# CHARTER TOWNSHIP OF VAN BUREN PLANNING COMMISSION AGENDA Wednesday, June 12, 2019 – 7:30 PM Van Buren Township Hall 46425 Tyler Road

CALL TO ORDER:	
ROLL CALL:	
APPROVAL OF AGENDA	A:
MINUTES:	
ITEM #1:	Approval of minutes from the regular meeting of May 22, 2019.
CORRESPONDENCE:	
PUBLIC HEARING:	
NEW BUSINESS:	
ITEM #1:	CASE 19-020 — MASTER PLAN AMENDMENT 41620 E. HURON RIVER DRIVE FUTURE LAND USE.
TITLE:	THE APPLICANT, SCOTT JONES, IS REQUESTING AN AMENDMENT OT THE TOWNSHIP'S FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FROM MEDIUM DENSITY SINGLE FAMILY A TO MULTIPLE FAMILY RESIDENTIAL TO CONSTRUCT DETACHED CONDOMINIUMS ON THE PROPERTY.
LOCATION:	The property located at 41620 E. Huron River Drive is the subject of the request. This property is located on the north side of E. Huron River Drive, adjacent to Edison Lake Road.
ACTION ITEMS:	<ul><li>A. Presentation by the applicant</li><li>B. Presentation by Township staff.</li><li>C. Planning Commission discussion.</li><li>D. Planning Commission considers sending notice of intent to plan.</li></ul>
ITEM #2:	17-030 - ASHLEY CAPITAL CROSSROADS NORTH DISTRIBUTION CENTER – FINAL SITE PLAN APPROVAL.
TITLE:	THE APPLICANT ASHLEY CAPITAL, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT A DISTRIBUTION CENTER. THE DISTRIBUTION CENTER IS

LOCATION: THE PROPOSED DEVELOPMENT IS LOCATED NEAR THE NORTHWESTERN

INTERSECTION OF ECORSE ROAD AND HAGGERTY ROAD. PARCEL ID# V-125-83-008-99-0002-703 & PARCEL ID# V-125-83-005-99-0009-701 (APPROXIMATELY

PROPOSED TO CONSIST OF THREE (3) BUILDINGS TOTALING 1,579,325 SQUARE

158.5 ACRES).

**FEET OF SPACE.** 

**ACTION ITEMS:** A. Presentation by the applicant.

B. Presentation by the Township Staff and Consultants.

C. Planning Commission Discussion.

D. Planning Commission considers final site plan approval.

ITEM #3: 19-022- INFINITY HOMES TOWNSEND PARK - SITE PLAN AMENDMENT

TITLE: THE APPLICANT, INFINITY HOMES, IS REQUESTING AN AMENDMENT TO THE

APPROVED TOWNSEND PARK SITE PLAN FOR REVISED SINGLE-FAMILY

ARCHITECTURAL ELEVATIONS.

LOCATION: THE UNFINISHED TOWNSEND PARK SUBDIVISION IS THE SUBJECT OF THE

REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF MORTON

TAYLOR ROAD, NORTH OF ECORSE ROAD.

**ACTION ITEMS:** A. Presentation by the applicant.

B. Presentation by the Township Staff and Consultants.

C. Planning Commission discussion.

D. Planning Commission considers action on the architectural approval.

**GENERAL DISCUSSION:** 

ITEM #1: LAKE FRONT LOT ANALYSIS AS DIRECTED BY BZA

ADJOURNMENT:

## CHARTER TOWNSHIP OF VAN BUREN PLANNING COMMISSION May 22, 2019 MINUTES - DRAFT

Chairperson Thompson called the meeting to order at 7:30 p.m.

**ROLL CALL:** 

**Present:** Kelley, Atchinson, Budd, Boynton, Jahr, Franzoi and Thompson.

**Excused:** None.

Staff: Director Akers, Planning Intern Stamper and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan.

Audience: Five (5).

#### **APPROVAL OF AGENDA:**

Motion Boynton, Kelley second to approve the agenda of May 22, 2019 as presented. Motion

#### APPROVAL OF MINUTES:

Motion Jahr, Franzoi second to approve the regular meeting minutes of May 8, 2019 as presented. Motion Carried.

#### **PUBLIC HEARING:**

ITEM # 1 19-019 - REZONING

TITLE: THE APPLICANT, ANDREA L. RATAJSKI, IS REQUESTING TO REZONE THE

PROPERTY LOCATED AT 13414 MARTINSVILLE ROAD FROM M-1, LIGHT

INDUSTRIAL TO R1-B, SINGLE FAMILY RESIDENTIAL.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 13414 MARTINSVILLE ROAD. (PARCEL ID #

83-105-99-0002-000).

Motion Boynton, Kelley second to open the public hearing. Motion Carried.

The applicant, Andrea L. Ratajski, gave the presentation. Mrs. Ratajski, a 20-year resident of the township, is requesting to rezone her property located at 13414 Martinsville Road. The home needs to be rezoned to R1-B, single family residential in order for the new homeowner to secure a mortgage.

Commissioner Atchinson identified that she has been friends with the applicant for many years, has no financial gain or interest in the property and inquired if she should be recused from the discussion. Commissioners agreed that recusal was not necessary.

No comments from the audience.

Motion Boynton, Atchinson second to close the public hearing. Motion Carried.

PC Minutes 5-22-19 Page **2** of **4** 

#### **NEW BUSINESS:**

ITEM # 1 19-019 - REZONING

TITLE: THE APPLICANT, ANDREA L. RATAJSKI, IS REQUESTING TO REZONE THE

PROPERTY LOCATED AT 13414 MARTINSVILLE ROAD FROM M-1, LIGHT

INDUSTRIAL TO R1-B, SINGLE FAMILY RESIDENTIAL.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 13414 MARTINSVILLE ROAD. (PARCEL ID #

83-105-99-0002-000).

No further comments from the applicant.

Planning Intern Stamper presented her staff review letter dated 4-30-19 recommending the Planning Commission recommend approval of the request to rezone parcel # 83-105-99-0002-000, 13414 Martinsville Road, from M-1 (light industrial) to R1-B (single family residential).

No comments from the Commission or the audience.

Motion Budd, Boynton second to recommend the Township Board grant the rezoning request for 13414 Martinsville Road, parcel ID # 83-105-99-0002-000, from M-1, light industrial to R1-B, single family residential, based upon the reasons listed in the staff review letter dated 4-30-19:

- 1. The requested rezoning is consistent with the Master Plan due to its consistency with the future land use map.
- 2. The requested rezoning is consistent with the standards in 12-504 of the Zoning Ordinance.
- 3. The street system has shown that it is capable to safety and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
- 4. The Township's utilities and services have been and will continue to be sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the Township.
- 5. The requested rezoning does not change the Zoning Ordinance but brings the Township further into compliance with the future land use map.
- 6. The requested rezoning is not expected to result in exclusionary zoning.
- 7. The sites physical, geological, hydrological and other environmental factors are compatible with the permitted zoning district.
- 8. There is compatibility of all the potential uses allowed in the proposed zoning district with surrounding areas and zoning regarding land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
- The boundaries of the requested rezoning district would be reasonable in relationship to surrounding districts and construction on the site will be able to meet the dimensional regulations of the requested zoning district.
- 10. The requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.
- 11. Rezoning the land is more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.

12. The requested rezoning will not create an isolated or incompatible zone in the neighborhood.

#### **Roll Call:**

Yeas: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd and Thompson.

Nays: None. Absent: None.

Motion Carried. (Letter attached)

#### **GENERAL DISCUSSION:**

#### ITEM #1: SENIOR HOUSING DEVELOPMENT OPTIONS

Vidya Krishnan of McKenna Associates discussed the findings in her senior housing review letter dated 5-2-19 in which she compared zoning ordinance provisions for senior housing in four (4) communities including: Lyon Township, Orion Charter Township, City of Inkster and City of Rochester. Based on recent development trends there is a definite need for senior housing in the community. Allowing for senior housing of all types as a conditional land use in the RM multiple family residential districts would be consistent with the Township's vision. Based upon an inventory of the available RM zoned parcels to accommodate such house, the Planning Commission could also consider expanding the use to the light industrial district.

Audience member, Beth Arnett of Clover Development (a senior housing development group) provided information on what senior housing developers are looking for in a community. Clover Development typically looks for light industrial properties of 8 to 10 acres to build approximately 120 units in 2-4 story buildings. The senior housing development typically offers three levels of senior independent living (independent, full care, memory care/nursing services). A parking variance is a common request as the residents have no vehicle or only one vehicle and there is a low volume of staff. The property is restricted to ages 55 and older.

Commissioners discussed the square footage of the units, surrounding amenities the developer looks for, the impact of only allowing senior housing developments in certain zoning districts, having special provisions for senior housing and having planning staff identify 8-10 acre properties for senior housing development applicants. The general consensus of the Commission is a hybrid of the senior housing comparison review, allowing flexibility for parking and greenspace while maintaining consistency in other requirements. Based off the Commissions comments, Ms. Krishnan will bring back revised senior housing development language to a future meeting.

#### ITEM #2: AUTOMOBILE RENTAL AND LEASING AGENCIES ZONING DISTRICT

Director Akers presented his staff memo dated 5-14-19 discussing automobile rental and leasing agencies zoning. Automobile rental and leasing agencies are currently allowed as a special land use in the C-1 (general business) and C-2 (extensive highway business) districts. Staff was asked to look into whether the use should remain in C-1 and C-2 or be moved to M-1 (light industrial).

PC Minutes 5-22-19 Page **4** of **4** 

Commissioners discussed M-1 versus M-2 zoning, impact of the zoning change, whom it will affect, creating a separate land use for box truck rental. Director Akers identified that automobile leasing is not the concern, it may be appropriate to discuss further and put automobile leasing and big box truck rentals in separate zoning districts.

#### **ADJOURNMENT:**

Motion Boynton, Jahr second to adjourn at 8:19 p.m. Motion Carried.

Respectfully submitted,

Christina Harman Recording Secretary

#### PLANNING & ZONING APPLICATION

Date Submitted \_ 4/30/19 19-020 Case number ANT INFORMATION Applicant Address City, State E:mail Cell Phone Number Phone 3/3-215-3015 **Property Own** Address City, State **Billing Contact** Phone Address Fax City, State Zip SITE/ PROJECT INFORMATION Parcel Id No. V125-83- 089 - 99 - 0010-702 Project Address 41620 Huron Ruse O Attach Legal Description of Property Property Location: On the NORTH Side of HIRON Prike De Road; Between HAGGERTS and MARIINSVILLS Road. Size of Lot Width Acreage of Site \_\_// Total Acres of Site to Review Current Zoning of Site TO BENCO 70+ UN-ATTACHED ALLOW INCREASED DENSET Is a re-zoning of this parcel being requested? 153 YES (if yes complete next line) NO Current Zoning of Site R-1C Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO Section of Zoning Ordinance for which you are applying Is there an official Woodland within parcel? Woodland acreage List total number of regulated trees outside the Woodland area? Total number of trees Detailed description for cutting trees If applicable application MUST be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended. OWNER'S AFFIDAVIT 41620 HURON REVER ON LLC Print Property Owners Name Signatur of Property Owner STATE OF MICHIGAN COUNTY OF WAYNE The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct. Subscribed and sworn before me this , 20\_\_\_\_. Rev 1/12/06 \_Notary Public, County, Michigan My Commission expires

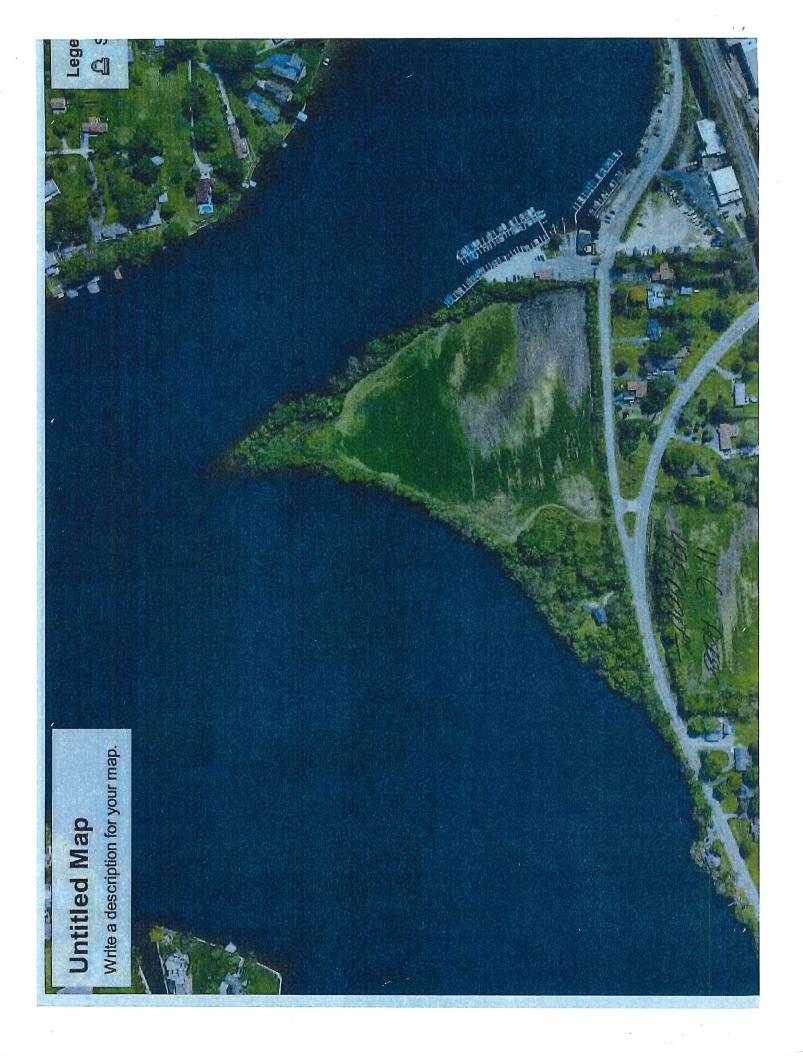
#### **EXHIBIT "A"**

Situated in the Township of Van Buren, Wayne County, State of Michigan, described as:

Part of the East 1/2 of Section 23, Town 3 South, Range 8 East, described as: commencing at the East 1/4 corner of Section 23; thence the following three courses along the Westerly line of Supervisor's Van Buren Plat No. 7 as recorded in Liber 73 of Plats, Page 45, Wayne County Records; thence North 00 degrees 08 minutes 52 seconds East, 151.98 feet along the East line of Section 23; thence 67.52 feet along the curve to the left, having a radius of 678.00 feet, central angle of 05 degrees 42 minutes 22 seconds and the chord bearing North 76 degrees 51 North 53 seconds West, 67.49 feet; thence North 00 degrees 08 minutes 52 seconds East 33.50 feet to the point on the North line of Edison Lake Road (formerly Huron River Drive) and the point of beginning; thence the following four courses along the Northerly line of Edison Lake Road; thence North 87 degrees 02 minutes 17 seconds West 319.02 feet; thence North 89 degrees 38 minutes 53 seconds West 254.62 feet; thence South 81 degrees 04 minutes 57 seconds West 228.94 feet; thence South 78 degrees 30 minutes 54 seconds West 80.92 feet; thence North 23 degrees 13 minutes 14 seconds West 290.1 feet, more or less, to the contour at elevation 655 feet (NGVD 29); thence Northeasterly, Easterly and Southeasterly along said contour a distance of 2010 feet, more or less, to the West line of Supervisor's Van Buren Plat No. 7; thence South 00 degrees 08 minutes 52 seconds West 380.00 feet, more or less, along the West line of said Plat No. 7 to point of beginning.

Tax Identification No.: 83-089-99-0010-702

More Commonly Known As: 41620 Huron River Belleville, MI 48111





## Memo

TO: Planning Commission

FROM: Ron Akers, AICP

**Director of Planning and Economic Development** 

RE: 19-020 – 41620 E. Huron River Drive Master Plan Amendment

**DATE:** June 7, 2019

The Township has recently received a rezoning application for 41620 E. Huron River Drive to rezone the property from R1-C, Single Family Residential to RM, Multiple Family residential. The applicant has plans to construct single family detached condominiums on the property and is seeking the rezoning to be able to construct these homes at a higher density than is allowed under the R1-C zoning district. For reference the R1-C zoning district allows for the construction of single family homes at ~5 dwelling units per acre. The applicant is looking for a density of ~6 dwelling units per acre. The property is approximately 13.6 acres in size and is depicted in the image below:



The property has a future land use designation for Medium Density Single Family A (10,000 square feet) and due to this the property cannot be rezoned as it stands today as this future land use designation directly corresponds to the R1-B, single family residential zoning district. Due to this I have added this item to the Planning Commission agenda to consider whether or not we should amend the Township's future land use map to allow for the higher density housing. As part of this memo I would like to discuss the process for potentially doing this request and some rationale which may assist the Planning Commission with their decision.

#### **Potential Changes Required**

In order to accommodate the potential development, the Township and the applicant will need to make some changes to the future land use map and Zoning Ordinance. First, the future land use map will need to be amended to change the designation to multiple family. I would recommend to the Planning Commission that the change to the future land use map comes with a note which specifies that the change is to allow the construction of single family detached condominiums at a density of 6-7 dwelling units per acre. This would achieve allowing the required density for the development and protect against any other potential uses allowed in the RM district which may not fit in this area (i.e. apartment complexes, etc.).

The second item which would need to be completed is a text amendment to the Zoning Ordinance. The Township's RM district does not permit for single family dwellings. We would need to initiate a text amendment to add this as a permitted use in the RM district. This change would not just benefit the applicant, but would also make some homes in the Township legal conforming. Additionally, it is common in other communities Zoning Ordinances to allow single family residential in a multiple family district. This should be a benefit regardless of the applicant's request.

The third item which would need to be completed would be to have the property rezoned to RM. Staff has recommended to the applicant that we seek a conditional rezoning for the property that limits the development to single family detached condominiums. This method will ensure that the zoning change would be compliant with the future land use map notes which specify that the change is limited to single family detached condominiums.

#### Potential Rationale for a Future Land Use Map Change

It is not uncommon to see residential development at the 6-8 dwelling unit per acre density on Belleville Lake. There are other developments on the south side of Belleville Lake which have developed at this density. These developments are the subdivisions around Ormund Drive, the Cove Condominiums, and also some areas in the City of Belleville. In addition, we have seen increased demand in residential development through the construction of single-family homes in existing subdivisions. Lastly, Township staff has held discussions with several private residential developers in the past year to discuss barriers to new subdivision and land development. The common conversation topic that has come up was with regards to the cost

of land development. The cost of land development has increased to the point where home builders need higher density in order to earn the necessary returns to initiate the residential development.

The applicant will be present at the meeting to give an overview and presentation of their proposal. If the Planning Commission chooses to move forward we will initiate the Master Plan process by sending out the notice of intent to plan and initiating the text amendment of the Zoning Ordinance. I look forward to the Planning Commission's discussion on this matter.



## **Charter Township of Van Buren**

#### **BOARD OF TRUSTEES**

SUPERVISOR Kevin McNamara CLERK Leon Wright TREASURER Sharry A. Budd

TRUSTEE Sherry A. Frazier TRUSTEE Kevin Martin TRUSTEE Reggie Miller TRUSTEE Paul D. White

June 7, 2019

Scott Jones 11696 Juniper Dr Van Buren Township, MI 48111

RE: Case 19-020 Master Plan Amendment 41620 E. Huron River Drive

Mr. Jones.

The following is a projected timeline for the amendment to the Township's Future Land Use Map if everything is approved in a timely manner by the required boards and commissions:

June 12, 2019: Introduction to the Planning Commission. Planning Commission considers

submitting notice of intent to plan.

June 17, 2019: Notice of Intent to Plan Sent Out

July 10, 2019: Planning Commission acts to submit the proposed plan amendments to the

Township Board.

August 5, 2019: Township Board work study.

August 6, 2019: Township Board approves plan distribution. August 9, 2019: Notices for 42-day comment period sent out.

September 25, 2019: Planning Commission moves to decide to hold a public hearing.

October 23, 2019: Planning Commission holds public hearing. Votes to adopt Master Plan

amendment.

November 4, 2019: Township Board Workstudy November 5, 2019: Township Board decision. November 8, 2019: Notice of adoptions sent out.

December 11, 2019: Public Hearing for Rezoning of property. Recommendation made by the

Planning Commission.

January 6, 2020: Township Board Workstudy

January 7, 2020: Township Board 1st reading of Ordinance amendment

January 21, 2020: Township Board 2<sup>nd</sup> reading.

If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

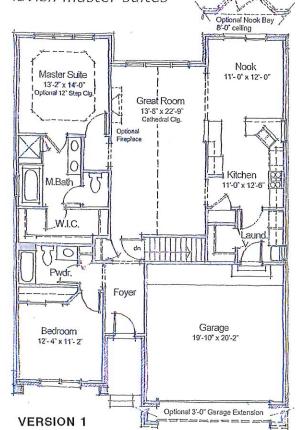
Ron Akers, AICP

Director of Planning and Economic Development

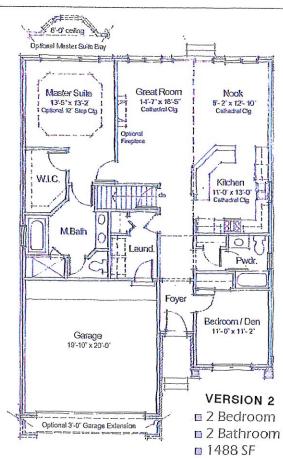
downsize and upgrade ....

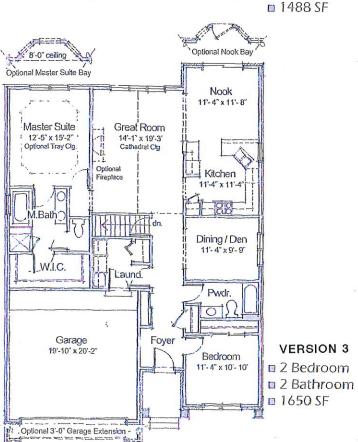


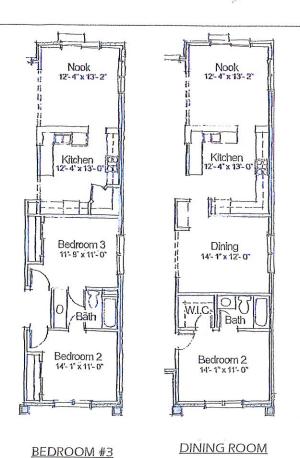
- Detached new construction condominium units
- © Choose from five ranch style open home plans ranging in size from 1,488 to 2,010 square attached 2 car garage and full feet with basement
- Exterior features such as brick facades and Hardie fiber cement siding for lasting beauty and low maintenance
- Interior features like granite countertops and lavish master suites

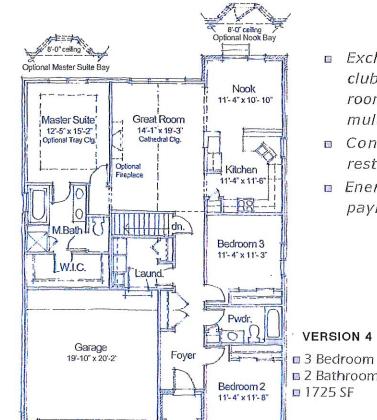


- 2 Bedroom
- n-2 Bathroom
- 1603 SF

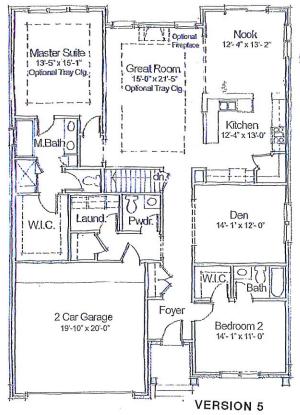








Optional 3'-0" Garage Extension



- 3 Bedroom
- 2 1/2 Bathroom
- 2010 SF
- Exclusive access to a 2,900 square foot clubhouse with exercise room, billiards room, game room, reading nook and a large multipurpose room with kitchenette
- Conveniently located to shopping, restaurants, entertainment and recreation
- Energy saving features to minimize utility payments



**VERSION 4** 

- 2 Bathroom
- □ 1725 SF

### PLANNING & ZONING APPLICATION

Case number 17-030

Date Submitted 8/28/17

	APPLICANT I	NFORMATIO	N		
Applicant	Ashely Crossroads North, LLC Attn. Kenneth Bower	1 Phone	734 394-1900		
Address	2575 S. Haggerty Road, Ste 500	Fax	734-394-1925		
City, State	Canton, MI	Zip	48188		
E:mail	kbowen@ashleycapital.com	Cell Phone	Number		
Property Owner	Owner_same as above				
Address	(if different than applicant)	Fax			
City, State	, , , , , , , , , , , , , , , , , , , ,	200	Wagania .		
Billing Contact	same as above	ZipPhone			
Address					
City, State		Zip			
California State L	, SITE/PROJECT	INFORMATI	ON		
Name of Projec	t Crossroads Distribution Center North				
	25-83- 008-99-0002-703 & 0009-701	Project Add	iress vacant parcel		
	Attach Legal Descripti				
Property Location	on: On the north Side of Ecorse	1300000000	ad; Between Haggerty Road		
and Morton Taylor	. The state of the	- 12 100171	ot Width +/- 1,800 Depth +/- 2,640		
	158.5 Total Acres of Site to Review				
	ion: Industrial Park consisting of four buildings total		CAUCHTER CONTROL TO A CONTROL OF THE		
100	water detention, etc.				
- 1					
Is a re-zoning of	this parcel being requested? no		VIE (I)		
7.114.0			YES (if yes complete next line) NO		
Current Zoning	of Site	TO TONIEZONOM A TO	Requested Zoning		
	SPECIAL PERMI	LINFORMAL			
	ed Use Require Special Approval? yes	letibution Contars	YES (if yes complete next line) NO		
Section of Zonin	g Ordinance for which you are applying	istribution Centers			
Is there an offici	al Woodland within parcel?no		Woodland acreage		
List total numbe	r of regulated trees outside the Woodland are	ea?	Total number of trees		
	tion for cutting trees		Processing Mary Processing		
• m		=0			
		6			
If applicable app	lication MUST be accompanied with a Tree	Survey or state	ment of no trees, which incorporates all the		
	ed in Section 4.45 of Zoning Ordinance 6-2-	- parecounter unitable?			
	, surviving the gard	AFFIDAVIT			
		The state of			
Ashley Crossroad	s North, LLC				
By Ashley Capita	·				
Print I	Property Owners Name	* *			
Plet	4/12		8/8/17		
Kenneth J. Bower	n, Vice President ure of Property Owner		Date		
8	V. Programme		Date		
STATE OF MICHIGA	N				

STATE OF MICHIGAN
COUNTY OF WAYNE

The tridersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information, and date are in All respects true and correct.

NOTARY DELICATION OF MAYNE

COUNTY OF WAYNE

10. 2014 April 2017.

My Commission expires MY COMMISSION EXPIRES Cot 15, 2020
ACTING IN COUNTY OF WRITING IN



## **Charter Township of Van Buren**

**BOARD OF TRUSTEES** 

SUPERVISOR Linda H. Combs CLERK Leon Wright TREASURER Sharry A. Budd

TRUSTEE Phillip C. Hart TRUSTEE Jeffrey L. Jahr TRUSTEE Brenda J. McClanahan TRUSTEE Reggie Miller

May 9, 2019

Ashley Crossroads North, LLC Attn: Allen Dresselhouse 2575 S. Haggerty Road, Ste. 500 Canton, MI 48188

RE:

Case 17-030 Special Use Approval for a Distribution Center at Parcel ID# V-125-83-008-99-0002-

703 & Parcel ID# V-125-83-005-99-0009-701.

Mr. Dresselhouse,

Please let this letter serve as confirmation that at the May 9, 2019 Regular Meeting of the Township Board of Trustees your special use request to construct a distribution center was approved with the conditions discussed by the Planning Commission at their April 2019 meeting.

Please note that in order to move forward with the project you will still need to obtain final site plan approval from the Township Planning Commission. Congratulations on your approval, and if you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

Ron Akers, AICP

Director of Planning and Economic Development

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#### MCKENNA



June 6, 2019

Planning Commission Charter Township of Van Buren 46425 Tyler Road Belleville, Michigan 48111

Subject: VBT-17-030; Ashley Capital Crossroads North/ North of Ecorse Road, west of Haggerty

Road; Site Plan Review #5; Revised Site Plans Dated May 24, 2019.

#### Dear Commissioners:

The applicant, Ashley Crossroads North LLC, to construct three (3) industrial Buildings with a gross floor area of 1,579,325 square feet on a 162.13-acre site located on the north side of Ecorse Road west of Haggerty Road. This site of Ashley Crossroads North consists of 3 parcels. The proposed 3 buildings are named "Building 4," "Building 5," and "Building 6". Buildings 1-3 are in Ashley Crossroads South, located on the south side of Ecorse Road. The applicant received preliminary site plan approval from the Planning Commission on April 24<sup>th</sup>, 2019, subject to several conditions.

We have reviewed the revised site plan for compliance with the conditions of preliminary site plan approval and offer the following comments (any items that require changes or additional information are <u>underlined</u>):

#### **COMMENTS**

- Correction to the maximum docks allowed calculation on Sheet C2, and addition of a note restricting the maximum number of docks on Buildings 5 and 6 to 108, as shown. This condition has been met. The note has been revised to state that the maximum number of docks permitted would be 164 (1/4,000 square feet); however the number of docks shown and approved at this time is 108 per building.
- 2. Revision of the phasing plan notation to ensure weed free maintenance of stone pad for Building 6 at all times (not just growing season), in the event Phase 2 is delayed or does not materialize. This condition has been met. The revised plan includes a note that the stone pad will be maintained with weed control throughout the year.
- 3. Addition of a note stating that screening planted around the mechanical units shall be at least one foot above the top of the unit. This condition has been met. Sheet L1 notes that height of plantings around transformer units shall be increased to one foot above the top of the unit, once the final size of the units is determined prior to installation.

- 4. Addition of greenbelt plantings on the west side of the detention pond area, along the west property line, with the exception of those areas with existing landmark trees, which must be shown on the tree survey. This condition has been met. The applicant has submitted a tree survey that indicates a cluster of existing trees in a portion of the area noted above. As recommended, 24 additional evergreen trees (varieties of Spruce) have been added to an area with relatively sparse vegetation cover to provide adequate screening. The proposed addition of trees in conjunction with the existing trees acts as a significant greenbelt buffer.
- 5. Inclusion of greenbelt trees along north property line as part of Phase 1 planting plan within 18 months of completion of Building 4, if Building 6 construction has not commenced. This condition has been met. Landscape plan sheets L4 and L5 show the proposed row of trees along the north property line as part of Phase 1 planting.
- 6. **Notation of details of monument sign base on the final site plan.** This condition <u>can be met.</u> The site plan includes the monument sign detail on Sheet C10 (previously C8). The base is still shown as masonry, but the actual material has not been identified as required. The sign must be constructed of brick.
- 7. Notation that rooftop equipment will be placed in a manner to conceal its view from any right-of-way areas. This condition has been met. The site plan notes that roof top mechanical equipment shall be setback from the edge of the roof and concealed from view of the public rights-of-way and residential areas.
- 8. Planning Commission and Township Board of Trustees approval of the proposed special land use. This condition has been met. The applicant received a recommendation for approval of the special land use from the Planning Commission on April 24, 2019, and received approval from the Township Board of Trustees on May 7, 2019.
- 9. Substitution of the proposed Elm tree species on the landscape plan. This condition has been met. At the preliminary hearing it was recommended that the Elm species proposed be substituted since Elms tend to be disease prone. Upon further research we have learnt that the Triumph Elm species proposed is in fact suitable for the local climate and region, is resistant to the Dutch elm disease and allows for good growth of foliage. The landscape plan still includes the Elm species and is acceptable.

#### **RECOMMENDATION**

Most of the conditions of preliminary plan approval have been met at this time. Therefore, we recommend that the Planning Commission grant final site plan approval to Ashley Capital Crossroads North project to be located on the north side of Ecorse Road, west of Haggerty Road, subject to the condition below being met:

1. Constructing the base of the monument signs with brick as the masonry material.



Respectfully submitted,

#### **McKENNA**

Vidya Krishnan Principal Planner

 c: Ron Akers, Van Buren Township Director of Planning & Economic Development Matt Best, Van Buren Township Director of Public Services David Potter, FTCH, Township Engineers David McInally, Van Buren Township Fire Marshal



June 7, 2019 Fishbeck Project No. 171601 VBT Project No. 17-030

Ms. Carol Thompson Planning Commission Chairperson Van Buren Township 46425 Tyler Road Van Buren Township, MI 48311

Re: Crossroads Distribution Center North, Building Nos. 4-6
North Side of Ecorse Road, West of Haggerty Road, Section 2
Engineering Plan and Final Site Plan Review

Dear Ms. Thompson:

Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has completed the Engineering Plan and Final Site Plan review of the plans dated May 24, 2019, for the proposed Crossroads Distribution Center North, Buildings No. 4-6 project.

Preliminary Plans for Crossroads Distribution Center North, dated August 11, 2017, were submitted; Preliminary Site Plan approval was granted by the Planning Commission on November 8, 2017. Revised Preliminary Plans, dated February 4, 2019, were submitted and recommended for approval by FTCH in our letter dated April 5, 2019. These were approved by the Planning Commission on April 24, 2019. Engineering and Final Site Plans, dated March 4, 2019, were submitted and recommended for approval in the FTCH Engineering and Final Site Plan Review letter dated May 13, 2019; however, this letter was not submitted to the Planning Commission but instead was sent to the applicant for review and response. This letter is in response to the developer response letter dated May 24, 2019, and the revised Engineering Plans dated May 24, 2019.

This proposed project entails constructing one new 261,347-square-foot (sqft) building; two new 658,989-sqft buildings; a new public 12-inch (in) water main loop; a public sanitary sewer system comprised of 10- and 12-in PVC mains; and a private storm sewer system to accommodate the building and parking lot runoff with dual detention pond systems drained by way of a pump station and various other landscaping and site plan improvements.

In this letter, any previous comments from the second review that have not been completed will remain. The applicant's response to each comment, as documented in a letter to Ms. Carol Thompson, Chairperson on May 13, 2019, will be listed and any additional action items required by the *Engineering Standards Manual, Charter Township of Van Buren (April 2014)* that were not completed in this submittal will be listed.

Below, responses from the Applicant and additional action items will be listed as:

- (R) Applicant Response
- (C) Additional Comment



#### **General**

The following items are general requirements established as part of the *Engineering Standards Manual, Charter Township of Van Buren (April 2014)*. The applicant must include the following items as part of the construction plans.

- 1. The permanent water elevation within existing ditches and drains should be field measured and indicated on the plans.
  - (R) The permanent water elevation within existing ditches and drains is indicated on Plan sheets 8.1 & C9.0.
  - (C) Developer to verify that the invert elevation of the county drain outlet is below the permanent pool elevation of the county drain.
- 2. The landscape plans dated January 22, 2019, must ensure that no trees are planted within the water utility easement or the sanitary sewer utility easement. (see callout 25, Sheet L1)
  - (R) The landscape plans have been reviewed and any trees within public utility easements have been relocated outside of said easement are required.
  - (C) Confirmed.
- 3. Soil borings indicating the groundwater elevations should be provided.
  - (R) Soil borings indicating the ground water elevations have been provided (via email) to the Township Engineer.
  - (C) Confirmed.
- 4. Driveway culverts shall be indicated in plan and profile view. Plans shall include diameter, length, grade, and material of driveway culvert and culvert end sections (see callout 24, Sheet C5.1).
  - (R) The Delaney Drain culvert shall be added in profile & section views on sheet C5.9.
  - (C) Confirmed. The Delaney Drain Culvert profile and cross section have been added to plan set Sheet C5.9
- 5. Drainage flow arrows must be shown to indicate the direction of surface water flows on the lots and pavement.
  - (R) Drainage flow arrows are now shown on the site grading plans, sheet C5.1 C5.6
  - (C) Confirmed (Sheet C3.1-C3.6).
- 6. The 100-year flood elevation must be shown on the plans when within the site.
  - (R): The McClaughry and Delany Drains have drainage areas less than two square miles and have no 100-year flood elevations per FEMA flood Insurance Rate Maps
  - (C) Confirmed.
- 7. A note indicating the proposed buildings that will not have a basement should be provided for buildings without basements.
  - (R) A note indicating the proposed buildings will not have a basement has been added on Sheet C2.0, General Note #33.
  - (C) Confirmed.
- 8. Plans must indicate relocating and/or addressing the overhead utilities that run through the proposed site plan improvements. The applicant must supply any and all easement information to VBT for review. Plans must indicate the location of any proposed relocated overhead utility poles (see callout 6, sheet C3.2).



- (R) Notes have been added to Sheet C2.1 indicating the proposed DTE relocation route of the overhead utilities. DTE is currently planning on utilizing their existing corridor & poles so that no new easements would be required.
- (C) Confirmed.
- 9. Plans must include phase lines (see callout 31, Sheet C2.0).
  - (R) Phase Lines added to sheet C2.0 as requested
  - (C) Confirmed.
- 10. Required notes:
  - a. A statement that all construction shall conform to the current standards, specifications and general conditions of the Charter Township of Van Buren (VBT).
  - b. The Developer is responsible for resolving any drainage problems on adjacent properties which are the result of the Developer's actions.
    - (R) The required notes were indicated in the General Notes on Sheet C2.0
      - a. Note #26 "all construction shall conform to the current standards, specifications and general conditions of the Charter Township of Van Buren".
      - b. Note #27 "the developer is responsible for resolving any drainage problems on adjacent properties which are the result of the Developer's actions".
    - (C) Confirmed.

#### **Water Main Service**

#### **Existing:**

VBT water main records indicate a public 12-inch water main that runs east and west along Ecorse Road.

#### **Proposed:**

The applicant's proposed plan shows a public 12-inch water main loop around the property with 8-inch hydrant leads, private 12-inch primary and redundant fire service leads, and private 4-inch domestic service leads. The plans indicate a 12-foot wide public water main easement with 3 connections overall to the existing 12-inch water main.

#### **Comments:**

- 1. Valves in wells and hydrants shall be placed on all dead-end mains for future extension. A 12-inch gate valve in well needs to be placed in the northeast corner prior to reducing the line for the hydrant (see callout 27, Sheet C5.6).
  - (R) A 12-inch gate valve in well has been added to the northeast corner prior to reducing the line for the hydrant, Sheet C5.6.
  - (C) Confirmed.
- 2. For "Special Crossings" (McClaughrey Drain), include details indicating the construction of the jack and bore: casing pipe details including length, thickness, diameter, and grouting (see callout 33, Sheet C8.5).
  - (R) Notes have been added at the McClaughrey Drain water main crossing to see VBT Detail Sheet MD-1 for details indicating the construction of the jack and bore, Sheets C5.1 & C8.5.
  - (C) Confirmed.
- 3. Applicant must verify demand pressure requirements for building service and fire flow. The minimum water pressure at the dead-end of the main shall be 20 pounds per square inch (psi) (residual) with a minimum flow of 1,500 gallons per minute (gpm).



- (R) Notes have been added to the Watermain Notes on Sheet C5.3 indicated the fire flow (#10) and domestic water demand (#11).
- (C) Confirmed. A hydraulic analysis was performed and summarized in our Construction Plan Review letter dated July 16, 2018, which determined that the existing water system has an available fire flow of 2,709 gpm. According to water main notes #10 & #11 on plan Sheet C5.3, the fire demand of the development will be 2,167 gpm; therefore, the system should be able to meet the fire flow demands of the development.
- 4. Gate valve spacing must be provided so that in the event of a breakage no more than two hydrants will be out of service (see callout 9, Sheet C5.1).
  - (R) A in-line isolation gate valve has been added so that in the event of a breakage no more than two hydrants will be out of service, Sheet C5.1.
  - (C) Confirmed.
- 5. Hydrants must be placed so that no part of any building or structure shall be more than 250 ft from a hydrant unless Fire Marshall approval is given to do otherwise. This distance shall be measured along the shortest feasible exterior route for laying fire hose. Hydrant No. 4-235 should be moved west to provide better coverage of Building 4 (see callout 34, Sheet C5.0).
  - (R) Our office has incorporated the Fire Marshall's review comments based upon the April 4th letter. (C) Confirmed.
- 6. All lawn sprinkler and irrigation systems shall be equipped with a suitable backflow preventer in compliance with the Michigan Department of Environmental Quality.
  - (R) Watermain Note #8 on Sheet C5.3 indicates "all lawn sprinkler and irrigation systems shall be equipped with a suitable backflow preventer in compliance with the Michigan Department of Environmental Quality".
  - (C) Confirmed.
- 7. Applicant to indicate distance to nearest valves to the water main connections. Valve isolation necessary for water main connections must be coordinated with the VBT. Contractor shall prepare all water main connections to be performed concurrently.
  - (R) A note has been added to Sheet C5.2 indicating the locations of the existing in-line isolation valves. Watermain Note #9 states that "isolation necessary for water main connections must be coordinated with the VBT. Contractor shall prepare all water main connections to be performed concurrently".
  - (C) Understood. Van Buren Township is working on locating the valve at Station 28+60. If this valve does not exist, the next valve is at approximately 42+00.

#### Sanitary Sewer

#### **Existing:**

VBT sanitary sewer records indicate an existing public 15-inch concrete, gravity sanitary sewer along the north side of Ecorse Road. At the easterly property line of the Crossroads property, the public 15-inch sewer coming from the south has been abandoned and replaced with a public 30-inch sewer on the south side of Ecorse Road. The remaining 15-inch sewer is still in service to the east on the north side of the road.

#### Proposed:

The applicant's proposed sanitary sewer plans indicate the buildings being serviced by public 10-inch PVC SDR 35 mains with 6-inch wye connections for service leads. The downstream end of the system increases the sewer

Ms. Carol Thompson Page 5 June 7, 2019



size to 12-inch prior to tapping into the existing system in the southeast corner of the property. The plans indicate a 20-foot wide public sanitary sewer easement centered on all legs of the sanitary sewer main throughout.

#### **Comments:**

- 1. The "Crossroads North Basis of Sanitary Sewer Design" shows adequate capacity for the 10-inch sanitary sewer based on the numbers/values indicated in the *Van Buren Township Water & Sewer Department Schedule of Rates (effective January 1, 2018)*. Developer must verify whether the warehouse Residential Equivalent Use rate value is based on warehouses with fire suppression or without fire suppression. (The rate schedule is available here: <a href="http://vanburen-mi.org/dpw/">http://vanburen-mi.org/dpw/</a> under Public Works Information Links section.)
  - (R) No Comment to Address
  - (C) The Basis of Sanitary Sewer Design on Sheet C5.2 shows an Equivalent Residential Unit (ERU) rate of 0.15 unit per 1,000 square feet of warehouse building. According to the Van Buren Township Water & Sewer Department Schedule of Rates (effective January 1, 2018) the Equivalent Residential Units (ERU) for a Warehouse with fire suppression is 0.35 units per 1,000 square feet. The peak flow calculation must be recalculated using the correct ERU for the warehouse building area.
- 2. Sanitary sewers shall be matched at the eight-tenths diameter depth above invert in manhole when changing internal diameter sizes of sewers or connecting to exiting system.
  - (R) We have revised the sanitary sewer to match the eight-tenths diameter depth above invert in manhole when changing internal diameter sizes of sewers or connecting to exiting system.

    (C) Confirmed.
- 3. All Sanitary Sewer crossings must show a minimum clearance of 18 inches, including the storm sewer roof drains. In general, water mains should cross over top of sanitary sewer utilities.
  - (R) We have revised the sanitary sewer (lowered) where feasible to increase the sanitary & roof conductor crossing clearance to 18-inches.
  - (C) Confirmed.
- 4. No sanitary sewer shall have less than six feet of cover. Insulation must be provided for any portion of the sewer that cannot be placed at a depth sufficient to prevent freezing, including any sewer service lead. Pipe cover and insulation details must be included on the sewer profile sheets (see callout 35, Sheets C5.7 & C5.8).
  - (R) Where feasible we have lowered the sanitary sewer to maintain six-feet of cover and pipe with less than six-feet of cover have been shown with insulation in the profile views, Sheets C5.7 & C5.8.
  - (C) Confirmed.
- 5. Sanitary sewers must provide a drop of one-tenth foot in the downstream sewer invert for direction changes in excess of 30 degrees to compensate for velocity head loss of the incoming flow.
  - (R) Sanitary structures have the required 0.1-foot drop with deflection of greater that 90-degrees (C) Confirmed.
- 6. Sewers must not be oversized in order to lower pipe slopes unless it can be shown that they will flow at least one-half full during peak flows.
  - (R) No Comment to Address
  - (C) Confirmed.

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7. As part of the new Department of Environment, Great Lakes and Energy (EGLE) Part 41 permit approval, the applicant will be required to get Wayne County approval for modifications to the Rouge Valley Sewage Disposal System.

#### **Storm Sewer and Storm Water Storage**

#### **Existing:**

Existing topography shows multiple field drains flowing to the south/southwest towards the existing Delaney Drain and McClaughrey Drain. There are currently no existing underground drainage systems on the property.

#### Proposed:

The applicant's proposed plan shows a full, privately-owned underground drainage system that flows from east to west. Pipe sizes range from 10 inches to 66 inches, with the majority being C76 CL4 reinforced concrete pipe (RCP). Roof drains are proposed to be schedule 40 PVC. Overall water quality and site detention is handled by two separate wet detention ponds with forebays. The ponds are drained by way of a pump station that ultimately discharges into the Delaney Drain.

#### **Comments:**

- 1. The plans must show the existing overland flow route prior to and after construction (see callout 37, Sheet C9.0).
  - (R) The Existing Conditions Plan, Sheet C9.0, has been corrected to show the existing wetlands at the NE corner of the site. This wetland is the low point for this area. A storm structure is also the west of the area and will provide and overflow route.
  - (C) Confirmed.
- 2. A drop of 0.10 feet shall be provided in the downstream sewer invert elevation for directional changes in excess of 30 degrees to compensate for the hydraulic head losses.
  - (R) From a conversation with the Township Engineer a drop of 0.10-ft is not required in storm sewer structures with a "wet" sump. The "wet" sump does not add to the hydraulic head losses.
  - (C) Confirmed.
- 3. Detailed plans, profile, details, and notes need to be submitted for the McClaughry Drain crossing driveway box culvert (see callout 30, Sheet C8.5).
  - (R) Detailed plans, profile, details, and notes of the McClaughry Drain crossing driveway box culvert will be provided from the manufacturer.
  - (C) Understood. Prior to the preconstruction meeting being held, all aspects of culvert design must be approved by the Township and governing authorities.
- 4. Pump Station Layout/Schematic needs to illustrate the layout of system (control panel, valve box, etc.). If a backup generator is to be used, a schematic of the location, fuel source, and overall layout relative to control panels and other apparatus must be shown for the site.
  - (R) Pump Station Layout/Schematic illustrating the layout of system (control panel, valve box, etc.) will be forwarded with received from the supplier. It has been noted on the plan views, Sheet C4.1 & C5.1, the proposed location of the pump control panel and that it will have an electrical transfer switch and portable generator hook-up. Basin "A" has an overland overflow route directly into the Delaney Drain and Basin "B" has six feet of freeboard.
  - (C) Understood. Prior to the preconstruction meeting being held, all aspects of lift station design must be approved by the Township and governing authorities.



- 5. Plans currently indicate VBT maintenance responsibility (Sheet C4.0) as being the majority of the storm sewer pipe network. A method of facility maintenance acceptable to VBT shall be submitted and approved prior to final plan approval. This method shall provide for private maintenance.
  - (R) The owner has been made aware that they are required to accept maintenance responsibility of the storm water system from the Township.
  - (C) Understood.
- 6. The minimum size for the storm sewer is 12 inches in diameter (see callout 28, Sheet C5.12).
  - (R) The two storm sewer runs have been corrected to 12-inch diameter, Sheet C5.12.
  - (C) Confirmed.
- 7. The flow capacity of each reach of a closed conduit that is part of a storm water management system must be equal to or greater than the peak flow rate for a 10-year storm.
  - (R) From a conversation with the Township Engineer because the County's more restrictive requirement of the hydraulic grade line being 2.5-feet below any rim (Township's 1-foot below rim) being met; the storm sewer's slope matching the slope of the hydraulic grade line is acceptable.
  - (C) Understood.
- 8. Plans must include a detail for MH 8 and the proposed dissipation of outflow (see callout 36, sht C4.1).
  - (R) the County is requiring MH 8 to be a standard manhole with no special internal energy dissipator. However, we concur with the Township Engineer and will ask the WCDPS if an additional dissipator can be added to the structure.
  - (C) Understood. Developer must address changes or submit a response from Wayne County prior to scheduling the preconstruction meeting.

#### **Paving and Grading**

- 1. Drainage flow arrows shall be shown to indicate the direction surface water flows on the pavement.
  - (R) Drainage flow arrows are now shown on the site grading plans, Sheets C5.1 C5.6.
  - (C) Confirmed (Sheet C3.1-C3.6).
- 2. A pavement marking plan shall be included as part of the submittal.
  - (R) Additional directional pavement markings have been added to Sheets C2.1 & C2.2.
  - (C) Confirmed.

#### Soil Erosion and Sedimentation Control (SESC)

- 1. An SESC Plan has been provided in accordance with the *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements. A permit must be acquired from the Wayne County SESC County Enforcing Agency (CEA).
  - https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx
    - (R) The owner has received approval from the WCDPS LRMD for the Soil Erosion Control.
    - (C) Confirmed. The letter dated June 5, 2018, from Wayne County, shows SESC approval (permit #18-165). The developer must submit the permit prior to scheduling the pre-construction meeting.
- 2. Additional silt fence may be necessary along the northern property line once the existing overland flow routes are determined.
  - (R) The owner & general contractor have been made aware that additional silt fence may be necessary along the northern property line.

Ms. Carol Thompson Page 8 June 7, 2019



- (C) SESC plans must include a silt fence along the northern property line.
- 3. Straw mulch blankets shall be used on 3:1 slopes or greater.
  - (R) It was noted on Sheet C6.2 General Soil Erosion Control Notes #10 that straw mulch blankets shall be used on 3H:1V slopes or greater.
  - (C) Confirmed.

#### **Traffic Impact Study**

A Traffic Impact Study, performed by Parsons and dated October 27, 2017, to determine the impact that the Crossroads North development would have on the area roadways. It was used to identify any needed improvements to mitigate these impacts and to see if a driveway signal would be warranted at the project location. The study suggested a 'wait and see' approach to observe the volume of traffic in the future and determine if a signal is warranted for this location. A Traffic Impact Study review letter was prepared by FTCH sub-consultant RS Engineering (RSE), dated November 28, 2017, which agreed with the Parson's Traffic Impact Study approach. An email from Dave Potter, dated December 8, 2017, recommended stipulations on the Developer to provide the funds for the reevaluation in the form of an escrow with an agreed upon date that would allow VBT to have the Traffic Impact Study updated, with the provision that the developer would pay for the signal improvements if deemed warranted. However, a Wayne County letter dated July 23, 2018 references the Parson's Traffic Impact Study and mentions that a proposed signal plans must be included with the following submittal. The current set of Engineering Plans also indicate that a traffic signal improvement plan is proposed for the western approach.

- 1. Applicant must submit the Traffic Signal Plans as part of the Engineering Plan approval. Engineering Plans must be updated to reflect the signal changes.
  - (R) The Traffic Signal Plan has been forward to the WCDPS and the Township Engineer (via email). (C) The Traffic Signal Plans dated May 17, 2019 have been received. The plans appear to be preliminary and are not included in the revised Engineering Plans. Traffic Signal Plans will need to be submitted as part of the revised Issued for Construction plans prior to scheduling the preconstruction meeting showing the updated traffic signal.

#### Wayne County/EGLE/MDEQ Permits

- 1. Applicant to verify with EGLE which permits will be required for impacts to wetlands or floodplains. A draft MDEQ permit has been granted dated March 11, 2019, requiring a final mitigation plan to be submitted by the permittee and approved in writing by EGLE. Applicant must obtain an EGLE permit for the wetlands and floodplains prior to construction.
  - (R) A draft MDEQ Pat 31 & 301 Permit was granted on March 11, 2019. The required wetland credits to finalize the permit are to be purchased the week of May 26th. We will forward the finalized permit for the Township's records.
  - (C) Understood.
- 2. An MDEQ permit dated June 12, 2015, has been acquired for the work on McClaughery Drain, including the removal of two culverts, construction of a 120-foot long box culvert and a 48-inch diameter culvert, installation of a 12-inch water main by jack and bore below the stream bed, and earthwork cut and fill. The current set of Engineering Plans indicate a 90-foot long box culvert; applicant must verify that the permit is still current. Also, since the permit does not allow extensions, a new permit will need to be obtained if the work is not completed by the expiration date of June 12, 2020. Any new or revised permits must be submitted to VBT.



- (R) Our office has verified with Mr. Patrick Durack of the Michigan Department of Environment, Great Lakes, and Energy (formally MDEQ) that because the culvert was decreased in length to 90-feet that the permit is still valid.

  (C) Understood.
- 3. A letter from Wayne County dated July 6, 2018, lists several review comments for the plans submitted May 15, 2018. Applicant must address Wayne County comments and submit and obtain stormwater and right-of-way (ROW) approval from Wayne County prior to construction.
  - (R) The owner has revised Mass Grading and Temporary Drive Approach Approval from the WCDPS, a copy has been forwarded to your office (via email)
  - (C) A letter dated May 9, 2019, grants Mass Grading and Temporary Drive Approach approval from Wayne County (permit #R15-093). Applicant must obtain stormwater and ROW approval from Wayne County prior to scheduling the preconstruction meeting.
- 4. Applicant must obtain and submit a separate approval for the Traffic Signal Plans from Wayne County.
  - (R) Plans have been submitted to WC Traffic for the proposed signal at the west drive approach. WCDPS has said that this would not delay the issuance of Storm / ROW approvals.
  - (C) Understood. Applicant must obtain approval for the Traffic Signal plans from Wayne County prior to scheduling a preconstruction meeting.
- 5. The current property developers Ashley Capital, Ashley Crossroads North, LLC, have indicated on the drawings (Sheet C8.0, dated March 4, 2019) that Cross Roads North (CRN) and Cross Roads South (CRS) Western approach along Ecorse Road is to be signalized per W.C.D.P.S Traffic.
  - a. Based upon a conversation that we had with the Wayne County Traffic Engineer on May 13, 2019, the signal plans have not been designed or submitted for review to Wayne County.
  - b. It was noted that the current traffic study indicated that a low amount of eastbound truck movements is anticipated entering the site through the western approach.
  - c. Our concern is that if eastbound truck or car movements increase and are greater than what was anticipated in the current traffic study, the roadway would have to be improved to add a greater queuing length for the left turn movements into Cross Roads North.
    - (R) No comment to address.
    - (C) Based on the Traffic Signal plan that we received, dated May 17, 2019, our comments and concerns are still current.

FTCH shared our concerns and suggestions with the Wayne County Traffic Engineer, including the issuance of a two-phase permit for the signal, whereby an updated traffic study would be required by Wayne County after the site is completed and in use. This would reflect actual conditions, and if warranted, additional road improvements would be required by Wayne County associated with the new signal and property use at the time, including the addition of a longer queue west over the existing county culvert. These potential improvements, if required, would be paid for by the current property owner.

6. Applicant will be required to obtain approval for both Act 399 and part 41 permits through EGLE. These permits must be obtained prior to scheduling the preconstruction meeting.

#### Recommendation

FTCH had previously recommended Engineering and Final Site Plan approval in our Engineering and Final Site Plan Review Letter dated May 13, 2019. At this time, we are continuing to recommend Engineering Site Plan and Final Site Plan approval subject to the review comments noted above, in the marked-up plans, and in

Ms. Carol Thompson Page 10 June 7, 2019



accordance with the *Engineering Standards Manual*. All comments must be addressed, and all required permits must be obtained from Wayne County Department of Public Services (stormwater, ROW, SESC, sanitary sewer) and EGLE/MDEQ (water main, sanitary sewer, wetlands) and the plans resubmitted for final approval in an Issued-For-Construction plan set prior to the scheduling of the Preconstruction Meeting.

If you have any questions regarding this project, please contact me at 248.324.4791 or <a href="mailto:dpotter@ftch.com">dpotter@ftch.com</a>.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

in X Que

David L. Potter, PE, CSI-CCCA

Paul J. Kammer, PE

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By email

cc: Mr. Ron Akers - VBT

Mr. Joseph Webb, PE – Webb Engineering, Inc.

David C. McInally II Fire Marshal O: 734-699-8900 ext. 9416 Van Buren Fire Department 46425 Tyler Rd Van Buren Twp, MI 48111



May 30th 2019

Director of Building and Planning 46425 Tyler Road Belleville, MI 48111

Re: Ashley Capital, #17-030 North Side of Ecorse Rd., West of Haggerty

#### To Whom it may concern:

I have reviewed a set of plans drawn by Webb Engineering Inc. 29488 Woodward Ave, Suite 101, Royal Oak, MI, 48073. These were received March 22nd for the above referenced project. All NFPA guidelines adopted by the Township of Van Buren were used in referencing this project.

#### **Project Overview:**

The submitted site plans are for a new construction of a 261,347 square foot commercial distribution and storage facility and a 660,408 Square foot commercial distribution and storage facility on the same property. A third building #6 to be built in the future. NFPA 1 and 101 2018 are the adopted fire code of Van Buren Township and were used in this review.

#### CRN4:

- Passenger car parking lot on West end of CRN4 needs to have access on North end of lot. NFPA 1-18.2.3.5.4 dead ends cannot be more than 150ft. Plans are marked on C3. Agreement with developer is that remote FDC's will be placed next to hydrants. Location to be confirmed with AHJ during suppression submittal.
- 2. Passenger car parking lot on East end of CRN4 needs to have access on North end of lot. NFPA 1-18.2.3.5.4 dead ends cannot be more than 150ft. Plans are marked on C3.1
- FDC needs to be moved to the North side of the North Wester corner of building CRN4. FDC
  must be within 50ft of the closest hydrant. Plans are marked on C3.1
- FDC needs to be moved on the East side of building to line up with hydrant. No parking obstructions between the hydrant and the FDC.

Our Mission: The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

#### CRN5:

1. FDC on CRN5 pump room needs to be moved South of Domestic water line, so there are no parking obstructions between road access to FDC or Hydrant.

#### FDC's:

- 1. All FDC connections will be a 4inch storz connection with 30 degrees down turn.
- 2. All FDC signs will meet NFPA requirements for height, color, and size.
- 3. Below all FDC signs will be a sign of same requirements as in item 2. And will indicate PSI required for system support.
- 4. No FDC should be more than 50ft from the closest hydrant.

#### **Emergency Responder Radio Coverage System:**

- 1. A signal strength test must be completed prior to final C/O to determine if such system will be required.
- 2. If a system is not already put in place for the building, a test will be required of each leased suite; after the tenant has occupied the space, and prior to a final C/O for that occupant.
- 3. I have attached with the site plan review an information sheet which explains the fire code, and requirements of system.

### Plans are approved with exceptions, as long as the remaining items are addressed with AHJ

The fire department requires involvement in the continuing plan review, inspection, and Certificate of Occupancy process and will require various inspections during the construction phases and immediately prior to opening to verify compliance with the appropriate codes. One set of as built construction drawings, schedules, and details, as it relates to construction, fire protection and response, will be required, as well as **a digital cad layout** of the building by this department prior to our final C of O inspection.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

Respectfully submitted,

David McInally- Fire Marshal Van Buren Fire Department

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Infinity Homes + CO. 248 - 449-8084 Applicant 42400 Grand River Ave. #112 Fax 248-449-8136 Address MI 48375 Novi. City, State NA LThomas@infinity Homos corp.com Cell Phone Number E:mail **Property Owne** Phone (if different than applicant) Address City, State Billing Contact Phone Address City, State Zip SITE/PROJECT INFORMATION Name of Project Towsend See attached list. Project Address See attached Parcel Id No. V125-83-Attach Legal Description of Property Property Location: On the North Side of ECOVSE Road; Between Morton Ta Size of Lot Width attached Depth Road. Acreage of Site Total Acres of Site to Review Current Zoning of Site Project Description: Residential Single Family Homes Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO Current Zoning of Site R1B Requested Zoning SPECIAL PERMIT INFORMATION Does the Proposed Use Require Special Approval? YES (if yes complete next line) (NO Section of Zoning Ordinance for which you are applying Is there an official Woodland within parcel? Woodland acreage List total number of regulated trees outside the Woodland area? Total number of trees Detailed description for cutting trees If applicable application MUST be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended. RINO J. Sour JULIEANN C ELLIOTT Notary Public, State of Michigan Signature of Property Owner County of Wayne My Commission Expires 06-23-2019 STATE OF MICHIGAN Acting in the County of Dakland The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all 

Unit 71: Lotsize: 7071 Chandler Drive 83-007-05-0071-000

Unit 76: Lot SIZe; 7121 Chandler Drive 50 × 110 × 83-007-05-0076-000

Unit 80: 
7244 Castell Boulevard 50' × 110' 
83-007-05-0080-000

Unit 84: 7209 Castell Boulevard 83-007-05-0084-000

Unit 88:
7230 Chandler Drive 66.18 × 110
83-007-05-0088-000

Unit 89: Lot SiZe's 7220 Chandler Drive 83-007-05-0089-000

Unit 90: Lot 5176"
7210 Chandler Drive 83-007-05-0090-000

Unit 91: Lot SiZe\*
7200 Chandler Drive
83-007-05-0091-000
43.32 × 111.08

Unit 101: Lot SIZe; 7100 Chandler Drive 50' x 1\0' 83-007-05-0101-000

Unit 102: Lot Size:  $50^{\circ} \times 10^{\circ}$ 

Unit 107: 7040 Chandler Drive 83-007-05-0107-000

Unit 109: Lot SiZes
7020 Chandler Drive
83-007-05-0109-000

Lot SiZes
52.50' X 110'

Unit 121: 43261 Ladonna Lane 83-007-05-0121-000

Unit 137: Lot Size: 6841 Chandler Drive 83-007-05-0137-000

Unit 138: Lot Size:
6851 Chandler Drive
83-007-05-0138-000

Unit 142: Lot Size: 6891 Chandler Drive 83-007-05-0142-000  $70^{1} \times 130^{5}$ 

Unit 143:
6901 Chandler Drive
83-007-05-0143-000

Unit 144: Lot 5i2a; 6911 Chandler Drive  $70^{i} \times 130^{i}$  83-007-05-0144-000

Unit 148: Lot 5, 20°, 1785 Castell Boulevard 60.95° X 162.81° 83-007-05-0148-000

Unit 154: Lot Size: 7245 Castell Boulevard 70' × 130' 83-007-05-0154-000

Unit 155:
7255 Castell Boulevard
83-007-05-0155-000

Lot Size:
70' X /30'

#### Legal Description

Units 71, 76, 80, 84, 88, 89, 90, 91, 101, 102, 107, 109, 121, 137, 138, 142, 143, 144, 148, 154 and 155 in Townsend Park, formerly known as Victoria Estates Condominium, a Condominium according to the Master Deed thereof recorded in Liber 45720, page 146, Wayne County Records, and designated as Wayne County Condominium Subdivision Plan No. 935 and any amendments thereto, together with an undivided interest in the common elements of said Master Deed, and any amendments thereto, as described in Act 59 of the Public Acts of 1978, as amended.

#### Parcel ID Numbers.:

#### Address in Belleville, MI 48111

7071	Chandler Dr.
7121	Chandler Dr.
7244	Castell Blvd.
7209	Castell Blvd.
7230	Chandler Dr.
7220	Chandler Dr.
7210	Chandler Dr.
7200	Chandler Dr.
7100	Chandler Dr.
7090	Chandler Dr.
7040	Chandler Dr.
7020	Chandler Dr.
43261	Ladonna Lane
6841	Chandler Dr.
6851	Chandler Dr.
6891	Chandler Dr.
6901	Chandler Dr.
6911	Chandler Dr.
7185	Castell Blvd.
7245	Castell Blvd.
7255	Castell Blvd.
	7121 7244 7209 7230 7220 7210 7200 7100 7090 7040 7020 43261 6841 6851 6891 6901 6911 7185 7245



## Memo

**DATE:** May 19, 2018

**TO:** Planning Commission

FROM: Ron Akers, AICP – Director of Planning & Economic Development

**RE:** SPR 18-006 Site Plan Amendment for Gilbert Homes regarding

Architectural Elevations in the Townsend Park Subdivision.

The applicant, Infinity Homes, is requesting architectural approval for additional home plans and façade elevations for residential dwellings in the Townsend Park development. There is an existing Planned Residential Development (PRD) Agreement in place for the property and a consent judgement entered in 2014.

These plans are subject to the PRD agreement, and the standards of the Zoning Ordinance, specifically section 5.115 which addresses specific development standards for single family dwellings in site condominiums and subdivisions.

The following is my review of the architectural plans based on the Zoning Ordinance and PRD agreement:

#### **Comments**

#### 1. Site Plan

The setbacks, as described in the approved site plan for the Townsend Park development, depict a front yard setback of 20', a rear yard setback of 25', and a required side yard setback of 5'. The lots sizes in the development range approximately from 70' to 43' in width and between 110' and 162' in depth.

The submitted plans depict widths of 40' and slightly larger than 40' and depths ranging from 57' to 42'. Based on these sizes the house plans should fit onto most lots. There may be some conflicts with some of the larger homes and some of the smaller lots, but those can be verified during permit review. As we have recommended with each of these applications, staff will review each individual permit application for compliance with the Township's Zoning code.

#### 2. Floor Area

The PRD Agreement requires a minimum square footage of 1700 square feet. <u>There are three (3) elevations which do not meet this requirement. These are the Catalina, the</u>

Greenwich, and the Traverse. These home models will be unable to be constructed in the subdivision as they do not meet the minimum square footage requirements.

#### 3. Façade Elevations

The Zoning Ordinance requires that a property meet the substantially different standard from neighboring properties. The substantially different requirement can be achieved by varying three or more of the following criteria.

- (i) Roof style. Roof style is determined by location and orientation of the principal ridge line and adjacent sloping sections. Different roof styles include but are not limited to gable, reverse gable, Cape Cod, gambrel, hip, mansard and flat, etc.
- (ii) Roof pitch. Roof pitch is determined by measuring the ratio of vertical to horizontal units in the sloping segments of the principal section of the roof of a structure. Different roof pitches are three (3) or more vertical units in twelve (12) from each other including, for example, 6:12 and 9:12 or 8:12 and 11:12, etc.
- (iii) Exterior Material. Exterior material describes the material present area of structure. Different exterior materials include but are not limited to horizontal siding, vertical siding, shingles/shakes, brick, stone and stucco, etc.
- (iv) Location of Major Design Features Relative to Main Mass. Major design features include but are not limited to attached garages, porches, porticos, breeze-ways, gables, dormers and/or similar major features. Different locations of major design features relative to the main mass of a structure include but are not limited to in front of, beside, on top of, and/or in some other location relative to the main mass of the structure.
- (v) Location of Windows Doors Relative to Main Mass. Windows and doors on a structure can take on various configurations. Different location of windows and doors relative to the main mass of a structure include but are not limited to center door, off-center door and no door, with windows on either or both sides of and/or above the door.

The applicant has provided nine (9) different home models with at least three (3) elevation variations with each home model. In total there are approximately thirty (30) unique elevations which are proposed. Based on this staff finds that the applicant has submitted enough elevations to provide sufficient variation. As with all single family elevation approvals, staff will review each building permit application for compliance with the architecturally different standard as the building permits are submitted.

#### 4. Building Materials

The Zoning Ordinance requires that at least 50% of the total wall area of residential structures to be brick or stone. The attached elevations show brick to the belt on all four sides. Due to this the standard has been met.

#### 5. Side Entry Garages

The Zoning Ordinance requires that a minimum of 30% of all structures within a subdivision or site condominium development have a garage door oriented to an area other than the front lot. Allen Edwin originally submitted a plan in 2014 to demonstrate what lots would have side entry garages. Based on this the following lots that Infinity homes are purchasing are required to have side entry garages on them: 137, 138, 142, 143, 144, 148, 154, and 155. The applicant has not provided elevations which depict side entry garages, but the Township has these same elevations with side entry garages on file for a different residential development. Due to this we recommend that the applicant acknowledge this and provide the elevations with side entry garage options. This will be recommended as a condition of approval.

#### 6. Other Considerations

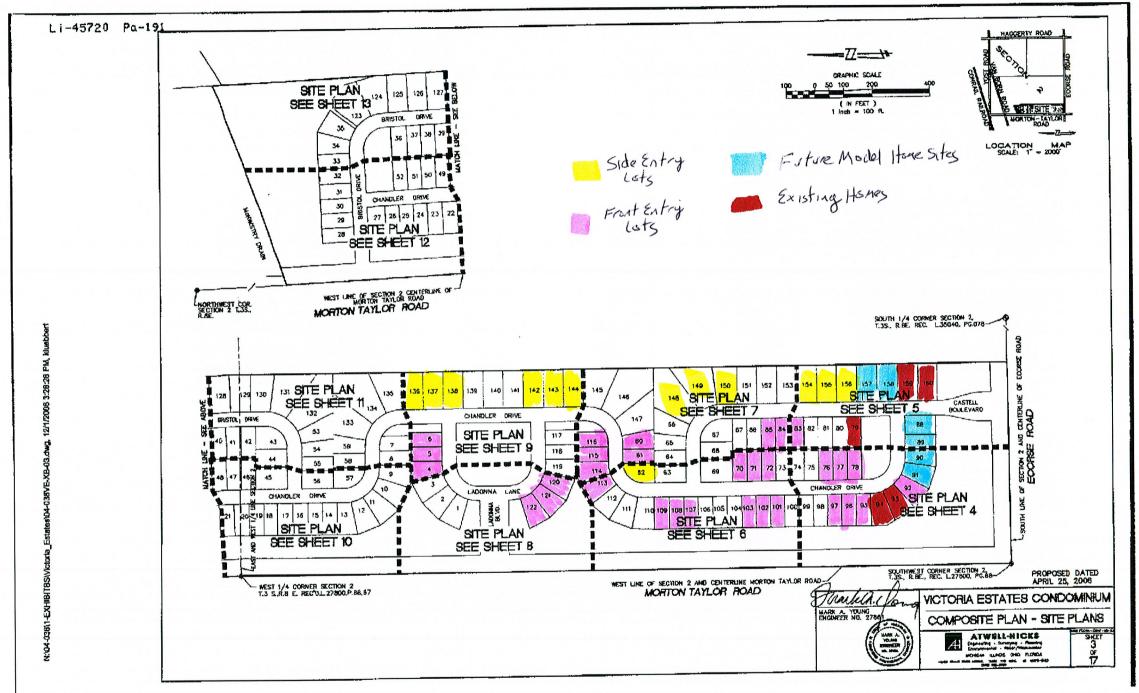
The applicant will be required to obtain architectural approval from the Home Owners Association (if they are anything other than the developer) for the proposed elevations. The Township cannot withhold building permits until this is obtained, but it is still a required to construct homes in this subdivision.

#### Recommendation

If the applicant can provide the requested information as we have discussed and it is compliant with the applicable standards, staff can make the following recommendation:

Based on the comments listed above and the additional requested documents, staff recommends that the Planning Commission approve an amendment to the site plan for the Townsend Park development in order to allow Infinity Homes to construct homes consistent with the provided plans which depict elevations to be constructed on the remaining lots in the subdivision. This approval should be based upon the staff review letter dated June 7, 2019 and conditioned upon the following:

- 1. Township Planning Staff shall review each application for a new single family home in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "Substantially Different" architectural design standards set forth in the Zoning Ordinance.
- The Planning Commission recommends that the applicant make efforts to obtain architectural approval from the Home Owners Association of Townsend Park if there is one.
- 3. The applicant will need to provide elevations with side entry garage options to be reviewed administratively by Township staff.
- 4. The elevations Catalina, Greenwich, and Traverse are not approved as they do not meet the minimum square footage for detached single family homes.



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Printed on 1/13/2009 10:28:03 AM

Document: Document-Book.Page 45720.146 WAYNE, MI

# INFINITY & Co.

42400 Grand River, Suite 112, Novi, MI 48375 PH: 248-449-8084 / Fax: 248-449-8136 www.Infinityhomescorp.com RECEIVED

JUL 1 4 2017

**County Walk Phase 4** 

# BY:\_\_\_\_\_

### **Model Home Dimensions & Square Footage Overview**

MODEL	<u>WIDTH</u>	<u>DEPTH</u>	SQUARE FOOTAGE
CATALINA	40'-8"	52'	1,280
COLUMBIA	40'	47'	1,825 (3 BEDROOM 1,939 (4 BEDM.)
ENCLAVE	40'	36'-4"	2,023
ENCLAVE II	40'	42'	2,111
GREENWICH	27' (32' W/PORCH)	48'	1,680
LARCH	40'-4"	51'-8"	2,318
LARCH II	40'-4"	53'-8"	2,700
MADISON	40'	42'	2,230
NANTUCKET	38'-2"	45'-8"	1,763
OAKHURST	40'	57'	1,715
PENINSULA	40'-4"	51'-8"	1,700
TRAVERSE	40'-8"	51'-8"	1,540

# THE OAKHURST



Elevation C





Elevation B

Elevation A



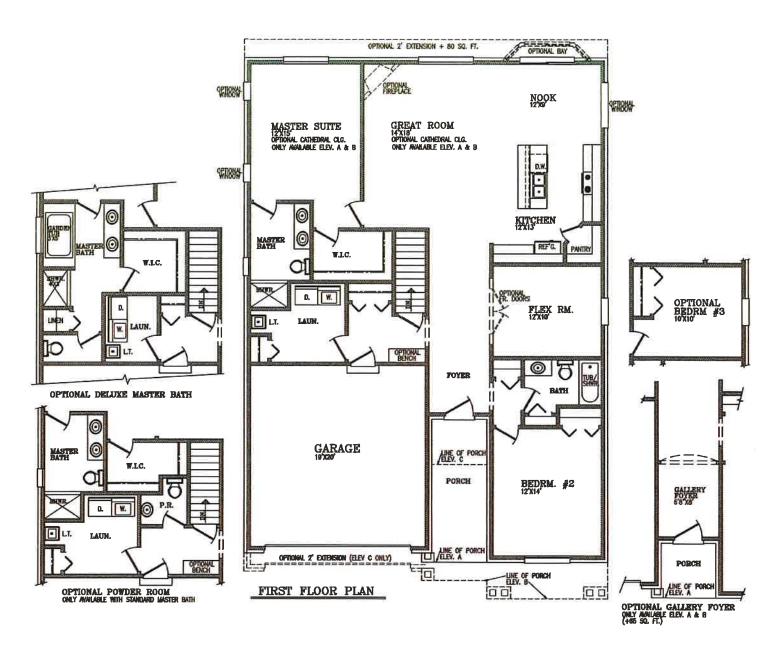


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### THE OAKHURST

The Oakhurst, our 1700 square foot ranch model allows for a standard two bedroom home with a flex room that can be converted into a third bedroom. This open contemporary layout offers a number of floor plan options which allows for customization and flexibility.

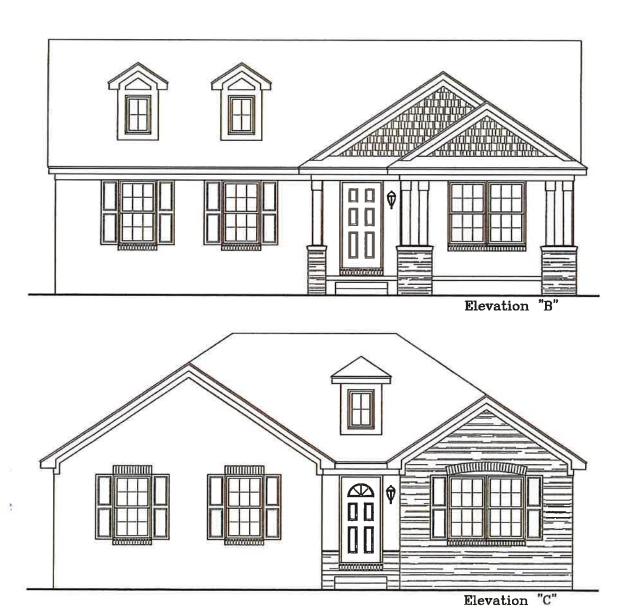


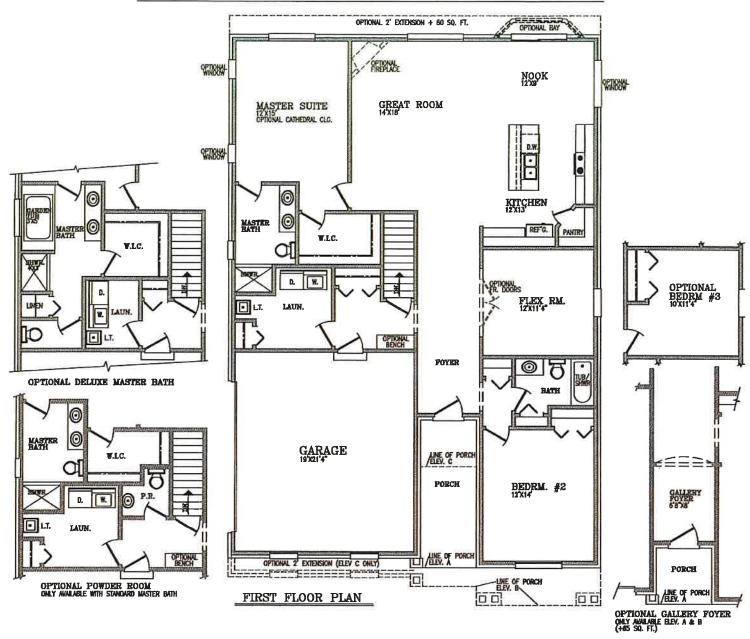
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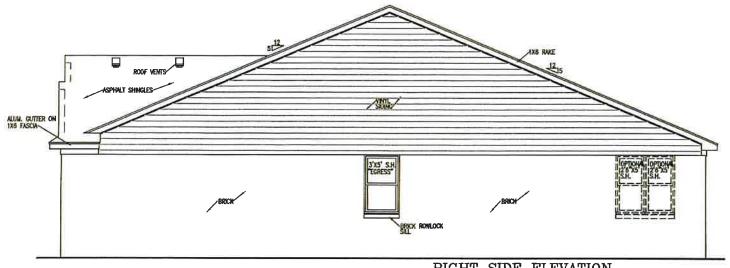
Infinityhomescorp.com



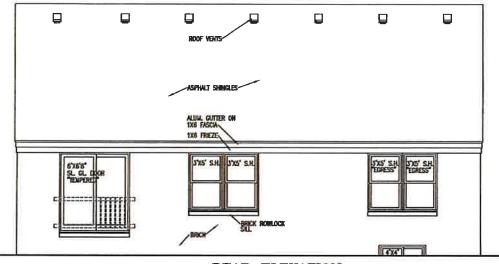




The Oakhurst - Elevations



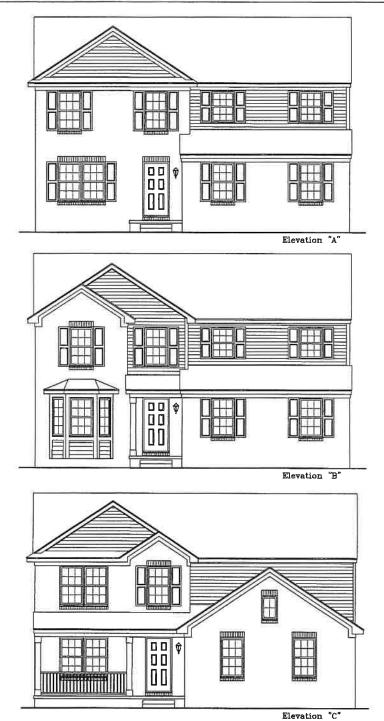
RIGHT SIDE ELEVATION



REAR ELEVATION

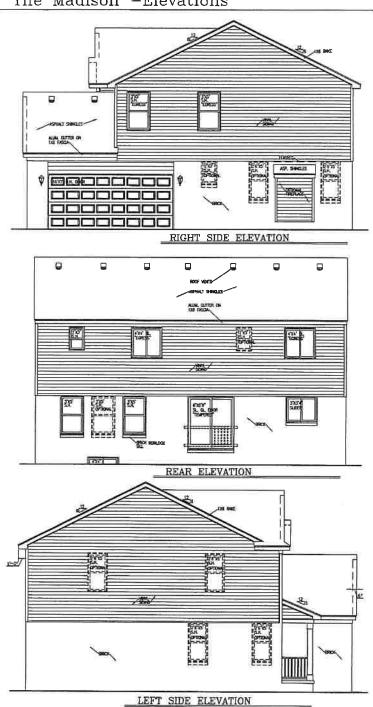


LEFT SIDE ELEVATION

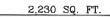


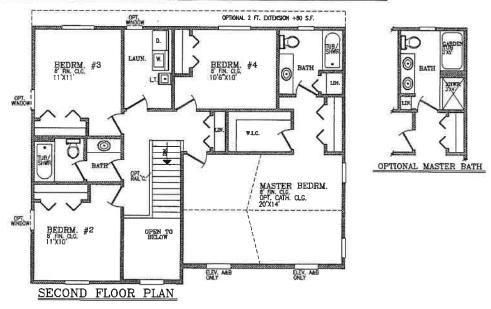
DATE
BY: 10-9-17

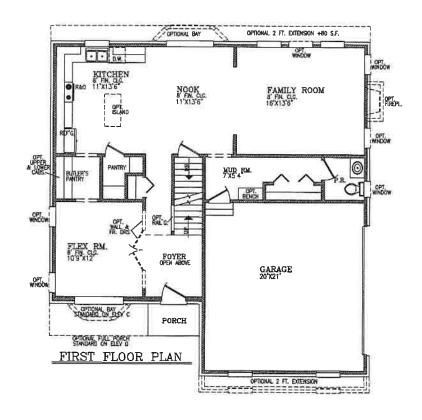
The Madison -Elevations

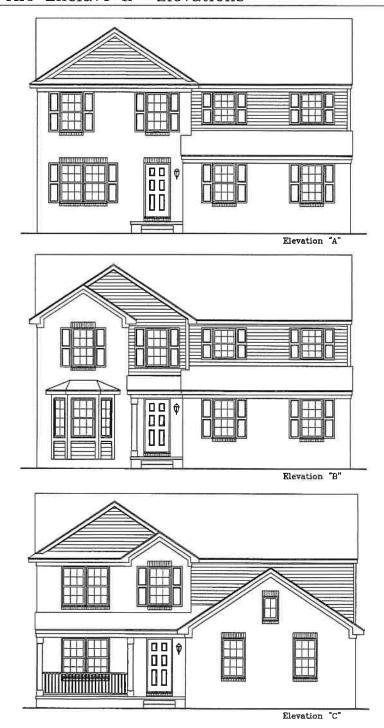


The Madison - Floor Plans



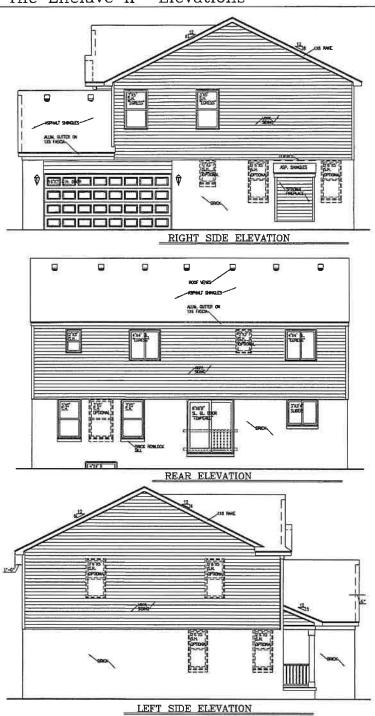




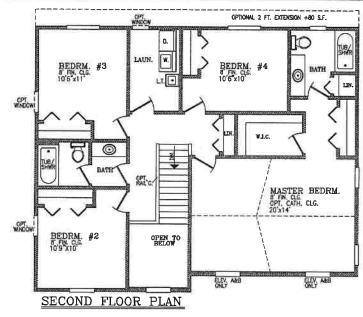


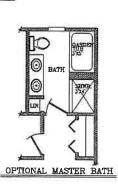
DATE
BY: 10-9-17

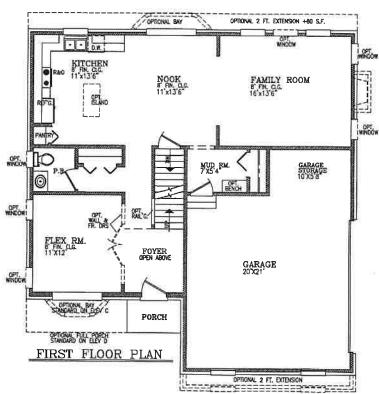
The Enclave II -Elevations



8 8 E







### THE PENINSULA

### Three Bedroom Elevations Below



Elevation A

### Four Bedroom Elevations Below



Elevation A



Elevation B



Elevation B



Elevation C



Elevation C





Infinityhomescorp.com

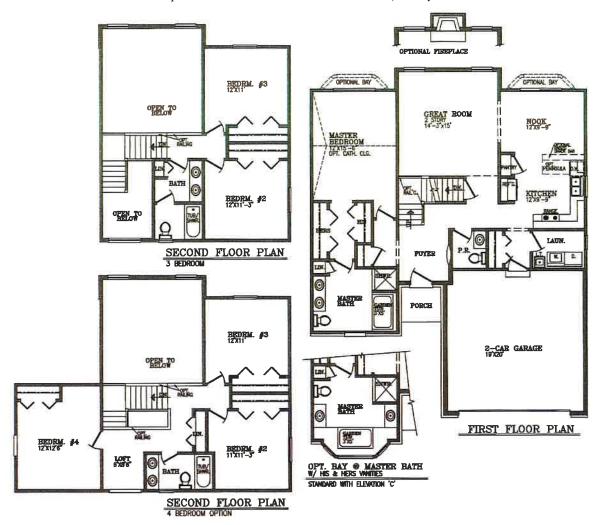


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### THE PENINSULA

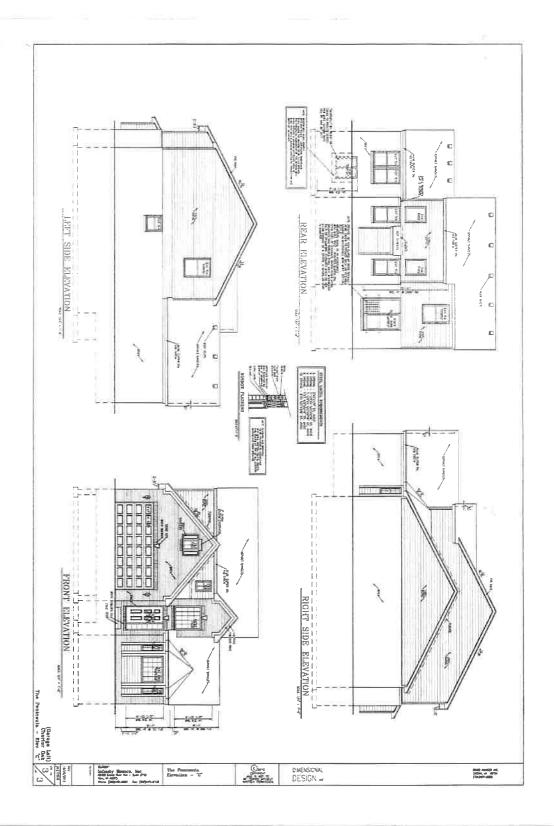
The Peninsula, our 1700 square first floor master bedroom cape cod model of the community, is a 3 bedroom, 2 bath model with a full basement and 2 car attached garage. The entry provides a dramatic 2-story foyer & great room that opens up into the nook/kitchen area. The master suite provides for his/her closets with an option for separate his/her vanities. The plan also allows for an optional 4 bedroom option with an open loft that increases the home size to 1,945 square feet.



Presented By:



Infinityhomescorp.com



### The Peninsula – Elevations



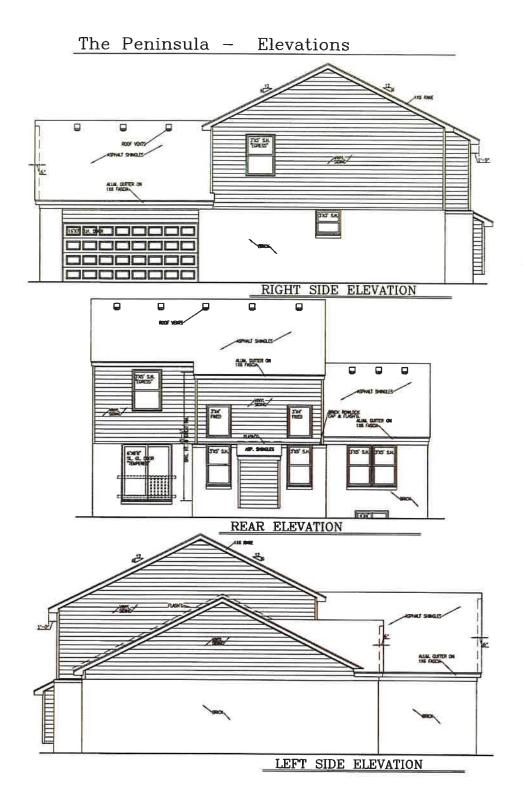
Elevation "A"



Elevation "B"



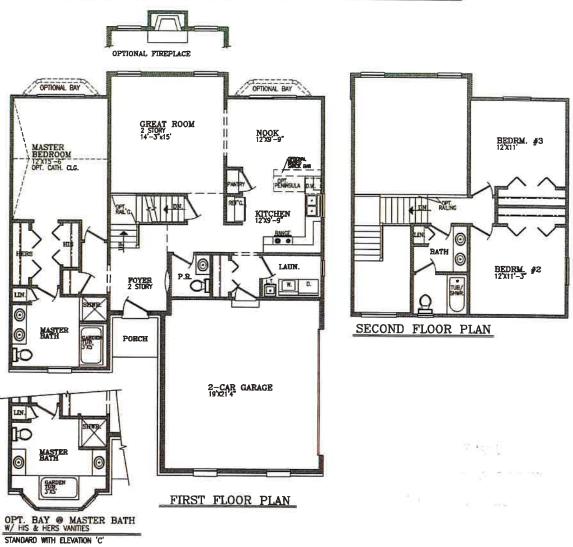
Elevation "C"



The Peninsula- Floor Plans

2 × 1 × 2

1,700 SQ. FT.



### THE LARCH II



Elevation C





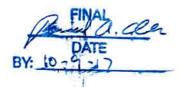
Elevation B

Elevation A

Presented By:





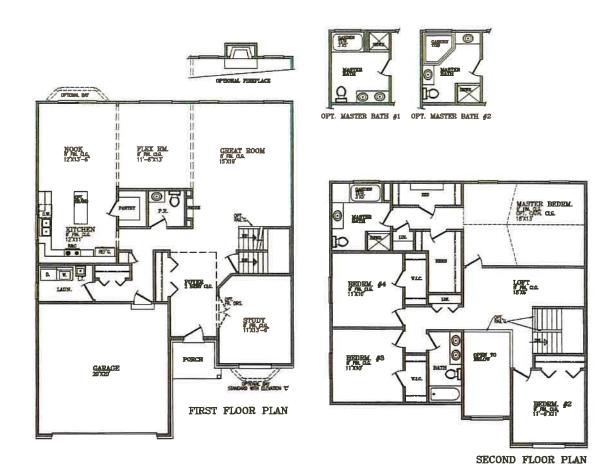


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### THE LARCH II

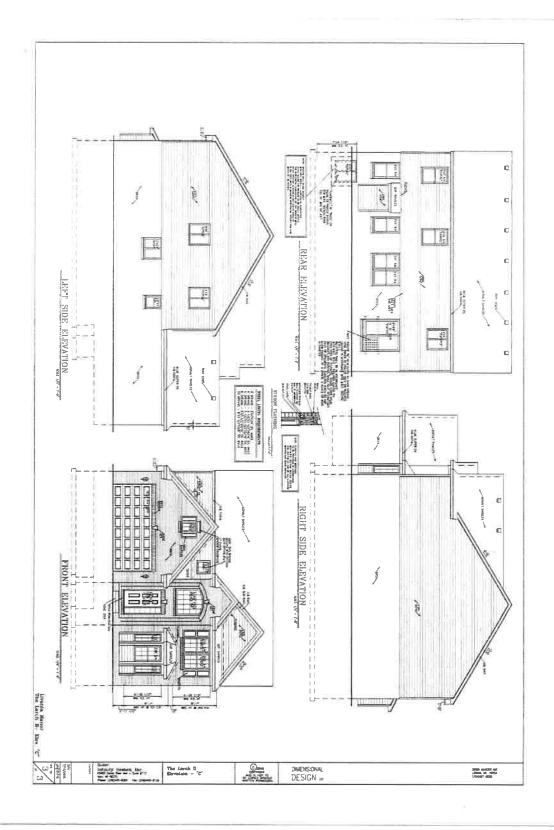
The expanded 2700 square foot Larch II offers a larger floor plan for the growing family that is looking for some additional space. The home still offers 4 full bedrooms and 2-1/2 baths, including all the other amenities and options in the Larch I. This plan also features a spacious loft adjacent to the main staircase along with a larger master suite with His & Her walk-in closets. Bedrooms 3 and 4 contain private walk-in closets.



Presented By:



Infinityhomescorp.com



The Larch II - Elevations



Elevation "A"

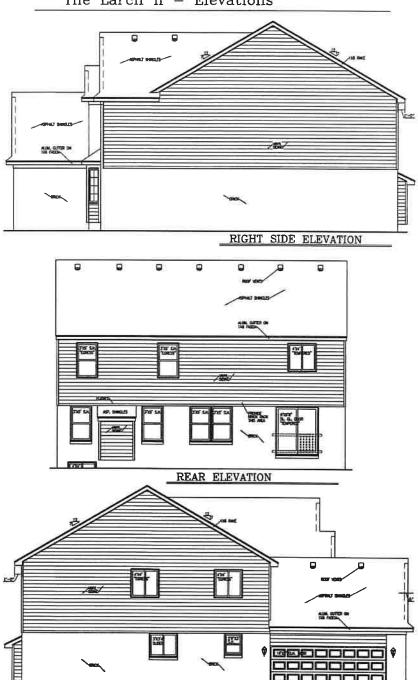


Elevation "B"

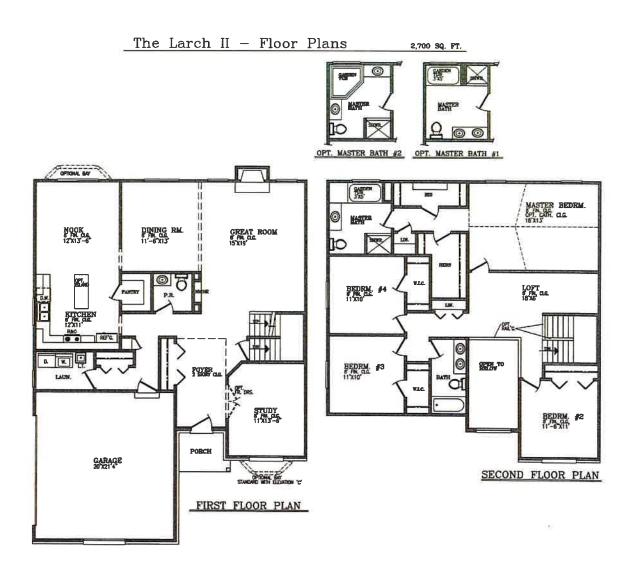


Elevation "C"

The Larch II - Elevations



LEFT SIDE ELEVATION



## THE LARCH



Elevation C





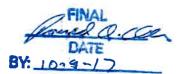
Elevation B

Elevation A

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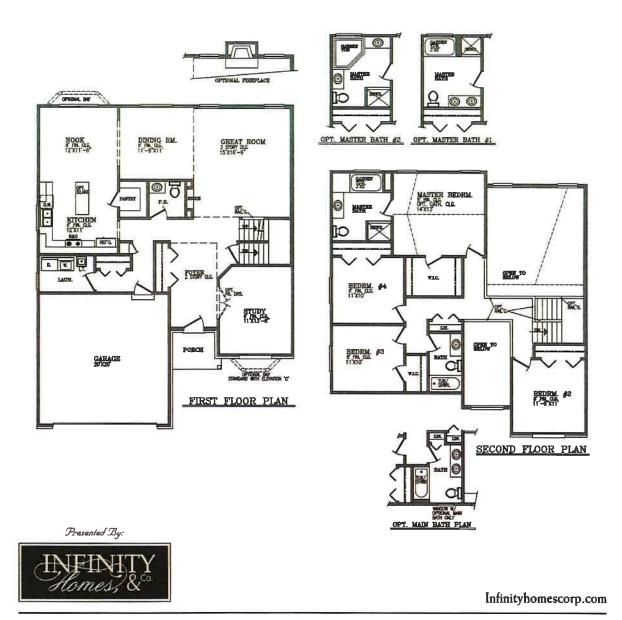


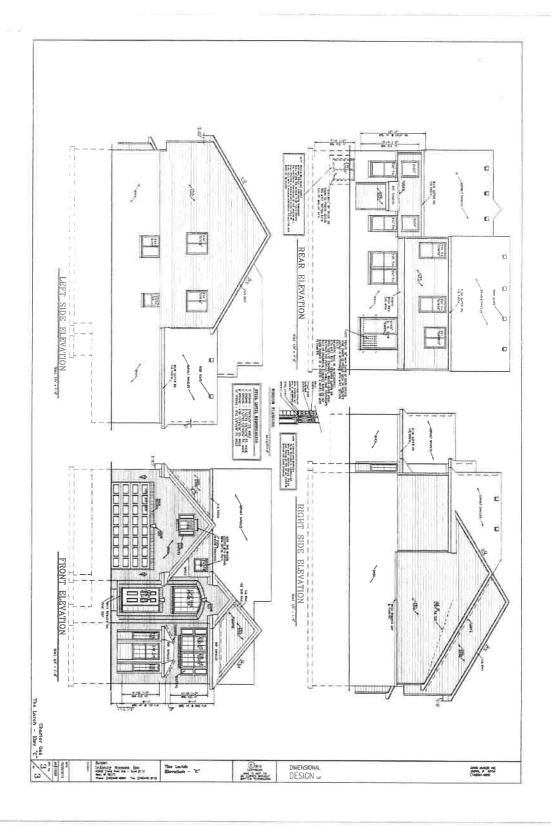
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### THE LARCH

The 2400 square foot Larch is a spacious, attractive colonial style home that includes 4 full bedrooms, 2-1/2 baths, a full basement and a 2 car attached garage. The dramatic 2 story foyer flows into to the 2-story great room with a balcony overlooking each area. The large kitchen allows for a walk-in pantry with a nook that opens into the dining room.

Optional master & main bath layouts are provided for larger wash areas.



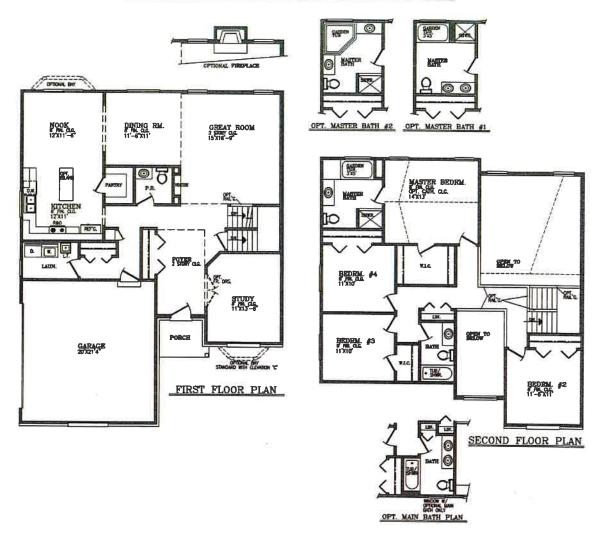




Elevation "C"

The Larch - Elevations M. David RIGHT SIDE ELEVATION REAR ELEVATION

LEFT SIDE ELEVATION



### THE TRAVERSE



Elevation C





Elevation B

Elevation A

Presented By:





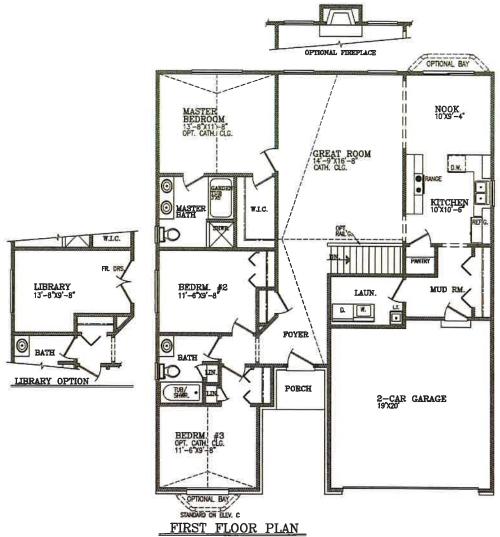
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### THE TRAVERSE

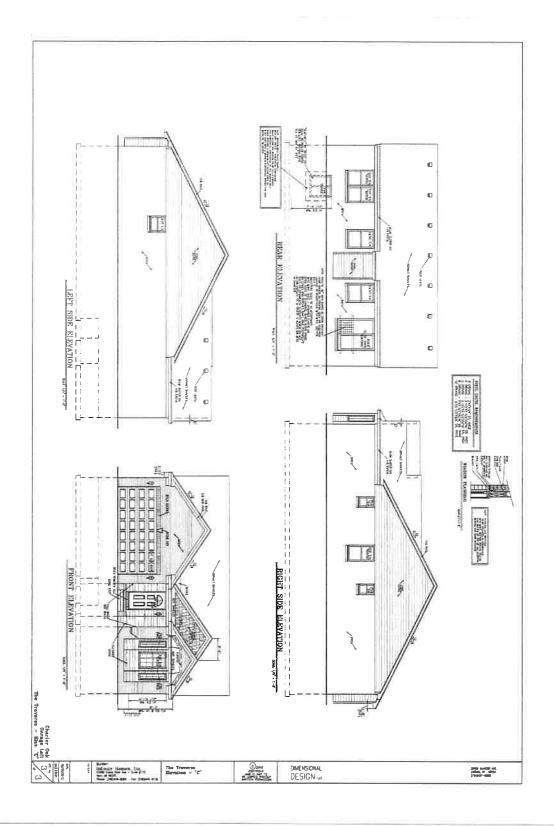
The Traverse is a 1525 square foot, 3 bedroom, 2 full bath ranch style home. This model comes standard with a full basement and a 2 car attached garage. This spacious open floor plan provides for an optional library in place of bedroom 2, along with a vaulted ceiling at the foyer & great room entrance.



Presented By:



Infinityhomescorp.com



### The Traverse - Elevations



Elevation "A"

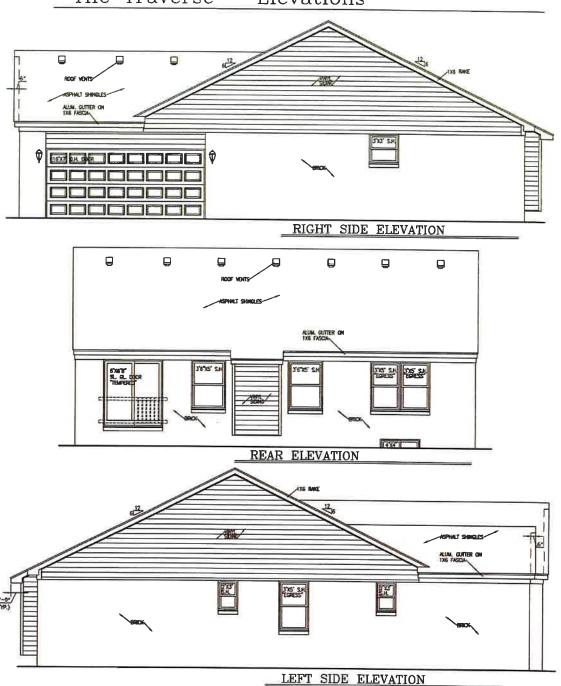


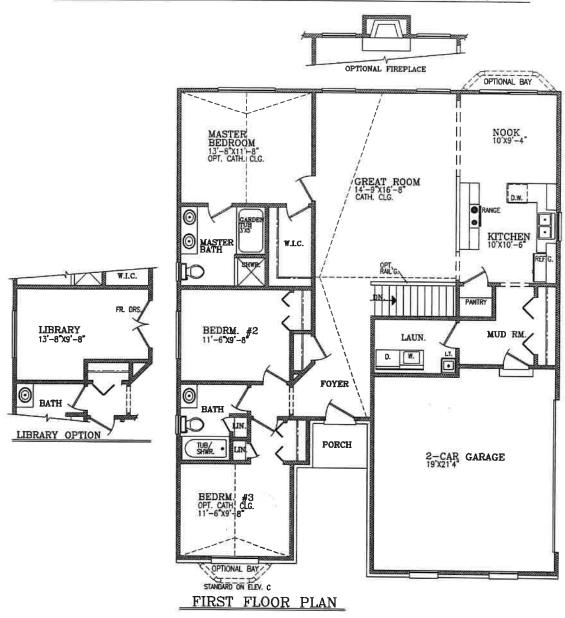
Elevation "B"



Elevation "C"

The Traverse - Elevations





## THE ENCLAVE



Elevation C





Elevation B

Elevation A

Presented By:





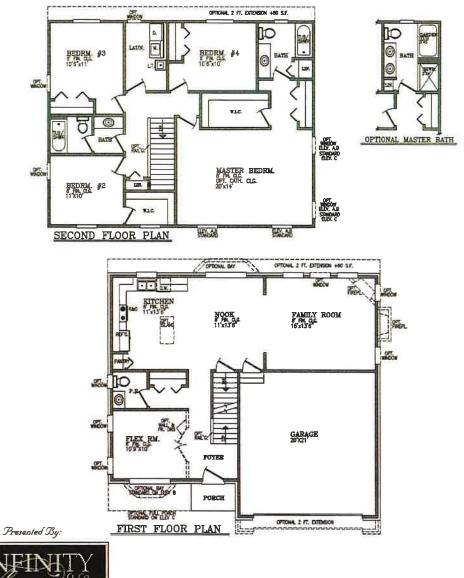
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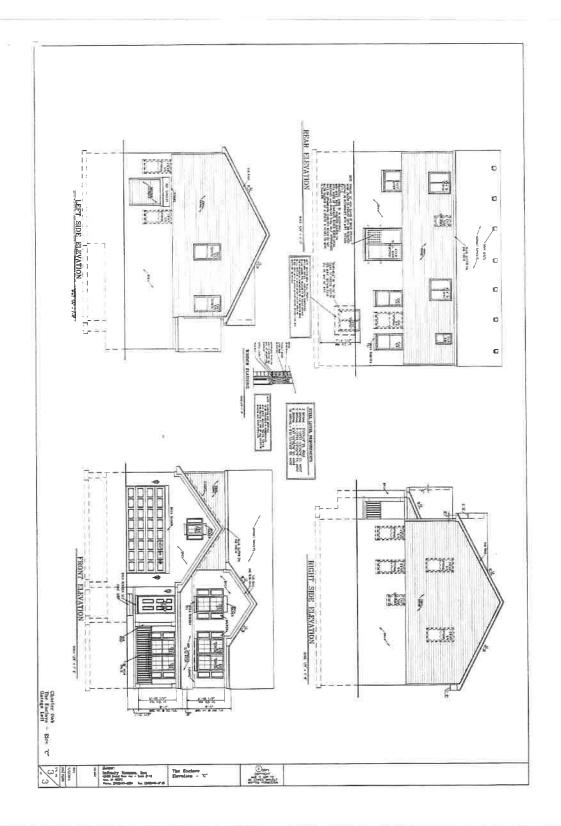
#### THE ENCLAVE

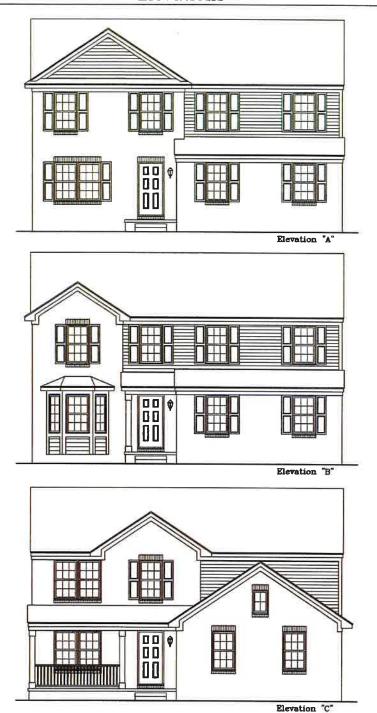
The 2023 square foot Enclave offers a spacious floor plan for the growing family that is looking for some additional space. The home offers 4 full bedrooms and 2-1/2 baths and also features a large master suite with generous closet space.



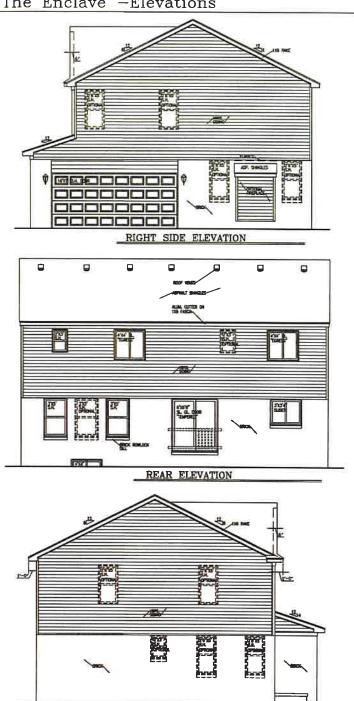
NFINITY Homes, &

Infinityhomescorp.com





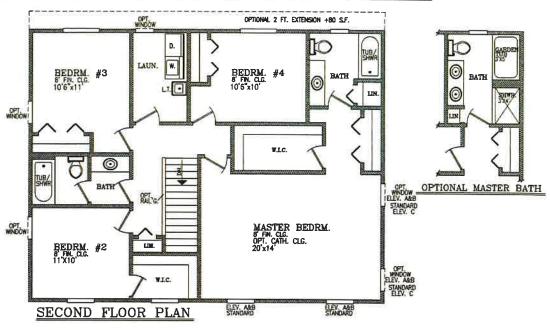
The Enclave -Elevations

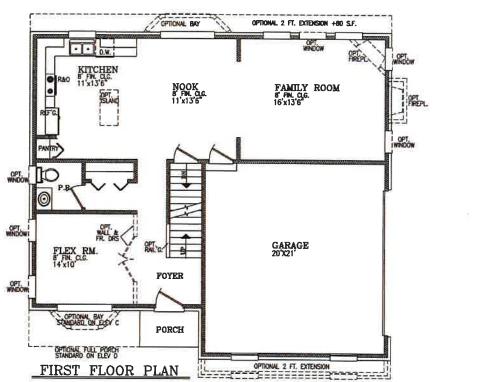


LEFT SIDE ELEVATION

The Enclave - Floor Plans

2,023 SQ. FT.





### THE COLUMBIA



Elevation C





Elevation B

Elevation A

Presented By:



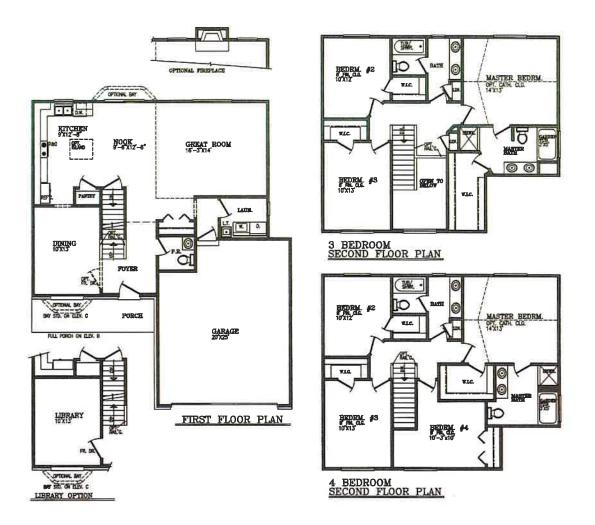
Infinityhomescorp.com
42400 Grand River Ave. Suite 112 Novi, MI 48375



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#### THE COLUMBIA

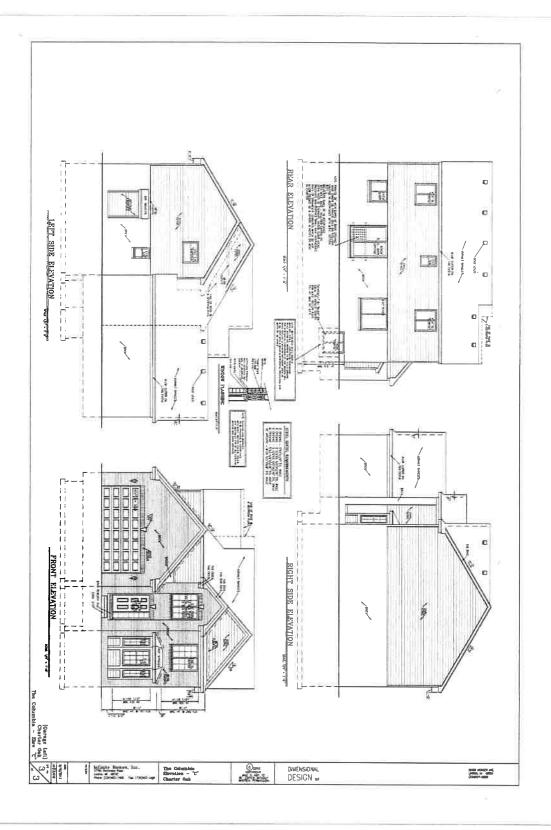
The 1875 square foot Columbia is one of our most versatile colonial models. This 3 bedroom, 2-1/2 bath home comes standard with a full basement and a 2 car garage. The 2 story foyer can be converted to an optional 4th bedroom. Design options include the standard dining room that can be converted into a library along with a fireplace and window modification for a more open great room design.

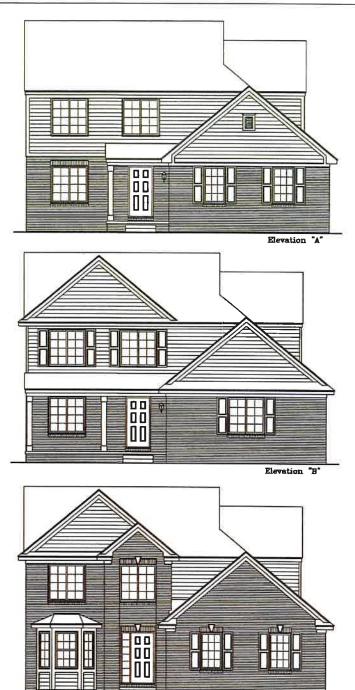


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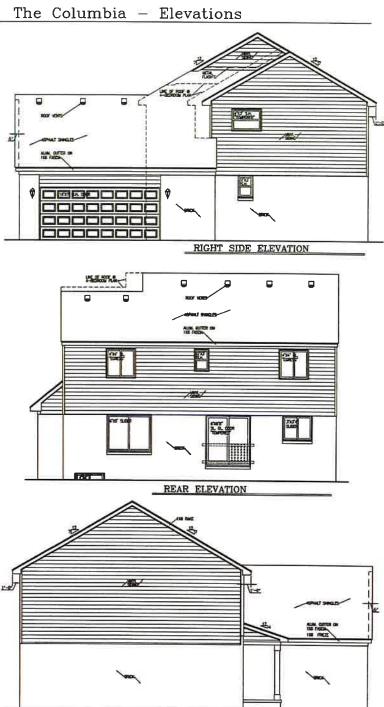


Infinityhomescorp.com





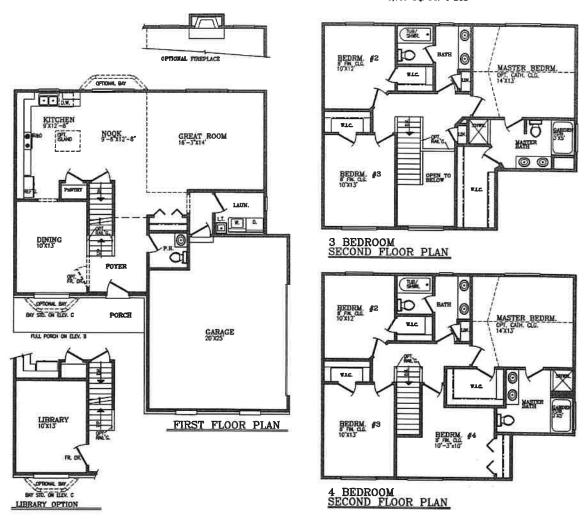
Elevation "C"



LEFT SIDE ELEVATION

The Columbia - Floor Plans 1,825 SQ. FT. 3 Bed 1,939 SQ. FT. 4 Bed

0.5150



### THE GREENWICH



Elevation C



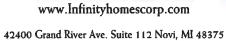


Elevation B

Elevation A







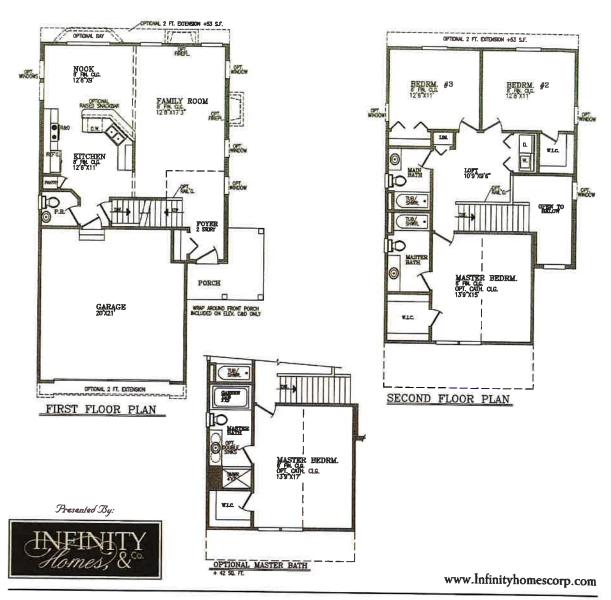


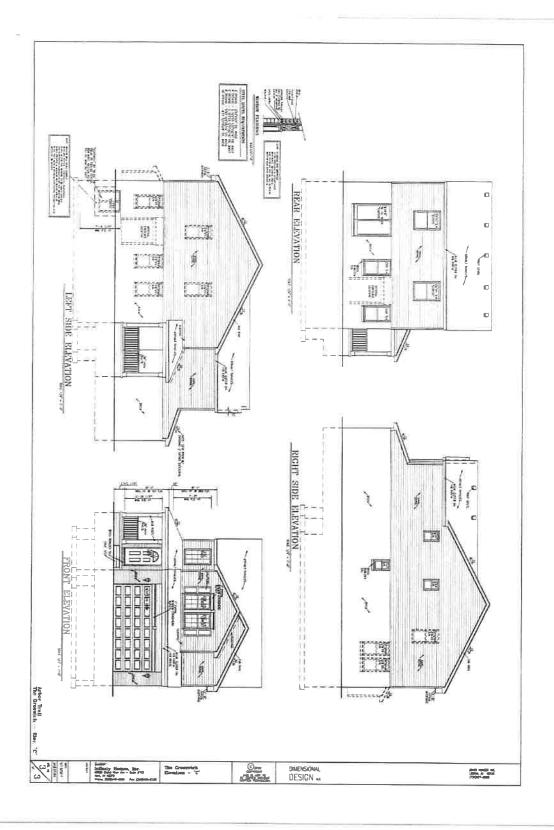
Prices, plans and specifications are subject to change without notice or obligation. Renderings are an artist's conception, may vary in construction.

#### THE GREENWICH

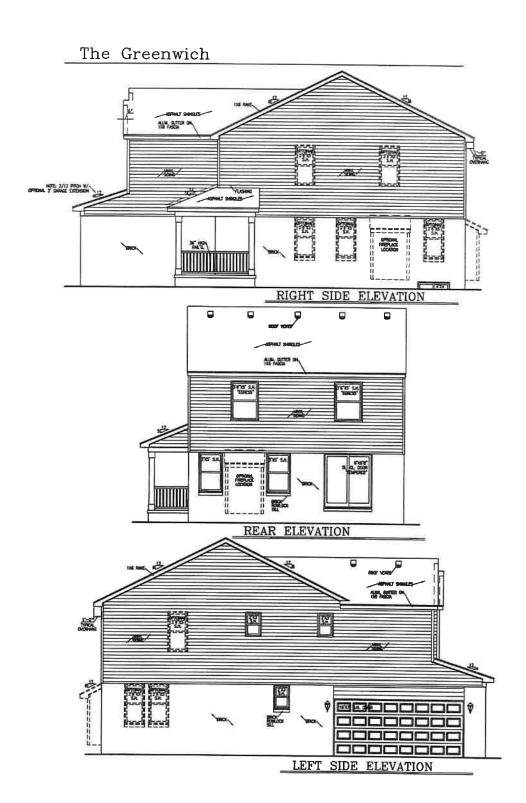
The 1620 square foot Greenwich is a modern, open colonial style home that includes 3 full bedrooms, 2-1/2 baths, a full basement and a 2 car attached garage. Enjoy the convenience of a second story laundry and dramatic second story loft that overlooks a 2-story foyer. The peninsula kitchen and nook opens into the spacious family room with plenty of options to customize your home.

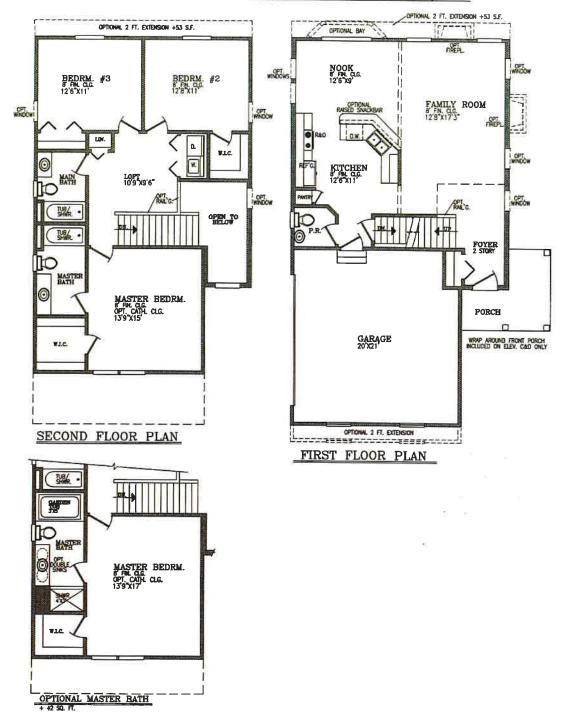
An optional master bath layout provides for a garden tub and seperate shower.











### THE CATALINA



Elevation C



Elevation B

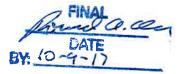


Elevation A

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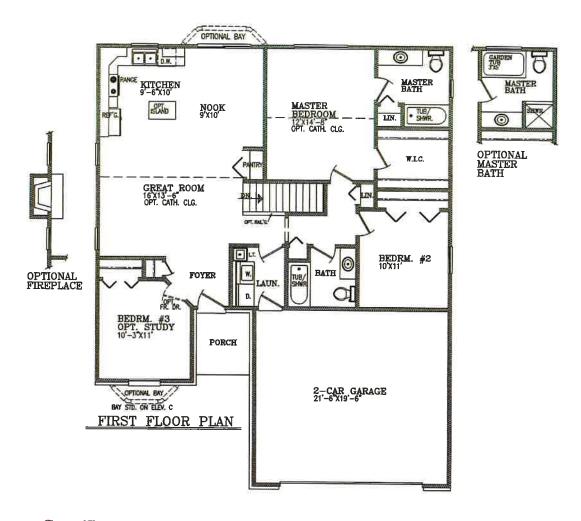


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#### THE CATALINA

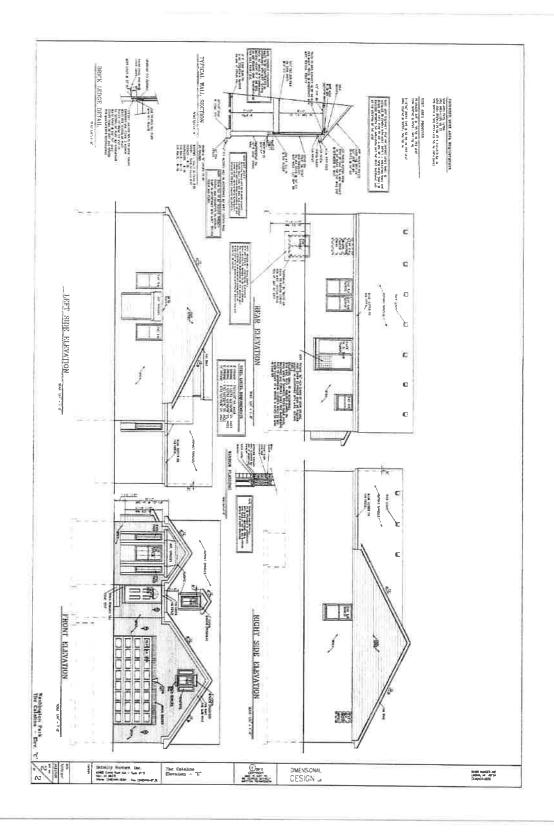
The 1300 square foot Catalina is our cute but spacious 2 or 3 bedroom, 2 bath ranch model. The homes comes standard with a full basement and a 2 car attached garage. The open kitchen and great room layout provides an excellent set up for entertaining and gatherings. The plan allows for an optional master bath layout for a separate shower and tub area.



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#### The Catalina - Elevations



Elevation "A"



Elevation "B"

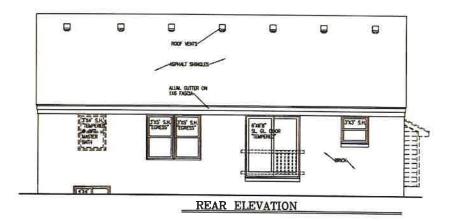


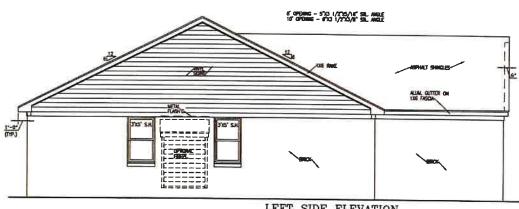
Elevation "C"

### The Catalina — Elevations



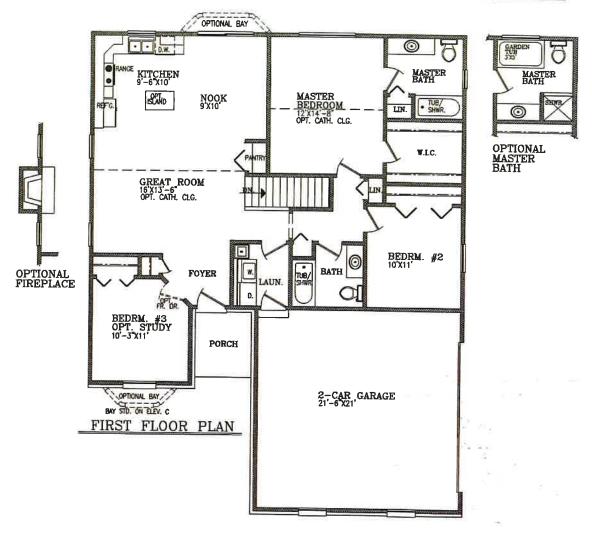
RIGHT SIDE ELEVATION





LEFT SIDE ELEVATION

1 35



## THE NANTUCKET



Elevation C



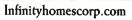


Elevation B

Elevation A





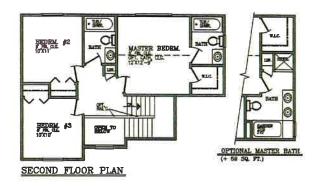


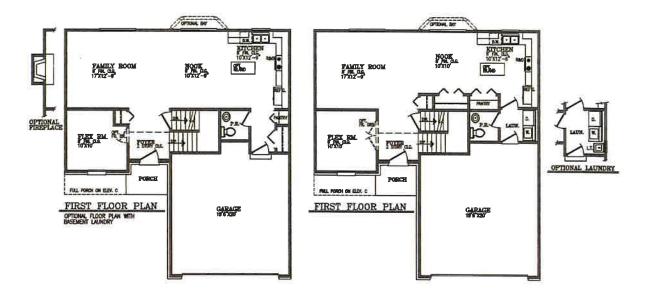


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#### THE NANTUCKET

The Nantucket is a well-designed 1450 square foot colonial model that includes 3 bedrooms, 2 full baths with an open first floor plan, a full basement & a 2 car attached garage. The plan has some flexibility for a larger laundry room with a wash tub and an oversized master suite that has an optional master bath layout with a separate shower & soaking tub.

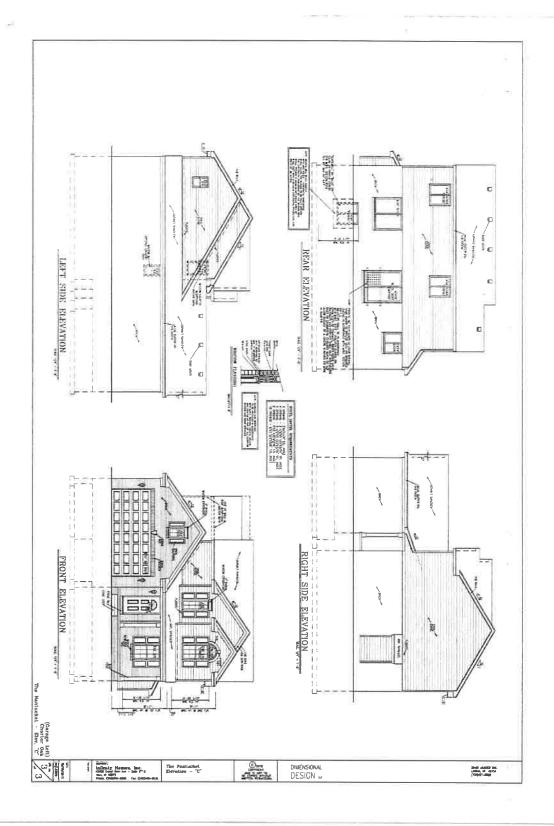




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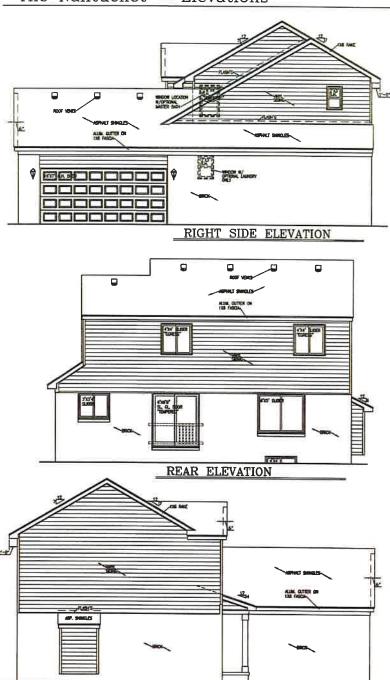
Elevation "A"



Elevation "B"



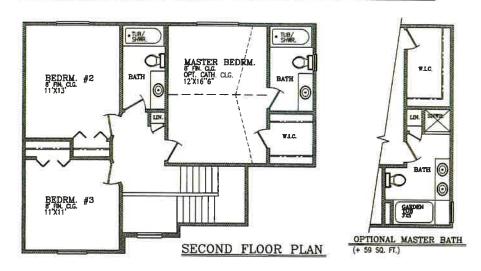
Elevation "C"

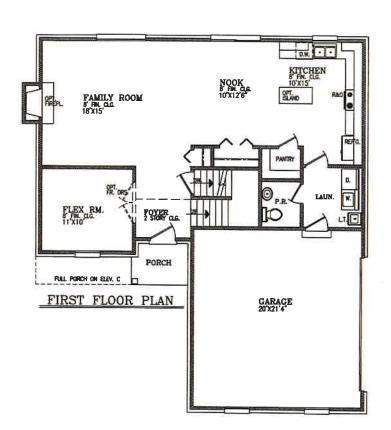


LEFT SIDE ELEVATION

The Nantucket - Floor Plans 1,76







# THE MADISON



Elevation C





Elevation A

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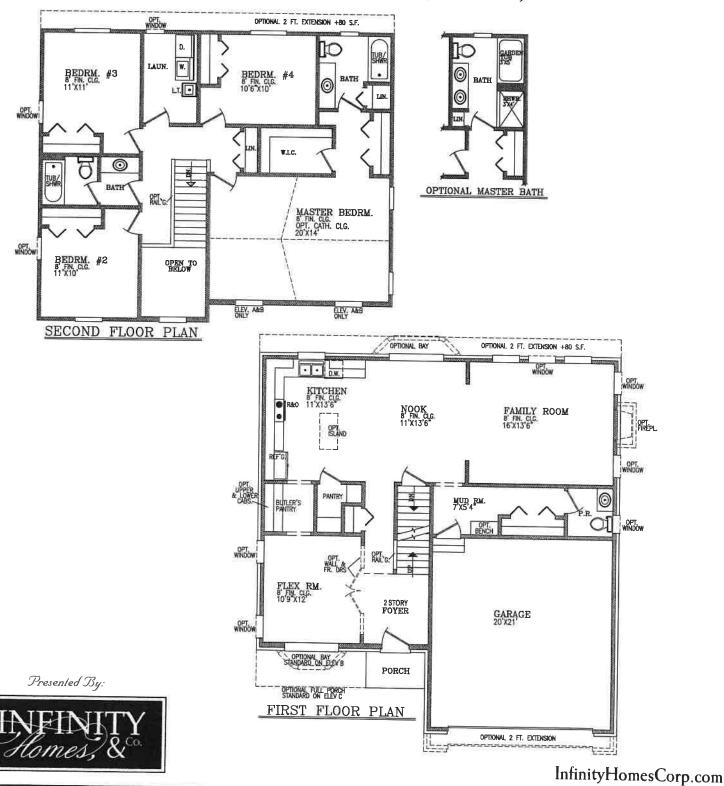


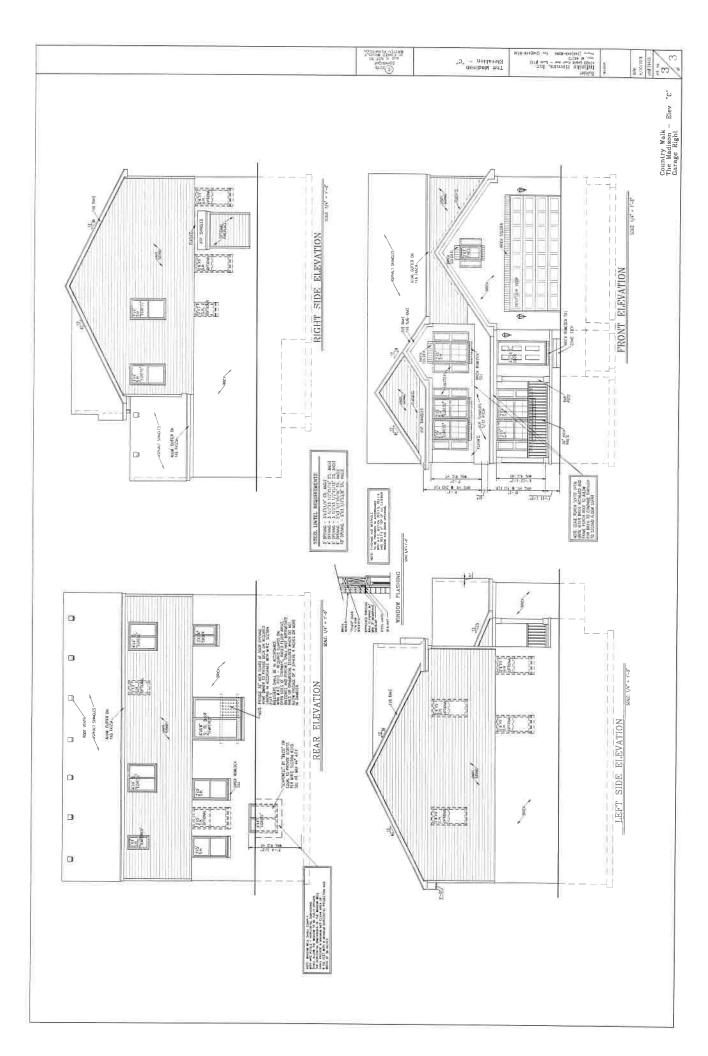
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## THE MADISON

The 2,230 square foot Madison is a spacious architecturally crafted designed colonial style home that includes 4 bedrooms and 2-1/2 baths, full basement and 2 car attached garage. The open first floor plan is accented by a grand two story foyer, oversized mud room and spacious kitchen & nook as well as a butlers pantry that provides well for family gatherings and entertaining. The second floor provides for the convenience of the second floor laundry room with an oversized master suite with an optional bath layout.





# THE ENCLAVE II



Elevation A





Elevation C

Presented By:

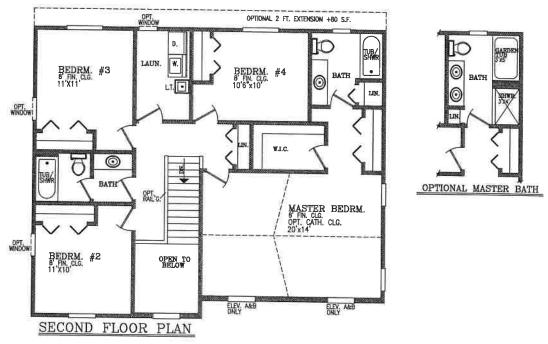


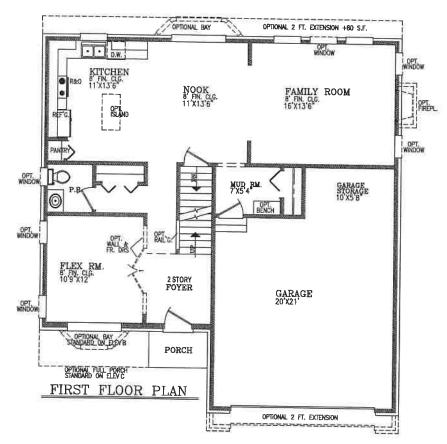
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# THE ENCLAVE II

The enhanced version of our popular Enclave model provides for 2172 square feet, 4 bedrooms and 2-1/2 baths, full basement and a 2 car attached garage. The enhanced plan includes a dramatic 2 story foyer, large mud room off the garage in addition to all of the custom plan features the Enclave allows.





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