

C&S LAWN CARE

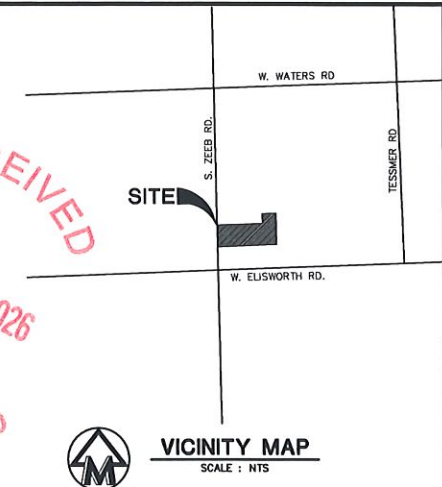
3785 S ZEEB ROAD

LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

TAX ID: M-13-10-300-014

SPECIAL USE PERMIT AND MINOR SITE PLAN

RECEIVED
JUN 02 2026
Lodi Township



APPLICANT

C&S LAWN CARE
3785 S. ZEEB ROAD
ANN ARBOR, MI 48103
CONTACT: CRAIG NAEBECK
734-368-3629

OWNER

RODNEY & LAURIE NAEBECK
3875 S. ZEEB ROAD
ANN ARBOR, MI 48103

SURVEYOR/PLANNER/ENGINEER

MIDWESTERN CONSULTING, LLC
3815 PLAZA DRIVE
ANN ARBOR, MI 48108
CONTACT: CANDICE BRIERE
734-995-0200

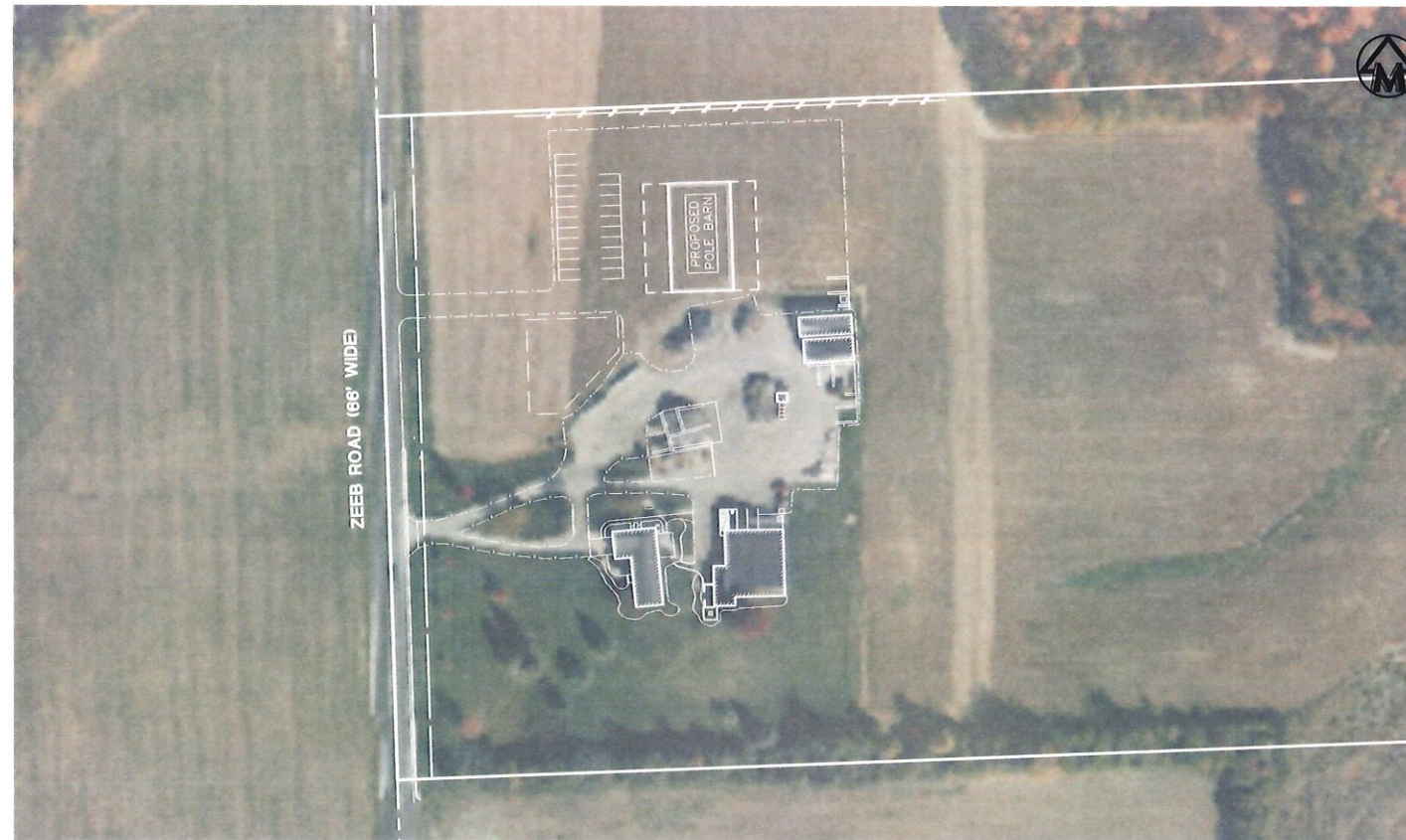
PROJECT NARRATIVE

C&S LAWN CARE IS REQUESTING A SPECIAL USE PERMIT AND MINOR SITE PLAN APPROVAL TO ALLOW FOR CONTINUED USE OF THE LANDSCAPE BUSINESS AT 3785 S ZEEB ROAD. THE EXISTING SITE IS 28.2 ACRES IN SIZE AND IS ZONED AG; AGRICULTURE. LANDSCAPE BUSINESSES ARE PERMITTED AS A SPECIAL USE IN THE AG ZONING DISTRICT. THE SITE CURRENTLY INCLUDES A PRIVATE RESIDENCE AND SEVERAL EXISTING BARN/ACCESSORY STRUCTURES USED BY THE LANDSCAPE BUSINESS. THE PROPOSED IMPROVEMENTS INCLUDE AN ADDITIONAL BARN FOR VEHICLE AND EQUIPMENT STORAGE, AN EXPANDED GRAVEL AREA FOR ACCESS AND PARKING, RECONFIGURED STORAGE AREAS FOR WOOD AND TOPSOIL, AND A SCREENING FENCE ALONG A PORTION OF THE NORTHERN PROPERTY LINE. ACCESS TO THE SITE IS PROVIDED VIA THE EXISTING DRIVEWAY ON S ZEEB ROAD. ONE ADDITIONAL DRIVEWAY MAY BE CONSTRUCTED IN THE FUTURE TO IMPROVE SITE CIRCULATION.

THE TYPICAL HOURS OF OPERATION ARE 7:00AM TO 7:00PM, MONDAY THROUGH SATURDAY. THE BUSINESS EMPLOYS 20 PEOPLE. TWO EMPLOYEES ARE PRIMARILY ON SITE WHILE THE REMAINING EMPLOYEES COME TO THE SITE TO PICK UP AND DROP OFF VEHICLES AND EQUIPMENT AND ARE AT VARIOUS JOB SITES THROUGHOUT THE DAY.

STANDARDS FOR SPECIAL USE APPROVAL

- ALLOWABLE SPECIAL USE. LANDSCAPE BUSINESSES ARE PERMITTED AS SPECIAL USES IN THE AG ZONING DISTRICT.
- COMPATIBILITY WITH ADJACENT USES AND THE NEIGHBORHOOD. THE REQUESTED SPECIAL USE WOULD ALLOW FOR THE CONTINUATION OF THE EXISTING USE A LANDSCAPE BUSINESS. THE SPECIAL USE IS COMPATIBLE WITH ADJACENT USES AND 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 ZONING DISTRICT AND NEIGHBORHOOD. THE USE WILL NOT BE DETRIMENTAL, HAZARDOUS, OR DISTURBING TO EXISTING OR FUTURE NEIGHBORING USES, PERSONS, PROPERTY, OR THE PUBLIC WELFARE, AND WILL BE CONSISTENT WITH THE CURRENT USE OF THE SITE.
- COMPATIBILITY WITH THE MASTER PLAN. THE CURRENT MASTER PLAN DESIGNATION FOR THIS PROPERTY IS AGRICULTURE. THE SPECIAL USE LOCATION AND CHARACTER IS CONSISTENT WITH THE GENERAL PRINCIPALS, GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED MASTER PLAN, AND APPROVAL OF THE REQUESTED SPECIAL USE WOULD BE COMPATIBLE WITH AGRICULTURAL ACTIVITIES.
- COMPLIANCE WITH APPLICABLE REGULATIONS. THE REQUESTED SPECIAL USE IS IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS OF THE ZONING ORDINANCE, OTHER APPLICABLE ORDINANCES, AND STATE AND FEDERAL STATUTES. THE SPECIAL USE MEETS THE DIMENSIONAL AND USE STANDARD OUTLINED IN THE ZONING ORDINANCE FOR LANDSCAPE BUSINESSES. RETAIL SALES OF NURSERY OR LANDSCAPE PRODUCTS IS NOT PROPOSED. THE BUSINESS HAS DIRECT ACCESS TO S ZEEB ROAD, WHICH IS IDENTIFIED BY THE TOWNSHIP MASTER PLAN AS A PRIMARY ROADWAY (ARTERIAL). THE NATURE OF THE BUSINESS WILL NOT NEGATIVELY IMPACT ADJACENT USES OR POSE AN ENVIRONMENTAL HAZARD. THE BUSINESS WILL INCLUDE PERMITTED VEHICLES AND EQUIPMENT NECESSARY FOR THE FUNCTION OF THE LANDSCAPE BUSINESS.
- ISOLATION OF EXISTING USES. THE SITE IS AN EXISTING LANDSCAPE BUSINESS, AND ADJACENT PARCELS ARE PRIMARILY USED FOR AGRICULTURAL AND/OR RESIDENTIAL PURPOSES. APPROVAL OF THE SPECIAL USE WILL NOT RESULT IN A SMALL RESIDENTIAL OR NON-RESIDENTIAL AREA BEING SUBSTANTIALLY SURROUNDED BY INCOMPATIBLE USES.
- IMPACT UPON PUBLIC OR MUNICIPAL SERVICES OR INFRASTRUCTURE. THE SPECIAL USE WILL HAVE LITTLE/NO IMPACT ON THE EXISTING OR PLANNED CAPACITY OF PUBLIC OR MUNICIPAL SERVICES OR INFRASTRUCTURE, INCLUDING UTILITIES, ROADS, POLICE AND FIRE PROTECTION SERVICES, REFUSE DISPOSAL, AREA DRINKING WATER WELLS, AND DRAINAGE STRUCTURES. THE EXISTING LANDSCAPE BUSINESS, INCLUDING THE PROPOSED IMPROVEMENTS, WILL NOT CREATE ADDITIONAL REQUIREMENTS AT PUBLIC COST FOR SERVICES OR INFRASTRUCTURE THAT WILL BE DETRIMENTAL TO THE ECONOMIC WELFARE OF THE COMMUNITY. THE SITE HAS DIRECT ACCESS ONTO S ZEEB ROAD, WHICH IS IDENTIFIED BY THE TOWNSHIP MASTER PLAN AS A PRIMARY ROADWAY (ARTERIAL). ADDITIONALLY, THE SITE IS OUTSIDE OF THE MUNICIPAL SERVICE DISTRICT AND WILL NOT NEGATIVELY IMPACT UTILITY INFRASTRUCTURE.
- ENVIRONMENTAL AND PUBLIC HEALTH, SAFETY, WELFARE IMPACTS. THE LOCATION, DESIGN, ACTIVITIES, PROCESSES, MATERIALS, EQUIPMENT, AND OPERATIONAL CONDITIONS OF THE SPECIAL USE WILL NOT BE DETRIMENTAL OR INJURIOUS TO THE ENVIRONMENT OR THE PUBLIC HEALTH, SAFETY, AND WELFARE BY REASON OF TRAFFIC, NOISE, VIBRATION, SMOKE, FUMES, ODORS, DUST, GLARE, LIGHT, DRAINAGE, POLLUTION, OR OTHER ADVERSE IMPACTS. THE SPECIAL USE WILL ALLOW FOR CONTINUED USE OF THE EXISTING LANDSCAPE BUSINESS AND WILL PROMOTE USES COMPATIBLE WITH SURROUNDING AGRICULTURAL USES AND NATURAL AREAS.



SITE MAP
SCALE: NTS

SITE DATA

	Existing		Allowed/ Required		Proposed	
Zoning	AG: Agriculture		AG: Agriculture		AG: Agriculture	
Permitted Use	Farming Operations, Residential		Farming Operations, Residential		Farming Operations, Residential	
Special Use	Landscape Business		Landscape Business		Landscape Business	
Site Area	1,229,263 sf (gross)	87,120 sf min.	1,229,263 sf (gross)	87,120 sf min.	1,229,263 sf (gross)	87,120 sf min.
	28.22 ac (gross)	2 ac min.	28.22 ac (gross)	2 ac min.	28.22 ac (gross)	2 ac min.
	1,208,354 sf (net)		1,208,354 sf (net)		1,208,354 sf (net)	
	27.74 ac (net)		27.74 ac (net)		27.74 ac (net)	
Lot Width	635 ft	250 ft min.	635 ft	250 ft min.	635 ft	250 ft min.
Buildings						
Floor Area	8,208 sf total	N/A	19,440 sf total	11,232 sf proposed	19,440 sf total	11,232 sf proposed
Height	Varies ft	45 ft max.	20 ft	20 ft	20 ft	20 ft
	Varies stories	3 stories max.	1 story	1 story	1 story	1 story
Lot Coverage	0.68 %	10 % max.	1.61 %	1.61 %	1.61 %	1.61 %
Floor Area Ratio	0.68 %	10 % max.	1.61 %	1.61 %	1.61 %	1.61 %
Employees	20 people	N/A	20 people	20 people	20 people	20 people
Setbacks						
Front	181 ft (west)	100 ft min.	181 ft (west)	100 ft min.	181 ft (west)	100 ft min.
Side	206 ft (north)	30 ft min. one side	75 ft (north)	30 ft min. one side	75 ft (north)	30 ft min. one side
Rear	154 ft (south)	60 ft min. total	154 ft (south)	60 ft min. total	154 ft (south)	60 ft min. total
East	1,300 ft (east)	50 ft min.	1,300 ft (east)	50 ft min.	1,300 ft (east)	50 ft min.
Parking						
Parking	17 spaces *	25 spaces min.	25 spaces	25 spaces	25 spaces	25 spaces
Landscape Businesses	* includes 2 interior garage spaces	1 per employee + dwelling and offices				
Offices (600 sf)		1 per 300 sf floor area				
Single-Family Dwellings		3 per dwelling				

C&S LAWN CARE

JOB No. 26077 DATE: 04/27/2026
SHEET 01 OF 04

REVISIONS: REV. DATE: CADD: WK
REVISED PER TWP REVIEW AND PC CONDITIONS 06/01/26 ENR: 01
PM: CMB
TECH: WK
26077CV1
T&P

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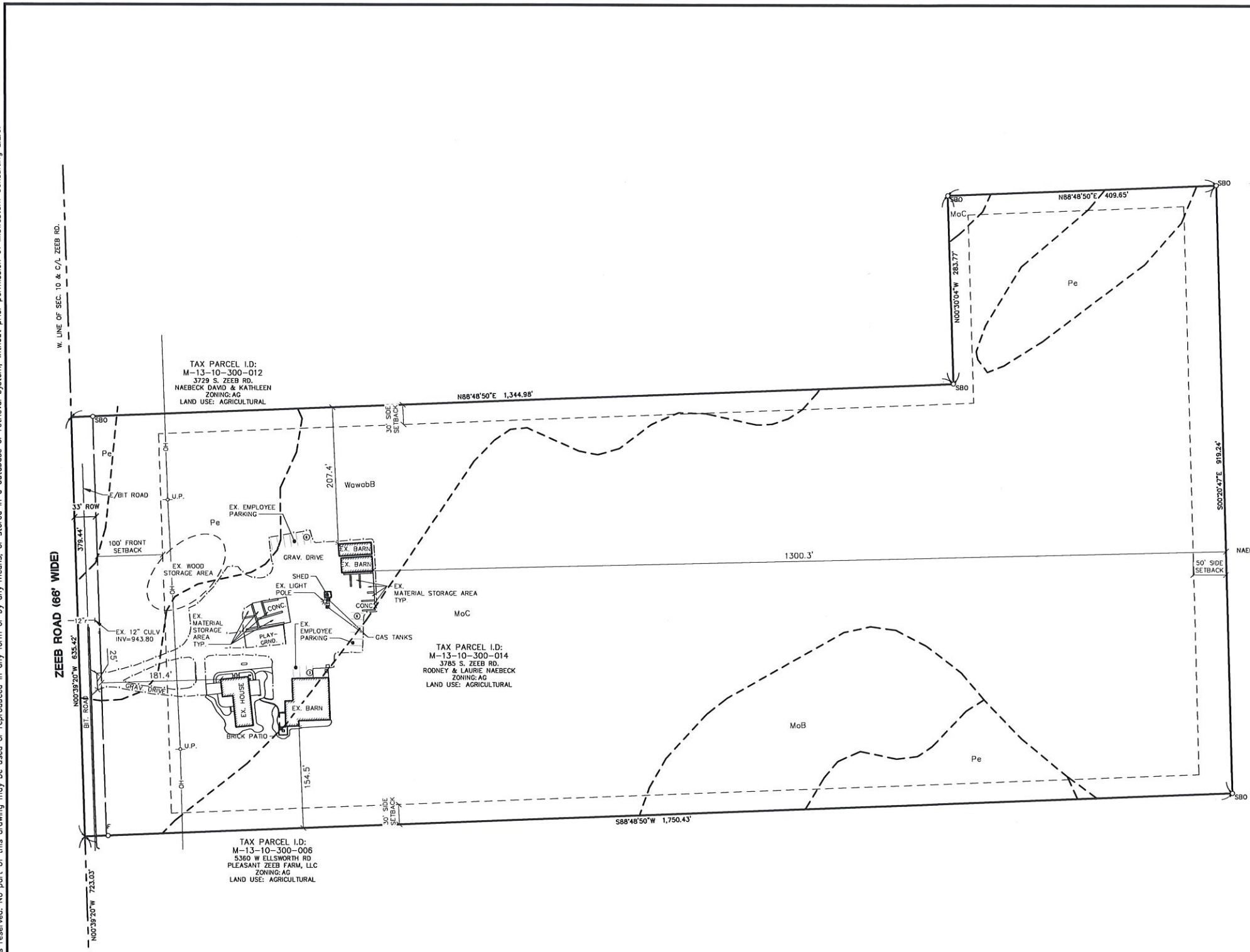
RELEASED FOR: _____ DATE: _____

P.E. # _____

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26077 - C&S LAWN CARE

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SCALE: 1" = 80'
 0 80 160 240



NOTES

1. THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN MARCH 2026. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LEGEND

- U.P. EXIST. UTILITY POLE
- OH EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- CTV CABLE TELEVISION RISER
- ELECTRIC METER
- FIBER FIBER OPTIC MARKER
- FENCE
- FOUND IRON ROD
- FOUND IRON PIPE
- GENERATOR
- EXIST. GRAVEL
- EXIST. SOIL LIMIT

GENERAL SOILS DESCRIPTION

BASED ON WEB SOIL SURVEY
 MoB - MORLEY LOAM, 2 TO 6 PERCENT SLOPES
 MoC - MORLEY LOAM, 6 TO 12 PERCENT SLOPES
 Pe - PEWAMO CLAY LOAM
 WawabB - WAWASEE LOAM, 2 TO 6 PERCENT SLOPES

TAX PARCEL I.D.:
 M-13-10-300-010
 W ELLSWORTH RD
 NAEBECK BRADLEY & NAEBECK MICHAEL
 ZONING: AG
 LAND USE: AGRICULTURAL

TAX PARCEL I.D.:
 M-13-10-300-014
 3785 S. ZEEB RD.
 RODNEY & LAURIE NAEBECK
 ZONING: AG
 LAND USE: AGRICULTURAL

TAX PARCEL I.D.:
 M-13-10-300-006
 5360 W ELLSWORTH RD
 PLEASANT ZEEB FARM, LLC
 ZONING: AG
 LAND USE: AGRICULTURAL

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



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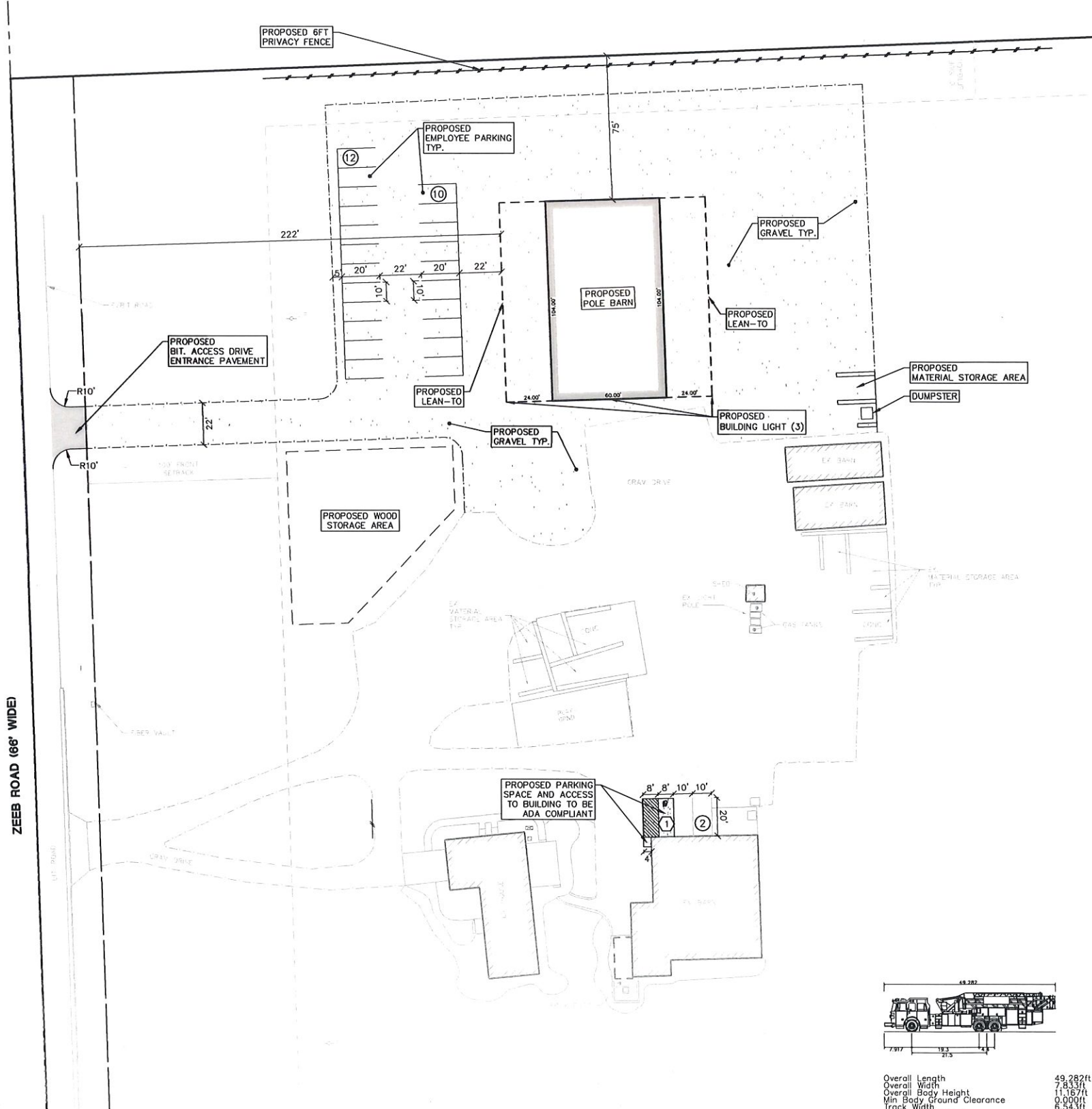
CLIENT
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 3785 S. ZEEB ROAD
 ANN ARBOR, MI 48103
 CRAIG NAEBECK
 734-568-3629

C&S LAWN CARE
 SPECIAL USE PERMIT AND MINOR SITE PLAN
 EXISTING CONDITIONS PLAN

02

JOB No.	26077
DATE	04/27/2026
SHEET	02 OF 04
REV. DATE	
REVISED FOR	TRM, REVIEW AND PE CONDITIONS
DATE	04/27/2026
BY	CMR
CHKD BY	CMR
ENGR.	CMR
TECH. WK	CMR
DATE	07/17/2021
BY	FBF

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LEGEND

- EXIST. UTILITY POLE
- EXIST. LIGHT POLE
- CABLE TELEVISION RISER
- ELECTRIC METER
- FIBER OPTIC MARKER
- FENCE
- FOUND IRON ROD
- FOUND IRON PIPE
- GENERATOR
- EXIST. GRAVEL
- PROP. GRAVEL
- PROP. PRIVACY FENCE
- PROP. BITUMINOUS PAVEMENT
- PROP. GRAVEL
- # OF STANDARD PARKING SPACES
- # OF ACCESSIBLE PARKING SPACES



NOTES

1. ALL DIMENSIONS ARE MEASURED TO THE PAINT LINE OR FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL SITE EARTHWORK AND PAVING SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT STANDARDS, SPECIFICATIONS, AND GENERAL CONDITIONS OF LODI TOWNSHIP/WASHTENAW COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION.
3. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS REGARDING THE SCOPE OF WORK FOR THE BUILDING ELEVATIONS, INTERIORS, AND APPURTENANCES.
4. THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR ENGINEER PRIOR TO COMMENCING WORK SHOULD THERE BE ANY FIELD CONFLICTS WITH THE DESIGN INTENT.

ADDITIONAL NOTES

1. VEHICLES AND EQUIPMENT USED DAILY TO PERFORM LANDSCAPE/OUTDOOR SERVICE WORK ARE STORED ON SITE, INCLUDING THE FOLLOWING: PICK-UP TRUCKS, 3-YARD AND 5-YARD DUMP TRUCKS, TRAILERS, MOWERS, SKID LOADERS, PAY LOADERS, EXCAVATOR AND ATTACHMENTS, SMALL ENGINE EQUIPMENT, AND TOOLS. ALL VEHICLES STORED ON SITE ARE UNDER 12-YARD CAPACITY.
2. DRY GRANULAR FERTILIZERS AND LIQUID HERBICIDES ARE STORED ON SITE IN COMPLIANCE WITH MDARD REGULATIONS. FERTILIZER IS STORED IN BAGS ON PALLETS. LIQUIDS ARE STORED IN CHEMICAL LOCKERS.
3. THERE ARE 4 FUEL STATIONS ON SITE WITH 300-500 GALLONS EACH (DOUBLE BARRELS).
4. A SMALL INVENTORY OF NURSERY STOCK, STONE, MULCH, AND TOPSOIL ARE KEPT ON SITE FOR USE AT LANDSCAPING JOBS. RETAIL SALES ARE NOT PLANNED ON THE SITE AND THE SITE IS NOT USED FOR PUBLIC INTERACTION.
5. A 4-YARD DUMPSTER IS LOCATED ON SITE WITHIN ONE OF THE STORAGE BUNKERS ON THE EAST SIDE OF THE SITE.

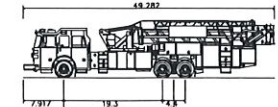
ACCESSIBLE PARKING SPACE AND ACCESS AISLE NOTES

1. PROVIDE LEVEL AREA WITH MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS (LONGITUDINAL AND TRANSVERSE).
2. NO WARPING OR GRADE BREAKS PERMITTED WITHIN SPACE OR ACCESS AISLE.
3. SURFACE SHALL BE FIRM, STABLE, AND SLIP-RESISTANT.
4. LOCATE ON SHORTEST ACCESSIBLE ROUTE TO BUILDING ENTRANCE.
5. VERIFY COMPLIANCE WITH ADA 2010 STANDARDS (SECTIONS 208 & 502) AND MICHIGAN BARRIER-FREE CODE.

ZEEB ROAD (66' WIDE)

ZEEB ROAD (66' WIDE)

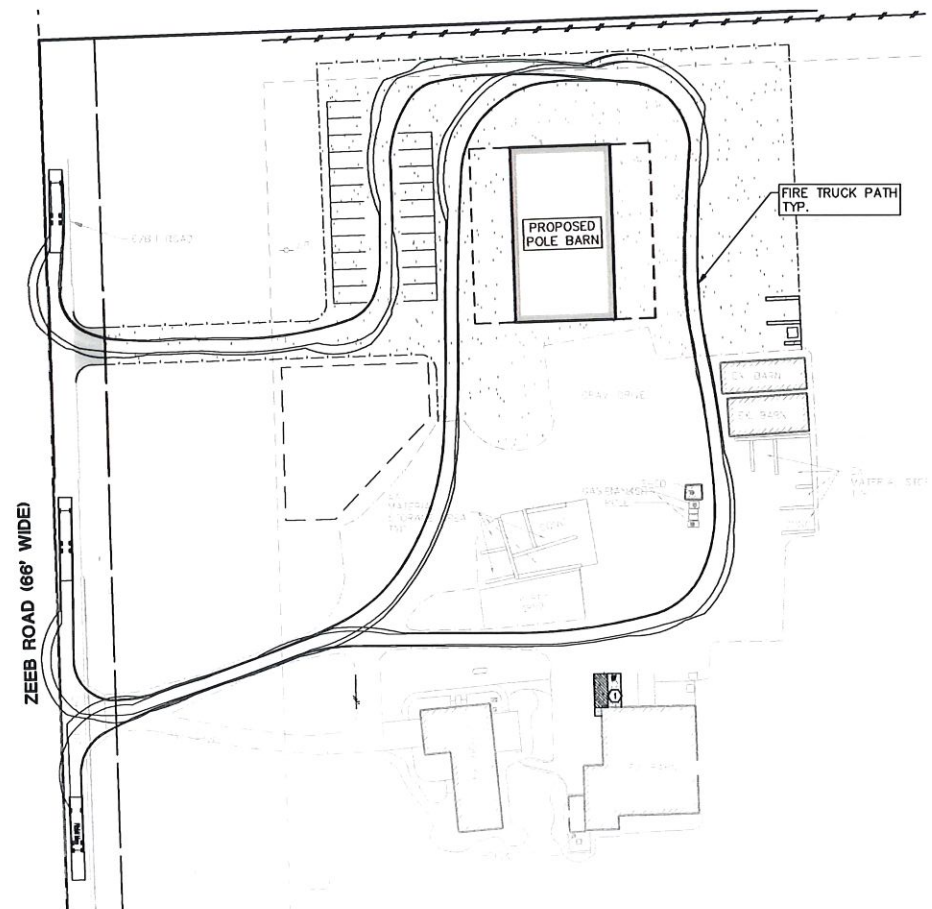
PROPOSED PARKING SPACE AND ACCESS TO BUILDING TO BE ADA COMPLIANT



Overall Length 49.282ft
 Overall Width 7.833ft
 Overall Body Height 11.167ft
 Min. Body Ground Clearance 0.000ft
 Track Width 6.543ft
 Lock-to-lock time 4.00s
 Max Wheel Angle 41.00°

FIRE TRUCK DETAIL

SCALE: NTS



FIRE TRUCK CIRCULATION

SCALE: 1" = 50'

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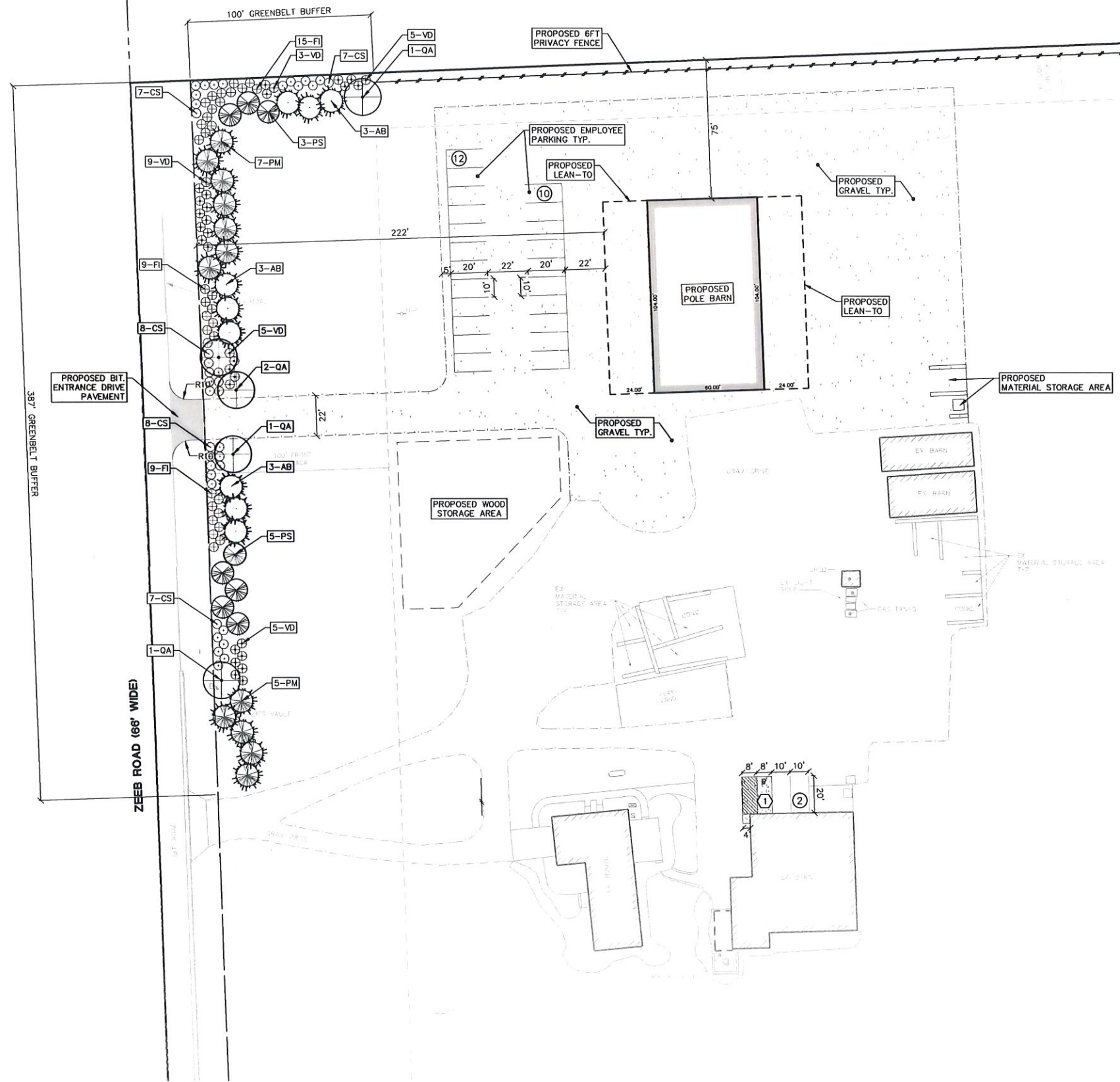
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 ANN ARBOR, MI 48103
 CRAIG NAEBECK
 734-368-3629

C&S LAWN CARE
 SPECIAL USE PERMIT AND MINOR SITE PLAN
 DIMENSIONAL LAYOUT PLAN

03

JOB No.	26077
DATE	04/27/2026
SHEET	03 OF 04
REV. DATE	04/27/2026
REV. BY	CAAD-WK
REV. DATE	04/27/2026
REV. BY	CAAD-WK
REV. DATE	04/27/2026
REV. BY	CAAD-WK
REV. DATE	04/27/2026
REV. BY	CAAD-WK

R:\3-2020\26077\GD\311\Site Plan\26077.LP1.dwg, 6/2/2020, 3:53 PM, Candice M. Brilore, LANDSCAPE PLAN, None
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SCALE: 1" = 30'
 0 30 60 90



LEGEND

- EXIST. UTILITY POLE
- EXIST. LIGHT POLE
- CABLE TELEVISION RISER
- ELECTRIC METER
- FIBER OPTIC MARKER
- FENCE
- FOUND IRON ROD
- FOUND IRON PIPE
- GENERATOR
- EXIST. GRAVEL
- PROP. GRAVEL
- PROP. PRIVACY FENCE
- PROP. BITUMINOUS PAVEMENT
- PROP. GRAVEL
- # OF STANDARD PARKING SPACES
- # OF ACCESSIBLE PARKING SPACES

LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS

LANDSCAPE REQUIREMENTS

	Required	Provided
Greenbelt Buffer	20ft wide min.; 1 tree and 3 shrubs per 15ft 387 ft / 15 ft = 26 trees; 78 shrubs (Zeeb) 100 ft / 15 ft = 7 trees; 20 shrubs (north)	Zeeb - 27 trees proposed; 79 shrubs proposed North Property Line - 7 trees proposed; 20 shrubs proposed; 6 ft high solid white vinyl fence proposed
Parking Lot Landscaping	Perimeter screening from abutting Rural Districts, Residential Districts, existing residential uses, and road rights-of-way	Required screening from Zeeb Road and property to the north provided by proposed greenbelt buffer and fence. Existing buildings and trees on south side of existing driveway provide screening to south.

PLANT SCHEDULE

Total	Symbol	Botanical Name	Common Name	Size	Spacing	Root	Remarks
9	AB	<i>Abies balsamea</i>	Balsam Fir	6' ht.	As shown	8&B	Unheared, Branched to Ground
12	PM	<i>Picea mariana</i>	Black Spruce	6' ht.	As shown	8&B	Unheared, Branched to Ground
8	PS	<i>Pinus strobus</i>	Eastern White Pine	6' ht.	As shown	8&B	Unheared, Branched to Ground
5	QA	<i>Quercus alba</i>	White Oak	2.5" cal.	As shown	8&B	Single Straight Trunk
37	CS	<i>Cornus sericea</i>	Red Osier Dogwood	30" ht.	As shown	Cont.	Well Rooted
33	FI	<i>Forsythia x l. 'Lynwood Gold'</i>	Lynwood Gold Forsythia	30" ht.	As shown	Cont.	Well Rooted
29	VD	<i>Viburnum d. 'Chicago Lustre'</i>	Arrowwood Viburnum	36" ht.	As shown	Cont.	Well Rooted
133	Total						

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 CRAIG NAEBECK
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C&S LAWN CARE
 SPECIAL USE PERMIT AND MINOR SITE PLAN
 LANDSCAPE PLAN

04

JOB No. 26077	DATE: 04/27/2020
REVISIONS:	SHEET 04 OF 04
DESIGNED BY: [Signature]	DRAWN BY: [Signature]
CHECKED BY: [Signature]	DATE: 04/27/2020
SCALE: AS SHOWN	PROJECT: 26077/LP1