

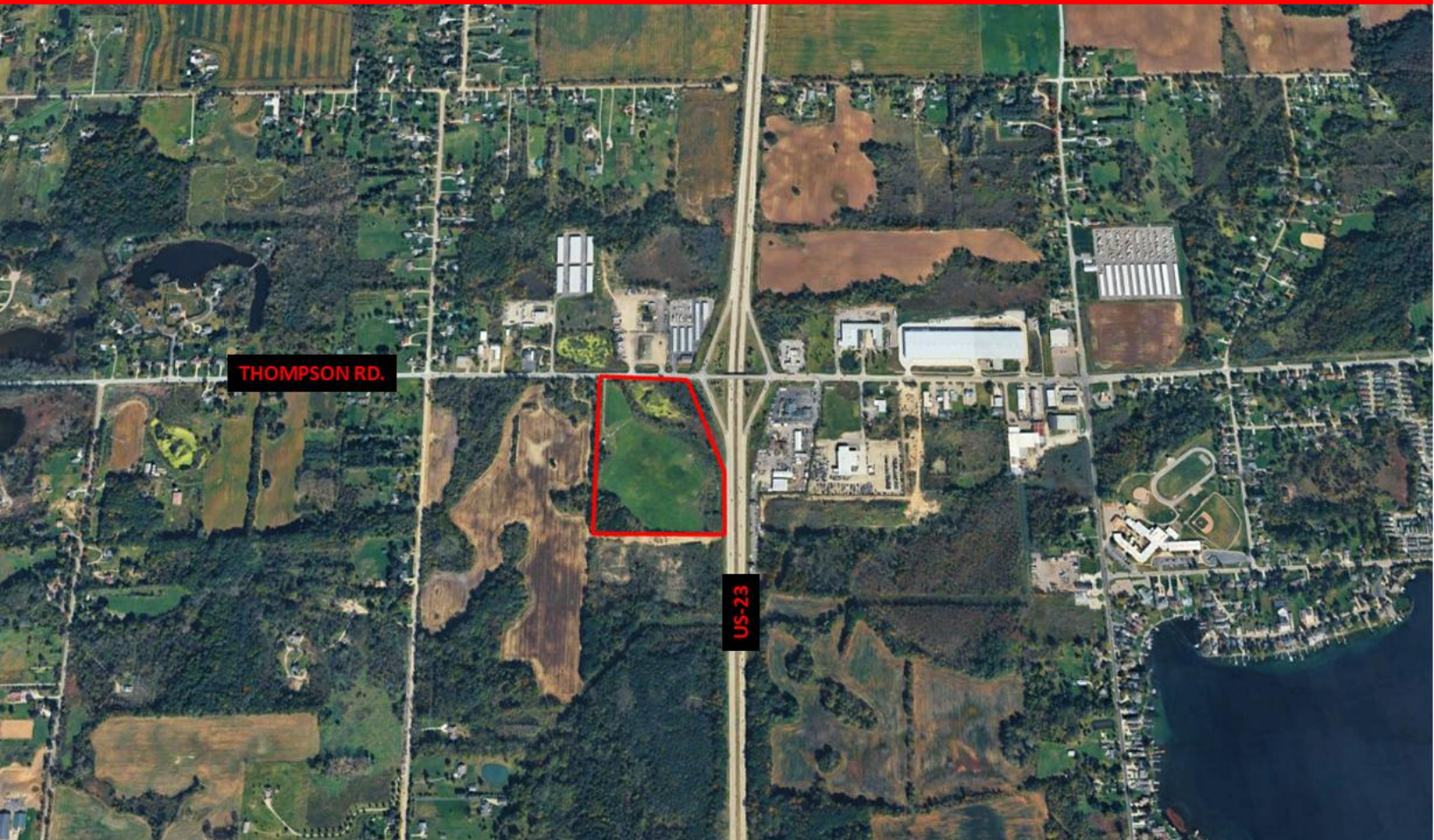
FOR SALE

Vacant Land – Fenton Township

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



SWC US-23 & Thompson Rd.
Fenton Township, MI

EXCLUSIVELY LISTED BY:

RANDY THOMAS

CEO/President

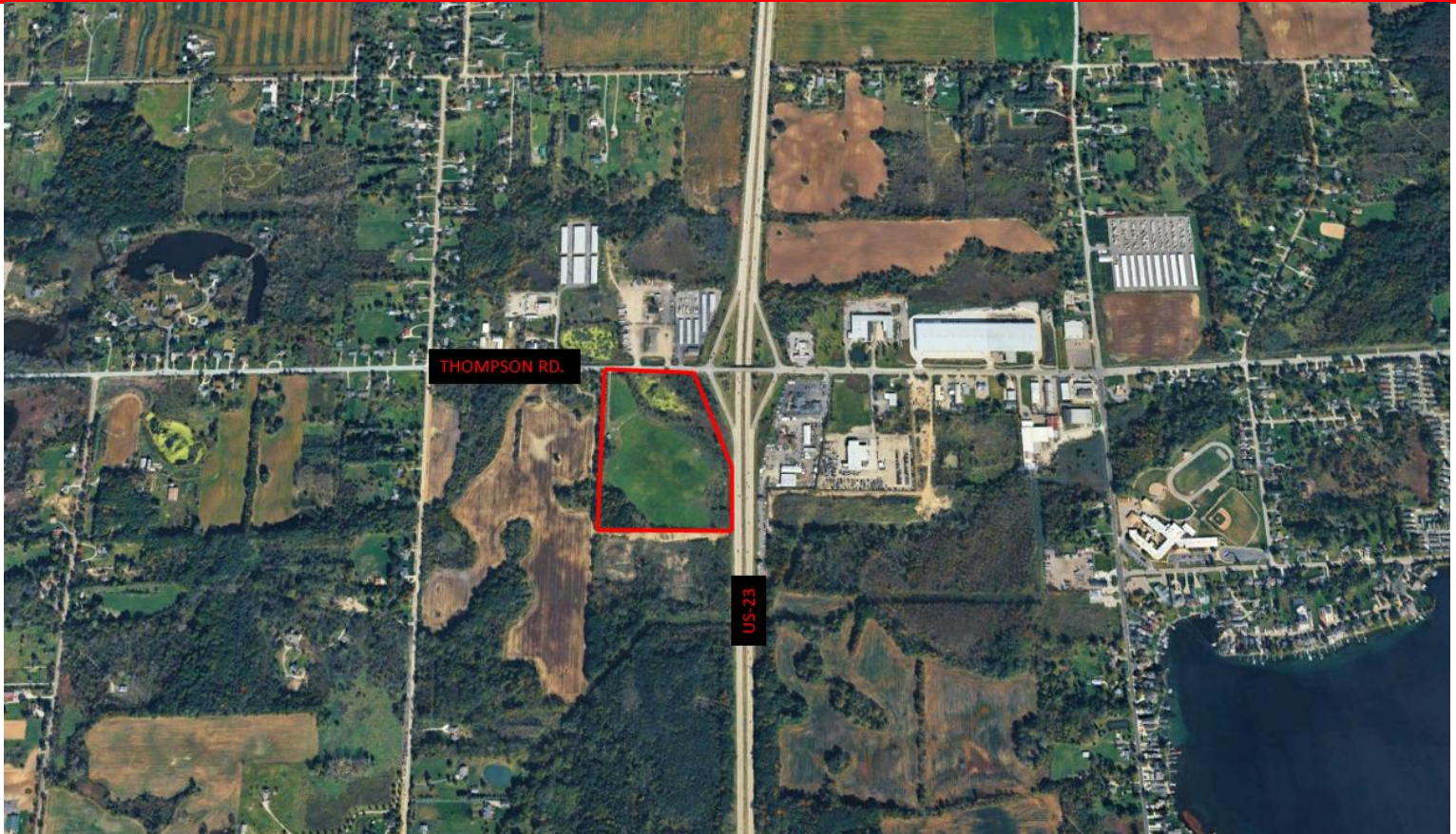
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PROPERTY INFORMATION

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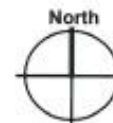
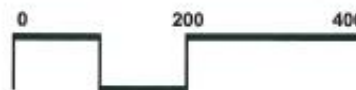
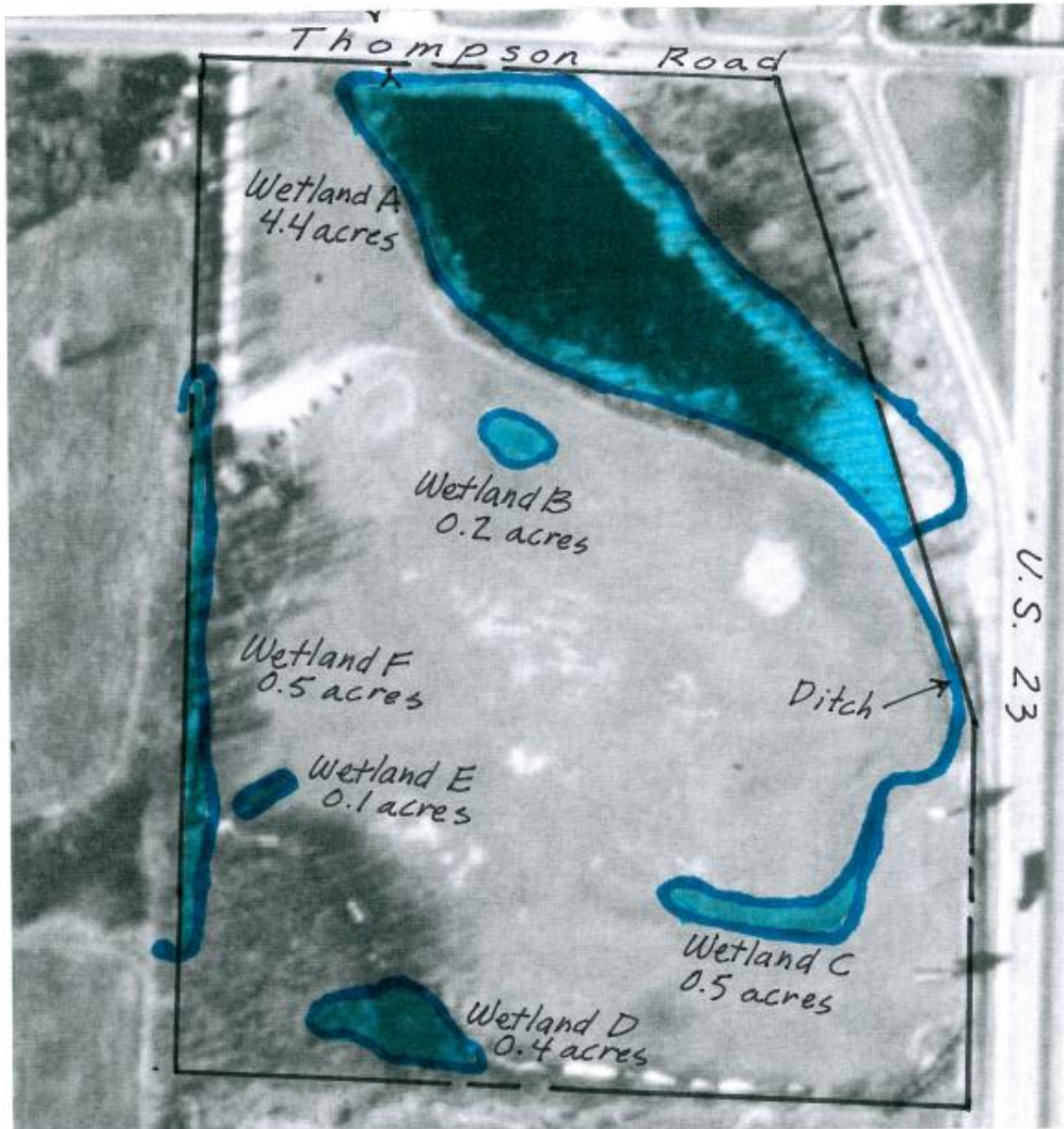
PROPERTY OVERVIEW

+/-28 Acres vacant land located at the southwest corner of US-23 & Thompson Road (along the southbound entrance ramp to US-23), in Fenton Township, MI. Surrounding businesses include McDonalds, BP Gas Station, Self Storage and more. Thompson Road improvement estimated timeline is 2027 (see pages 6-7) and a Thompson Road Overlay District (Town Center) is currently being established (see draft ordinance pages 17-22). 185 Acres also available adjacent to this property.

OFFERING SUMMARY	
Sale Price:	\$3,000,000
Property Size:	28.16 acres
Zoning:	C-3 Highway Service
Utilities:	Water available, sewer 2026
School District:	Lake Fenton Schools
Property Taxes:	+/- \$7,800 annually

PROPERTY HIGHLIGHTS:

- Lake Fenton School District
- 18” Water main in place and accessible at the southern border of the property (8” main accessible off of Thompson Rd.). Sewer with adequate capacity running along Jennings Rd. 2026.
- 716’ Frontage along Thompson Rd. & +/-1,356’ frontage along US-23



Preliminary Wetland Determination Sketch Map

June 23, 2006

Thompson Road and US-23 SW

KME, Inc.

Note: Please be advised the information provided by KME, Inc. regarding wetland boundaries is an estimate of the wetland boundary. The ultimate decision on wetland boundary locations and jurisdiction thereof rests with the Michigan Department of Environmental Quality and, in some cases, the Federal government. As a result, there may be adjustments to boundaries based upon review of a regulatory agency.

Thompson Road Corridor Study Fenton Township



Project Details:

This Corridor Study on Thompson Road extends 3.8 miles from Linden Road to Fenton Road. This study explores potential design alternatives and improvements that will help alleviate current and anticipated future congestion along the corridor. Currently, the interchange of US-23 and Thompson Rd. experiences rush hour traffic delays for the northbound and southbound US-23 exit ramps that can back up to US-23. A main cause of this is the lack of roadway capacity between the two Thompson Road traffic signals, often leading to backups from one signal through the other. Addressing the traffic congestion and safety issues at the US-23 Interchange is an urgent priority.

Project Traffic and Safety Improvement Goals:

The traffic operations and safety improvement goals include—

- Reduce traffic delays at the US-23 Interchange, including the northbound and southbound exit ramp backups along with the Thompson Road backups between and approaching the two US-23 ramp intersections.
- Improve safety at the Thompson Road intersections with high-crash rates. These three intersections are at southbound US-23 ramps, northbound US-23 ramps, and Torrey Road.
- Improve Thompson Road outside of the US-23 Interchange to encourage development. These options include widening, for a center left turn lane, upgrading traffic signals, and roundabouts.



FOR MORE INFORMATION:
Mike Deem, Zoning Administrator
810-629-1537
Fentontownship.org



Scan for Project
Website

Safety Improvements

Roundabouts at US-23

- Operates efficiently with reduced delay and increased capacity over a traditional four-way stop or signalized intersection.
- Roundabouts reduce all crashes by 55% with fatal and injury-related crashes reduced by 78%
- Number and severity of crashes are reduced due to lowering speeds and angle of impact.

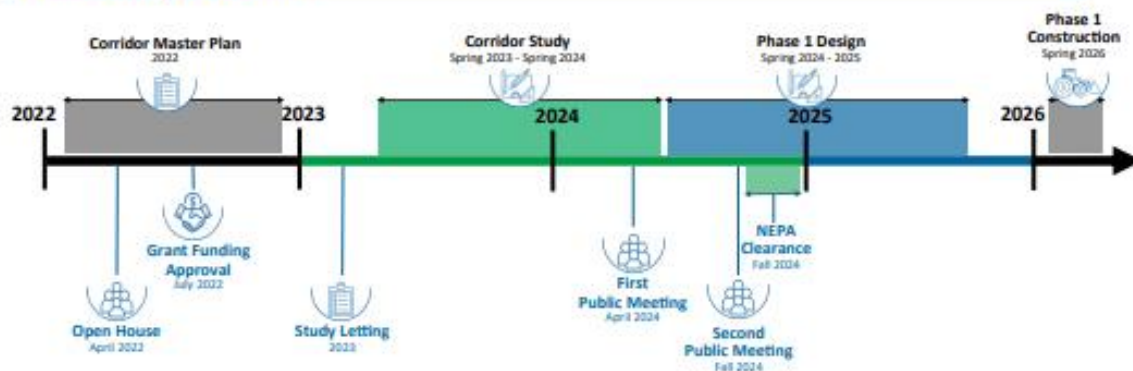


Center Left-Turn Lane (Jennings to US-23)

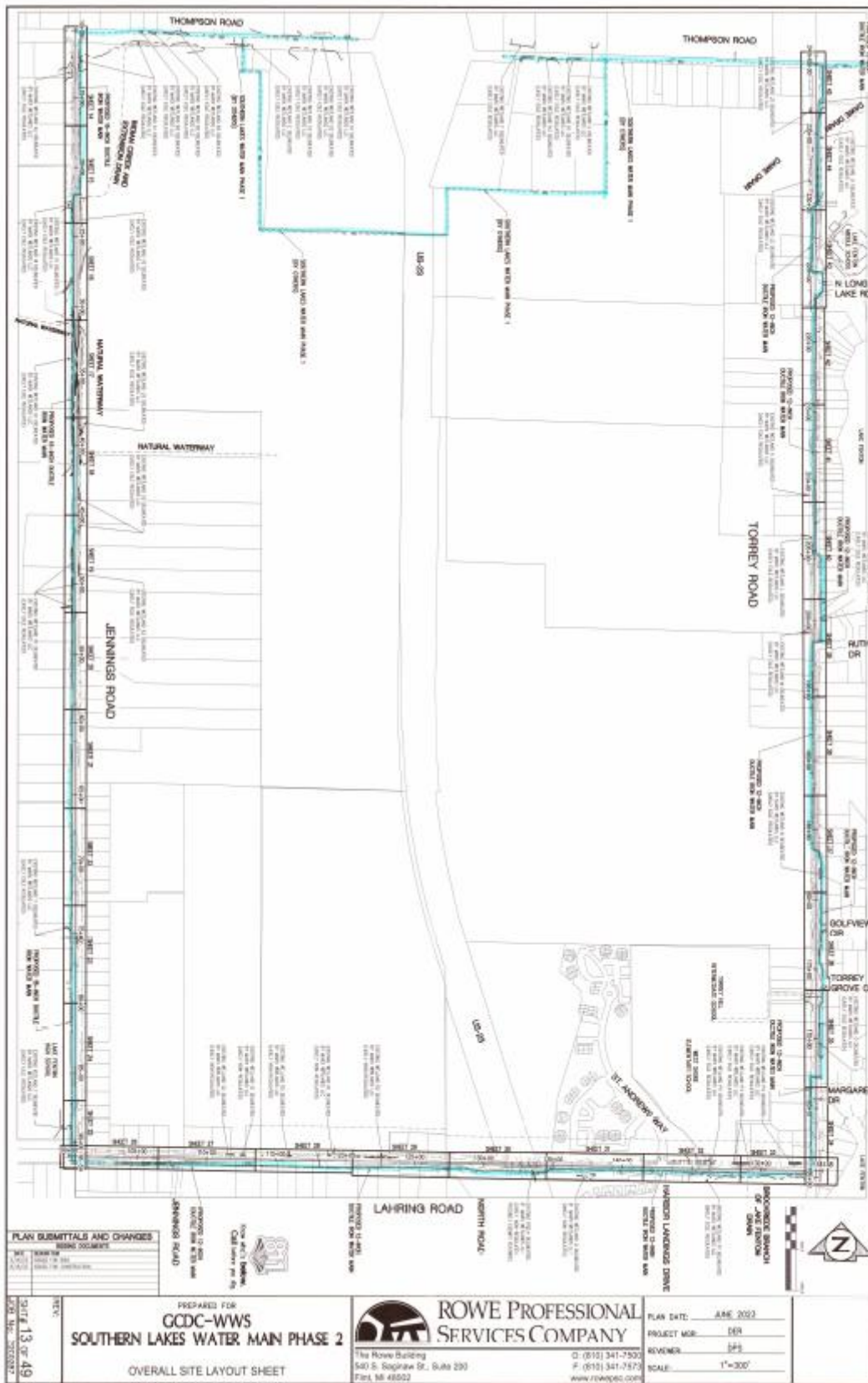
- Reduced rear-end crashes
- Simplified left-turns
- Smoother flow of traffic and increased capacity
- Important for future development
- Smooth transition into roundabout



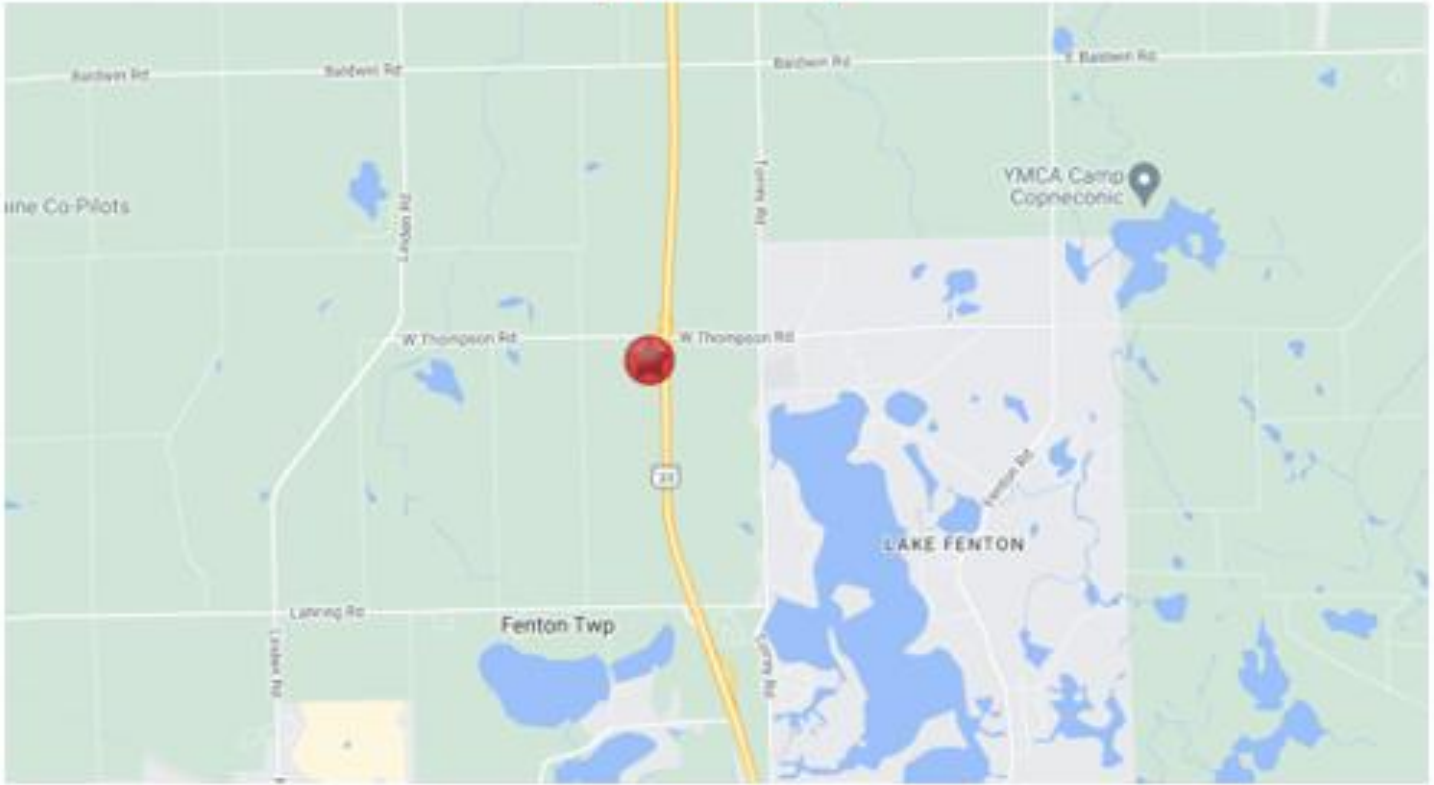
Preliminary Schedule



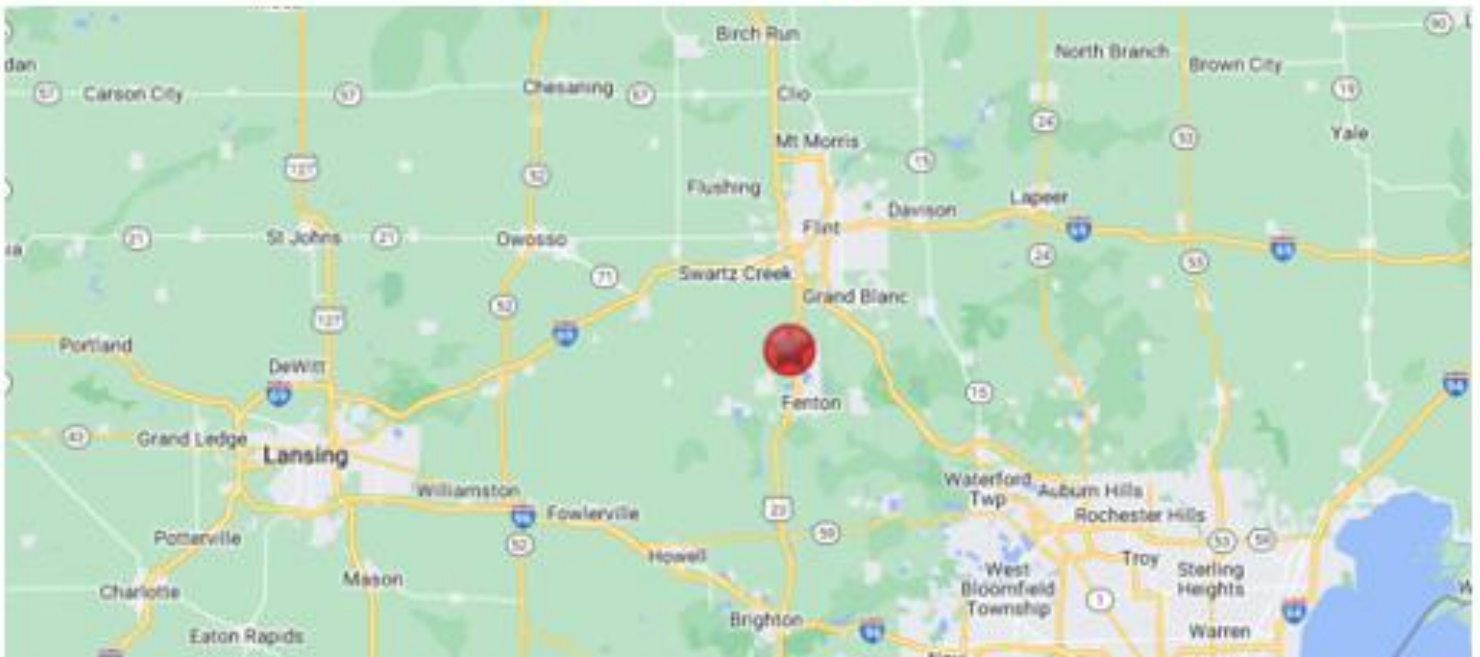
PROPERTY INFORMATION Watermain Plan



LOCAL



REGIONAL

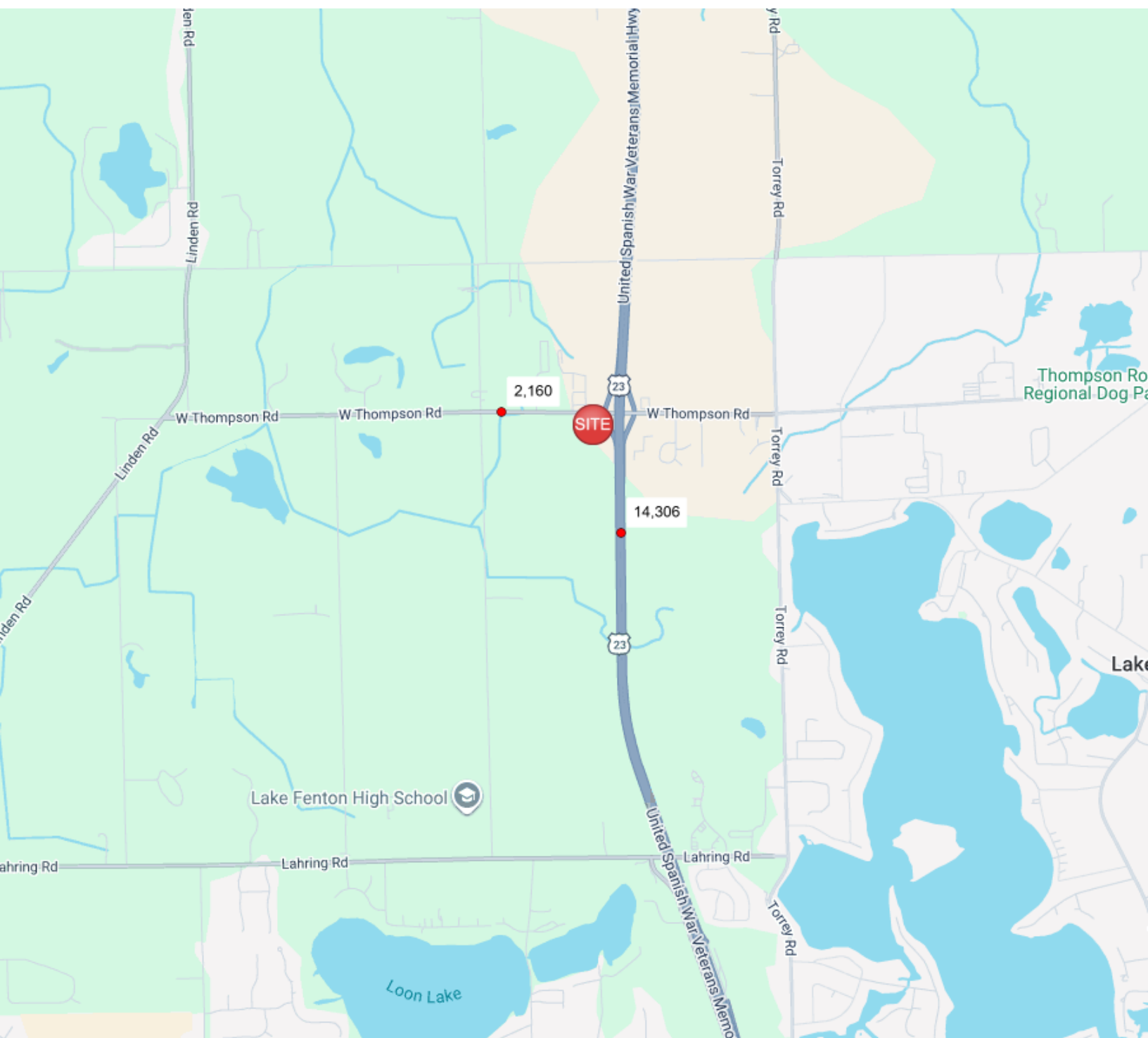


3383 W Thompson Rd Linden, MI 48451	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	587	11,457	41,057
2030 Projected Population	594	11,579	41,287
2020 Census Population	579	11,221	41,083
2010 Census Population	580	10,655	39,506
Projected Annual Growth 2025 to 2030	0.2%	0.2%	0.1%
Historical Annual Growth 2010 to 2025	-	0.5%	0.3%
Households			
2025 Estimated Households	238	4,568	17,427
2030 Projected Households	244	4,657	17,685
2020 Census Households	229	4,509	17,184
2010 Census Households	220	4,160	15,979
Projected Annual Growth 2025 to 2030	0.5%	0.4%	0.3%
Historical Annual Growth 2010 to 2025	0.6%	0.7%	0.6%
Age			
2025 Est. Population Under 10 Years	10.5%	9.9%	10.4%
2025 Est. Population 10 to 19 Years	11.6%	13.3%	12.6%
2025 Est. Population 20 to 29 Years	10.2%	8.9%	11.2%
2025 Est. Population 30 to 44 Years	17.1%	17.5%	18.7%
2025 Est. Population 45 to 59 Years	19.3%	21.0%	19.4%
2025 Est. Population 60 to 74 Years	22.8%	21.1%	19.1%
2025 Est. Population 75 Years or Over	8.5%	8.3%	8.7%
2025 Est. Median Age	44.8	44.5	42.1
Marital Status & Gender			
2025 Est. Male Population	49.9%	50.0%	49.4%
2025 Est. Female Population	50.1%	50.0%	50.6%
2025 Est. Never Married	21.9%	25.4%	29.6%
2025 Est. Now Married	66.3%	60.4%	52.8%
2025 Est. Separated or Divorced	9.0%	9.9%	12.4%
2025 Est. Widowed	2.9%	4.3%	5.2%
Income			
2025 Est. HH Income \$200,000 or More	0.7%	19.6%	13.7%
2025 Est. HH Income \$150,000 to \$199,999	21.5%	14.2%	12.1%
2025 Est. HH Income \$100,000 to \$149,999	22.4%	22.2%	19.8%
2025 Est. HH Income \$75,000 to \$99,999	24.4%	11.7%	13.8%
2025 Est. HH Income \$50,000 to \$74,999	8.6%	12.6%	16.0%
2025 Est. HH Income \$35,000 to \$49,999	9.9%	11.1%	10.8%
2025 Est. HH Income \$25,000 to \$34,999	1.9%	2.6%	5.0%
2025 Est. HH Income \$15,000 to \$24,999	6.6%	2.4%	4.1%
2025 Est. HH Income Under \$15,000	4.1%	3.5%	4.6%
2025 Est. Average Household Income	\$105,224	\$160,680	\$130,696
2025 Est. Median Household Income	\$92,255	\$114,295	\$95,730
2025 Est. Per Capita Income	\$42,658	\$64,087	\$55,555
2025 Est. Total Businesses	54	276	1,211
2025 Est. Total Employees	388	1,970	9,364

3383 W Thompson Rd Linden, MI 48451	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	90.2%	87.8%	85.0%
2025 Est. Black	4.1%	6.0%	7.9%
2025 Est. Asian or Pacific Islander	0.3%	1.1%	1.9%
2025 Est. American Indian or Alaska Native	0.1%	0.3%	0.2%
2025 Est. Other Races	5.2%	4.8%	5.0%
Hispanic			
2025 Est. Hispanic Population	22	451	1,739
2025 Est. Hispanic Population	3.7%	3.9%	4.2%
2030 Proj. Hispanic Population	4.5%	5.3%	5.4%
2020 Hispanic Population	3.2%	2.6%	3.2%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	428	8,240	29,336
2025 Est. Elementary (Grade Level 0 to 8)	2.2%	1.2%	1.1%
2025 Est. Some High School (Grade Level 9 to 11)	4.9%	3.1%	2.9%
2025 Est. High School Graduate	23.3%	24.0%	23.9%
2025 Est. Some College	27.3%	21.0%	24.1%
2025 Est. Associate Degree Only	21.6%	11.7%	11.8%
2025 Est. Bachelor Degree Only	13.4%	24.8%	22.8%
2025 Est. Graduate Degree	7.3%	14.2%	13.4%
Housing			
2025 Est. Total Housing Units	254	4,970	18,749
2025 Est. Owner-Occupied	88.6%	84.4%	70.4%
2025 Est. Renter-Occupied	5.1%	7.5%	22.5%
2025 Est. Vacant Housing	6.3%	8.1%	7.1%
Homes Built by Year			
2025 Homes Built 2010 or later	2.2%	13.7%	10.7%
2025 Homes Built 2000 to 2009	7.8%	20.3%	20.4%
2025 Homes Built 1990 to 1999	16.9%	15.9%	13.5%
2025 Homes Built 1980 to 1989	8.8%	7.2%	9.6%
2025 Homes Built 1970 to 1979	13.6%	11.4%	13.2%
2025 Homes Built 1960 to 1969	26.9%	11.2%	10.8%
2025 Homes Built 1950 to 1959	5.7%	5.1%	7.1%
2025 Homes Built Before 1949	11.9%	7.1%	7.7%
Home Values			
2025 Home Value \$1,000,000 or More	-	3.0%	1.8%
2025 Home Value \$500,000 to \$999,999	4.7%	17.1%	10.5%
2025 Home Value \$400,000 to \$499,999	6.7%	8.6%	6.6%
2025 Home Value \$300,000 to \$399,999	31.0%	22.7%	21.4%
2025 Home Value \$200,000 to \$299,999	30.0%	30.3%	32.1%
2025 Home Value \$150,000 to \$199,999	17.1%	8.6%	14.2%
2025 Home Value \$100,000 to \$149,999	8.1%	4.5%	7.0%
2025 Home Value \$50,000 to \$99,999	1.1%	1.6%	2.5%
2025 Home Value \$25,000 to \$49,999	0.5%	1.8%	1.7%
2025 Home Value Under \$25,000	0.9%	1.8%	2.2%
2025 Median Home Value	\$275,511	\$324,076	\$282,995
2025 Median Rent	\$899	\$1,002	\$953

LOCATION INFORMATION

Traffic Counts



SECTION 3.17 C-3, Highway Service

The C-3 Highway Service zoning district is intended to permit more extensive business and entertainment activities than are permitted in the Local and General Business zoning districts. The permitted uses would need more off-street parking and loading and planning to integrate such zoning districts with adjacent residential areas. Businesses may be located along major streets, highways, and at freeway interchanges. Some uses permitted in this district are required to comply with specific design standards.

A. Permitted principal uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 8, Site Plan Review.

1. Ambulance stations, private
2. Animal shelter
3. Bakeries, retail
4. Bars, cocktail lounges, taverns and nightclubs
5. Billboard signs
6. Bus passenger stations
7. Business service establishments
8. Clubs
9. Day care, adult (1-6 persons)
10. Day care, adult (7-12 persons)
11. Day care, adult (13 or more persons)
12. Day care centers, commercial
13. Farmers market, permanent (10,000 square feet minimum)
14. Farmers market, temporary (10,000 square feet minimum)
15. Funeral homes or mortuaries (1 acre minimum)
16. Halls
17. Hotels and motels
18. Landscape contractor
19. Manufacturing establishments, low intensity
20. Marine sales and service
21. Medical care facilities, neighborhood
22. Medical care establishments, small
23. Office establishments, large
24. Office establishments, small
25. Personal service establishments
26. Photography studios
27. Public utility buildings and uses without outdoor storage

28. Radio and television stations
29. Recreation: commercial outdoor recreation establishments (excluding golf related uses)
30. Recreation: indoor commercial recreation
31. Rental and sales of automobiles and recreational vehicles, outdoor
32. Rental and sales of mobile homes and commercial equipment, outdoor
33. Rental business establishments, indoor
34. Restaurants, conventional
35. Restaurant, drive-in or drive-thru
36. Restaurants, open front
37. Retail establishments, convenience
38. Retail establishments, large
39. Retail establishments, neighborhood
40. Retail sales or rental establishments with outdoor display
41. Service or repair establishments
42. Storage facilities (excluding outdoor storage) (4 acre minimum)
43. Theaters, indoor
44. Towing service (without outdoor storage)
45. Vehicle modification establishment
46. Veterinary clinics
47. Veterinary hospitals (5 acre minimum)
48. Wholesale and warehousing

(Amended: Ord. No. 684, 7-23-07; Ord. No. 708, 5-4-09; Ord. No. 739, 9-19-11; Ord. No. 767, 7-21-14; Ord. No. 774, 12-15-14)

B. Permitted accessory uses

Accessory uses are only permitted if the associated principal use is already established on the lot.

1. On-site wind energy system
2. Other accessory buildings customarily incidental to the above permitted principal uses
3. Other accessory uses customarily incidental to the above permitted principal uses

(Amended: Ord. No. 717, 12-21-09)

C. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 9, Special Use Permit, the general standards identified in Section 9.10 of this Ordinance and the specific requirements, if any, identified in Article 11, Design Standards.

1. Adult uses

2. Art education center
3. Automobile repair facilities
4. Automobile service stations (15,000 square feet minimum)
5. Automobile wash establishments
6. Campgrounds, permanent (40 acre minimum)
7. Contractor's establishment
8. Doggie Day Care
9. Drive-in and drive-thru establishments
10. Dry cleaning facility
11. Educational institutions, for-profit
12. Educational institutions, non-profit
13. Kennels, commercial (7 or more dogs)
14. Light fabrication
15. Museums
16. Outdoor speakers
17. Public buildings
18. Public utility buildings and uses with outdoor storage
19. Recreation: golf driving ranges, miniature golf courses
20. Religious institutions (3 acre minimum)
21. Restaurants with live entertainment and/or outdoor seating (no adult entertainment or dancing)
22. Restaurants with outdoor seating
23. Sales & storage, low intensity
24. Stadiums and arenas including baseball, football or other large facility with public seating
25. Storage facilities (with outdoor storage) (4 acre minimum)
26. Theaters, outdoor
27. Towing service (with outdoor storage)
28. Woodworking
29. Uses not listed above, except agricultural uses, but are permitted as a principal use or permitted by special use permit in a less intensive zoning district.
30. Brewpub
31. Small Distiller
32. Winery

(Amended: Ord. No. 650, 9-19-05; Ord. No. 684, 7-23-07; Ord. No. 733, 4-4-11; Ord. No. 739, 9-19-11; Ord. No. 746, 5-7-12; Ord. No. 747, 5-7-12, Ord. No. 808, 5-20-2019, Ord. No. 827, 8-30-2021)

D. Uses permitted by administratively approved special use permits

The following uses are permitted subject to administrative approval outline in Section 9.11 of this Ordinance.

1. Communication antennae
2. Communication towers
3. Temporary buildings
4. Temporary outdoor uses

E. Area, height, and placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26

F. Design Standards

Some uses permitted in this district have required design standards as listed in Article 11.

G. Prohibited Uses

Use of any non-residentially zoned property for the purpose of primary caregiver operations under the Michigan Medical Marihuana Act of 2008 is prohibited.

(Ord. No. 833, 10-4-2021)

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SECTION 3.22 Thompson Road Overlay District (TRO)

Part 1: Section 3.22 A. Intent: The vision for the Thompson Road Corridor is to accommodate automobile oriented traffic and light industrial uses in a manner consistent with the corridor's role as the gateway from US 23 into Fenton Township. Business visibility will be enhanced as smaller uses are built in front of larger uses, minimizing large parking fields between buildings and major roads.

Unless otherwise provided, the overlay development standards are in addition to generally applicable standards provided elsewhere in this zoning code.

Part 2: Section 3.22 B. Establishment of Overlay District - Location: The Thompson Road Corridor Overlay District is illustrated in the Thompson Road Corridor Pattern Book, identified on the Fenton Township Zoning Map, and defined as the properties that adjoin Thompson Road between Phoenix Drive on the west and Torrey Road on the east.

Part 3: Section 3.22 C. Permitted uses

All permitted principal uses by right as identified for the underlying district in the Table of Uses (Table 3-3) shall be permitted in the TRO district.

Part 4: Section 3.22 D. Permitted accessory uses

All permitted accessory uses by right as identified for the underlying district in the Table of Uses (Table 3-3) shall be permitted in the TRO district.

Part 5: Section 3.22 E. Uses permitted by special use permit

All uses permitted subject to the review and approval process outlined in Article 9, Special Use Permit or those administratively approved special use permits as identified for the underlying district in the Table of Uses (Table 3-3) shall be permitted in the TRO district.

Part 6: Section 3.22 F. Area, Height and Placement requirements

In accordance with the attached Schedule of Regulations, Section 3.26, with the following additional requirements or exceptions:

1. **Front yard setback range:** Buildings shall be setback a minimum of 65 feet and a maximum of 135 feet from the Thompson Road right-of-way centerline. Greater setbacks shall be permitted only when smaller liner buildings are placed in front of larger users and the smaller users meet the setback range requirement.
2. **Parking lot setback:** Parking lots shall be setback a minimum of 65 feet from the Thompson Road centerline and shall be setback a minimum of 10 feet from all other property lines.

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3. Maximum Lot Coverage: There shall be a 35% maximum lot coverage for non-residential uses.

Part 7: Section 3.22 G. Design Standards

Buildings should be of quality design, and varied by color, architectural elements, building materials and landscaping to ensure long-term durability and low maintenance.

1. Windows and Doors:
 - a. Materials: Mullion and frame systems for windows and doors shall be painted, powder-coated or stained (or the equivalent). Glass on any wall facing Thompson Road shall be clear or lightly tinted. Reflective glass is not permitted on front-facing facades.
 - b. Transparency: The first floor of non-residential buildings facing and located within 400 feet of Thompson Road shall have a minimum of 40% glass.
 - c. Entry: At least one functioning doorway shall be provided for every street-facing storefront, with the primary entrance on the street
 - d. Sill height: All windows shall maintain a consistent sill height, unless the Planning Commission grants an exception for a decorative window element or similar feature.
2. Building Materials:
 - a. Facing streets, parks or plazas: At least 70% of all exterior building facades facing streets, parks, or plazas shall be finished with a combination of two or more of the following: Glass, brick, cut or cast stone, wood, cementitious board (e.g., Hardie Plank), integrally colored concrete units with brick proportions (e.g., half-high "C" brick), and textured stucco.
 - b. Other building sides: at least 50% of the exterior facade shall consist of the materials specified in 2.a above and may also include split-faced, scored, or fluted block.
 - c. Variation: There shall be a change in the vertical or horizontal building plane when there is a change in color or material. Street facing facades shall be divided vertically into segments no greater than sixty (60) feet wide.
3. Corner buildings at arterial streets and gateway locations:

Buildings located at the corner of arterial streets and at gateway locations as identified in the Thompson Road Corridor Pattern Book shall have appropriate architectural features and details that accentuate its prominent corner location through additional building height and /or adding a building peak or tower element at the corner. Other creative techniques may be used, subject to the acceptance of the Planning Commission. Special architectural corner features may be permitted to exceed the maximum building height by up to ten (10) feet if deemed appropriate by the Planning Commission.

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4. Awnings
Straight-shed awnings are permitted and shall be located at least 8 feet above sidewalk grade at the lower drip edge of the awning.
5. Roof types
Roofs may be either pitched or flat with vertical parapets. All rooftop appurtenances must be screened from public view.
6. Signage
Integral design: Signage shall be integrally designed with the building facade and shall use materials and colors that are compatible with the building.
 - a. Integral design: Signage shall be integrally designed with the building facade.
 - b. Wall Signs: a wall sign shall not exceed 1.5 sq. foot for each lineal foot of building frontage. Wall signs shall be located at the sign band.
 - c. Illumination: External signs shall not be translucent, unless the background is dark and illumination primarily highlights the text and/or logo on the sign. Signs may be externally lit. Ground lighting shall be flush with grade or obscured by landscaping and shielded from view off-site.
 - d. Portable Signs are not permitted, except that A-Frame type signs that meet the conditions of subsection 3.2.F.13. shall be permitted within 20 ft. of a building entrance.
 - e. Total Number of Signs: In addition to a wall sign, one ground sign per business is allowed. In the case of multi-tenant buildings, one ground sign is permitted for each building.
 - f. Clear vision setbacks shall be maintained for sight distance.

Part 8: Section 3.22 H. Access & Circulation

It is intended that adjacent uses along the corridor will be internally connected to reduce driveway access points on Thompson Road. This can be achieved by linking parking aisles or providing services roads, preferably functioning as backage roads behind buildings.

1. Driveways shall be located to provide adequate sight distance and provide sufficient maneuvering room for vehicular ingress and egress.
2. Driveways shall be spaced a minimum of 350 feet apart, as measured to the centerlines.
3. Turning radii shall be adequate to serve the types of trucks anticipated on the site. Such specifications shall be presented on the site plan.
4. Service lanes and docking areas shall be provided on site. Loading shall occur in the rear of the site and shall not be visible from Thompson Road.
5. Where provided, service roads should be parallel to the side or rear property line and may be located either adjacent to or behind principal buildings.
6. Where provided, shared driveways should be perpendicular to either the front or rear property line. Such shared driveways and shared service roads shall

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be within an access easement of at least thirty (30) feet wide for drives and fifty (50) ft. wide for roads and be recorded with the appropriate public agency. Easements for shared drives may not be used for parking unless accepted by the Planning Commission.

Part 9: Section 3.22 I. Pedestrian Circulation

1. A continuous 10-ft wide asphalt pathway shall be maintained along the south side of Thompson Road and a 5-ft. wide concrete pathway along the north side.
2. Sidewalks: a 5-ft wide concrete pathway shall connect to the Thompson Road pathways and be maintained along local streets and internal connections within the TRO.
3. Internal sidewalks shall be separated from parking areas by landscaping or brick knee walls.

Part 10: Section 3.22 J. Parking

1. Parking shall be provided on site or within 500 feet of a use.
2. No more than 110% of required parking shall be provided, unless the Planning Commission grants an exception based on presentation of an acceptable parking study by the applicant.
3. The majority of parking should be located in the side or rear yards. Two rows of parking with 18 ft. stall modules and one 24 ft. maneuvering lane are permitted in the front yard. This requirement shall not apply to a larger use set back from the road with a liner building placed between it and the road. In this case, the parking requirement would only apply to the liner building.
4. Parking spaces are not permitted to be located along a shared driveway within twenty-five (25) ft. of a front or rear property line.
5. The approving body may reduce the number of required parking spaces if the proposed parking is found acceptable based upon shared parking principles and methodologies found in the latest edition of Shared Parking, by the Urban Land Institute.
6. Secure and visible bicycle parking areas shall be provided.

Part 11: Section 3.22 K. Landscaping and Screening.

1. Parking lots:
 - a. Parking must be screened and separated from exterior pedestrian paths through the use of a 2.5 ft. high knee wall and/or equivalent landscaping.
 - b. A minimum of 20 sq. ft. of landscaped area per parking space is required in multiple landscape areas. Such area shall be a minimum of 150 sq. ft. in area and should be at least 8 feet wide. One canopy tree and two shrubs shall be provided for every 30 parking spaces.
2. Planting Standards:

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- a. Native trees, shrubs and grasses shall be used where possible
- b. Plants that are tolerant of a wide range of conditions including salt-spray should be selected.
- c. Landscape designs should create visual impact through massing or groupings of materials, use repetition for continuity, create visual interest by incorporating flowers and seasonal color
- d. A diversity of plant materials shall be used for long-term health of plants.
- e. Plant materials should be used as screens and buffers where appropriate
- f. Location of plant materials shall not interfere with signs, overhead utilities, or block visibility for motorists
- g. Landscape areas shall be maintained and irrigated

Part 12: Section 3.22 L. Screening for Dumpsters, Equipment and Storage

1. Storage of all company vehicles, other than unmarked private passenger vehicles, shall be provided in a side or rear yard, except during normal business hours.
2. No overnight parking of semi-tractor trailers is permitted on-site, unless in the process of active loading and unloading.
3. All dumpsters, loading areas, outdoor storage areas, including areas for the storage of repaired, damaged, or wrecked vehicles shall be located in the rear yard and screened from public view with a 6 foot high decorative masonry screening wall or fence with dense obscuring landscaped greenbelt.
4. No outdoor display shall be located within a required front, side or rear yard setback. Where permitted, such areas shall be surfaced with asphalt, concrete or similar dust-proof surface.

Part 13: Section 3.22 M. Site Lighting

1. Light fixture pole heights and locations should promote uniform intensity of light levels throughout the site. Parking lot lighting shall not exceed 20 ft. in height to the top of the fixture.
2. Along Thompson Road, decorative lighting fixtures matching a standard approved by the Township shall be used. Maximum height shall be 12', with a minimum spacing of 100'. Fixtures shall be placed adjacent to the public pathway and connections to internal pathways.
3. All light fixtures shall be full-cutoff fixtures that do not allow light to shine above the horizontal plane.
4. Lower ground or bollard lighting is encouraged, and should be used to illuminate pedestrian walkways and highlight driveways where appropriate.

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Part 14: Section 3.22 N. Gateway Features

1. Where gateways are identified by the Thompson Road Corridor Pattern Book, high-quality landscape features and lighting shall be incorporated into the gateway design.
2. Signature buildings as noted in Section 3.22 G (3) above, are required at gateway locations.
3. Gateway sites must not have parking as a prominent feature.
4. Materials and character of the gateway elements should complement the Thompson Road Corridor and the Town Center District



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