

APPENDIX H

**Southeast Michigan Council of Governments (SEMCOG) Community Profiles -
Washtenaw County**

Community Profiles

YOU ARE VIEWING DATA FOR:

Washtenaw County

220 N Main St
Ann Arbor, MI 48104-1413
<http://www.ewashtenaw.org/>



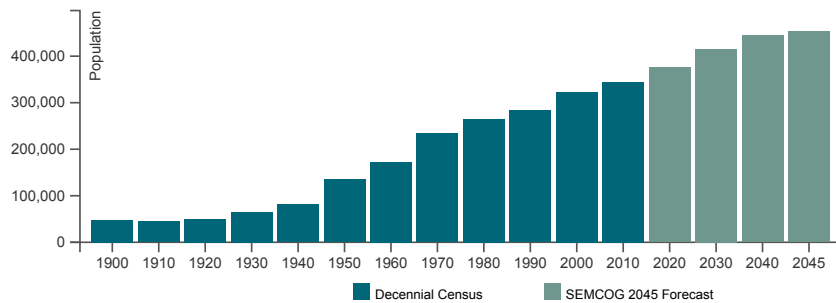
Census 2010 Population:
344,791
Area: 722.4 square miles

[VIEW COMMUNITY EXPLORER MAP](#)

Population and Households

Link to American Community Survey (ACS) Profiles: **Select a Year** **Social | Demographic**
Population and Household Estimates for Southeast Michigan, 2018

Population Forecast



Population and Households

Population and Households	Census 2010	Change 2000-2010	Pct Change 2000-2010	SEMCOG Jul 2018	SEMCOG 2045
Total Population	344,791	22,021	6.8%	370,511	452,791
Group Quarters Population	17,812	-3,490	-16.4%	24,246	27,790
Household Population	326,979	25,511	8.5%	346,265	425,001
Housing Units	147,573	16,599	12.7%	151,300	-
Households (Occupied Units)	137,193	11,961	9.6%	145,833	180,670
Residential Vacancy Rate	7.0%	2.6%	-	3.6%	-
Average Household Size	2.38	-0.02	-	2.37	2.35

Source: U.S. Census Bureau, SEMCOG Population and Household Estimates, and SEMCOG 2045 Regional Development Forecast

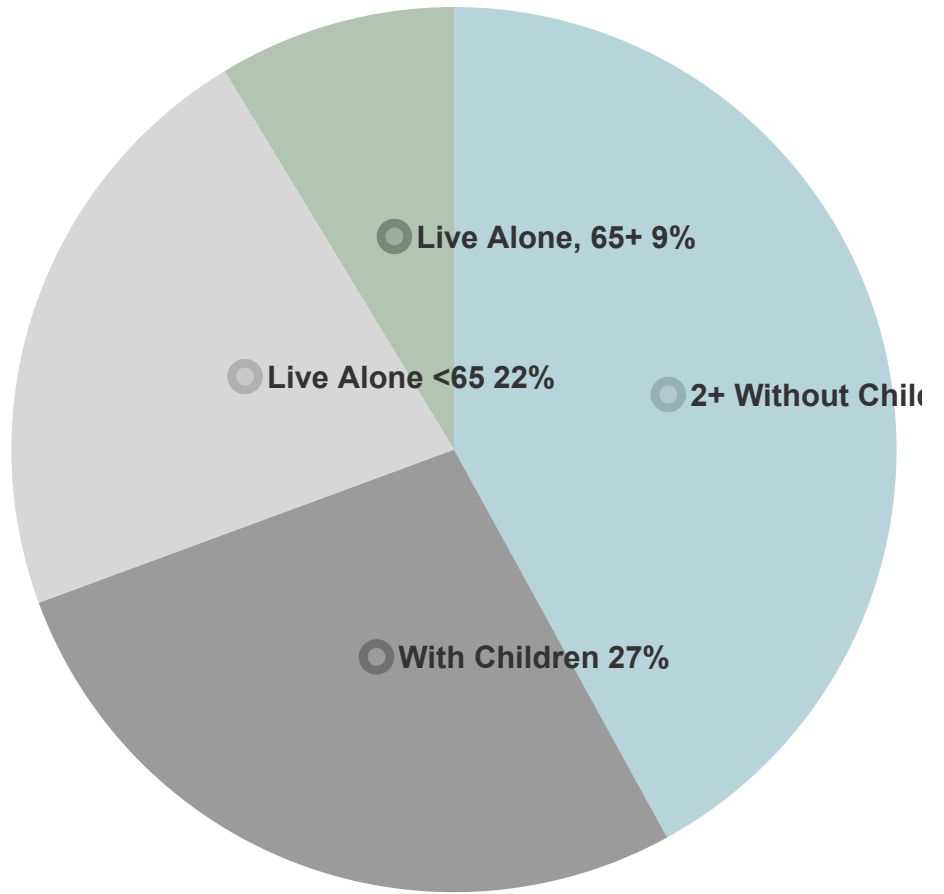
Components of Population Change

Components of Population Change	2000-2005 Avg.	2006-2010 Avg.	2011-2015 Avg.
Natural Increase (Births - Deaths)	2,819	1,988	1,613
Births	5,040	3,938	3,724
Deaths	2,221	1,950	2,111
Net Migration (Movement In - Movement Out)	1,074	-1,477	1,139
Population Change (Natural Increase + Net Migration)	3,893	511	2,752

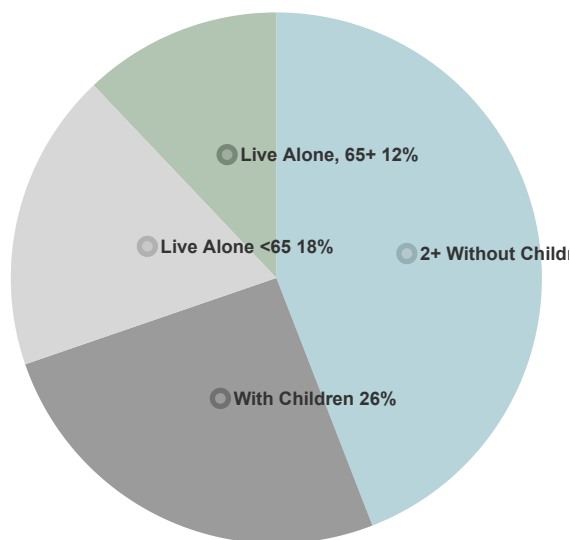
Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMCOG

Household Types

ACS
2015



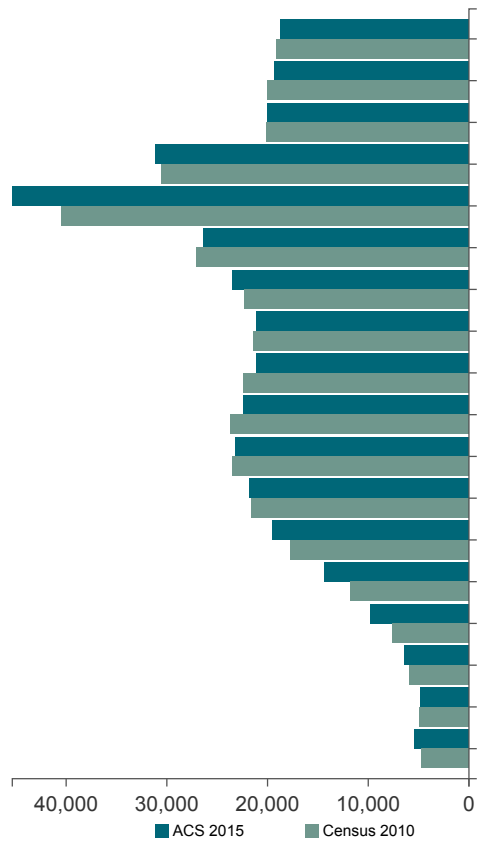
SEMCOG
2045



Household Types	Census 2010	ACS 2015	Change 2010-2015	Pct Change 2010-2015	SEMCOG 2045
With Seniors 65+	25,584	29,548	3,964	15.5%	70,987
Without Seniors	111,609	108,519	-3,090	-2.8%	109,683
Live Alone, 65+	10,003	11,970	1,967	19.7%	21,822
Live Alone, <65	32,033	30,310	-1,723	-5.4%	32,866
2+ Persons, With children	38,991	37,796	-1,195	-3.1%	46,295
2+ Persons, Without children	56,166	57,991	1,825	3.2%	79,687
Total Households	137,193	138,067	874	0.6%	180,670

Source: U.S. Census Bureau, Decennial Census, 2011-2015 American Community Survey 5-Year Estimates, and SEMCOG 2045 Regional Development Forecast

Population Change by Age, 2010-2015

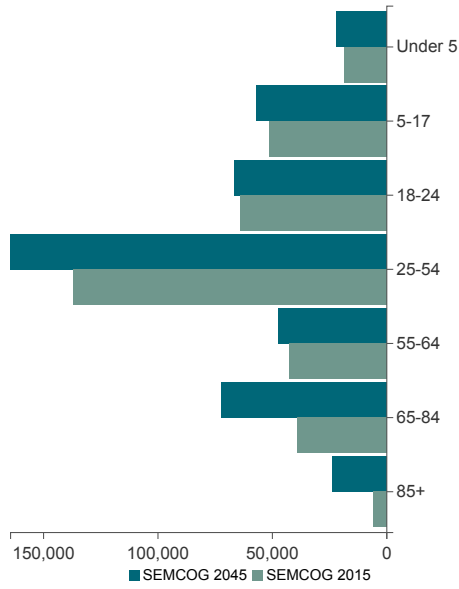


Age Group	Census 2010	Change 2000-2010	ACS 2015	Change 2010-2015
Under 5	19,138	-992	18,711	-427
5-9	20,009	-287	19,277	-732
10-14	20,153	523	20,051	-102
15-19	30,492	2,505	31,087	595
20-24	40,467	2,023	45,348	4,881
25-29	27,061	-644	26,355	-706
30-34	22,276	-3,632	23,462	1,186
35-39	21,364	-3,939	21,122	-242
40-44	22,427	-2,297	21,093	-1,334
45-49	23,654	382	22,350	-1,304
50-54	23,534	3,346	23,168	-366
55-59	21,558	7,728	21,801	243
60-64	17,707	8,500	19,496	1,789
65-69	11,796	4,454	14,308	2,512
70-74	7,641	984	9,827	2,186
75-79	5,902	428	6,444	542
80-84	4,904	1,305	4,814	-90
85+	4,708	1,509	5,378	670
Total	344,791	21,896	354,092	9,301
Median Age	33.3	2	33.4	0.1

Source: U.S. Census Bureau, Decennial Census, and 2011-2015 American Community Survey 5-Year Estimates

Note: 2000 total population does not equal the sum of the age populations due to revisions to total population by the U.S. Census Bureau.

Forecasted Population Change 2015-2045



Age Group	2015	2020	2025	2030	2035	2040	2045	Change 2015 - 2045	Pct Change 2015 - 2045
Under 5	18,579	19,122	20,186	21,227	21,567	21,789	22,110	3,531	19%
5-17	51,382	51,487	52,254	54,138	56,114	57,072	56,817	5,435	10.6%
18-24	63,961	64,259	65,094	64,747	65,050	65,729	66,428	2,467	3.9%
25-54	136,831	139,860	145,273	152,549	158,512	162,519	164,414	27,583	20.2%
55-64	42,779	44,640	44,870	43,580	43,246	44,775	47,226	4,447	10.4%
65-84	39,155	49,458	60,181	68,505	71,912	72,397	72,165	33,010	84.3%
85+	5,864	6,660	7,932	10,860	15,384	19,858	23,631	17,767	303%
Total	358,551	375,486	395,790	415,606	431,785	444,139	452,791	94,240	26.3%

Source: SEMCOG 2045 Regional Development Forecast

Older Adults and Youth Populations

Older Adults and Youth Population	Census 2010	ACS 2015	Change 2010-2015	Pct Change 2010-2015	SEMCOG 2045
60 and over	52,658	60,267	7,609	14.4%	118,467
65 and over	34,951	40,771	5,820	16.7%	95,796
65 to 84	30,243	35,393	5,150	17%	72,165
85 and Over	4,708	5,378	670	14.2%	23,631
Under 18	71,953	70,500	-1,453	-2%	78,927
5 to 17	52,815	51,789	-1,026	-1.9%	56,817
Under 5	19,138	18,711	-427	-2.2%	22,110

Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

Source: U.S. Census Bureau, Decennial Census, 2011-2015 American Community Survey 5-Year Estimates, and SEMCOG 2045 Regional Development Forecast

Race and Hispanic Origin

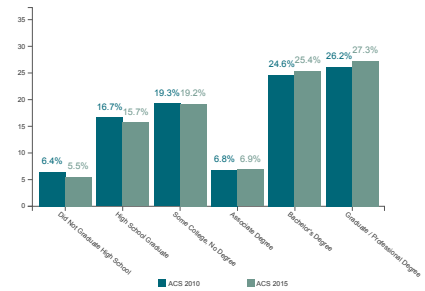
Race and Hispanic Origin	Census 2010	Percent of Population 2010	ACS 2015	Percent of Population 2015	Percentage Point Change 2010-2015
Non-Hispanic	330,931	96%	338,618	95.6%	-0.4%
White	248,675	72.1%	251,417	71%	-1.1%
Black	43,152	12.5%	42,294	11.9%	-0.6%
Asian	27,005	7.8%	29,800	8.4%	0.6%
Multi-Racial	10,159	2.9%	13,616	3.8%	0.9%
Other	1,940	0.6%	1,491	0.4%	-0.1%
Hispanic	13,860	4%	15,474	4.4%	0.4%
Total	344,791	100%	354,092	100%	0%

Source: U.S. Census Bureau, Decennial Census, and 2011-2015 American Community Survey 5-Year Estimates

Highest Level of Education

Highest Level of Education*	ACS 2010	ACS 2015	Percentage Point Chg 2010-2015
Did Not Graduate High School	6.4%	5.5%	-0.9%
High School Graduate	16.7%	15.7%	-0.9%
Some College, No Degree	19.3%	19.2%	-0.2%
Associate Degree	6.8%	6.9%	0.1%
Bachelor's Degree	24.6%	25.4%	0.8%
Graduate / Professional Degree	26.2%	27.3%	1.1%

* Population age 25 and over

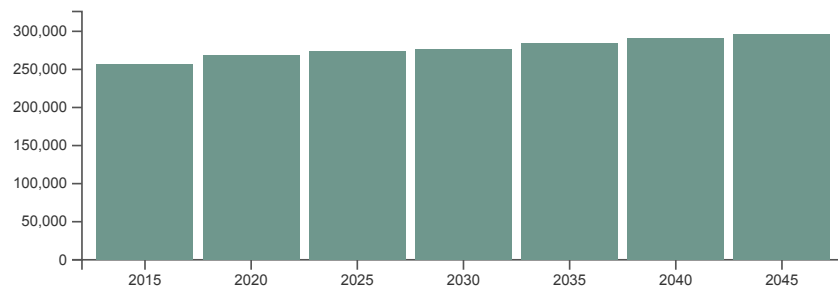


Source: U.S. Census Bureau, 2006-2010 and 2011-2015 American Community Survey 5-Year Estimates

Economy & Jobs

Link to American Community Survey (ACS) Profiles: **Select a Year** **Economic**

Forecasted Jobs



Source: SEMCOG 2045 Regional Development Forecast

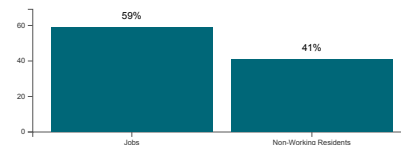
Forecasted Jobs by Industry Sector

Forecasted Jobs By Industry Sector	2015	2020	2025	2030	2035	2040	2045	Change 2015- 2045	Pct Change 2015-2045
Natural Resources, Mining, & Construction	8,159	8,875	8,915	8,924	9,107	9,237	9,380	1,221	15%
Manufacturing	15,668	15,374	14,714	13,866	13,279	12,755	12,136	-3,532	-22.5%
Wholesale Trade	5,586	5,745	5,752	5,695	5,708	5,708	5,675	89	1.6%
Retail Trade	19,236	20,719	20,546	19,871	19,811	19,641	19,260	24	0.1%
Transportation, Warehousing, & Utilities	5,400	5,446	5,418	5,374	5,429	5,474	5,503	103	1.9%
Information & Financial Activities	22,367	22,619	22,363	22,062	22,277	22,435	22,456	89	0.4%
Professional and Technical Services & Corporate HQ	25,489	27,283	28,514	29,742	31,550	33,289	34,861	9,372	36.8%
Administrative, Support, & Waste Services	13,936	14,736	15,371	15,835	16,589	17,244	17,840	3,904	28%
Education Services	51,494	53,879	55,226	56,211	57,471	58,621	59,494	8,000	15.5%
Healthcare Services	50,991	54,002	56,125	57,445	60,100	63,030	65,630	14,639	28.7%
Leisure & Hospitality	21,469	22,676	23,363	23,767	24,476	25,106	25,630	4,161	19.4%
Other Services	10,994	11,593	11,649	11,647	11,872	12,032	12,082	1,088	9.9%
Public Administration	5,862	6,044	6,154	6,234	6,325	6,406	6,463	601	10.3%
Total Employment Numbers	256,651	268,991	274,110	276,673	283,994	290,978	296,410	39,759	15.5%

Source: **SEMCOG 2045 Regional Development Forecast**

Daytime Population

Daytime Population	SEMCOG and ACS 2015
Jobs	256,651
Non-Working Residents	177,545
Age 15 and under	61,855
Not in labor force	101,689
Unemployed	14,001
Daytime Population	434,196



Source: **SEMCOG 2045 Regional Development Forecast and 2011-2015 American Community Survey 5-Year Estimates**

Note: The number of residents attending school outside Southeast Michigan is not available. Likewise, the number of students commuting into Southeast Michigan to attend school is also not known.

Where Workers Commute From 2013

Rank	Where Workers Commute From *	Workers	Percent
1	Washtenaw County	129,900	64%
2	Wayne County	25,904	12.8%
3	Livingston County	12,171	6%
4	Oakland County	7,924	3.9%
5	Jackson County	7,913	3.9%
6	Lenawee County	6,722	3.3%
7	Monroe County	4,473	2.2%
8	Ingham County	1,405	0.7%
9	Genesee County	1,325	0.7%
10	Lucas County	943	0.5%
-	Elsewhere	4,331	2.1%
* Workers, age 16 and over employed in Washtenaw County		203,011	100%

Source: **U.S. Census Bureau** - 2009-2013 CTPP/ACS Commuting Data and **Commuting Patterns in Southeast Michigan**

Where Residents Work 2013

Rank	Where Residents Work *	Workers	Percent
1	Washtenaw County	129,900	77.9%
2	Wayne County	20,104	12.1%
3	Oakland County	6,846	4.1%
4	Livingston County	2,347	1.4%
5	Jackson County	1,155	0.7%
6	Monroe County	881	0.5%
7	Lenawee County	816	0.5%
8	Macomb County	742	0.4%
9	Ingham County	694	0.4%
10	Lucas County	498	0.3%
-	Elsewhere	2,800	1.7%
* Workers, age 16 and over residing in Washtenaw County		166,783	100%

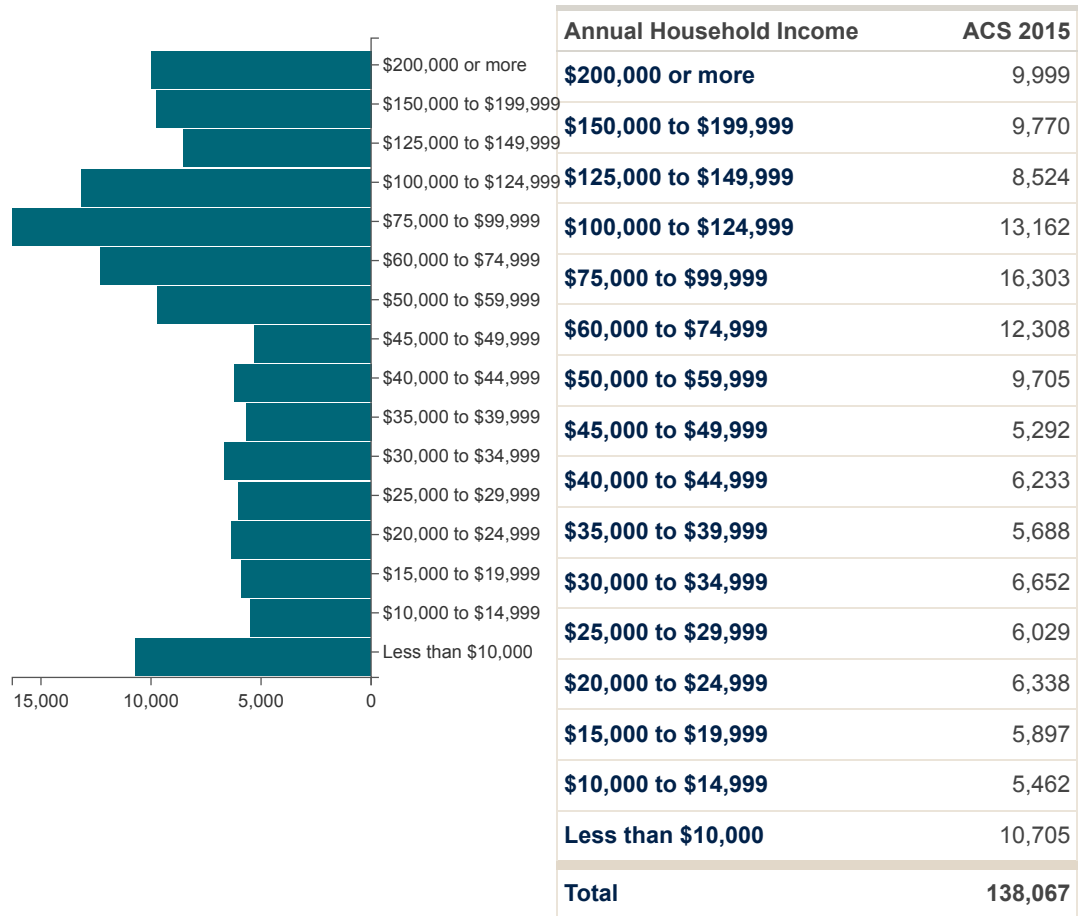
Source: **U.S. Census Bureau** - 2009-2013 CTPP/ACS Commuting Data and **Commuting Patterns in Southeast Michigan**

Household Income

Income (in 2015 dollars)	ACS 2010	ACS 2015	Change 2010-2015	Percent Change 2010-2015
Median Household Income	\$64,201	\$61,003	\$-3,198	-5%
Per Capita Income	\$34,039	\$34,738	\$699	2.1%

Source: U.S. Census Bureau, 2006-2010 and 2011-2015 American Community Survey 5-Year Estimates

Annual Household Income



Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Poverty

Poverty	ACS 2010	% of Total (2010)	ACS 2015	% of Total (2015)	% Point Chg 2010-2015
Persons in Poverty	44,059	13.7%	51,965	15.4%	1.7%
Households in Poverty	17,565	13.1%	19,625	14.2%	1.1%

Source: U.S. Census Bureau, 2006-2010 and 2011-2015 American Community Survey 5-Year Estimates

Housing

Link to American Community Survey (ACS) Profiles: **Select a Year** **Housing**

Building Permits 2000 - 2019

Year	Single Family	Two Family	Attach Condo	Multi Family	Total Units	Total Demos	Net Total
2000	1,719	14	240	80	2,053	61	1,992
2001	1,722	34	333	287	2,376	48	2,328
2002	1,825	10	452	120	2,407	43	2,364
2003	1,955	16	562	72	2,605	47	2,558
2004	1,775	20	499	531	2,825	55	2,770
2005	1,167	6	437	101	1,711	67	1,644
2006	512	16	154	72	754	44	710
2007	358	12	236	107	713	45	668
2008	243	4	25	100	372	43	329
2009	158	6	44	176	384	40	344
2010	241	2	70	6	319	108	211
2011	233	4	8	349	594	60	534
2012	315	4	34	348	701	111	590
2013	462	0	94	342	898	188	710
2014	404	4	66	445	919	33	886
2015	474	4	92	464	1,034	38	996
2016	539	4	143	442	1,128	111	1,017
2017	498	2	241	535	1,276	24	1,252
2018	542	34	244	685	1,505	38	1,467
2019	206	30	24	340	600	9	591
2000 to 2019 totals	15,348	226	3,998	5,602	25,174	1,213	23,961

Source: **SEMCOG Development**

Note: Permit data for most recent years may be incomplete and is updated monthly.

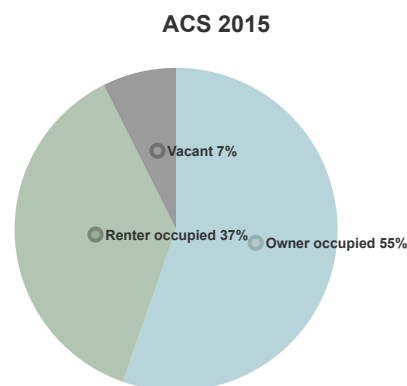
Housing Types

Housing Type	ACS 2010	ACS 2015	Change 2010-2015	New Units Permitted 2015-2018
Single Family Detached	83,255	84,994	1,739	2,053
Duplex	4,304	4,086	-218	44
Townhouse / Attached Condo	8,337	9,645	1,308	720
Multi-Unit Apartment	45,265	45,046	-219	2,126
Mobile Home / Manufactured Housing	6,108	5,271	-837	-85
Other	0	56	56	
Total	147,269	149,098	1,829	4,858
Units Demolished				-211
Net (Total Permitted Units - Units Demolished)				4,647

Source: U.S. Census Bureau, 2006-2010 and 2011-2015 American Community Survey 5-Year Estimates, SEMCOG Development

Housing Tenure

Housing Tenure	Census 2010	ACS 2015	Change 2010-2015
Owner occupied	83,483	82,525	-958
Renter occupied	53,710	55,542	1,832
Vacant	10,380	11,031	651
Seasonal/migrant	1,403	1,436	33
Other vacant units	8,977	9,595	618
Total Housing Units	147,573	149,098	1,525



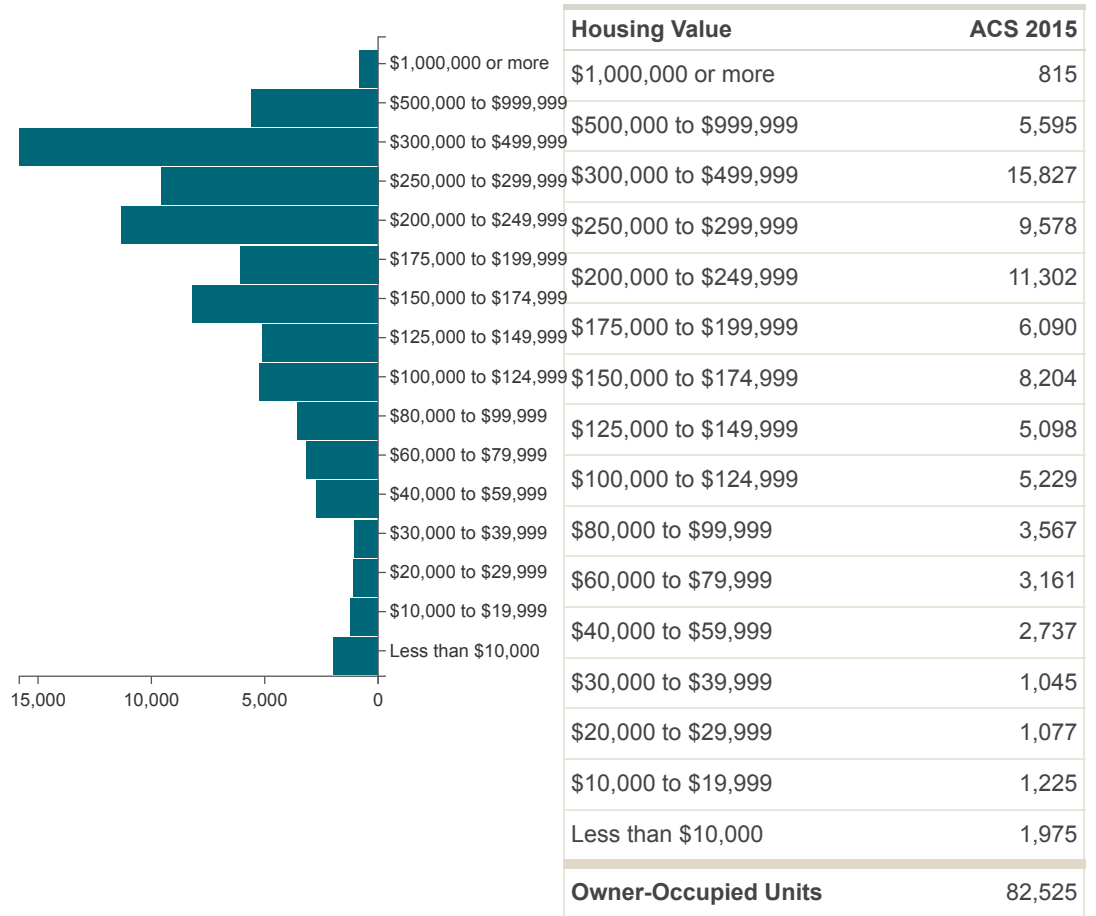
Source: U.S. Census Bureau, 2006-2010 and 2011-2015 American Community Survey 5-Year Estimates

Housing Value and Rent

Housing Value (in 2015 dollars)	ACS 2010	ACS 2015	Change 2010-2015	Percent Change 2010-2015
Median housing value	\$237,998	\$208,200	-\$29,798	-12.5%
Median gross rent	\$953	\$953	\$0	0%

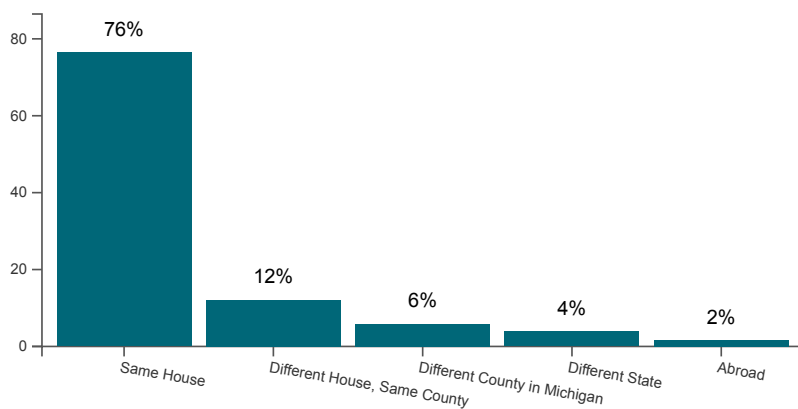
Source: U.S. Census Bureau, Census 2000, 2006-2010 and 2011-2015 American Community Survey 5-Year Estimates

Housing Value



Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Residence One Year Ago *



* This table represents persons, age 1 and over, living in Washtenaw County from 2011-2015. The table does not represent person who moved out of Washtenaw County from 2011-2015.

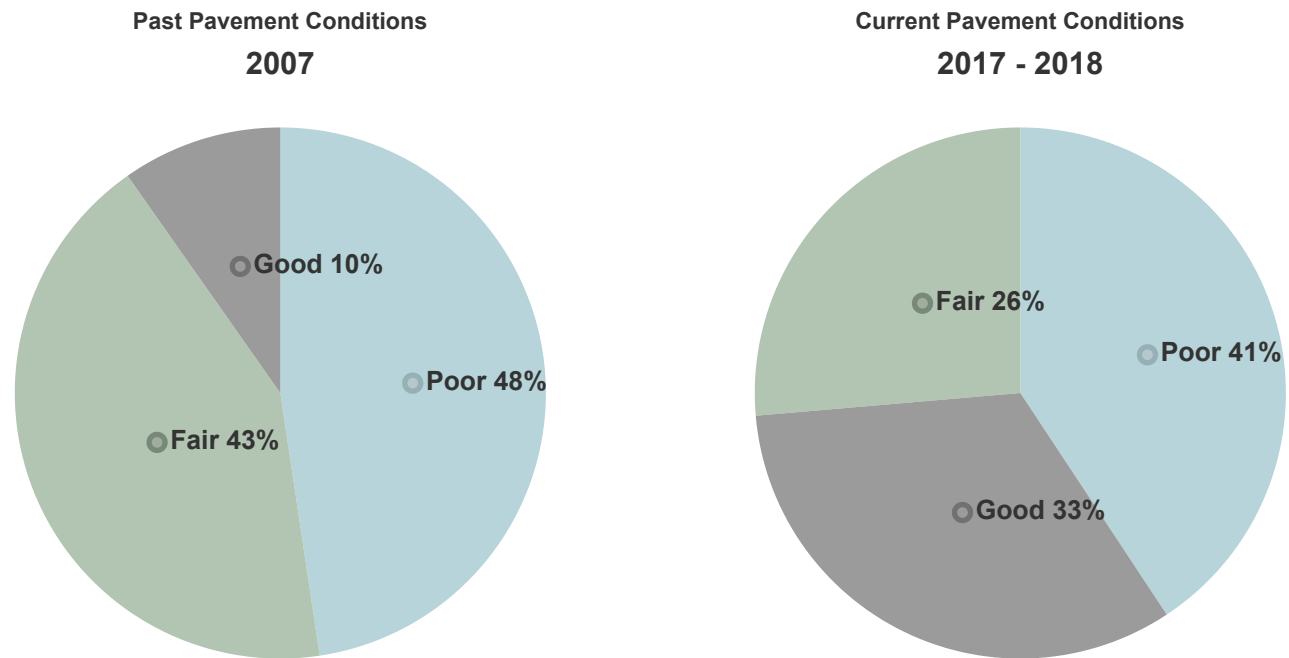
Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Transportation

Miles of public road (including boundary roads): 2,405

Source: Michigan Geographic Framework

Pavement Condition (in Lane Miles)



Note: Poor pavements are generally in need of rehabilitation or full reconstruction to return to good condition. Fair pavements are in need of capital preventive maintenance to avoid deteriorating to the poor classification. Good pavements generally receive only routine maintenance, such as street sweeping and snow removal, until they deteriorate to the fair condition.

Source: SEMCOG

Bridge Status

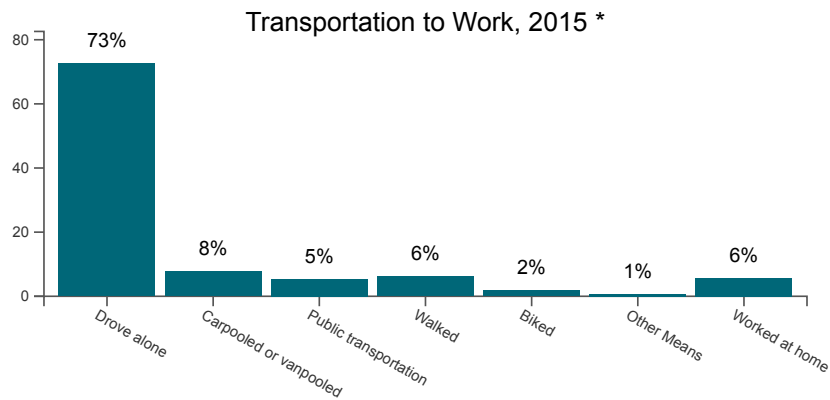
Bridge Status	2008	2008 (%)	2009	2009 (%)	2010	2010 (%)	Percent Point Chg 2008-2010
Open	204	86.1%	207	85.5%	277	88.8%	2.7%
Open with Restrictions	27	11.4%	32	13.2%	28	9%	-2.4%
Closed*	6	2.5%	3	1.2%	7	2.2%	-0.3%
Total Bridges	237	100.0%	242	100.0%	312	100.0%	0.0%
Deficient Bridges	86	36.3%	101	41.7%	110	35.3%	-1%

* Bridges may be closed because of new construction or failed condition.

Note: A bridge is considered deficient if it is structurally deficient (in poor shape and unable to carry the load for which it was designed) or functionally obsolete (in good physical condition but unable to support current or future demands, for example, being too narrow to accommodate truck traffic).

Source: Michigan Structure Inventory and Appraisal Database

Detailed Intersection & Road Data



* Resident workers age 16 and over

Transportation to Work

Transportation to Work	ACS 2010	% of Total (ACS 2010)	ACS 2015	% of Total (ACS 2015)	% Point Chg 2010-2015
Drove alone	122,046	74.5%	125,070	72.6%	-1.9%
Carpooled or vanpooled	12,940	7.9%	13,310	7.7%	-0.2%
Public transportation	6,302	3.8%	9,252	5.4%	1.6%
Walked	10,749	6.6%	10,625	6.2%	-0.4%
Biked	2,237	1.4%	3,210	1.9%	0.5%
Other Means	1,089	0.7%	1,137	0.7%	0%
Worked at home	8,460	5.2%	9,694	5.6%	0.4%
Resident workers age 16 and over	163,823	100.0%	172,298	100.0%	0.0%

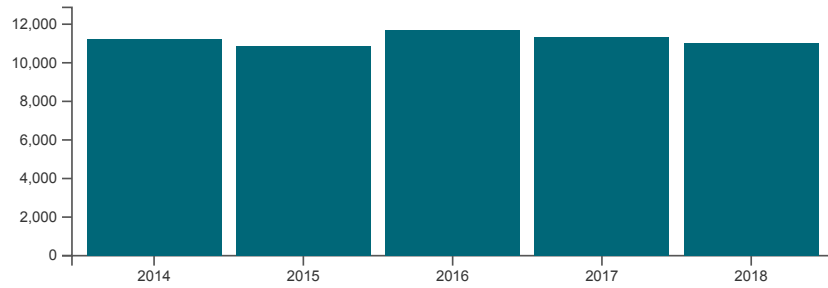
Source: U.S. Census Bureau, 2006-2010 and 2011-2015 American Community Survey 5-Year Estimates

Mean Travel Time to Work

Mean Travel Time To Work	ACS 2010	ACS 2015	Change 2010-2015
For residents age 16 and over who worked outside the home	22.6 minutes	22 minutes	-0.6 minutes

Source: U.S. Census Bureau, 2006-2010 and 2011-2015 American Community Survey 5-Year Estimates

Crashes, 2014-2018



Source: Michigan Department of State Police with the Criminal Justice Information Center and SEMCOG

Note: Crash data shown is for the entire city.

Crash Severity

Crash Severity	2014	2015	2016	2017	2018	Percent of Crashes 2014 - 2018
<u>Fatal</u>	29	26	23	37	25	0.2%
<u>Serious Injury</u>	126	100	129	147	139	1.1%
<u>Other Injury</u>	1,720	1,767	1,980	1,831	1,725	16.1%
<u>Property Damage Only</u>	9,367	8,946	9,570	9,316	9,117	82.5%
<u>Total Crashes</u>	11,242	10,839	11,702	11,331	11,006	100%

Crashes by Type

Crashes by Type	2014	2015	2016	2017	2018	Percent of Crashes 2014 - 2018
<u>Head-on</u>	134	131	118	93	111	1%
<u>Angle or Head-on/Left-turn</u>	1,981	1,924	2,150	1,970	1,890	17.7%
<u>Rear-End</u>	3,800	3,827	4,261	4,008	3,806	35.1%
<u>Sideswipe</u>	1,705	1,613	1,798	1,692	1,744	15.2%
<u>Single Vehicle</u>	2,970	2,854	2,795	2,903	2,786	25.5%
<u>Backing</u>	N/A	0	60	194	225	0.9%
<u>Other or Unknown</u>	652	490	520	471	444	4.6%

Crashes by Involvement

Crashes by Involvement	2014	2015	2016	2017	2018	Percent of Crashes 2014 - 2018
<u>Red-light Running</u>	161	182	216	200	184	1.7%
<u>Lane Departure</u>	2,098	1,784	1,790	1,910	1,758	16.6%
<u>Alcohol</u>	320	332	329	341	281	2.9%
<u>Drugs</u>	84	121	103	114	82	0.9%
<u>Deer</u>	952	1,062	961	962	1,003	8.8%
<u>Train</u>	2	2	1	0	0	0%
<u>Commercial Truck/Bus</u>	596	521	573	638	669	5.3%
<u>School Bus</u>	29	27	31	25	22	0.2%
<u>Emergency Vehicle</u>	59	58	61	51	49	0.5%
<u>Motorcycle</u>	90	108	97	91	70	0.8%
<u>Intersection</u>	3,072	3,165	3,498	3,087	2,950	28.1%
<u>Work Zone</u>	102	57	127	304	56	1.2%
<u>Pedestrian</u>	102	87	127	107	111	1%
<u>Bicyclist</u>	98	77	121	88	77	0.8%
<u>Distracted Driver</u>	0	0	519	920	733	3.9%
<u>Older Driver (65 and older)</u>	1,587	1,584	1,707	1,723	1,747	14.9%
<u>Young Driver (16 to 24)</u>	4,052	4,032	4,374	4,168	3,836	36.5%

High Frequency Intersection Crash Rankings

County Rank	Region Rank	Intersection	Annual Avg 2014-2018
1	1	<u>Ellsworth Rd W @ State Rd S</u>	83.8
2	32	<u>Carpenter Rd @ Washtenaw Ave</u>	44.8
3	96	<u>Huron St N @ Michigan Ave E</u>	34.2
4	99	<u>State St S @ Hilton Blvd</u>	34
5	103	<u>Washtenaw Ave @ Golfside Dr</u>	33.8
5	103	<u>Carpenter Rd @ Packard St</u>	33.8
7	114	<u>Michigan Ave W @ Hewitt Rd S</u>	33.4
8	121	<u>Carpenter Rd @ Ellsworth Rd E</u>	32.4
9	125	<u>Carpenter Rd @ Michigan Ave W</u>	32.2
10	128	<u>Washtenaw Ave @ Huron Pkwy S</u>	32

Note: Intersections are ranked by the number of reported crashes, which does not take into account traffic volume. Crashes reported occurred within 150 feet of the intersection.

Source: Michigan Department of State Police with the Criminal Justice Information Center and SEMCOG

High Frequency Road Segment Crash Rankings

County Rank	Region Rank	Segment	From Road - To Road	Annual Avg 2014-2018
1	18	<u>Washtenaw Ave</u>	Carpenter Rd - Golfside Dr	90.2
2	31	<u>Michigan Ave E</u>	State Rd S - Platt Rd	77.2
3	72	<u>S US 23</u>	S US 23 - Territorial/S US 23 Ramp	61
3	72	<u>Plymouth Rd</u>	Barton Dr - Nixon Rd	61
5	101	<u>Washtenaw Ave</u>	Golfside Dr - Hewitt Rd N	56.6
6	105	<u>Washtenaw Ave</u>	Arlington Blvd - Huron Pkwy S	56.2
7	140	<u>Carpenter Rd</u>	Ellsworth Rd E - Packard St	51.4
8	145	<u>State St S</u>	S State/W I 94 Ramp - Eisenhower Pkwy E	50.8
9	182	<u>Michigan Ave E</u>	Old Creek Dr - Industrial Dr	47.4
10	185	<u>Washtenaw Ave</u>	Huron Pkwy S - Pittsfield Blvd	47

Note: Segments are ranked by the number of reported crashes, which does not take into account traffic volume.

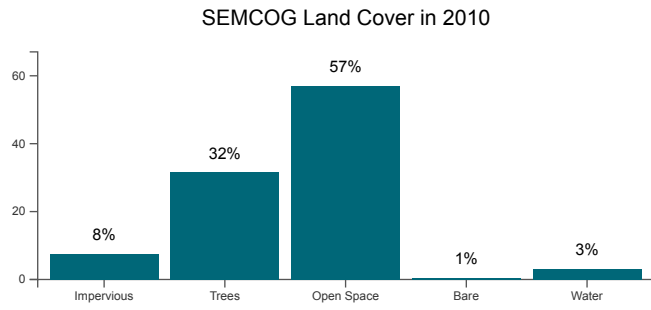
Environment

SEMCOG 2015 Land Use

SEMCOG 2015 Land Use	Acres	Percent
Single-Family Residential	98,995.9	21.4%
Multi-Family Residential	3,558.6	0.8%
Retail	3,137.9	0.7%
Office	2,206.3	0.5%
Hospitality	1,321.8	0.3%
Medical	1,293.3	0.3%
Institutional	6,657.6	1.4%
Industrial	7,893.5	1.7%
Agricultural	232,321.2	50.3%
Recreation / Open Space	36,371.6	7.9%
Cemetery	683.5	0.1%
Parking	317.6	0.1%
Extractive	2,497.6	0.5%
TCU	18,800.2	4.1%
Vacant	31,707.1	6.9%
Water	14,556.8	3.1%
Total	462,320.7	100%

Note: Land Cover was derived from SEMCOG's 2010 Leaf off Imagery.

Source: **SEMCOG**



Type	Description	Acres	Percent
Impervious	buildings, roads, driveways, parking lots	35,117.2	7.6%
Trees	woody vegetation, trees	146,277.5	31.6%
Open Space	agricultural fields, grasslands, turfgrass	263,711.9	57%
Bare	soil, aggregate piles, unplanted fields	2,657.4	0.6%
Water	rivers, lakes, drains, ponds	14,556.8	3.1%
Total Acres		462,320.7	

CREDIT: BRYAN MITCHELL



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