

FETE FARM

Cultivate - Collaborate - Celebrate

9623 EARHART ROAD, NORTHFIELD TOWNSHIP // SITE PLAN PROGRAM

Project proposal

In addition to our primary agricultural use we are seeking approval of a conditional land use permit as outlined in Sec. 36-730 (Agricultural commercial/tourism business) of article XXIV (Supplementary regulations and standards) to support the establishment of a complementary and accessory endeavor intended to contribute to the successful sustainability of our farm and home occupation.

A conditional land use permit will be applied to the restoration and repurposing of an existing structure to host educational food system classes and intimate special events. Approving a conditional land use permit for our endeavor, the township will be encouraging new agriculturally based businesses that contribute to the general economic conditions of the Township and surrounding region.

Some of our proposed agricultural endeavors include the concepts of a controlled mushroom forest in our property's existing wooded wetlands, the cultivation of commonly sort seasonal vegetables as well as various specialty crops including unusual multi purpose flowers and herbs. We also intend to raise chickens for eggs and other small farm animals such as sheep to aid in employing a model of integrated farming (IF).

Applicants and Property owners // Rohani Foulkes & Matthew Lenhoff

Property // 9623 Earhart Road, South Lyon, MI. 48178

Parcel ID // B -02-01-200-022

Rohani Foulkes // (845) 915 0132 & Matthew Lenhoff // (734) 276 8627

Email: fetefarm@gmail.com

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Background Information

Rationale

"It is key to support new and beginning farmers and ranchers. They are our future and we must do everything we can in the present to enable them to get started and to help them share in and grow the successes of American agriculture."

The United States Department of Agriculture (USDA) Deputy Secretary Krysta Harden.

The nature of conventional farming has changed. Declining prices for agricultural commodities, costly technologies and intensified global competition by foreign producers have all contributed to problems faced by today's existing and new generation farmers. According to the USDA non-traditional forms of income are becoming typically more important to farm owners and new generation farmers are looking to innovative commerce opportunities to establish sustainable farming endeavors.

Food First - Local Food Systems

Local food systems are imperative to ensuring economic, environmental, and social sustainability. They support the viability of local economies and create a connection between consumers and local farmers that enhances both individual and community health. The development of our food system will always rely heavily on ecological principles and preserving natural resources and collaborative efforts that integrate sustainable food production, processing, distribution, consumption and waste management in order to enhance the environmental, economic and social health of our community. In order for us to create a vibrant and sustainable business model in today's changing agricultural environment we also rely heavily on the principals of innovative farm related resource utilization such as those employed in agritourism.

Why Agritourism?

Farmers are increasingly turning to agritourism as a way to add value to their products and businesses which is seeing an increase in public interest in visiting such enterprises to learn, take part in and enjoy farming activities. Over the past decade several United States Department of Agriculture (USDA) rural development programs have put increased emphasis on supporting innovative farm-related business activities including agritourism.

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Why Northfield Township?

Approving a conditional land use permit for our complementary and accessory endeavor, the township will be encouraging new agriculturally based businesses that contribute to the general economic conditions of the Township and surrounding region.

In 2012 a USDA Economic Research Report found that farms whose owners pursue activities associated with rural development policy initiatives tended to differ from others in terms of several farm and farm operator characteristics including findings that a substantial percentage (39-60%) of the farm property's involved in innovative farm activities were of smaller size qualifying as rural residence farms that relied heavily on populated areas for their varied farm based initiatives. As outlined in the Townships *Purpose* of Agricultural zoned land - the regulations of this district are designed to allow low density residential land use as well as to conserve, stabilize, enhance, and develop farming and related resource utilization activities. Additionally the *Intent* of Conditional Land Use permits is to promote and maintain local farming and the provision of open space within the township; maintain both an agricultural heritage and rural character; encourage new agriculturally based businesses that contribute to the general economic conditions of the township and surrounding region.

Purpose

Develop a workable space offering valuable resources year round.

Our existing Agricultural (AR) zoned property contains 8.42 acres with outbuildings and a residential homestead. Our primary function will be a peri-urban farm growing small scale specialty items sold to generate local commerce. We are committed to preserving our property's agricultural integrity and aim to utilize innovative farming and related resource activities to sustain this effort. We believe that utilizing the full potential of our property and personal skills will lead to greater sustainability and functionality. We propose the re-purpose and use of our unique outbuilding as an organized community meeting space. Uses would include the cultivation, education and celebration of our practice and passion for agricultural preservation. Re-purposing aims to include community/agriculture use such as the cultivation of plants and a community space to accommodate education and celebration type events and allow for many more years of viable use of our property and outbuildings.

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Mission Statement

Our mission is to contribute to the promotion of a healthful environment, provide commerce for future growth in our community and establish economic sustainability for our farm. We aim to achieve this through creative initiatives that complement our natural environment and provide for community engagement and prosperity.

<p>Goal <i>Cultivate - Educate - Celebrate</i> Develop a workable space offering valuable resources year round.</p>	<p>Goal <i>Collective Commerce</i> Provide opportunities for collective commerce</p>	<p>Goal <i>Economic sustainability</i> Establish a maintainable revenue making enterprise</p>
<p>Objective</p> <p>Resource utilization of unique land and ecosystems as well as existing structures to grow a variety of commonly sort and unique edible and value added produce.</p> <p>Identify and offer opportunities related to food and recreation for educational and social engagement throughout the year.</p>	<p>Objective</p> <p>Develop on-going partnerships with other food system and educational organizations to maximize reach scope and skill utilization.</p> <p>Develop opportunities for on-going collaboration with various local and regional food system and educational organizations.</p> <p>Create a customer referral program to complementary local business offering periodical commerce.</p>	<p>Objective</p> <p>Generate adequate and sustainable income.</p> <p>Develop property and operator scope and skills.</p> <p>Identify compatible niche market</p> <p>Establish a reputable farm brand</p> <p>Adapt changing environmental & social needs</p>

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Owner Profiles

Rohani Foulkes

Originally from Queensland Australia, Rohani Foulkes has an extensive background working in food, education, community development and event organization. A trade qualified chef, experienced educator and knowledgeable community program coordinator she currently works as a Program Coordinator, for the national organization Share our Strength, at Gleaners Community Food Bank in Detroit. She works to increase access to and knowledge about local food, promote healthy habits and teach basic skills as well as found and develop community event and engagement programs. With a collective 20 years of experience working in culinary arts, food access, community education, and event management, Rohani holds an Undergraduate Degree in Education, a Master's Degree in International Education & Policy Development and many years of community program and event organization. She is a highly organized and detail-oriented educator and event manager with a passion for building sustainable relationships that promote valuable community experiences.

Matthew Lenhoff

Matt Lenhoff has years of experience in management in a variety of industries. Working with diverse groups of people has taught him to value the different perspectives. Matt grew up in the Metro-Detroit area. After a decade away in New York City he has come back to enjoy the bucolic surrounds of South Lyon. With an interest in agriculture and farming, but without the experience, he is hoping to learn as much as he can from those around him about a new way of life. While in New York, Matt worked for the Word Trade Center Medical Monitoring Program, which reinforced the value of working with the community to make a positive difference and the fulfillment found in forging strong community bonds. He is looking to do the same in his new community.

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Project Details

Required Standards and Findings for Making Determinations

A. *Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance;*

With respect to allowable land uses set forth in Sec. 36-838, Article xxvii – Conditional Uses, our project’s scope is of a commercial/tourism nature that is complementary and accessory to the primary agricultural land use of our property within the AR Zoning District of Northfield Township. Should our application for conditional use as an organized meeting space (e.g. for use by weddings, birthday parties, and corporate events.) and activities such as community education and educational tours be approved, it is our foremost intent to preserve and sustain the agricultural uses and history of our property while promoting new agriculturally based businesses that contribute to the general economic conditions of the Township, its residence and our surrounding community. We aim to do this by sustaining small scale farming practices, minimizing the physical and aesthetic modifications of our project to preserve rural character and limit any disruptive impact on neighboring properties.

B. *Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity;*

The project shall be designed to minimize alteration of the natural environment in accordance with Sec. 36-838, Article xxvii – Conditional Use. As demonstrated in the site plan, our project will not require additional streets, drainage or other public facilities nor will it cause significant impacts on the existing public infrastructure. Use density including traffic, septic, water, parking and noise will be addressed. Where relevant, impact to neighboring properties will be minimized, as outlined in the detailed “Operational Information” below. The project will uphold required standards set forth by Northfield Township and adhere to expert civil engineer, landscape and sound technician advice.

The landscape plan will be designed to achieve harmonious integration with various elements of the property. The plan will preserve and enhance the identity and character of the site, screen or filter views, where necessary; help unify the various parts of the site, blend inharmonious land uses, buffer incompatible uses, control

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soil erosion, moderate harsh or unpleasant sounds and create a more usable microclimate.

C. Will be compatible with the natural environment and existing and future land uses in the vicinity;

Our property, as described on page 64 of the Townships Master Plan, falls within a significant concentration of active farmlands, therefore zoned Agricultural and is considered of primary crop and/or livestock production land use. Accordingly, our primary focus is on the maintenance of a small scale agricultural operation as well as the preservation of our woodland, wetland, habitat for wildlife and open space. It is our understanding that the preservation of natural resources is essential to maintain the character and quality of life for the current and future residents and workers in Northfield Township and for those who may visit the Township to participate in recreational or other activities.

Specific natural features on our property include forested wetland, woodland and open space that act as habitat for wildlife species and groundwater recharge. As described on page 63 of Northfield Township's Master Plan, our property contains forested wetland, an indispensable fragile resource providing many public benefits, including maintenance of water quality through nutrient cycling and sediment trapping as well as flood and storm water runoff control through temporary water storage, slow release, and groundwater recharge. In addition, wetlands provide open space, passive outdoor recreation opportunities, fish and wildlife habitat for many forms of wildlife, including migratory waterfowl, and rare, threatened or endangered wildlife and plant species and pollution treatment by serving as biological and chemical oxidation basin. Preservation of the remaining Township wetlands in a natural condition is necessary to maintain hydrological, economic, recreational, and aesthetic natural resource values for existing and future residents. Wetlands provide force for groundwater recharge and discharge to other waters as well. Groundwater recharge, typical in small wetlands, can contribute significantly to recharge of regional groundwater resources. Thoughtful landscaping and open space preservation will significantly aid in decreasing the impact of human activities including paving, development, or logging which can result in in reduced habitat and water recharge activity.

Our property's woodlands are defined as low-density forest supporting an under growth of various shrubs plants and grasses. Our woodland exists in association

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with a wetland and remains intact because of its minimal agricultural value. This natural feature does however provide habitat, habitat linkages, and scenic features as well as act as an important physical, aesthetic, recreational and economic asset for both present and future generations. This habitat, in its natural state, is also a prime structure for the growth of mushrooms, a concept we would like to pursue in the future as one of our agricultural efforts. Specifically, it is found that this combined natural wetland and woodland feature provides for public safety through the prevention of erosion, siltation, and flooding, protects public health through the absorption of air pollutants and contamination, trees, vegetation, and associated natural resources provide a material aspect of the character of the Township and serve as an essential component of the general welfare by maintaining natural beauty, recreation, and irreplaceable natural heritage.

Our projects development and landscape plan will prohibit the unnecessary removal of trees on undeveloped land and provide for the protection, preservation, proper maintenance, and use of trees and woodlands in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat.

D. Will be compatible with the Northfield Township Land Use Development Plan;

Our projects design, construction, operation, maintenance and management aims to be harmonious and appropriate with the existing and intended character and land use of the general vicinity. It is our intent that the project will promote new agriculturally based businesses while being complementary to the agricultural heritage of our property through supporting cultivation practices, maintaining rural character and preserving open space.

E - G. Will be served adequately by essential public facilities and services, such as highways, streets, police, and fire protection, drainage structures, refuse disposal or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; Will not be hazardous or disturbing to existing or future neighboring uses; and Will not create excessive additional requirements at public cost for public facilities and services.

The project shall be designed to minimize alteration to the natural environment as well as the impact on essential public facilities and services and shall achieve this through adhering to the detailed specifications set forth by an expert site plan that addresses and complies with all Township Ordinances and design standards, and

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any other applicable county and public service departments. Our project will be backed by an expert site plan adhering to detailed Northfield Township requirements for conditional land use of a Commercial Tourism Business nature. Accredited civil engineer and landscaping services as well as the requirements of local health, fire, disposal and other relevant departments will be adhered to. As will be seen in the expert civil engineer's site plan, our project will not require additional streets, drainage or other public facilities, nor will it cause significant impact on the availability of already available public infrastructure. Use density including traffic, septic, water, parking and noise will be addressed, where relevant, impact to neighboring properties will be minimized, as outlined in the detailed "Operational Information" below. The project will uphold required standards set forth by the Township and adhere to expert civil engineer, landscape and sound technician advice.

Criteria of Site Plan Review

The proposed use aims not to be injurious to the general health, safety and welfare of the Township and surrounding neighborhood. The site plan will address and comply with all Township ordinances and design standards, and any other applicable laws. Criteria A-N of the Site Plan Review will be addressed by the civil engineer site plan and in accordance with all other necessary county and public service departments.

SUPPLEMENTARY REGULATIONS AND STANDARDS

Agricultural Commercial/Tourism Business - The Agricultural Commercial/Tourism Businesses permitted after conditional land use review (Article xxvii), pursuant to Section 36-730 of Article xxiv.

Operational Information - *Conditional Land Use Permit - detailed description of the proposed use pertaining to Agricultural Commercial/Tourism Business.*

Management of the property

Property owners: Rohani Foulkes & Matthew Lenhoff

Areas of the property to be used including all structures on site

Outdoor space

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Existing driveway, proposed parking area and minimal time/access in growing areas

Indoor spaces

Potting barn, stable tack room

Months of operation

Year round – fruit, vegetable and flower cultivation & care of small animals i.e. chickens/sheep

Including the months May-October - 2 small events per week

Hours of operation

10am – 830pm; 2 small events per week anticipated to be no longer than 4 hours

Anticipated number of customers

45 per event

Design features shall take into account the following specific design considerations, as necessary to ensure compliance with all applicable regulations and to ensure the compatibility of the project with adjoining properties and the general area in which the property is located:

- The preservation of natural resources and natural features.
- Landscape screening and buffering with the respect to dimensions and character of our own yard areas and other open space as well as that of adjoining properties.
- Perimeter setbacks.
- Utility design with respect to location, availability, ownership and compatibility.
- Underground installation of utilities.
- Installation of separate pedestrian ways apart from vehicular streets and ways.
- Achievement of integrated and harmonious development with respect to signs, lighting, landscaping and construction materials.
- Landscape and insulation noise reduction and visual screening mechanisms from adjoining residential uses
- Ingress and egress to the property with respect to automotive and pedestrian safety and convenience, traffic flow and control, street capacity, and emergency access.

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- Landscape screening and buffering with the respect to dimensions and character of our own yard areas and other open space as well as that of adjoining properties.

Noise Control measures

Areas of the property to be used including all structures on site;

Existing driveway, proposed parking area, rear paddocks, large outbuilding

Noise control will be accomplished through the following land and resource utilization

Primary sources of noise to adjoining properties would include music, dancing and general conversation. Such activities will be confined to the indoor event space with little to no outside noise to disturb neighbors

- Events expected to end by 8:30pm.
- Buffer plantings shall be provided along the property line where there is an abutting residence, with the respect to dimensions and character of our own yard areas and other open space as well as that of adjoining properties.
- Landscape and insulation noise reduction and visual screening mechanisms from adjoining residential uses.

Anticipated traffic

Approximately 15 vehicles per event, with a maximum attendance of 45 for events, the project would see a possible traffic increase of maximum 30 vehicles per week. It is anticipated that most people will arrive and depart close to event start and end times, increasing traffic by approximately 15 vehicles in an hour max peak period.

Parking

Parking facilities will be located on a grass or gravel area, defined by either gravel, cut lawn, or other visible marking and located in such a manner to avoid traffic hazards associated with entering and exiting the public roadway.

Noise control landscape and parking design features shall also take into account the following as necessary to ensure compliance with all applicable regulations and to ensure the compatibility of the project with adjoining properties and the general area in which the property is located:

- Perimeter setbacks.
- Utility design with respect to location, availability, ownership and compatibility.

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- Underground installation of utilities.
- Installation of separate pedestrian ways apart from vehicular streets and ways.
- If required, installation of separate vehicular access
- Achievement of integrated and harmonious development with respect to signs, lighting, landscaping and construction materials.
- Landscape and insulation noise reduction and visual screening mechanisms from adjoining residential uses
- Ingress and egress to the property with respect to automotive and pedestrian safety and convenience, traffic flow and control, street capacity, and emergency access.
- Off-street parking, loading, refuse and other service areas with respect to ingress and egress and the potential effects of noise, glare, vibration and odor emanating from such facilities on adjoining properties or uses.
- Landscape screening and buffering with the respect to dimensions and character of our own yard areas and other open space as well as that of adjoining properties.
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- Landscape screening and buffering with the respect to dimensions and character of our own yard areas and other open space as well as that of adjoining properties.
- Perimeter setbacks.
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- Underground installation of utilities.
- Installation of separate pedestrian ways apart from vehicular streets and ways.
- Achievement of integrated and harmonious development with respect to signs, lighting, landscaping and construction materials.
- Landscape and insulation noise reduction and visual screening mechanisms from adjoining residential uses
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Maintenance plan for disposal

General Waste & Recyclables – Contracted professional disposal – currently Hornback Disposals, once per week

Delivery/Loading Operations

Delivery and loading areas will be incorporated into the overall design of the site layout and the landscaping so that the visual and acoustic impacts of these functions are contained and out of view from adjacent properties and public streets. No delivery, loading, trash removal or compaction, of other such operations will occur between the hours of 7:00 PM and 7:00 AM.

Proposed signage

“Fete Farm” name at property frontage – with address per Northfield Township requirements.

Proposed lighting

Any proposed lighting (Entrance, Parking, Walkways, Landscape, Sign) will be in conformance with Northfield Township requirements, and will generally be low wattage directed away from neighbors and Earhart traffic. Lighting placement and design will remain in keeping with the rural and small town character of Northfield Township, to promote safety and security, will reduce off-site lighting impacts, will prevent the reflection and glare of light in a manner, which creates a nuisance or safety hazard to operators of motor vehicles, pedestrians, and neighboring land uses, and will promote energy efficiency.

Anticipated number of employees

1-3, including 2 property owners.

Rohani Foulkes is the anticipated to as the primary manager of onsite property and functions, these functions will be supported by husband and property owner Matthew Lenhoff. Should there be a future need to employ the services of another employee, it is anticipated that these services would be recruited on a part time seasonal (May – October) basis.

Restroom facilities

Remodel existing restroom; Tack Room

Vendor facilities

Possible use of equipment rental and catering services

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Project Personnel

On-site Personnel

Rohani Foulkes is the anticipated to as the primary manager of onsite property and functions, these functions will be supported by husband and property owner Matthew Lenhoff. Should there be a future need to employ the services of another employee, it is anticipated that these services would be recruited on a part time seasonal (May – October) basis.

Partner Opportunities

Provide opportunities for collective commerce

The project is founded on a model of collaboration, engaging local business, and aims to contribute to future township growth. Operations will effect on-going opportunities to form partnerships with various local businesses.

Cultivate	Educate	Celebrate
Farms	Libraries	Caterers/Restaurants
Farmers Markets	Community Centers	Lanscaping
Schools	Food Banks & Pantrys	Hairdressers & Beauticians
Restaurants	Artists	Transport & Rental companies
Supply companies	Specialty Artisians	Florists
Food Banks & Pantrys	Farms & Farm operators	Photographer/Videographe
Specialty Artsians	Farmers Markets	Carpenters
Gernal stores/Providors	Schools	Engineer/Building services
Lanscaping	Restaurants	General labor services
General labor	Lanscaping	Accommodation services
Carpenters	General labor	Cleaners
Irrigation services	Carpenters	Interior Designers

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Comparable establishments

Brighton Township

Stone Coop Farm offers clients a CSA membership and sells at farmers market and wholesale. The farm is active in the community, offering regular farm tours and donating produce for Gleaners Community Food Bank. The farm strives for sustainability in farming practices as well as maintaining a vibrant ecosystem.

Tutthill Farms offers Equine therapy and Equine Assisted Therapy workshops for anxiety, eating disorders, addiction and more.

Milford Township

Lazy J's offers 2 event spaces on their farm property in Milford, Michigan.

Scio Township

Misty Farm is an outdoor community space with a 2400 sq. ft. barn and can accommodate up to 130. *Misty Valley*, the partner space, located only 1/2 mile east, can accommodate up to 275 people.

Misty Valley, the partner space, located only 1/2 mile east on 4 acres, can accommodate up to 285 people.

Springfield Township

Ellis Barn is a county owned historical barn in Davisburg MI boasting a large historical barn and outdoor event spaces.

Upland Hills Farm is a large multi purpose farm in Oxford MI, with multiple structures and spaces on offer. Limited services are available at each site, with some farm related and staffing extras available.

Rochester Hills

Van Hoosen Barn and the Rochester Hills Museum at Van Hoosen Farm is available for indoor and outdoor events located in historic Stony Creek Village.

Webster Township

Tantré Farm produces organic produce, while serving as an educational, sustainable, and social network for their community. Offering a CSA, Farm' Market, Farm-to-

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School program, tours, community pot luck, internships and various other educational events.

Zingermans Cornman Farms sits on a 42 acre parcel of land outside of Dexter. The barn offers a venue to support Zingerman's vision of farm-to-table dining and a dynamic, unique event space.

Firesign Family Farm is located on 53-acres, Firesign Family Farm offers a "Hands On" opportunity to experience the day-to-day operation of a small family farm. Other programs include animal husbandry, Cheese, butter and yogurt making, plant growing, harvesting, usage and preservation, Bread baking, animal butchery and farm tours.

Cottonwood Barn is situated on five acres in north central Washtenaw County at 4569 Farrell Rd, the resored barn boasts 3600 square feet of renovated space.

Redtail Farm is 5 minutes from the Village of Dexter with an pole bran space for up to 70 guests for events.

FÊTE FARM
9623 EARHART RD.

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ROHANI FOULKES
& MATTHEW LENHOF
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SCALE: 1"=80'

DESIGNER: ETC
DRAWING BY: ETC
DATE: FEB 2015
BY: [Signature]
CHECKED BY: [Signature]
DATE: 2-10-15

NO.	DESCRIPTION	DATE
1.	SMALL EVENT REVISIONS ZHANGSHI	

DRAWING TITLE:
**PRELIMINARY
SITE PLAN
LAYOUT**

DATE:
11 MARCH 2015

SHEET NO.:
2.

DAVID R & ANNE TRIMOSKY
9562 EARHART RD
TAX ID: B -02-01-200-020
5AC

ANDREW & CAROL DUVAL
EARHART RD
TAX ID: B -02-01-200-015
20AC

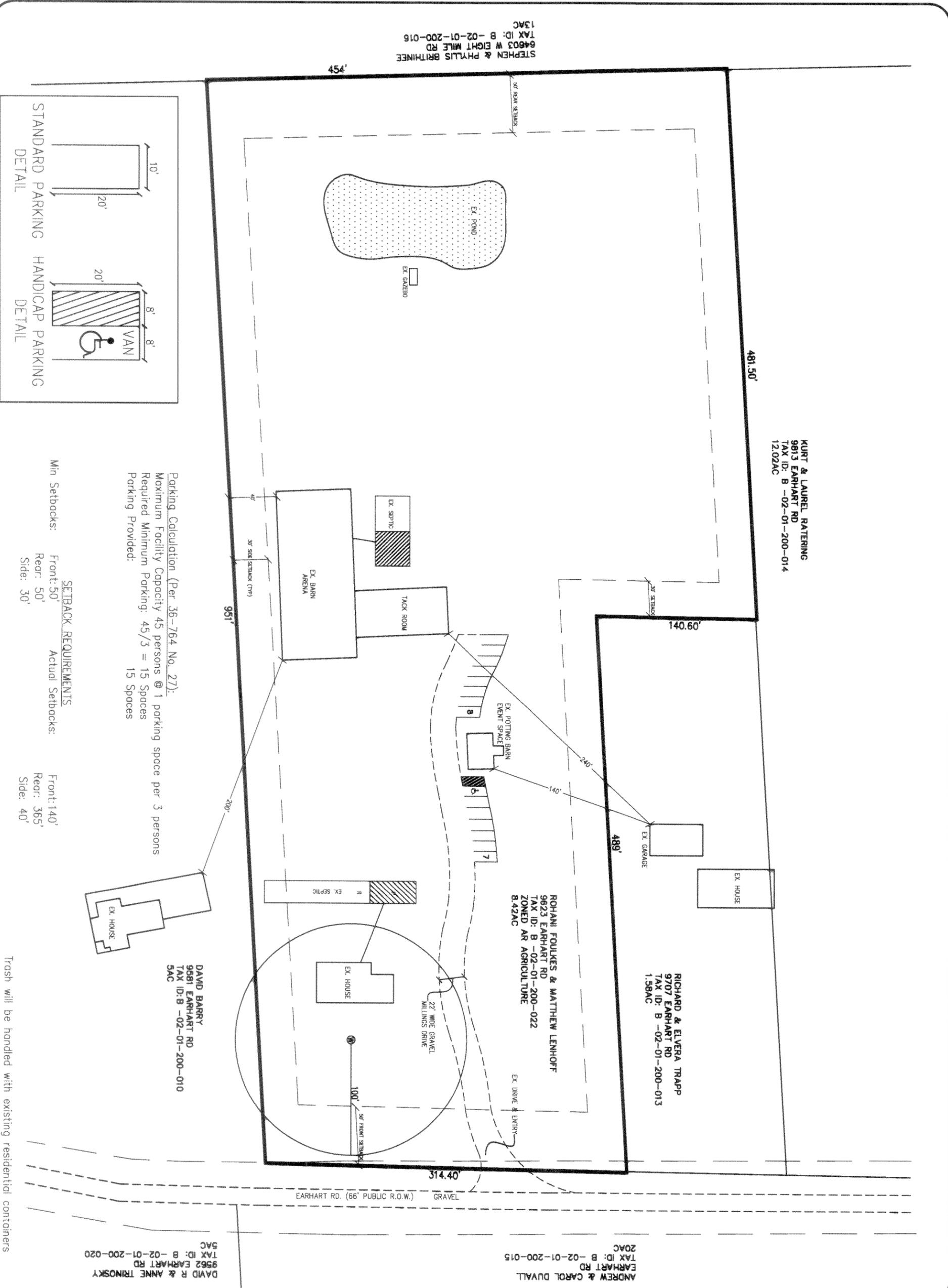
RICHARD & ELVERA TRAPP
9707 EARHART RD
TAX ID: B -02-01-200-013
1.58AC

ROHANI FOULKES & MATTHEW LENHOF
9623 EARHART RD
TAX ID: B -02-01-200-022
ZONED AR AGRICULTURE
B.42AC

DAVID BARRY
9581 EARHART RD
TAX ID: B -02-01-200-010
5AC

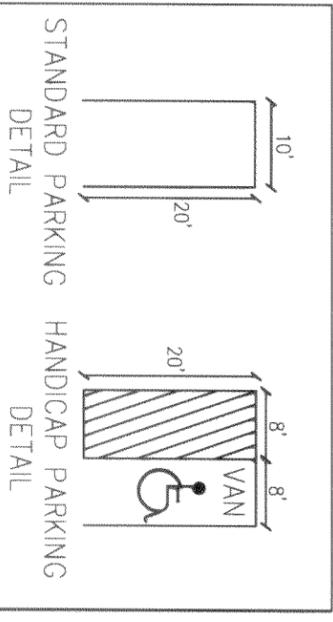
KURT & LAUREL RATERING
9813 EARHART RD
TAX ID: B -02-01-200-014
12.02AC

STEPHEN & PHYLLIS BRITHINEE
84603 W EIGHT MILE RD
TAX ID: B -02-01-200-016
13AC



Parking Calculation (Per 36-764 No. 27):
Maximum Facility Capacity 45 persons @ 1 parking space per 3 persons
Required Minimum Parking: 45/3 = 15 Spaces
Parking Provided: 15 Spaces

SETBACK REQUIREMENTS
Min Setbacks: Front: 50' Rear: 50' Side: 30'
Actual Setbacks: Front: 140' Rear: 365' Side: 40'



Trash will be handled with existing residential containers

