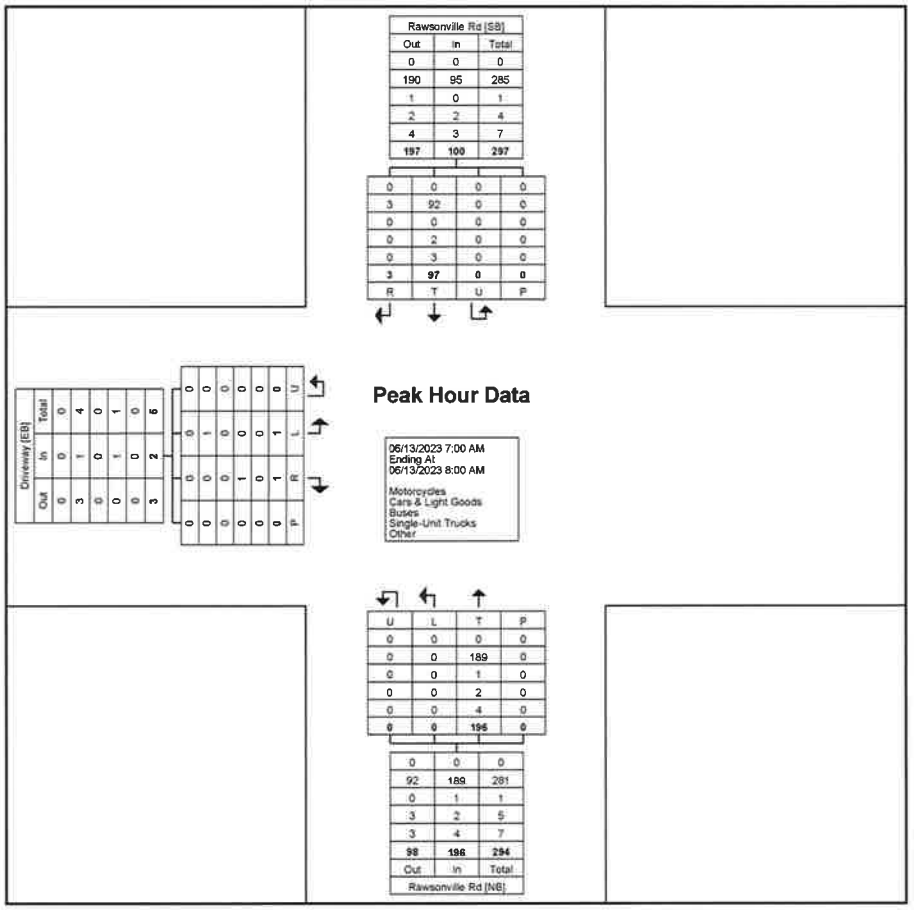
Turning Movement Peak Hour Data (7:00 AM)

Start Time	Driveway Eastbound					Rawsonville Rd Northbound					Rawsonville Rd Southbound					
	Left	Right	U-Turn	Peds	App. Total	Left	Thru	U-Turn	Peds	App. Total	Thru	Right	U-Turn	Peds	App. Total	Int. Total
7:00 AM	0	1	0	0	1	0	45	0	0	45	25	1	0	0	26	72
7:15 AM	1	0	0	0	1	0	39	0	0	39	23	1	0	0	24	64
7:30 AM	0	0	0	0	0	0	52	0	0	52	15	0	0	0	15	67
7:45 AM	0	0	0	0	0	0	60	0	0	60	34	1	0	0	35	95
Total	1	1	0	0	2	0	196	0	0	196	97	3	0	0	100	298
Approach %	50.0	50.0	0.0	-	-	0.0	100.0	0.0	-	-	97.0	3.0	0.0	-	-	-
Total %	0.3	0.3	0.0	-	0.7	0.0	65.8	0.0	-	65.8	32.6	1.0	0.0	-	33.6	-
PHF	0.250	0.250	0.000	-	0.500	0.000	0.817	0.000	-	0.817	0.713	0.750	0.000	-	0.714	0.784
Motorcycles	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Motorcycles	0.0	0.0	-	-	0.0	-	0.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0
Cars & Light Goods	1	0	0	-	1	0	189	0	-	189	92	3	0	-	95	285
% Cars & Light Goods	100.0	0.0	-	-	50.0	-	96.4	-	-	96.4	94.8	100.0	-	-	95.0	95.6
Buses	0	0	0	-	0	0	1	0	-	1	0	0	0	-	0	1
% Buses	0.0	0.0	-	-	0.0	-	0.5	-	-	0.5	0.0	0.0	-	-	0.0	0.3
Single-Unit Trucks	0	1	0	-	1	0	2	0	-	2	2	0	0	-	2	5
% Single-Unit Trucks	0.0	100.0	-	-	50.0	-	1.0	-	-	1.0	2.1	0.0	-	-	2.0	1.7
Articulated Trucks	0	0	0	-	0	0	4	0	-	4	3	0	0	-	3	7
% Articulated Trucks	0.0	0.0	-	-	0.0	-	2.0	-	-	2.0	3.1	0.0	-	-	3.0	2.3
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	0.0	0.0	-	-	0.0	-	0.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
Hubbell, Roth & Clark, Inc.
555 Hulet Drive

Bloomfield Hills, Michigan, United States 48302
248.454.6300 kali@hrcengr.com

Count Name: Mitchel's Storage, Rawsonville Rd and Driveway
Site Code:
Start Date: 06/13/2023



Turning Movement Peak Hour Data Plot (7:00 AM)

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
Hubbell, Roth & Clark, Inc.
555 Hulet Drive

Bloomfield Hills, Michigan, United States 48302
248.454.6300 kali@hrcengr.com

Count Name: Mitchel's Storage, Rawsonville Rd and Driveway
Site Code:
Start Date: 06/13/2023

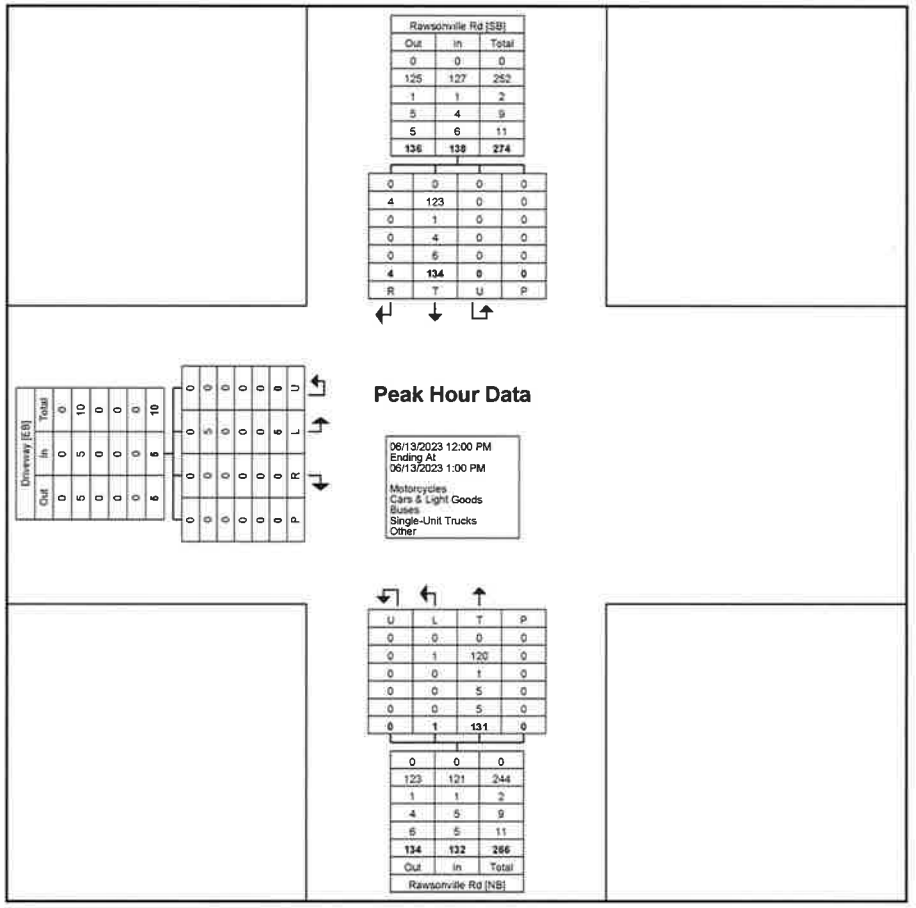
Turning Movement Peak Hour Data (12:00 PM)

Start Time	Driveway Eastbound					Rawsonville Rd Northbound					Rawsonville Rd Southbound					
	Left	Right	U-Turn	Peds	App. Total	Left	Thru	U-Turn	Peds	App. Total	Thru	Right	U-Turn	Peds	App. Total	Int. Total
12:00 PM	2	0	0	0	2	1	31	0	0	32	34	2	0	0	36	70
12:15 PM	2	0	0	0	2	0	35	0	0	35	29	1	0	0	30	67
12:30 PM	1	0	0	0	1	0	33	0	0	33	32	0	0	0	32	66
12:45 PM	0	0	0	0	0	0	32	0	0	32	39	1	0	0	40	72
Total	5	0	0	0	5	1	131	0	0	132	134	4	0	0	138	275
Approach %	100.0	0.0	0.0	-	-	0.8	99.2	0.0	-	-	97.1	2.9	0.0	-	-	-
Total %	1.8	0.0	0.0	-	1.8	0.4	47.6	0.0	-	48.0	48.7	1.5	0.0	-	50.2	-
PHF	0.625	0.000	0.000	-	0.625	0.250	0.936	0.000	-	0.943	0.859	0.500	0.000	-	0.863	0.955
Motorcycles	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Motorcycles	0.0	-	-	-	0.0	0.0	0.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0
Cars & Light Goods	5	0	0	-	5	1	120	0	-	121	123	4	0	-	127	253
% Cars & Light Goods	100.0	-	-	-	100.0	100.0	91.6	-	-	91.7	91.8	100.0	-	-	92.0	92.0
Buses	0	0	0	-	0	0	1	0	-	1	1	0	0	-	1	2
% Buses	0.0	-	-	-	0.0	0.0	0.8	-	-	0.8	0.7	0.0	-	-	0.7	0.7
Single-Unit Trucks	0	0	0	-	0	0	5	0	-	5	4	0	0	-	4	9
% Single-Unit Trucks	0.0	-	-	-	0.0	0.0	3.8	-	-	3.8	3.0	0.0	-	-	2.9	3.3
Articulated Trucks	0	0	0	-	0	0	5	0	-	5	6	0	0	-	6	11
% Articulated Trucks	0.0	-	-	-	0.0	0.0	3.8	-	-	3.8	4.5	0.0	-	-	4.3	4.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	0.0	-	-	-	0.0	0.0	0.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
Hubbell, Roth & Clark, Inc.
555 Hulet Drive

Bloomfield Hills, Michigan, United States 48302
248.454.6300 kali@hrcengr.com

Count Name: Mitchel's Storage, Rawsonville Rd and Driveway
Site Code:
Start Date: 06/13/2023
Page No: 7



Turning Movement Peak Hour Data Plot (12:00 PM)

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
Hubbell, Roth & Clark, Inc.
555 Hulet Drive

Bloomfield Hills, Michigan, United States 48302
248.454.6300 kali@hrcengr.com

Count Name: Mitchel's Storage, Rawsonville Rd and Driveway
Site Code:
Start Date: 06/13/2023

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Driveway Eastbound					Rawsonville Rd Northbound					Rawsonville Rd Southbound					
	Left	Right	U-Turn	Peds	App. Total	Left	Thru	U-Turn	Peds	App. Total	Thru	Right	U-Turn	Peds	App. Total	Int. Total
4:45 PM	0	0	0	0	0	0	33	0	0	33	55	0	0	0	55	88
5:00 PM	0	0	0	0	0	0	41	0	0	41	59	2	0	0	61	102
5:15 PM	1	0	0	0	1	0	41	0	0	41	77	2	0	0	79	121
5:30 PM	1	0	0	0	1	0	37	0	0	37	72	0	0	0	72	110
Total	2	0	0	0	2	0	152	0	0	152	263	4	0	0	267	421
Approach %	100.0	0.0	0.0	-	-	0.0	100.0	0.0	-	-	98.5	1.5	0.0	-	-	-
Total %	0.5	0.0	0.0	-	0.5	0.0	36.1	0.0	-	36.1	62.5	1.0	0.0	-	63.4	-
PHF	0.500	0.000	0.000	-	0.500	0.000	0.927	0.000	-	0.927	0.854	0.500	0.000	-	0.845	0.870
Motorcycles	0	0	0	-	0	0	1	0	-	1	1	0	0	-	1	2
% Motorcycles	0.0	-	-	-	0.0	-	0.7	-	-	0.7	0.4	0.0	-	-	0.4	0.5
Cars & Light Goods	2	0	0	-	2	0	150	0	-	150	259	3	0	-	262	414
% Cars & Light Goods	100.0	-	-	-	100.0	-	98.7	-	-	98.7	98.5	75.0	-	-	98.1	98.3
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	0.0	-	-	-	0.0	-	0.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	2	1	0	-	3	3
% Single-Unit Trucks	0.0	-	-	-	0.0	-	0.0	-	-	0.0	0.8	25.0	-	-	1.1	0.7
Articulated Trucks	0	0	0	-	0	0	1	0	-	1	1	0	0	-	1	2
% Articulated Trucks	0.0	-	-	-	0.0	-	0.7	-	-	0.7	0.4	0.0	-	-	0.4	0.5
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	0.0	-	-	-	0.0	-	0.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
Hubbell, Roth & Clark, Inc.
555 Hulet Drive

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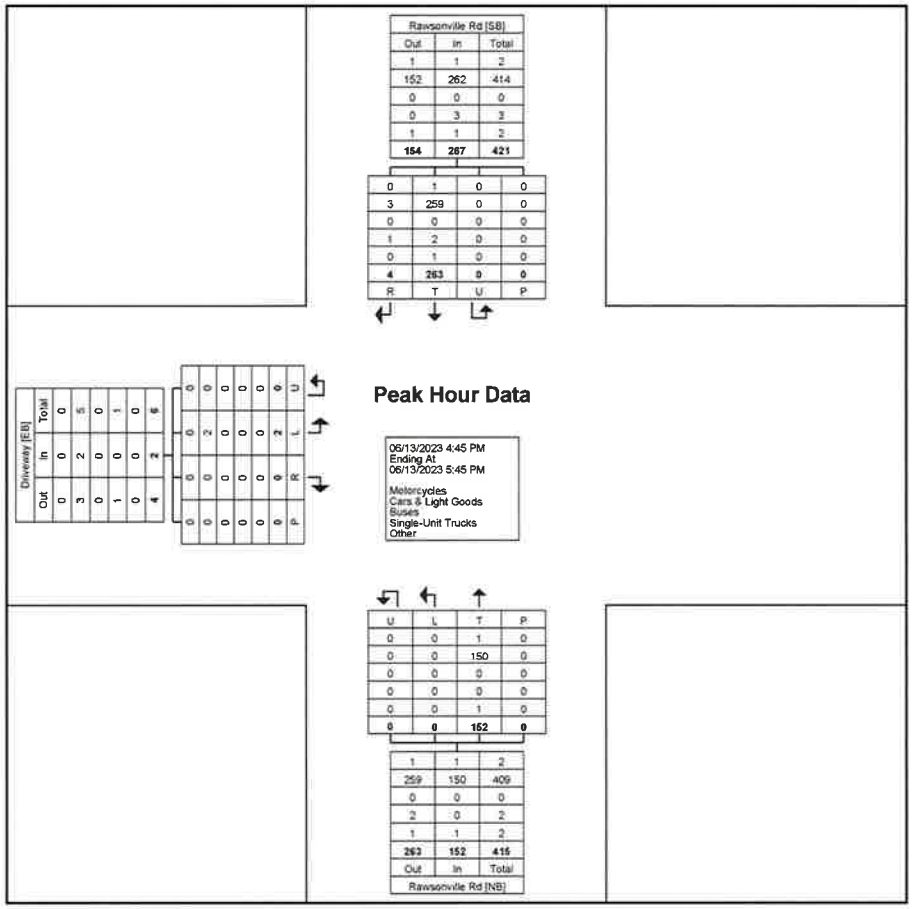
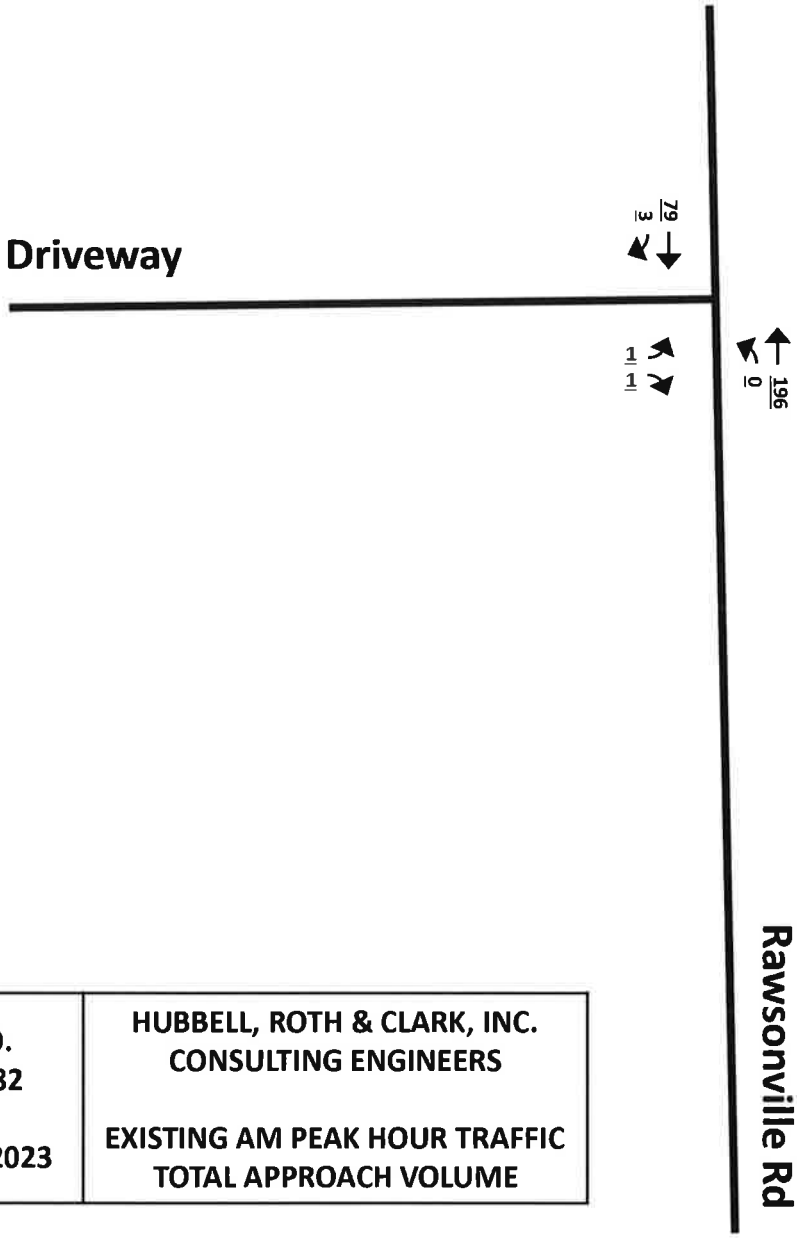
Count Name: Mitchel's Storage, Rawsonville Rd and Driveway
Site Code:
Start Date: 06/13/2023
Page No: 9



Turning Movement Peak Hour Data Plot (4:45 PM)

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Attachment C: Existing Volume Diagrams



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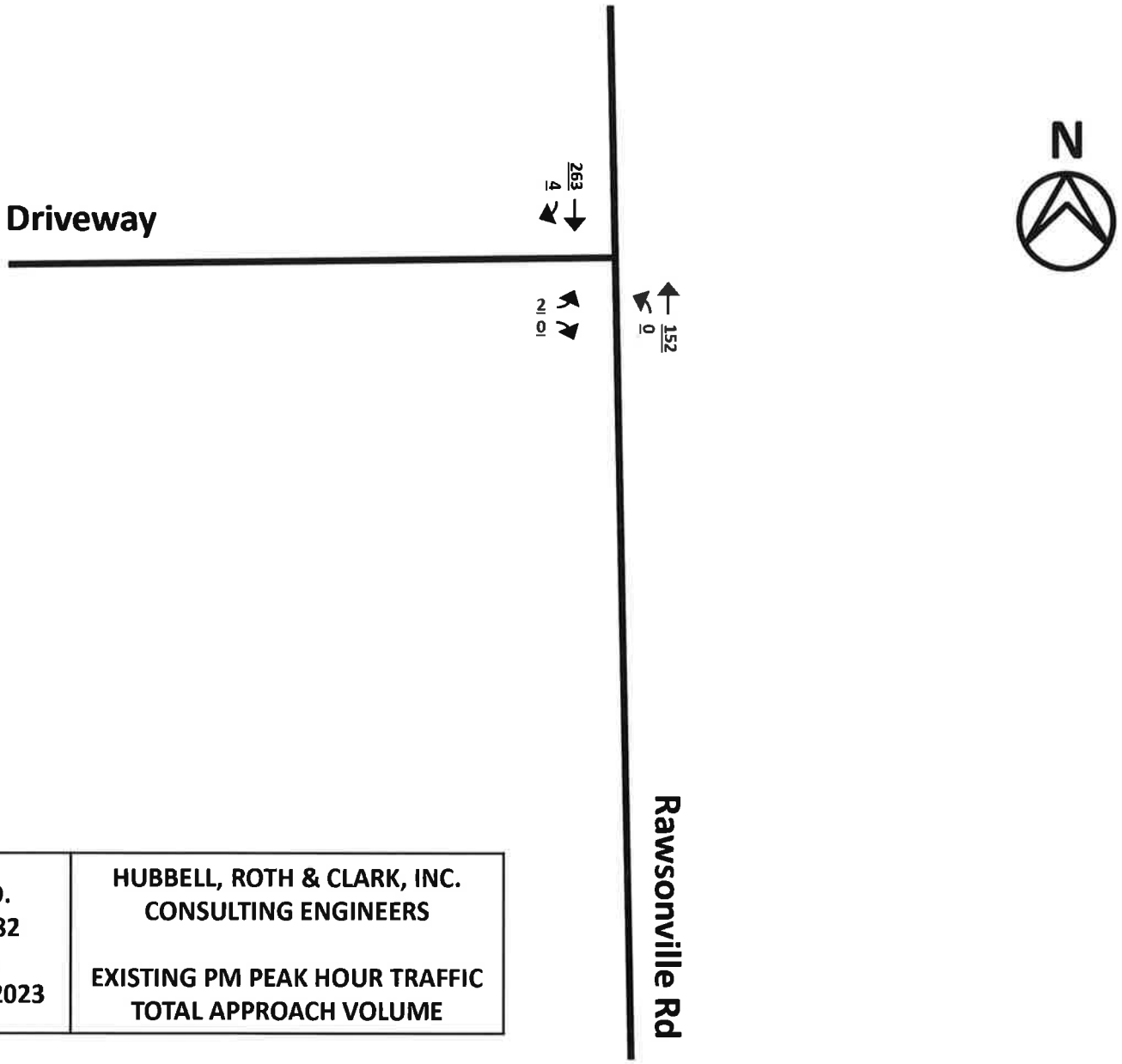
JOB NO. 20230482 DATE JUNE 13, 2023	HUBBELL, ROTH & CLARK, INC. CONSULTING ENGINEERS EXISTING AM PEAK HOUR TRAFFIC TOTAL APPROACH VOLUME



JOB NO. 20230482 DATE JUNE 13, 2023	HUBBELL, ROTH & CLARK, INC. CONSULTING ENGINEERS EXISTING PM PEAK HOUR TRAFFIC TOTAL APPROACH VOLUME

HUBBELL, ROTH & CLARK, INC
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Attachment D: SEMCOG 2050 Regional Forecast

SEMCOG | SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS

2050 Forecast by Community for Washtenaw County

	Base Year	2030	2040	2050	Change: Base Year-2050 Number	Percent
Ann Arbor						
Population	123,851	128,646	134,448	135,800	11,949	9.6%
Households	49,948	52,860	54,255	54,643	4,695	9.4%
Employment	135,819	143,407	149,310	154,545	18,726	13.8%
Ann Arbor Twp						
Population	4,357	4,794	5,203	5,623	1,266	29.1%
Households	1,727	1,967	2,166	2,314	587	34.0%
Employment	9,260	10,235	10,898	11,148	1,888	20.4%
Augusta Twp						
Population	7,083	7,342	8,078	8,504	1,421	20.1%
Households	2,652	2,904	3,201	3,353	701	26.4%
Employment	1,859	1,947	2,058	2,163	304	16.4%
Barton Hills						
Population	316	315	340	332	16	5.1%
Households	134	130	137	137	3	2.2%
Employment	179	174	178	204	25	14.0%
Bridgewater Twp						
Population	1,615	1,556	1,561	1,586	-29	-1.8%
Households	642	649	688	692	50	7.8%
Employment	511	523	564	564	53	10.4%
Chelsea						
Population	5,467	5,913	6,357	6,475	1,008	18.4%
Households	2,344	2,561	2,741	2,769	425	18.1%
Employment	8,183	8,411	8,432	8,762	579	7.1%
Dexter						
Population	4,500	4,625	4,835	4,928	428	9.5%
Households	1,796	1,922	2,028	2,074	278	15.5%
Employment	4,094	4,218	4,320	4,360	266	6.5%
Dexter Twp						
Population	6,696	6,762	7,005	6,989	293	4.4%
Households	2,463	2,569	2,676	2,698	235	9.5%
Employment	1,618	1,662	1,703	1,781	163	10.1%

1 - 7,083 / 7,342 = 3.5%

2030 - Base Year (2020) = 10 yrs

0.035% / 10 yrs = 0.35% growth per year

Note: The Base Year for the Demographic forecast is 2020, to align with the 2020 Decennial Census. The base year for the Employment forecast is 2019, as 2020 employment was artificially low due to the COVID recession.

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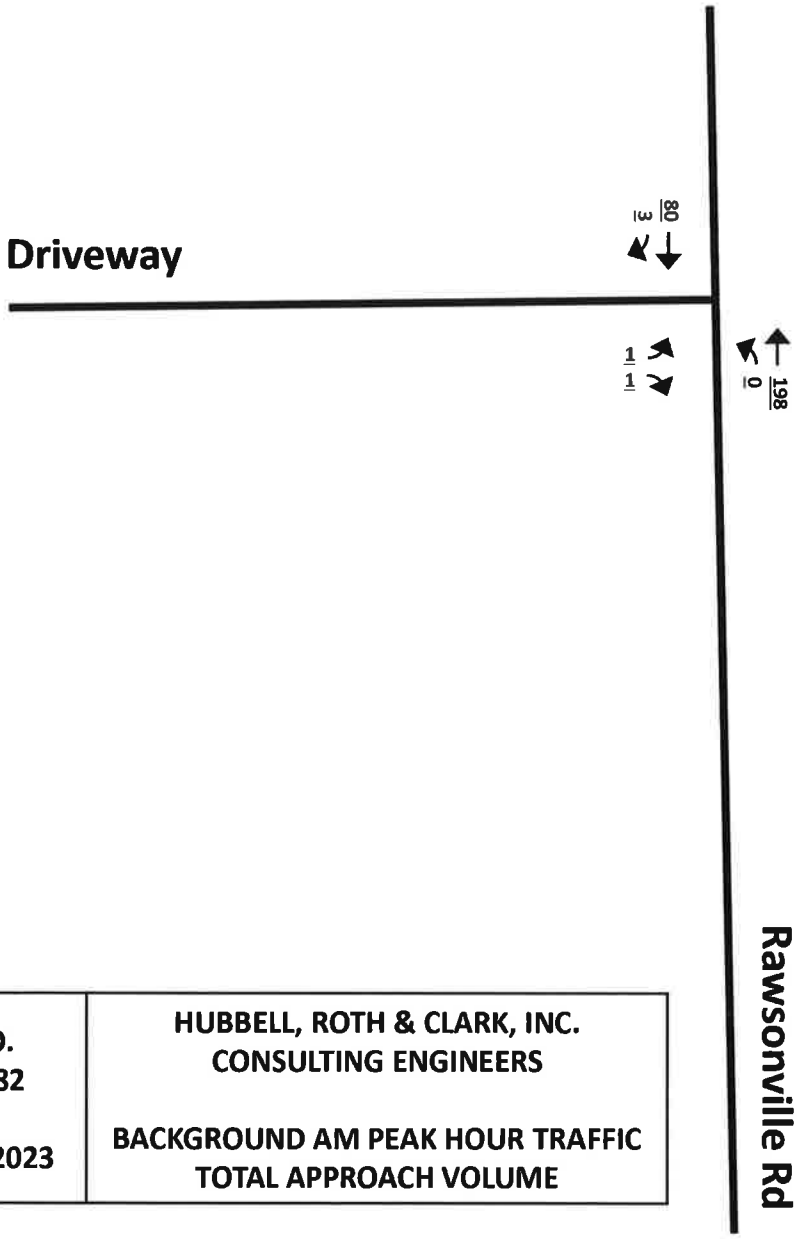
Attachment E: Background Volume Diagrams



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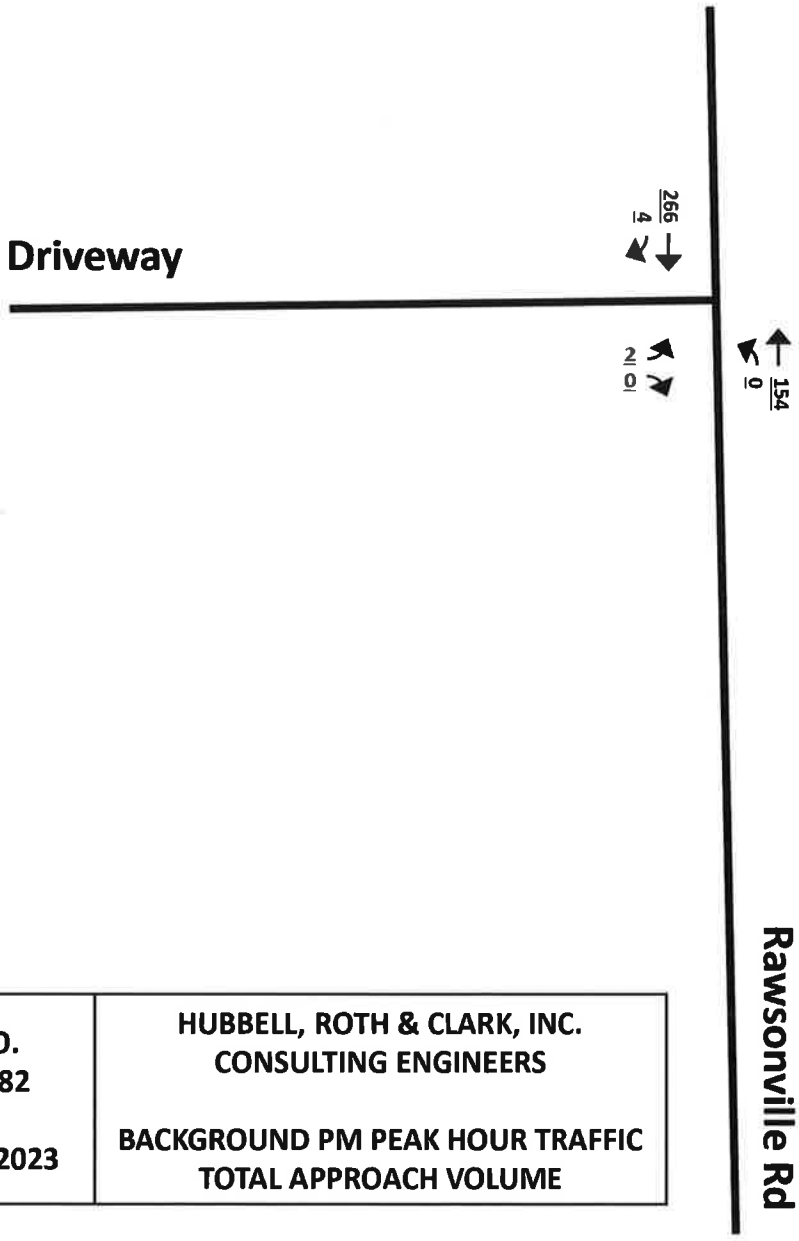
JOB NO. 20230482 DATE JUNE 13, 2023	HUBBELL, ROTH & CLARK, INC. CONSULTING ENGINEERS BACKGROUND AM PEAK HOUR TRAFFIC TOTAL APPROACH VOLUME



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JOB NO. 20230482 DATE JUNE 13, 2023	HUBBELL, ROTH & CLARK, INC. CONSULTING ENGINEERS BACKGROUND PM PEAK HOUR TRAFFIC TOTAL APPROACH VOLUME

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Attachment E: ITE Trip Generation Data Plots

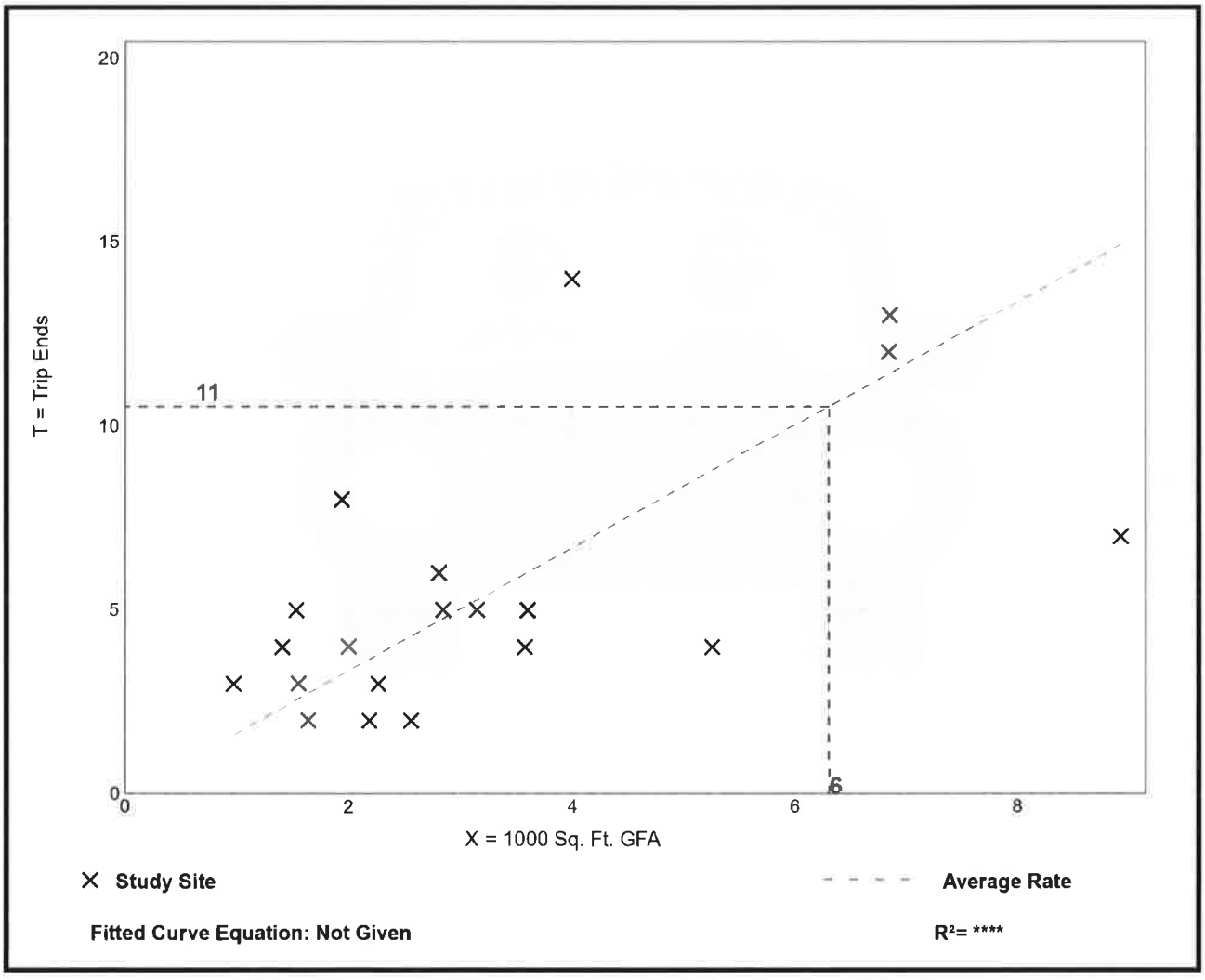
Small Office Building
(712)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	21
Avg. 1000 Sq. Ft. GFA:	3
Directional Distribution:	82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



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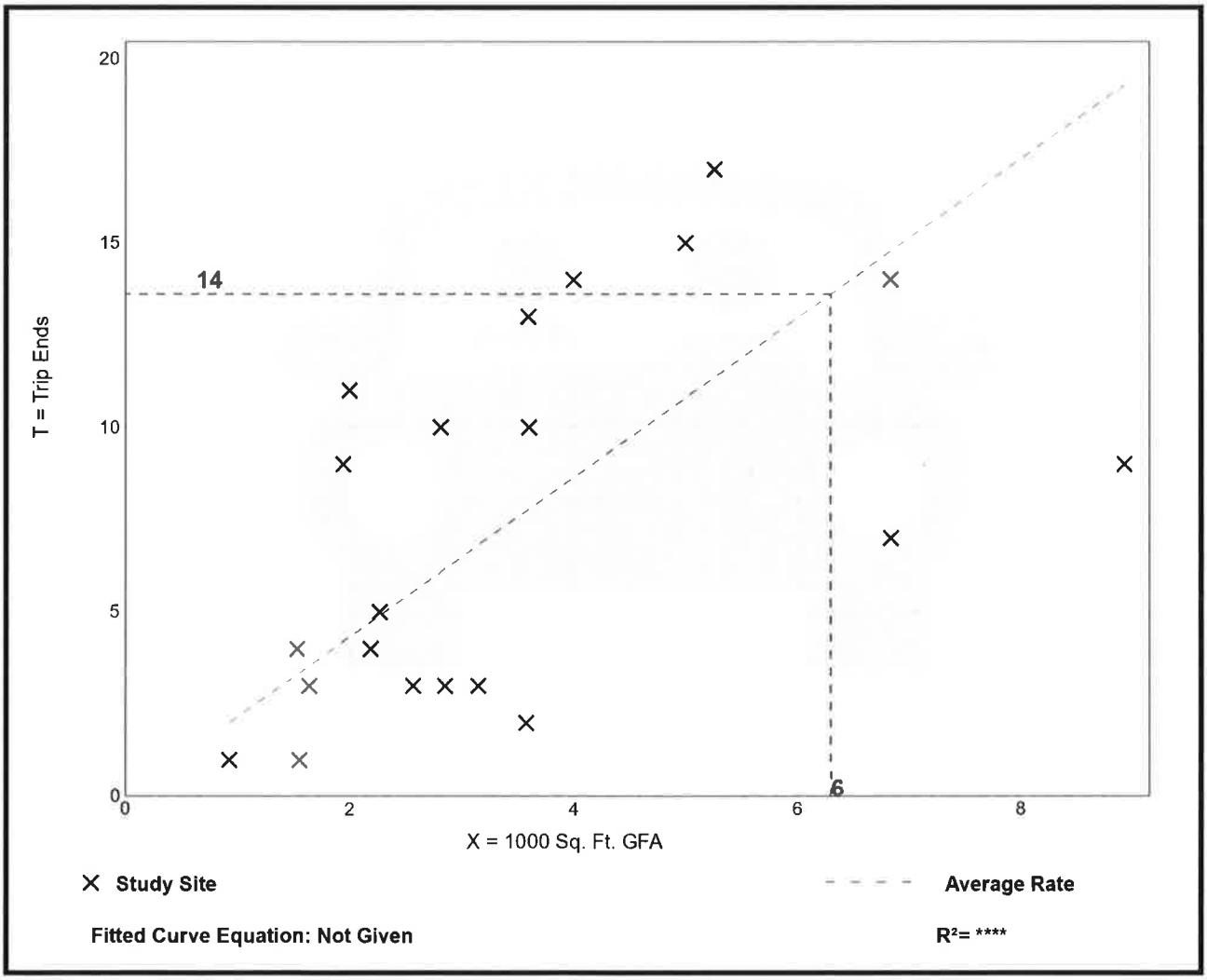
Small Office Building
(712)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	21
Avg. 1000 Sq. Ft. GFA:	3
Directional Distribution:	34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



Small Office Building
(712)

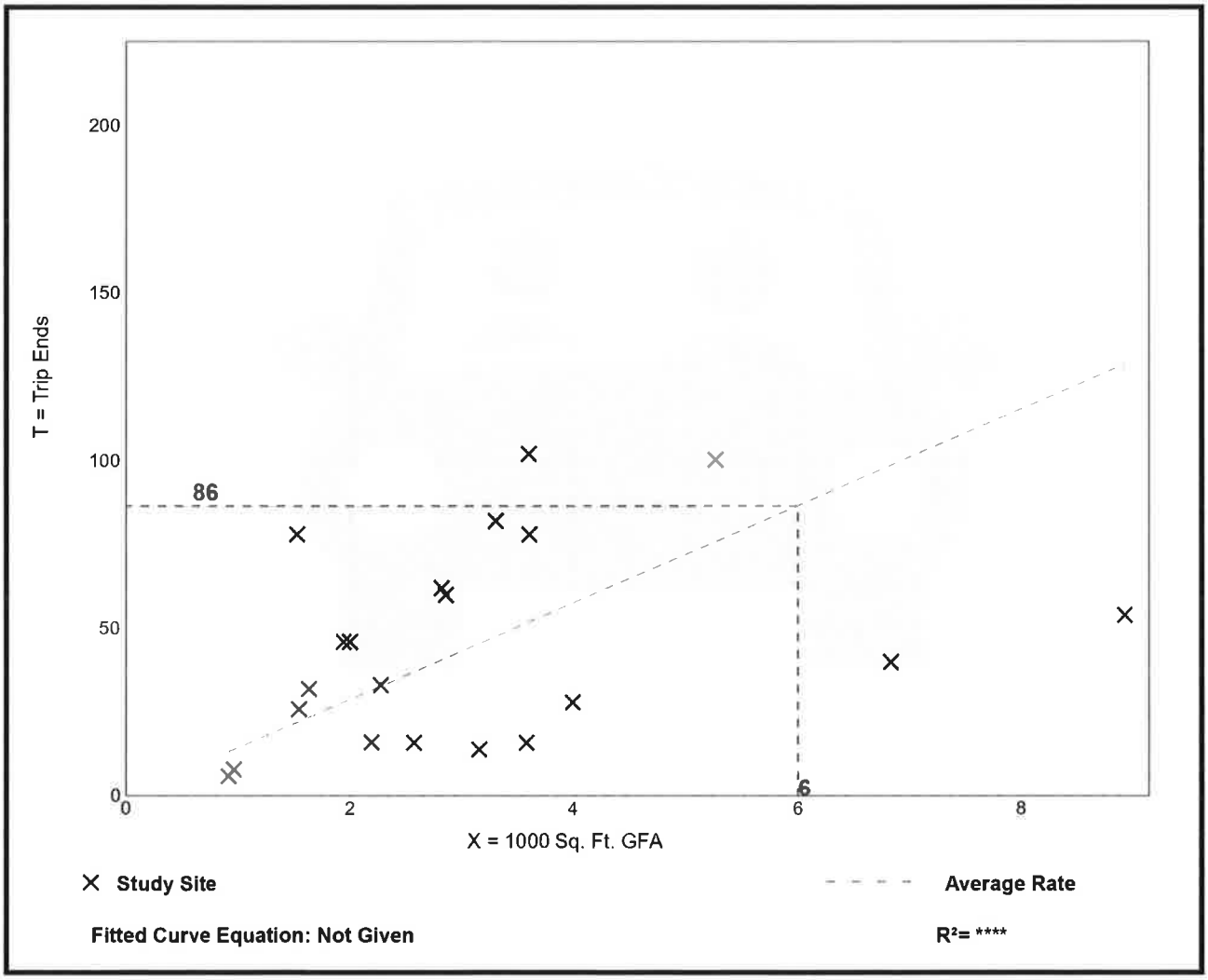
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

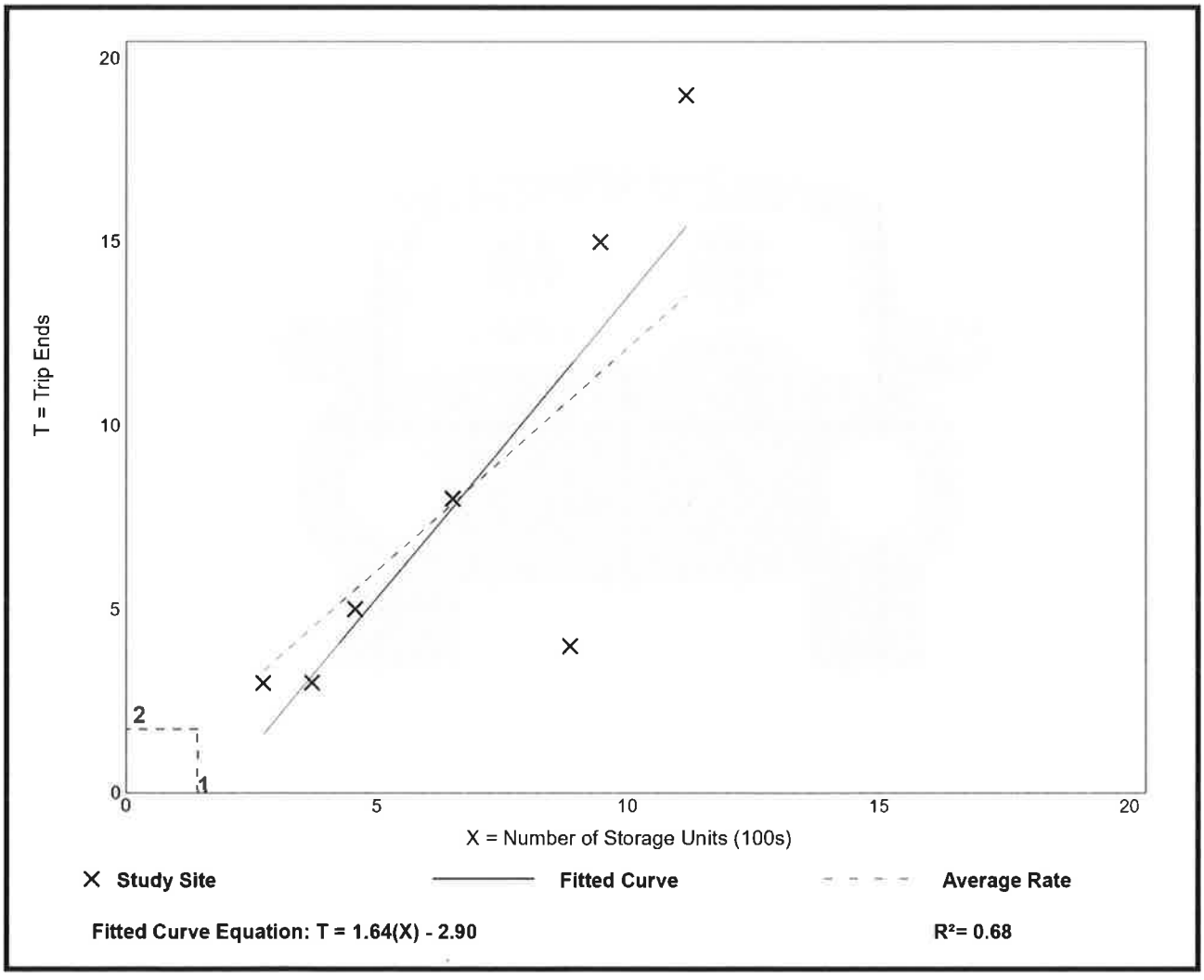
Mini-Warehouse
(151)

Vehicle Trip Ends vs:	**Storage Units (100s)**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	7
Avg. Num. of Storage Units (100s):	7
Directional Distribution:	51% entering, 49% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.21	0.45 - 1.70	0.49

Data Plot and Equation



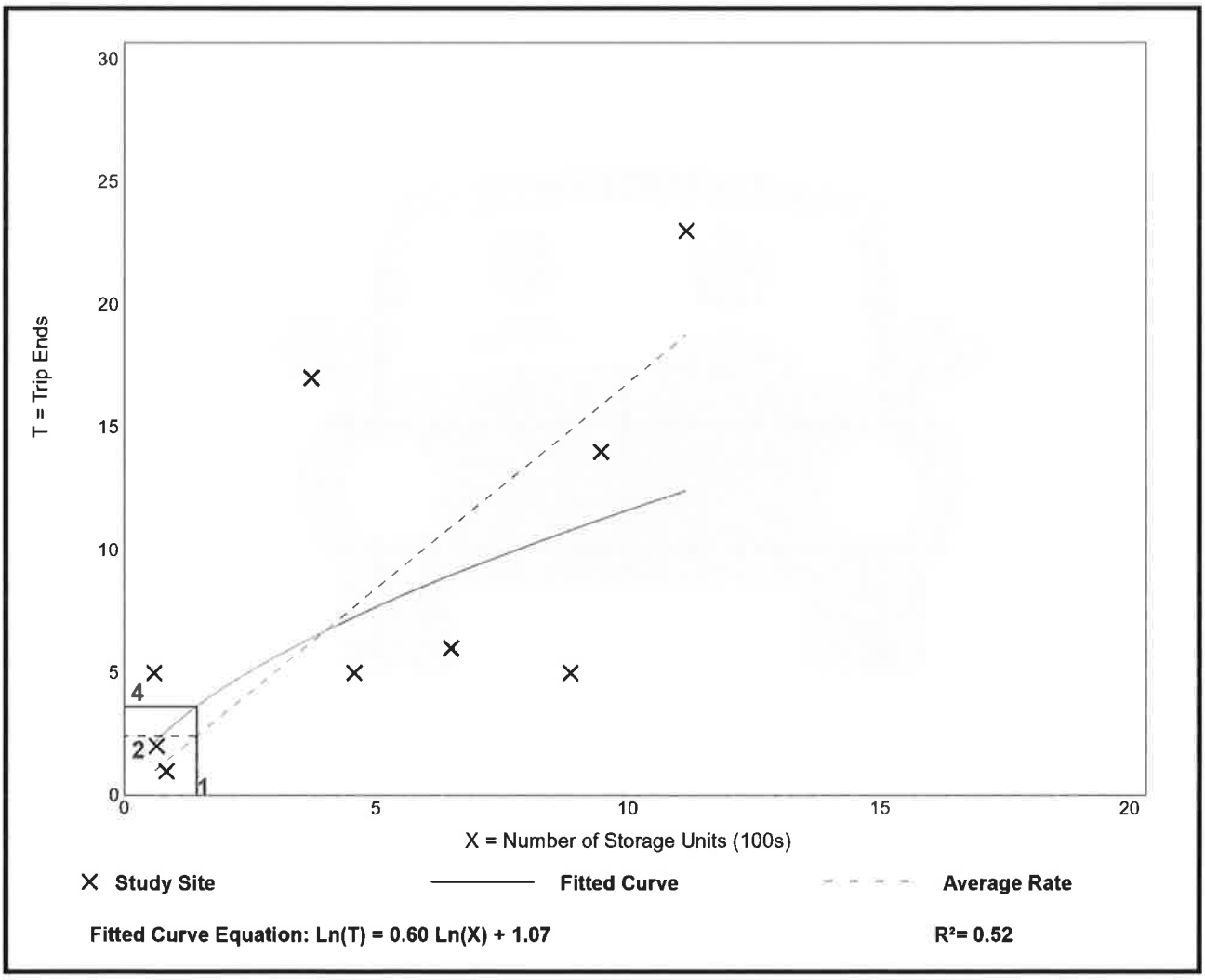
Mini-Warehouse
(151)

Vehicle Trip Ends vs:	**Storage Units (100s)**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	9
Avg. Num. of Storage Units (100s):	5
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.68	0.56 - 8.33	1.37

Data Plot and Equation



Mini-Warehouse
(151)

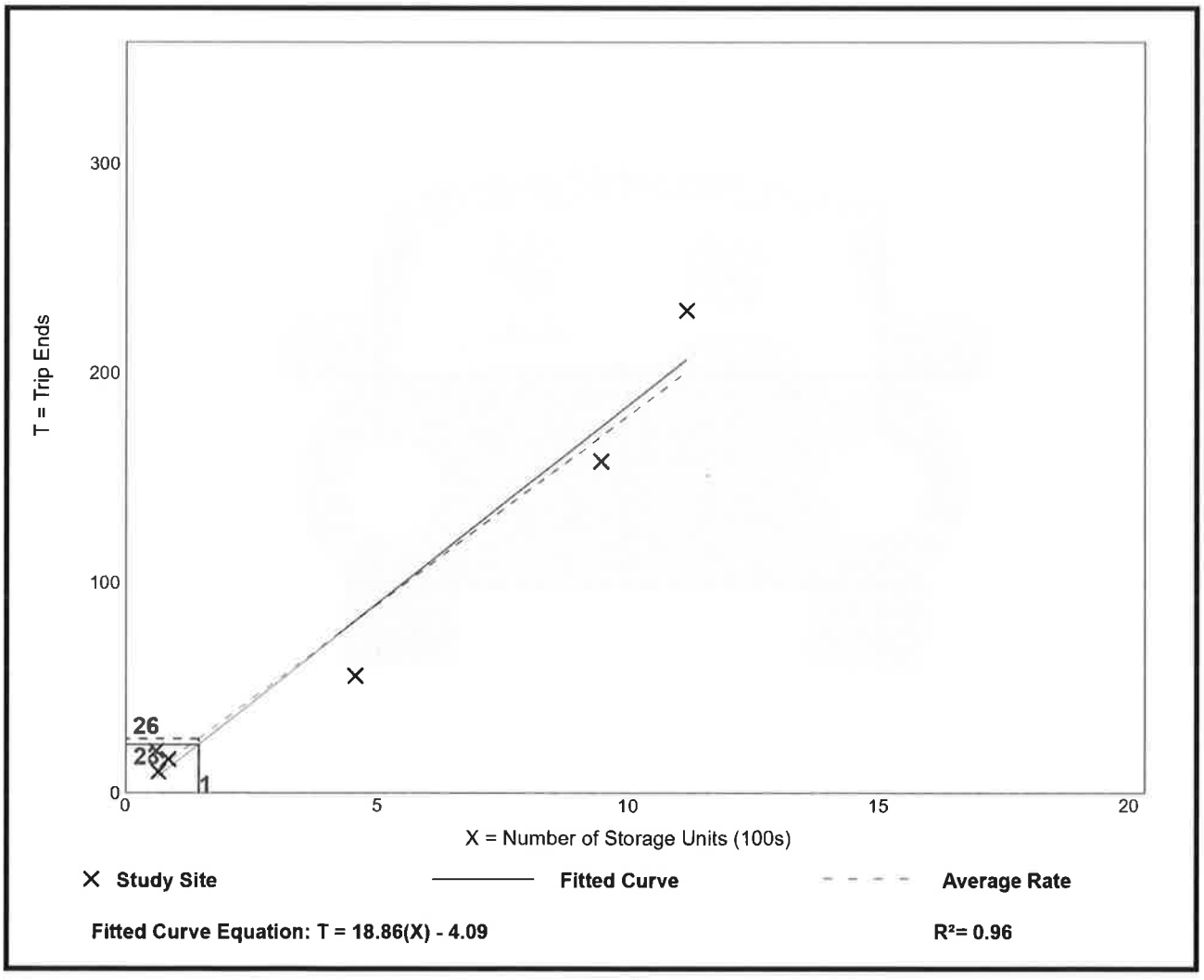
Vehicle Trip Ends vs: **Storage Units (100s)**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Storage Units (100s): 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
17.96	12.25 - 33.33	4.13

Data Plot and Equation



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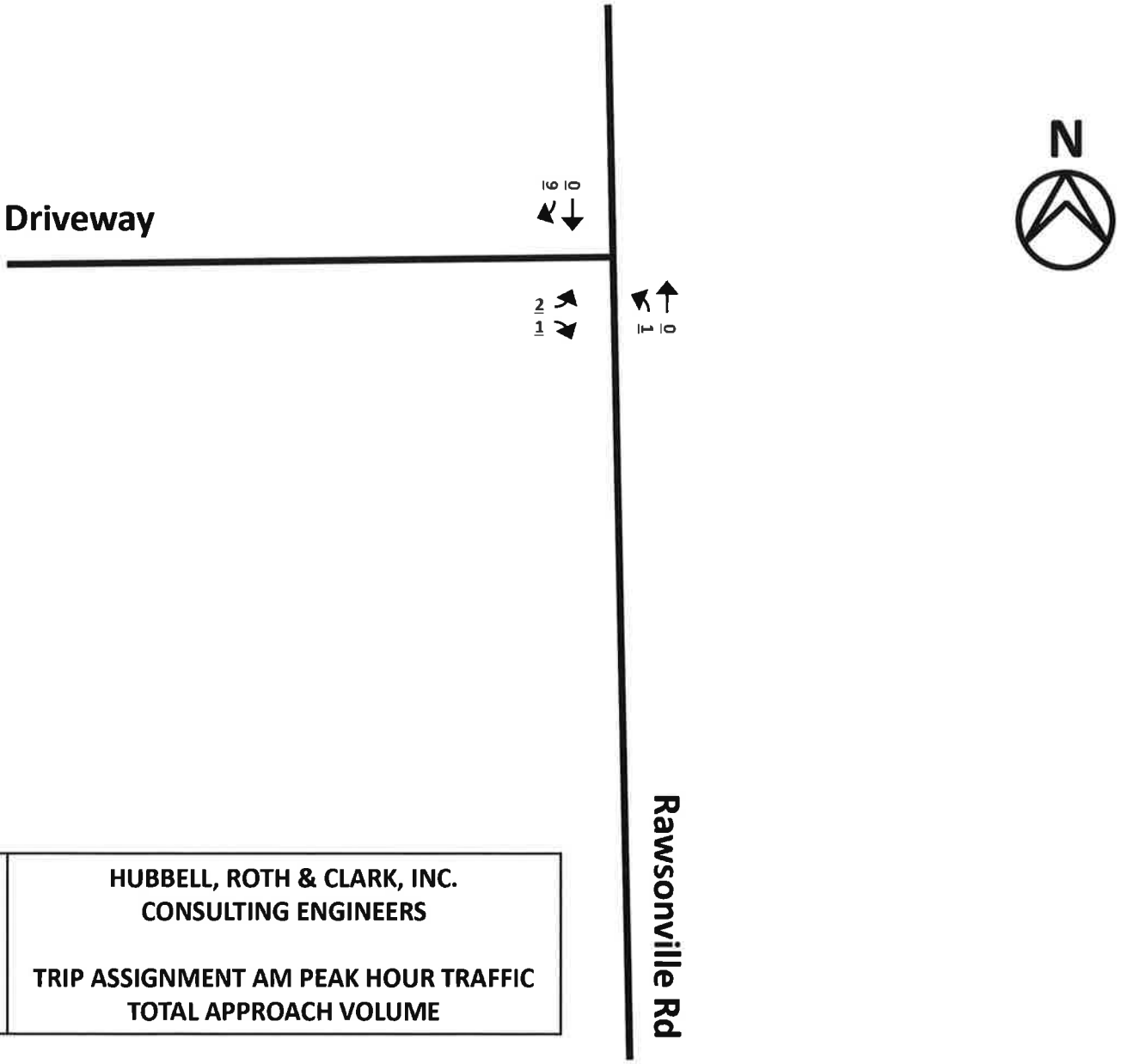
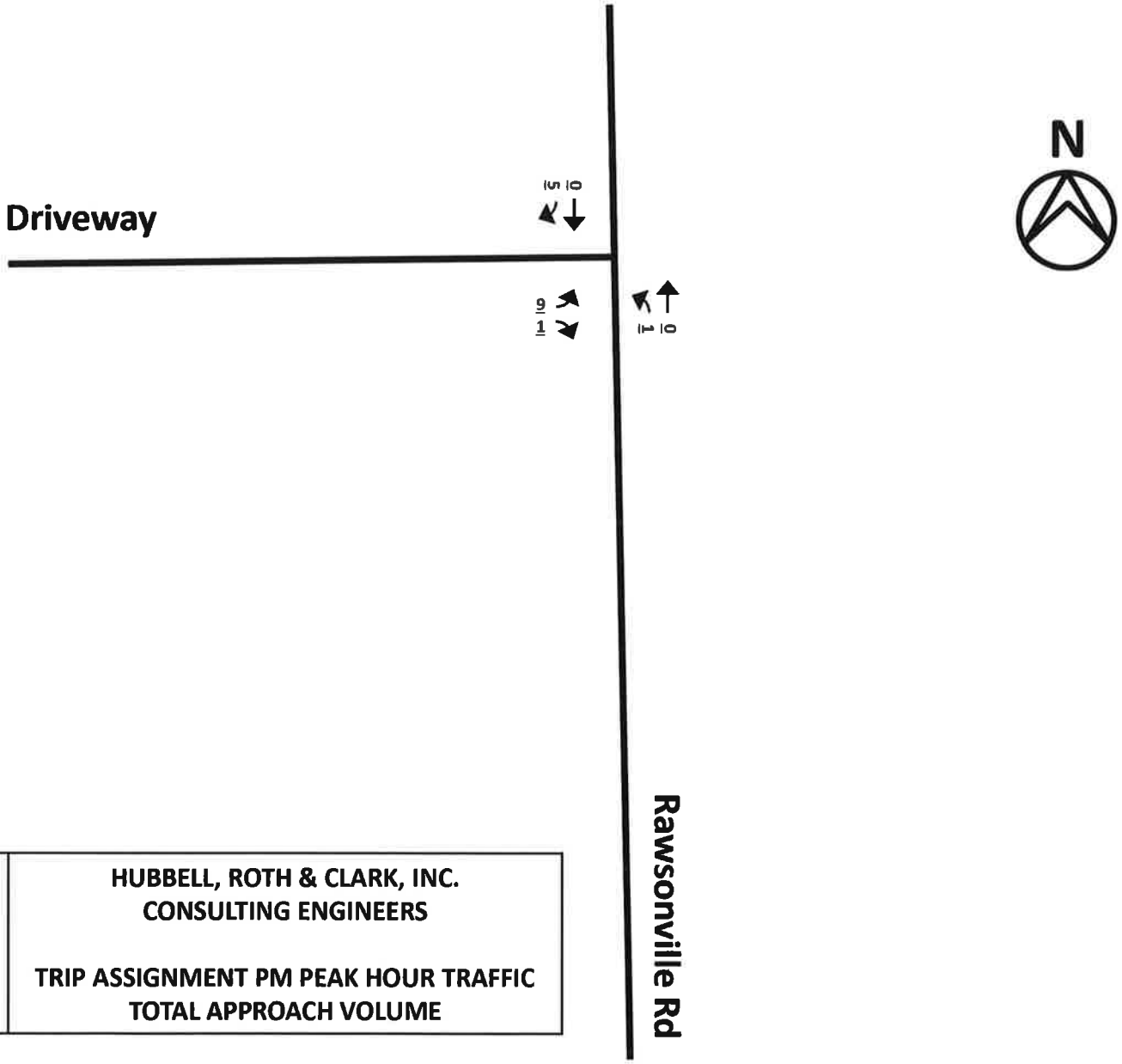
Attachment G: Trip Assignment Diagrams



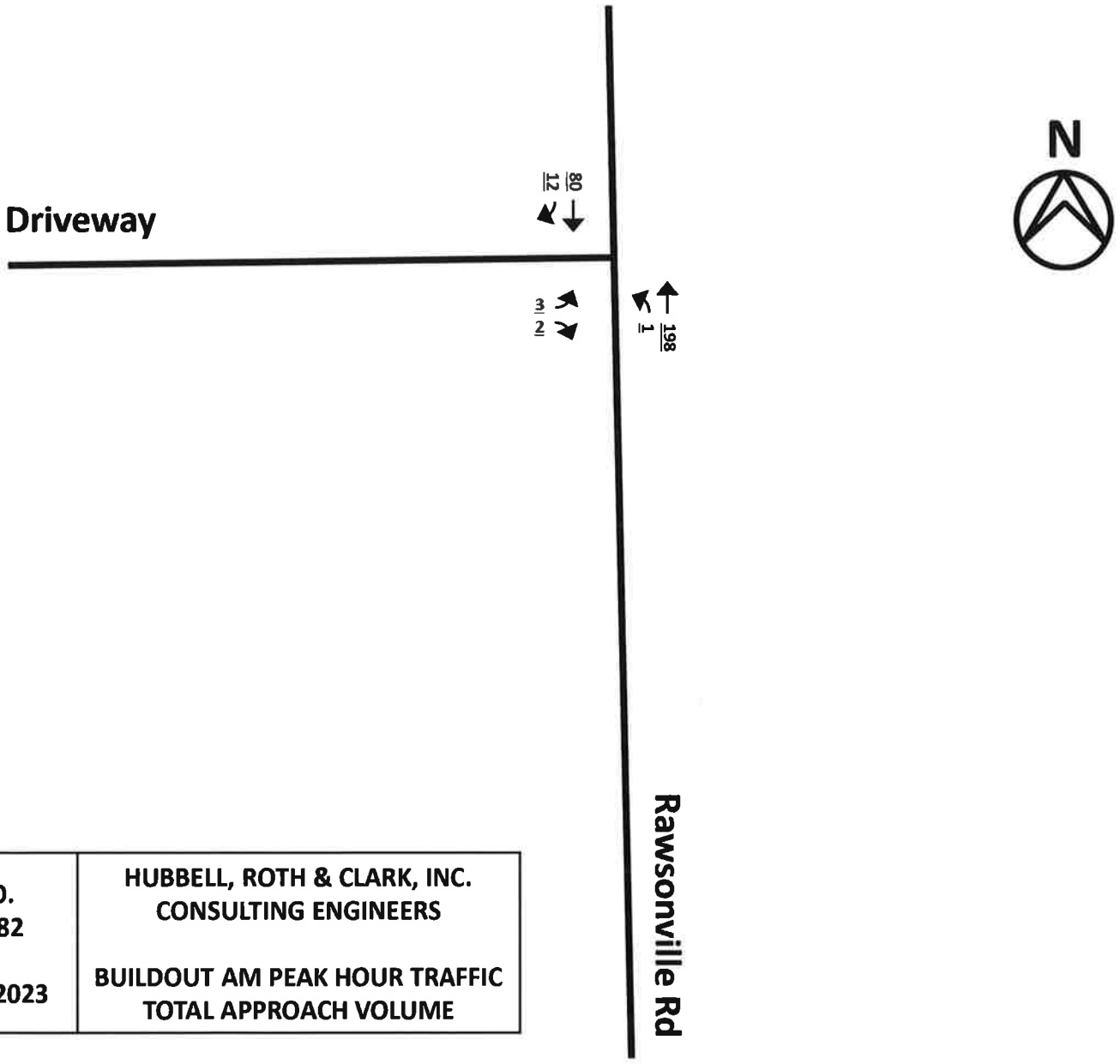
JOB NO. 20230482 DATE JUNE 13, 2023	HUBBELL, ROTH & CLARK, INC. CONSULTING ENGINEERS TRIP ASSIGNMENT AM PEAK HOUR TRAFFIC TOTAL APPROACH VOLUME



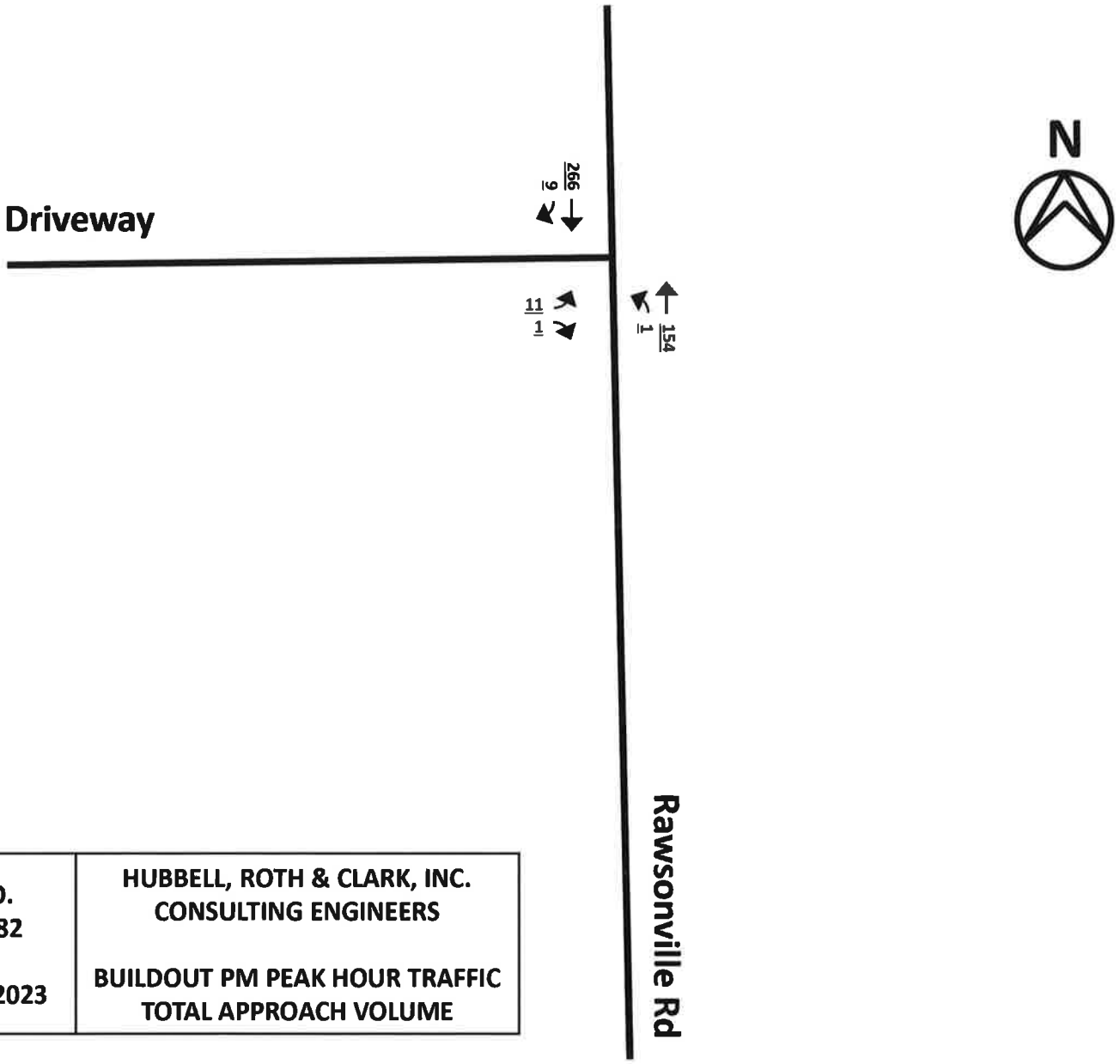
JOB NO. 20230482 DATE JUNE 13, 2023	HUBBELL, ROTH & CLARK, INC. CONSULTING ENGINEERS TRIP ASSIGNMENT PM PEAK HOUR TRAFFIC TOTAL APPROACH VOLUME

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Attachment H: Buildout Volume Diagrams



JOB NO. 20230482 DATE JUNE 13, 2023	HUBBELL, ROTH & CLARK, INC. CONSULTING ENGINEERS BUILDOUT AM PEAK HOUR TRAFFIC TOTAL APPROACH VOLUME

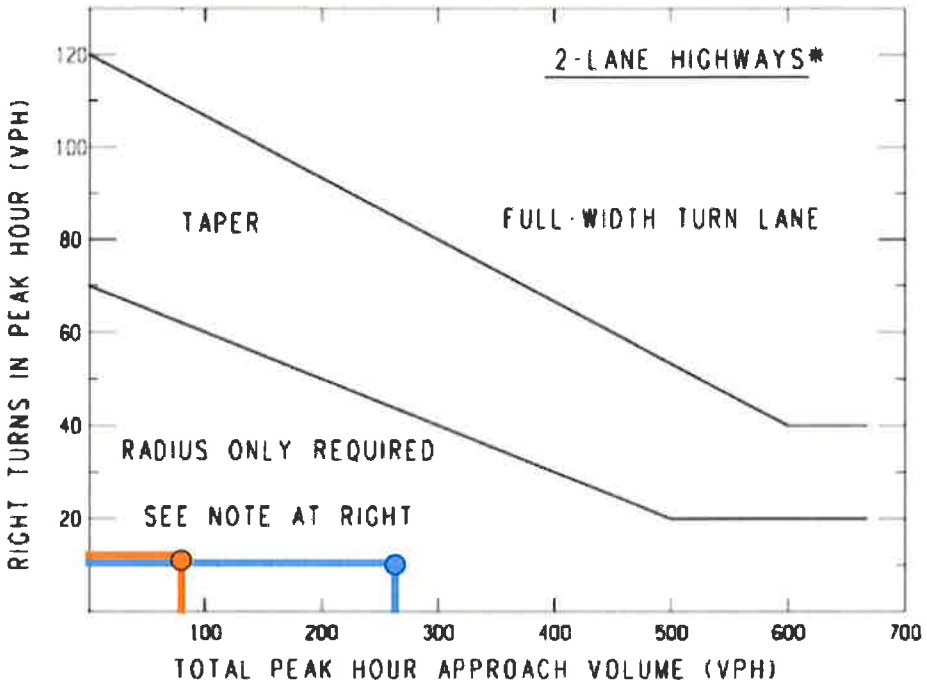


JOB NO. 20230482 DATE JUNE 13, 2023	HUBBELL, ROTH & CLARK, INC. CONSULTING ENGINEERS BUILDOUT PM PEAK HOUR TRAFFIC TOTAL APPROACH VOLUME

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Attachment I: Left and Right Turn MDOT Guidance Table

MDOT Guidance for Right-Turn Lane or Taper



AM Peak

PM Peak

MDOT Guidance for Left-Turn Treatment

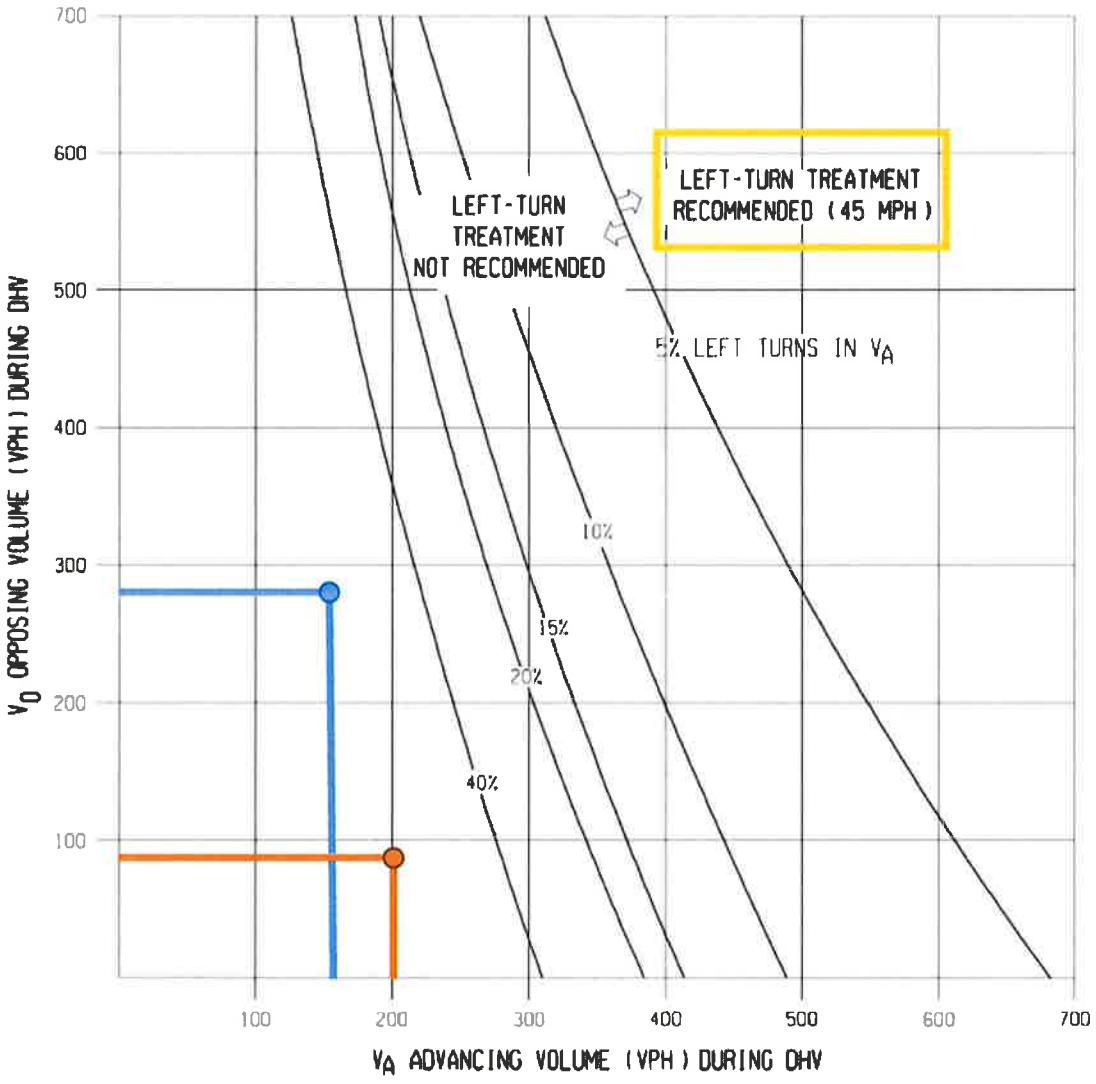


EXHIBIT J

COPY

AUGUSTA CHARTER TOWNSHIP
FIRE DEPARTMENT
P. O. Box 217 Whittaker, MI 48190-0217
Emergency: 9-1-1 Phone/Fax: 734-461-9500

FIRE AND LIFE SAFETY EVALUATION

Location:

Mitchel's Storage, 11294 Rawsonville Road, Augusta Township, County of Washtenaw.

Date:

April 10th, 2023

Interviewed:

Mitchel Kalamai, owner and operator of Mitchel's Storage.

Statement:

Mr. Kalamai informed me that he will be adding additional storage facilities to his current business on property that he owns attached to the current business, and wishes a Fire and Life Safety Evaluation, to make sure he is within safety standards to protect his property and the property of others,

AUGUSTA CHARTER TOWNSHIP
FIRE DEPARTMENT
P. O. Box 217 Whittaker, MI 48190-0217
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COPY

Action:

I physically toured the property and recorded the locations of hydrants as well as confirmed the construction style of the storage buildings.

Property Safety Evaluation:

-The property has two entrances off of Rawsonville Road, each have a powered gate which ATFD has a public safety access code for. Each entrance also has a Sumpter fire hydrant directly across from them and two in between, on the East side of the road.

-There is a Talladay Road access point that Mr. Kalamai states will be improved and used for Public Safety and staff entry only. There is an Augusta fire hydrant at that entrance within his easement on the south east corner.

-Upon completion the property will have a retention pond for area run off, which ATFD is equipped to draw from if needed.

-This location is well within the operational range of ATFD Tanker 3/1 and within the Mutual Aid range for Tanker Shuttle with Sumpter, Pittsfield, Exeter and Milan Area Fire Departments.

-The aisles are currently compliant at thirty feet wide (30'), but the new portion will have forty feet (40') wide aisles. This is more than enough room for ATFD, and Mutual Aid agencies to operate safely.

-Mr. Kalamai is currently re formatting his rental agreement forms to include a statement concerning forbidden storage of Hazardous Materials, open flames and repair of vehicles stored on the property.

AUGUSTA CHARTER TOWNSHIP
FIRE DEPARTMENT
P. O. Box 217 Whittaker, MI 48190-0217
Emergency: 9-1-1 Phone/Fax: 734-461-9500

COPY

-Upon completion there will be center space for 25-35 open area storage of vehicles. There will also be 3-5 metal construction, cube style buildings containing 36 small units each.

Disposition:

Upon completion of this project, I see no further risk to the surrounding area than is already present, or shortfalls in our ability to provide fire suppression to this location. Upon the re formatting of his rental agreement and the increased aisle space, Mr. Kalamai is actually reducing the risk of fire spread.

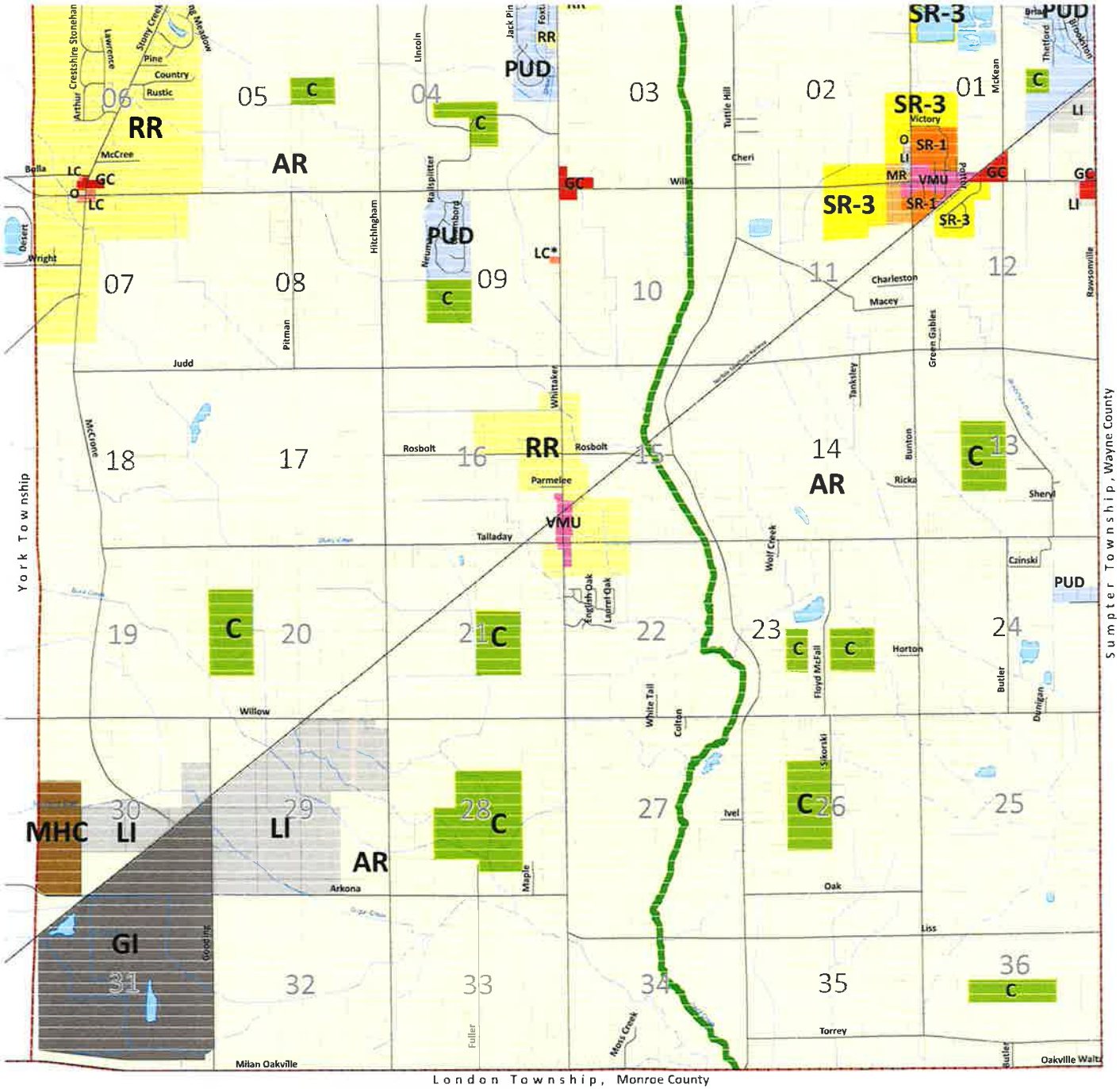
Completed By:

Brian Howell, Fire Inspector (CFI)

Approved By:

Chief David Music

EXHIBIT K



Legend

PAINT CREEK OVERLAY (100' SETBACK)	
C	CONSERVATION (10 ac.)
AG	AGRICULTURE (2.5 ac.)
AR	AGRICULTURAL/ RESIDENTIAL (1 ac.)
RR	RURAL RESIDENTIAL (1 ac.)
SR-3	SINGLE FAMILY RESIDENTIAL (21,780 s.f.)
SR-2	SINGLE FAMILY RESIDENTIAL (17,000 s.f.)
SR-1	SINGLE FAMILY RESIDENTIAL (13,000 s.f.)
VR	VILLAGE SINGLE FAMILY RESIDENTIAL (9,000 s.f.)
MR	MULTIPLE FAMILY RESIDENTIAL
MHC	MOBILE HOUSING COMMUNITY
VMU	VILLAGE MIXED USE
LC	LOCAL COMMERCIAL
GC	GENERAL COMMERCIAL
O	OFFICE
LI	LIMITED INDUSTRIAL
GI	GENERAL INDUSTRIAL
PUD	PLANNED UNIT DEVELOPMENT
*	SUBJECT TO CONDITIONAL REZONING AGREEMENT

ZONING DISTRICTS MAP

AUGUSTA TOWNSHIP
Washtenaw County, Michigan

N

0 1,000 2,000 3,000 4,000 5,000 6,000 Feet

9-25-2018

Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects

EXHIBIT L

AFFINITY VALUATION GROUP, LLC

REAL ESTATE APPRAISAL • CONSULTING • MARKET ANALYSIS

July 28th 2023

John L. Gormley
Gormley Law Offices, PLC
101 East Grand River Avenue
Fowlerville, MI 48836

RE: Economic Impact Study; 11194 Rawsonville Road, Belleville, MI 48111

Attorney Gormley:

You have asked me to assist the Augusta Township Planning Commission in determining if the existing and proposed development located at the above captioned location, (Mitchel's Storage) has any material negative economic impact upon surrounding properties. Please reference the following pages for important information regarding the scope of the research and analysis for this study including the property identification.

I certify that I have no present or contemplated future interest in the property. The appraiser has not performed any prior services regarding the subject property within the previous three years.

Conclusion of Market Study

> Based on the information described in the accompanying report it appears from all research presented that the current and intended operation for the Mitchel's Storage property **will not** materially affect the overall property values for the local area. This is primarily based on a comparison study of residential housing sales in relatively close proximity to the current storage operations.

If you have further questions regarding the value conclusions or methodology employed within this study, please contact the me and we will be happy to assist you.

Respectfully submitted,

AFFINITY VALUATION GROUP, LLC

Kurt R. Schmerberg
Certified General Real Estate Appraiser

DEFINITIONS:

Market Study:

A macroeconomic analysis that examines the general market conditions of supply, demand, and pricing or the demographics of demand for a specific area or property type. A market study may also include analyses of construction and absorption trends. (1)

Proximity Damage:

An element of severance damages that is caused by the remainder's proximity to the improvement being constructed (e.g., a highway); may also arise from proximity to an objectionable characteristic of a site or improvement (e.g., dirt, dust, noise, vibration). (1)

---

[1] Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

PART ONE - ASSUMPTIONS AND LIMITATIONS

1) This study is for no purpose other than determining if the existing and proposed development located at Mitchel's Storage has any material negative economic impact upon surrounding properties, and the appraisers are neither qualified nor attempting to go beyond that narrow scope. The reader should know that there are also inherent limitations to the accuracy of the information and analysis in this study. Before making decisions based on the information and analysis in this report, it is critically important to read this entire section to understand these limitations.

Study is not a survey

2) It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described, and there is no encroachment or trespass unless noted with the report.

3) The appraiser has made no survey of the property and no responsibility is assumed with such matters. Any maps, plats, or drawings reproduced and included in this report are intended only to show spatial relationships. The reliability of the information on any such map or drawing is assumed by the appraiser and cannot be guaranteed to be correct. A surveyor should be consulted if any concern is on boundaries, setbacks, encroachments, or other survey matters.

Study is not a legal opinion

4) No responsibility is assumed for legal matters that affects the title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable. The study information is given without regard to questions of title, boundaries, encumbrances, or encroachments. We are not usually provided an abstract of the property, and we neither made a detailed examination of it nor do we give any legal opinion concerning it.

5) It is assumed there is full compliance with all federal, state, and local environmental regulations and laws. A comprehensive examination of laws and regulations affecting the property was not performed for this study.

6) It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed.

Study is not an engineering or property inspection report

7) This study should not be considered a report on the physical items that are a part of this property. Although the report may contain information about the physical items, it should be understood this information is only to be a general guide and not as a complete or detailed physical report. The appraisers are not construction, engineering, environmental, or legal experts, and any statement on these matters in this report should be preliminary.

8) We are not environmental experts, and we do not have the expertise to determine the existence of environmental hazards such as urea-formaldehyde foam insulation, toxic waste, asbestos or hazardous building materials, or any other environmental hazards on the subject or surrounding properties. If we know of any problems of this nature that would create a significant problem, they are disclosed in this report. Nondisclosure should not be taken as an indication that such a problem does not exist, however. An expert in the field should be consulted if any interested party has questions on environmental factors.

9) The appraiser performed no chemical or scientific tests, and it is assumed that the air, water, ground, and general environment associated with the property present no physical or health hazard of any kind unless otherwise noted

in the report. It is further assumed that the lot contains no type of dump site and there are no underground tanks (or any underground source) leaking toxic or hazardous chemicals into the groundwater or the environment unless otherwise noted in the report.

10) Because no detailed inspection was made, and because such knowledge goes beyond this the scope of this study, any observed condition or other comments in this appraisal report should not be taken as a guarantee that a problem does not exist.

Study is made under conditions of uncertainty with limited data

11) The sales data relied upon in this study is believed to be from reliable sources. Information from the local Board of Realtors MLS was used to conduct this study. The information on the comparable sales was examined, but it was not possible to inspect them all in detail. The conclusions are subject to the accuracy of the data.

12) This study is a representation of the of values based on an analysis of information known to us when the study was conducted. We assume no responsibility for incorrect analysis because of incorrect or incomplete information. If new information of significance comes to light, the results in this report is subject to change without notice.

13) Opinions and estimates expressed represent our best judgment but should not be construed as advice or recommendation to act. Any actions taken should be based on your own judgment.

Study report limitations

14) Casual readers should understand this report does not contain all the information we have concerning the property or the local real estate market. While no factors we believe to be significant but unknown to the client have been knowingly withheld, it is always possible that we have information of significance which may be important to others but, does not alter this study's results. Those items include, but are not limited to; taxable and assessed values; annual property taxes; occupancy rates; improvement construction cost estimates; general area market trends; and additional aerial and subject site images.

15) This report is made for the information and/or guidance of the client and specifically identified intended users, for a specific purpose. Anyone who gives out an incomplete or altered copy of this study report (including all attachments) does so at their own risk and assumes complete liability for any harm caused by giving out an incomplete or altered copy. Neither the appraiser nor this company assumes any liability for harm caused by reliance upon an incomplete or altered copy of this report given out by others. Anyone with a question on whether their copy of this study report is incomplete or altered should contact our office. There are twenty (20) pages in this report.

PART TWO – SPECIFICS OF THE STUDY

Appraiser
Kurt R. Schmerberg
MI - Certified General Real Estate Appraiser # 1205000979

Client
John Gormley – Attorney

Intended Users
John Gormley, Mitchel's Storage, Augusta Township Planning Commission.
Note: No other users are intended by Appraiser.

Intended Use of the Report
The intended use is for assistance in considering zoning change and PUD approval for Mitchel's Storage.
Note: No other use is intended by Appraiser.

Date of Report
July 28, 2023

Effective Date of Study
July 27, 2023

Purpose of the Study
The purpose of the study is to perform a market impact study to determine if there is any diminution in value on area properties due to the current and proposed use at Mitchel's Storage property.

Scope of Work
Subject Observation: An exterior inspection of Mitchel's Storage and the surrounding neighborhood has been made and images taken.

Market Area and Analysis of Market Conditions: An analysis of market conditions has been made. A determination of area where potential impact from operations was identified.

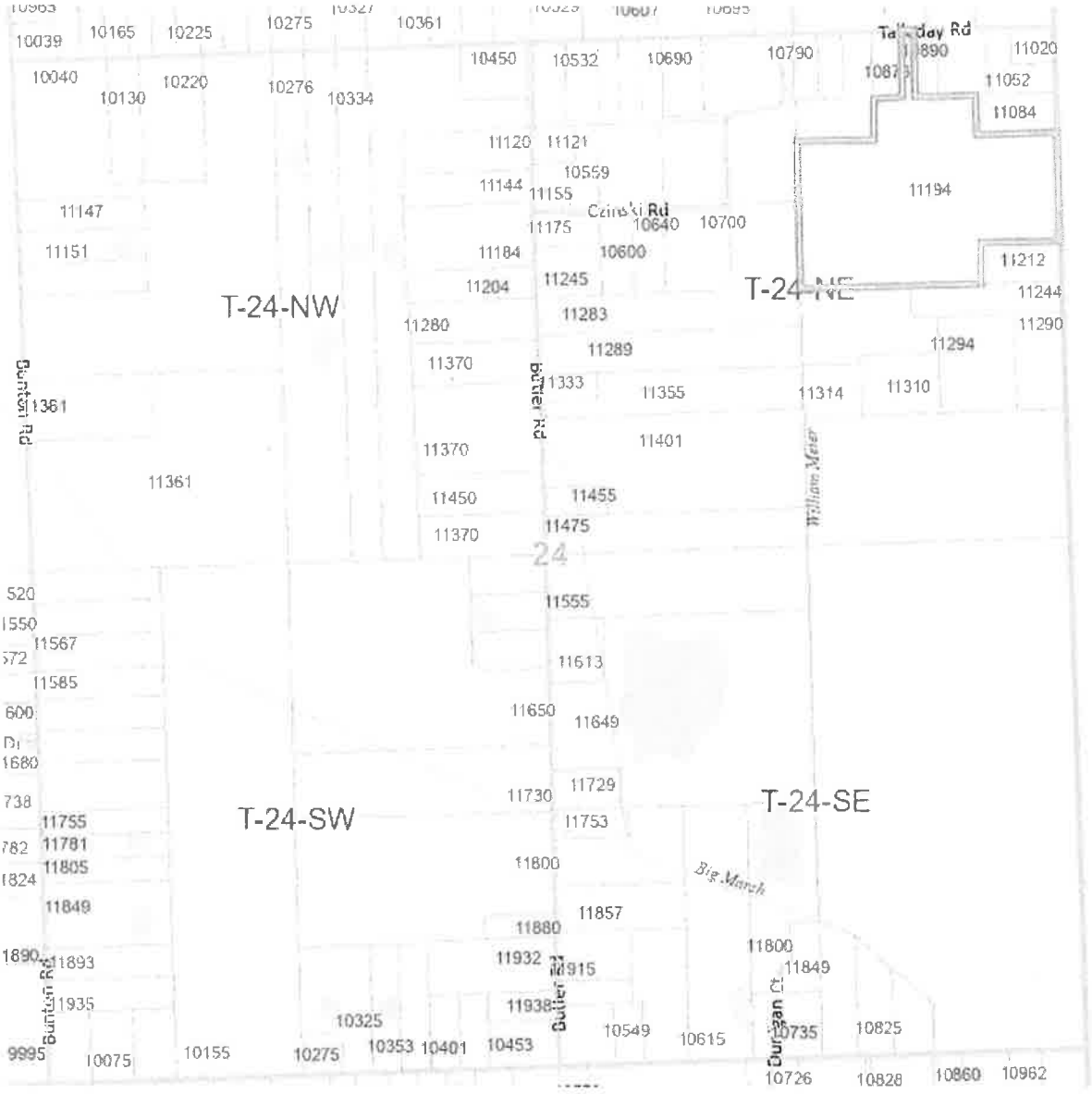
Valuation Analyses: Sales data of properties from the potential impact area were identified and analyzed. Sales data from the immediate area but outside the potential impact area were identified and analyzed.

Appraiser Competency: Affinity Valuation Group, LLC has performed numerous appraisals and studies of similar situations in Michigan and the Northwest Ohio area. Also, the appraiser has gained geographical competency of the subject market area through continual local research of market trends over 40 years of appraisal experience in Washtenaw and Wayne Counties. Therefore, the appraiser possesses enough knowledge and experience to conduct the inspection, analysis, and the necessary reasoning to determine the conclusions set forth within this study.

PART THREE – PRESENTATION OF DATA

The area of study is a semi-rural area with a mixture of property uses in the southeasterly corner of Augusta Township, Washtenaw County, Michigan. Parcels in Section 24 of Augusta currently range from one acre to ~77 acres in size. Predominate residential parcel size ranges from one to seven acres in size.

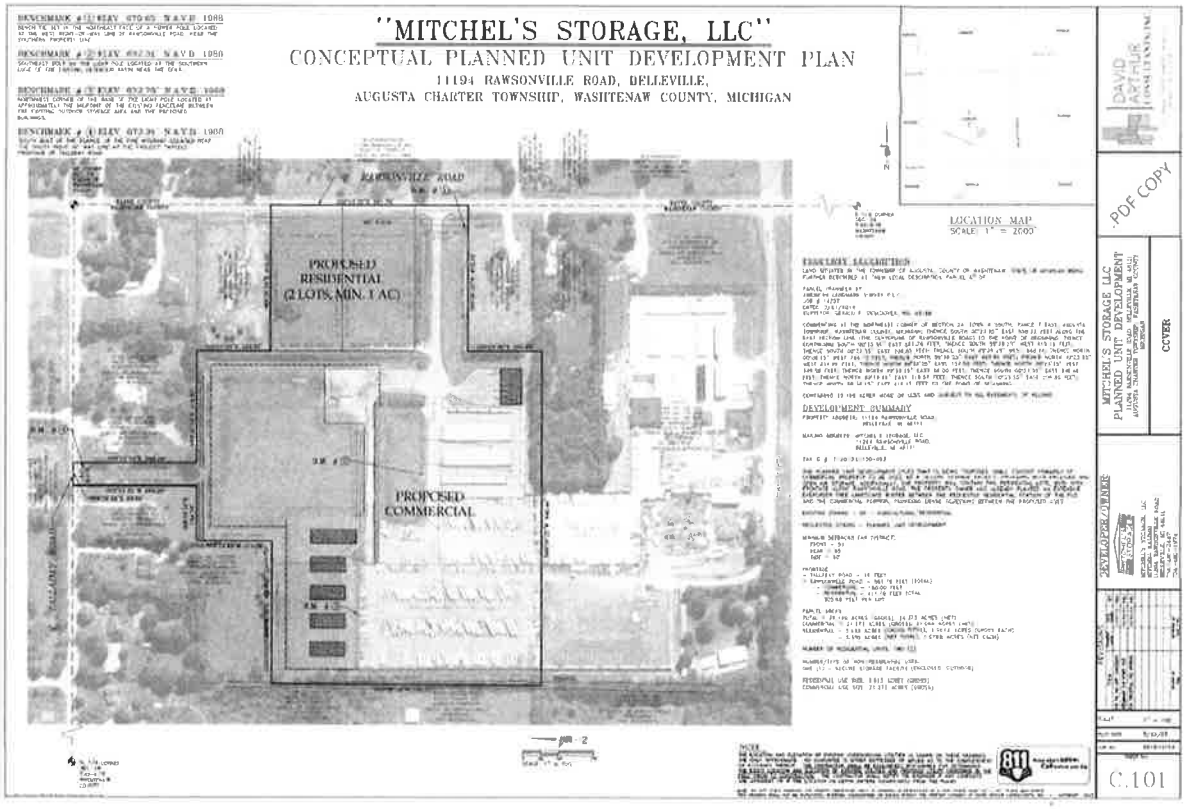
CURRENT PARCEL MAP
SECTION 24 AUGUSTA TOWNSHIP



Discussions with the client and examination of historical aerial images indicate activity and utilization of the site as a storage facility began to take shape in 2007- 2008. Residential property uses were in place along the property boundary to the north along Talladay Road and southwest, on the south side of Czinski Road at the inception of the initial use. There has been limited additional residential construction in the immediate area since the storage facility began.

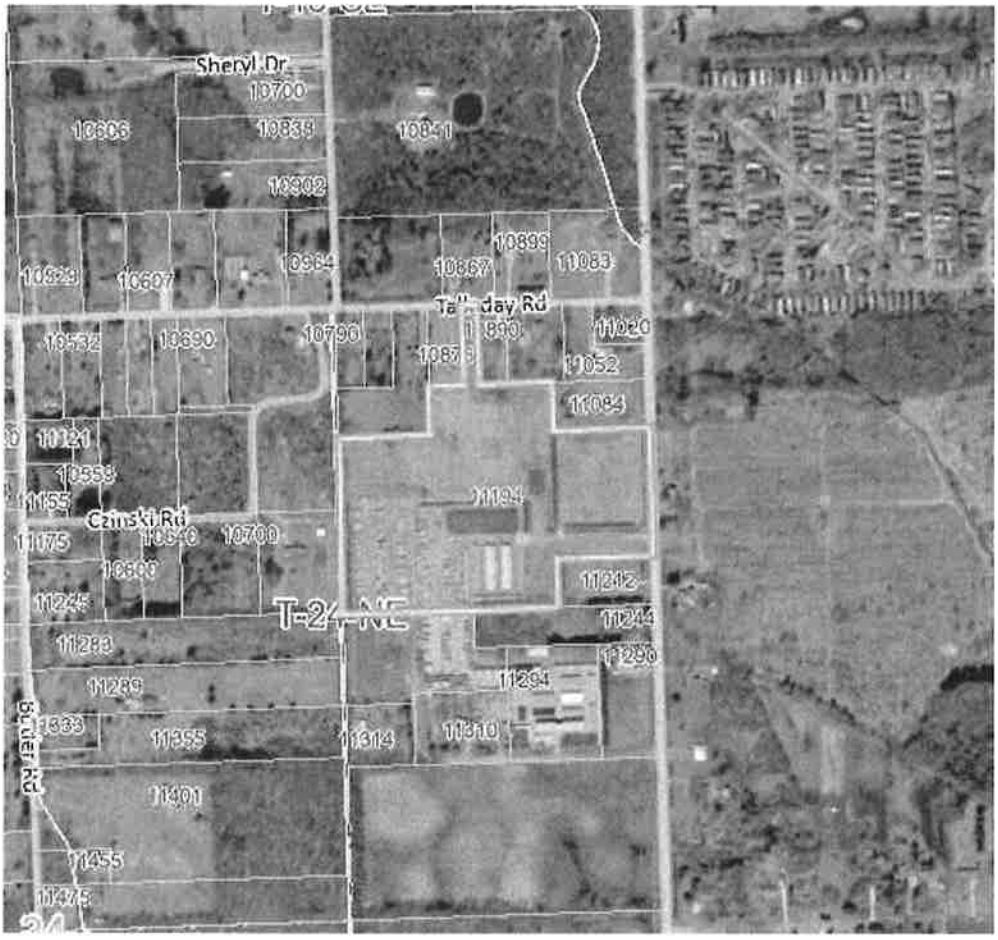
A walk around property viewing of the current operation was made on July 27, 2023 during regular business hours. Sufficient visual buffering was observed along the westerly boundary and the William Meier creek. Additional buffering was present along the northerly side of the drive from Rawsonville Road and the westerly side of the proposed residential areas of the subject site along Rawsonville as indicated in the client provided "Conceptual Planned Unit Development Plan." The north boundary of the property has been planted with a double row of White Pines which currently vary from ~8 to ~15 feet in height which offers some but not complete visual obstruction of the property from the residential properties on the northern edge of the property. Primary auditory influences experienced was from traffic noise along Rawsonville, and Talladay Roads. Noise from overhead air traffic from Detroit Metropolitan Airport was also noted. It should be noted that traffic volume is likely higher at present on Talladay Road and lower on Rawsonville Road due to a temporary detour of Rawsonville Road from Willis to Talladay to allow for road construction. No significant dust or odors were present at the time of property viewing with a normal amount of customer traffic experienced during the approximate one-hour property visit.

CONCEPTUAL PLANNED UNIT DEVELOPMENT PLAN



Based on the physical inspection of the subject property and proximity of neighboring improvements the appraiser feels negative influences created by activities on the subject property, if any, would be confined to those properties within 0.5 miles of the subject. That would encompass visual or auditory influences, as well as any dust or odors generated on site which may exit the immediate site area. The generally described area of potential influence is Section 24 and the south half of the southeast ¼ section of Section 13 on the north; Augusta Township, Washtenaw County.

AREA OF POTENTIAL INFLUENCE



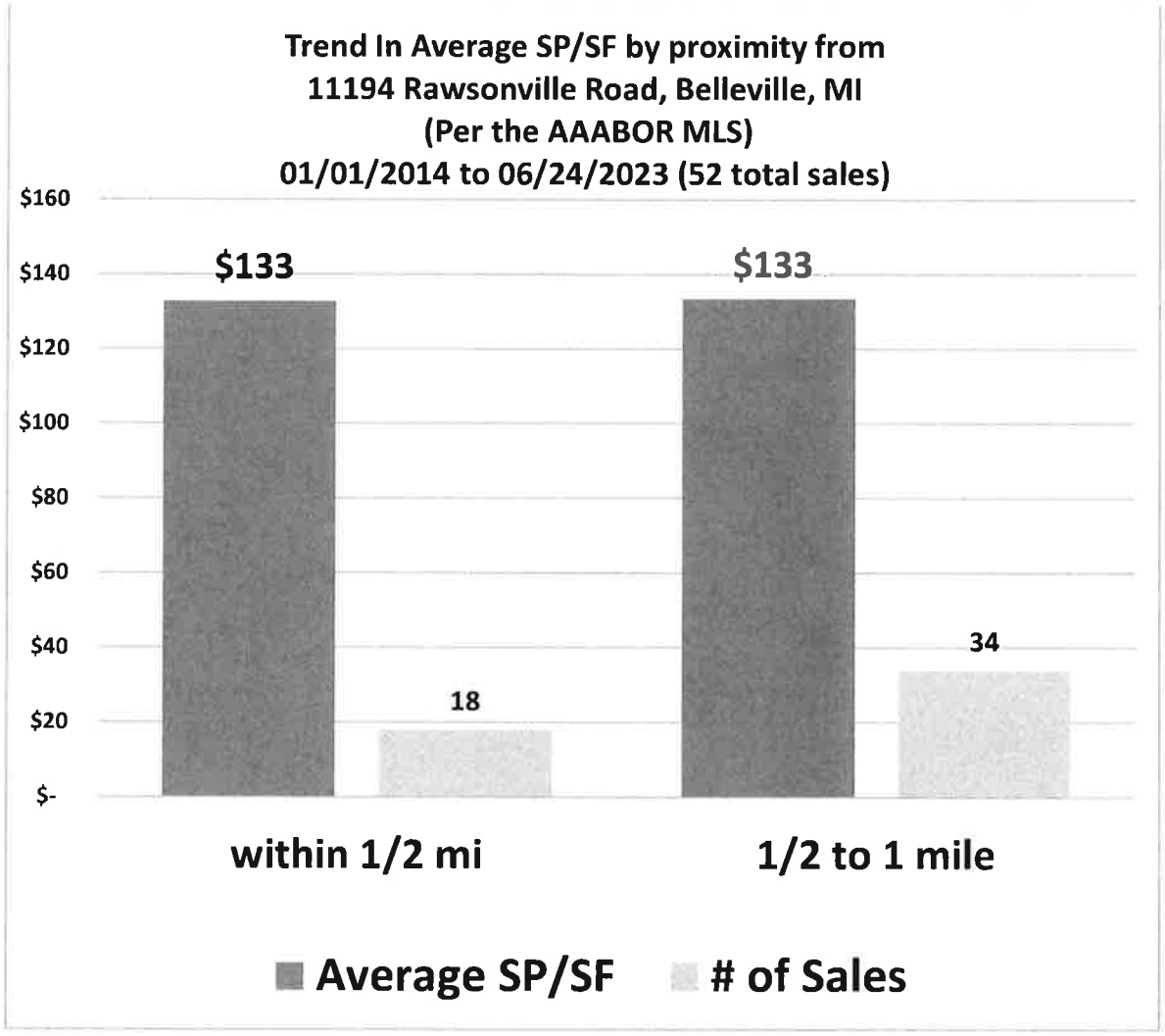
Sales of residential properties from within 0.5 miles of the subject address were searched in the Ann Arbor Area Board of REALTORS multiple listing service, from 2008 to current. The search reveled 27 property sales. The relevant characteristics of these sales were:

Year Built: 1943 to 2007
Parcel Size 1 to 7 acres in size
Sales Price: $70,000 to $450,000
Average Sales Price: $219,611

Sales of residential properties were then expanded to one mile from the subject property, using the same time of sale reference between 2008 to current; but limiting the results to properties built between 1943 to 2007; on parcels of 1 to 7 acres in size. This was done to better duplicate the significant characteristics of sales from the area of potential influence and make for a more accurate comparison study. An additional 49 property sales were identified. The average sale price for these additional transactions was $198,326 with a low of $36,500 and a high of $400,000

The initial finding revealed that properties in the area of potential influence actually sold for a ~9.7% premium over properties outside of the area of potential influence, but proximate enough to duplicate any other externalities which may be present in the immediate area.

A second look was performed to explain the disparity between the sales, and a number of foreclosure and non-arms-length transactions were identified. By changing the transaction window from 2008 to current to 2014 to present, this eliminated the non-arms-length transactions, leaving 18 sales from within the area of potential influence and 34 sales located between 0.5 and 1 mile proximate. Since improvement size also plays a significant role in the overall value perceived in residential property, the appraiser also took each of the respective pool of sales and analyzed them on the basis of average sales price per square foot of living area. The results are illustrated in the following chart.


Trend In Average SP/SF by proximity from
11194 Rawsonville Road, Belleville, MI
(Per the AAABOR MLS)
01/01/2014 to 06/24/2023 (52 total sales)
$160
$140
$120
$100
$80
$60
$40
$20
$-
$133
$133
18
34
within 1/2 mi
1/2 to 1 mile
Average SP/SF
# of Sales

PART FOUR - CONCLUSIONS FROM PROXIMITY SALES STUDY

A total of 52 properties were utilized in the proximity sales study. Eighteen of the sales were from the identified potential impact area. Thirty-four were located between 0.5 mile and one mile from the subject site. Both groups showed the same average sales price per square foot of $133.

It appears, from the data presented, that no conclusive evidence is present to indicate that sales in close proximity to Mitchel's Storage Operation suffer any reduction in market value because of their location. There is neither a gross reduction in the sales price or a reduction in the corresponding sales price per square foot for sales in the immediate area over sales from nearby, but away from the potential influence.

Based on review of the current operation, the proposed placement of the new buildings, and the current buffering in existence around the site perimeter, it is unlikely any significant measurable negative impact will occur to neighboring properties due to the expansion of Mitchel's Storage.

PART FIVE – REPORT ADDENDUM

SUBJECT PHOTOGRAPHS

Date of Photographs: July 27, 2023

VIEW OF RAWSONVILLE RD LOOKING SOUTH AT ENTRANCE

VIEW OF RAWSONVILLE RD LOOKING NORTH AT ENTRANCE

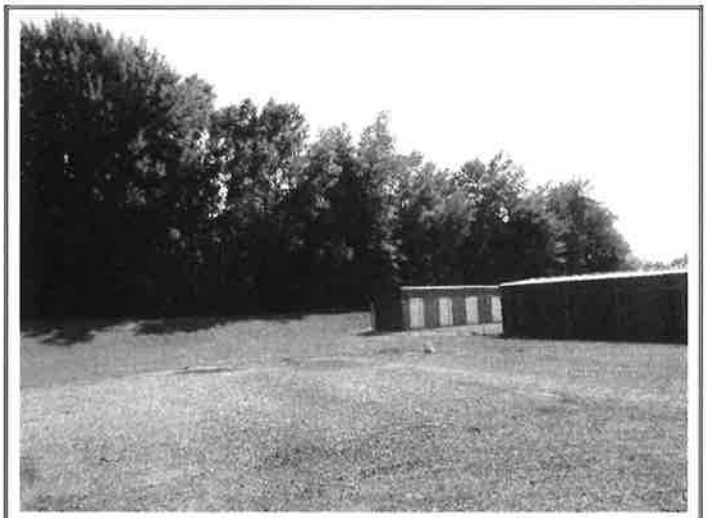
VIEW OF ENTRANCE DRIVE LOOKING WEST TOWARD GATED ENTRY

TREE BUFFERING OF PROPOSED RESIDENTIAL AREA LOOKING NORTHEAST AT ENTRY GATE

SUBJECT PHOTOGRAPHS

Date of Photographs: July 27, 2023

VIEW OF TREES BUFFERING PROPOSED RESIDENTIAL AREA LOOKING NORTH FROM GATED AREA



VIEW OF SOUTHERLY PROPERTY LINE ALONG AREA OF CURRENT ENCLOSED STORAGE BUILDINGS

VIEW LOOKING NORTH TOWARD TALLADAY ROAD AND EXISTING RESIDENTIAL DWELLINGS

TREE BUFFERING ALONG NORTH PROPERTY LINE

SUBJECT PHOTOGRAPHS

Date of Photographs: July 27, 2023

VIEW OF REAR OF RESIDENCE ALONG TALLADAY FROM NORTH PROPERTY LINE

VIEW LOOKING NORTH OF PROPOSED ACCESS DRIVE TO TALLADAY ROAD

VIEW LOOKING SOUTH FROM TALLADAY ROAD OF PROPOSED ACCESS DRIVE

VIEW LOOKING SOUTH TOWARD CURRENT OPERATIONS FROM NORTH PROPERTY LINE

SUBJECT PHOTOGRAPHS

Date of Photographs: July 27, 2023

VIEW LOOKING NORTHWEST OF RESIDENTIAL PROPERY ALONG TALLADAY ROAD

VIEW LOOKING NORTH FROM AREA OF PROPOSED BUILDING EXPANSION TOWARD TALLADAY ROAD RESIDENTIAL PROPERTIES

VIEW LOOKING WEST FROM AREA OF PROPOSED BUILDING EXPANSION

VIEW LOOKING SOUTH ALONG WESTERLY PROPERTY LINE

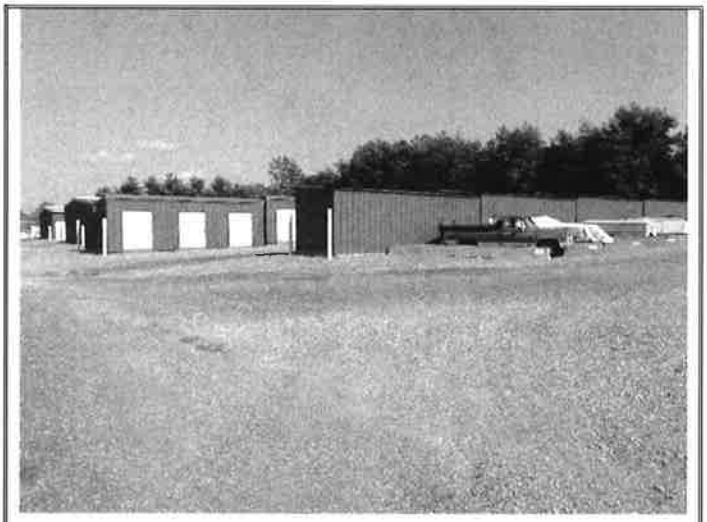
SUBJECT PHOTOGRAPHS

Date of Photographs: July 27, 2023

VIEW LOOKING WEST FROM OUTDOOR STORAGE AREA

VIEW LOOKING WEST FROM OUTDOOR STORAGE AREA

VIEW OF OUTDOOR STORAGE AREA



VIEW OF ENCLOSED STORAGE BUILDINGS

Qualifications of KURT R. SCHMERBERG
Certified General Real Estate Appraiser - MI

Vice President and Chief Financial Officer (May 2001 to present)
Affinity Valuation Group, LLC
1310 S. Main Street, Suite 7
Ann Arbor, MI 48104
(734) 747-7080 ext. 101
Kurt@affinityvaluation.com

EDUCATION:
University of Michigan; Bachelor of Arts in Speech Communications, 1977
Graduate of REALTORS Institute, 1979
Graduate Saline Area High School, 1973

APPRAISAL EDUCATION:
Principals of Real Property Valuation, SREA Course 101, 1987
Applied Residential Property Valuation, SREA Course 102, 1989
Pricing Business to Win, Chad Simmons Seminar, 1990
Capitalization Theory and Techniques, Appraisal Institute, Course 1BA, 1991
Advanced Capitalization Theory, Appraisal Institute, Course 1BB, 1991
Mock Trial, Appraisal Institute, Seminar, 1992
Reviewing Appraisals, Appraisal Institute, Seminar, 1993
Depreciation Analysis, Appraisal Institute, Seminar, 1993
Environmental Hazard Awareness, Middleton Training, Seminar, 1994
Appraiser's Legal Liabilities, Appraisal Institute, Seminar, 1994
Standards of Professional Practice A & B, Appraisal Institute, Courses 410 & 420, 1995
Residential Construction 101, 1996
The FHA and the Appraisal Process, Appraisal Institute, 1999
Partial Interest Valuation: Divided, Appraisal Institute, 2000
Partial Interest Valuation: Undivided, Appraisal Institute, 2000
Red Flags in Home Inspection, American Real Estate and Appraisal Institute, 2002
Uniform Standards of Professional Appraisal Practice – 15 Hour Update Course, 2003
Land Valuation Assignments Workshop – Appraisal Institute, 2004
Land Valuation Adjustments Workshop – Appraisal Institute, 2004
Relocation Appraisal Training Program – ERC 2004
USPAP - 7 Hour National Update Course – Appraisal Institute, 2006
Online Search Strategies for Appraisers – Appraisal Institute, 2006
Liability Management for Residential Appraisers – Appraisal Institute, 2007
Cool Tools: New Technology for Real Estate Appraisers – Appraisal Institute, 2008

USPAP – 7 Hour National Update Course – Appraisal Institute, 2008
REO Appraisal: Appraisal of Residential Property Foreclosure, 2008
Business Practice and Ethics, USPAP 7 Hour Update – Appraisal Institute, 2009
Preparing Appraisals for Michigan Tax Tribunal Appeals - Appraisal Institute, 2009
Short Sale and Foreclosure Risk Management – The CE Shop, 2009
Breaking Barriers-Fair Housing – The CE Shop, 2009
Business Practice and Ethics, USPAP 7 Hour Update - McKissock, 2010
Appraisal Challenges: Declining Markets and Sales Concessions - Appraisal Institute, 2010
Using Spreadsheet Programs in Real Estate Appraisals – Appraisal Institute, 2011
The Uniform Appraisal Dataset – Appraisal Institute, 2011
Business Practice and Ethics, USPAP 7 Hour Update – Appraisal Institute, 2012
Private Appraisal Assignments - McKissock, 2012
The FHA/VA Appraiser; Thriving & Surviving – Appraisal Institute, 2013
USPAP – 7 Hour National Update Course – Appraisal Institute, 2014
Supervisor/Trainee Course for Michigan – McKissock, 2014
Modern Green Building Concepts – McKissock, 2014
HVAC Systems in Green Buildings – McKissock, 2014
Understanding Collateral Underwriter Risk Scores, Flags and Messages – Fannie Mae 2015
Code of Ethics Training – National Association of Realtors 2016
Expert Witness for Commercial Appraisers – McKissock 2016
Avoiding Mortgage Fraud for Appraiser – McKissock 2016
Online Marketing, Advertising and Social Media Compliance – CE Shop 2017
Michigan Builders Continuing Competency Training – Contractors Training Institute 2017
USPAP – 7 Hour National Update Course – Appraisal Institute, 2018
Common Questions Asked by Residential Appraisers- Appraisal Institute 2019
USPAP – 7 Hour National Update Course – Appraisal Institute, 2020
Defensible Appraising – Columbia Institute, 2020
Michigan Builders Continuing Competency Training – Contractors Training Institute 2020
Covering All the Bases in Residential Appraising -Columbia Institute, 2020
USPAP – 7 Hour National Update Course – Appraisal Institute, 2022
Valuation Overview of Accessory Dwelling Units – Appraisal Institute, 2022
Contract or Effective Rent: Finding the Real Rent - Appraisal Institute, 2022
Legal Issues for Non-Lending and Litigation Appraisal Work – Appraisal Institute 2022
Legal Issues for Lending Assignments; Appraisal Risk Management – Appraisal Institute, 2022

EMPLOYMENT EXPERIENCE:

Admitted to Ann Arbor Area Board of REALTORS, 1977
Sales Agent, Rudy Schmerberg Real Estate, 1997 - 1980
Attained Real Estate Broker License, 1980
Independent Fee Appraiser, 1980 -1995 Schmerberg & Associates, Inc.
Senior Staff Appraiser, Appraisal Associates SEM, Inc., 1996 - 1997
President, The Appraisal Company, Inc. 1997 – 1999
Executive Vice President, Appraisal Associates SEM, Inc. 1999 – 2000
Vice President & Chief Financial Officer, Affinity Valuation Group, LLC 2001-Present

Certified as expert witness for: Michigan Tax Tribunal; Washtenaw County Circuit, District and Probate Courts; (Specific references to attorneys and cases can be furnished upon request)

PROFESSIONAL MEMBERSHIPS & DESIGNATIONS:

Appraisal Institute, Practicing Affiliate Member 1990 - 2022
Ann Arbor Area Board of REALTORS 1977 – Present (REALTOR Emeritus)
Michigan Association of REALTORS 1977 - Present
National Association of REALTORS 1977 – Present
Michigan Council of Real Estate Appraisers 2010 - Present

CURRENT LICENSES / CREDENTIALS HELD:

State Certified General Real Estate Appraiser [Michigan] No. 1205000979
State Licensed Associate Real Estate Broker [Michigan] No. 6502370221
Licensed Residential Builder [Michigan] No. 2101129781
FHA Approved Appraiser – U.S. Department of Housing and Urban Development

AWARDS, HONORS & OTHER:

Who's Who in Creative Real Estate, 1981 - 1983
Buyer's Broker Seminar Instructor, ReMax of Outstate Michigan 1981
Michigan Association of Realtors, Board of Directors, 1981 - 1983
Vice President, Ann Arbor Board of REALTORS, 1982
President Kiwanis Club of Saline, 1982
Buyer's Broker Seminar Instructor, ReMax of Outstate Michigan 1983
President Saline Area Chamber of Commerce, 1988
Member Kiwanis Club of Downtown Ann Arbor

President Michigan Association of Real Estate Exchangers, 1989
Vice Chairman, Central Michigan Subchapter - Appraisal Institute, 1992
Instructor New Member Orientation, Ann Arbor Area Board of REALTORS
Tax Board of Review, Lodi Township, 1987 -1995
President Foundation for Saline Area Schools, 1998 – 1999
Congregation President, Bethlehem United Church of Christ, 2012-2015

REPRESENTATIVE CLIENTS:

Associates Relocation
Bank of America
Bank of Ann Arbor
Chase Bank
Comerica Mortgage Company
County National Bank
DFCU Credit Union
Dominos Farm Land Development

Huntington National Bank
Executive Relocation
Fifth Third Bank
FNMA – National Property Disposition Center
FNMA – National Underwriting Center
Flagstar Bank
GMAC Relocation
Home Loan Specialists
John Adams Mortgage
JPMorgan Chase
Key Bank
Level One Bank
Mobility Advocates
Mortgage One
Movement Mortgage
Northpointe Bank
Old National Bank
Primacy Relocation
Premier Bank
Prudential Relocation Services
Relocation America
University of Michigan Credit Union
Washtenaw County Conservation District
Washtenaw – Habitat for Humanity