CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, January 8, 2020 – 7:30 PM
Van Buren Township Hall
46425 Tyler Road

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of December 11, 2019.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: **CASE 19-037 –HAMPTON MANOR - PUBLIC HEARING FOR PROPOSED SENIOR HOUSING FACILITY.**

TITLE: THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.

LOCATION: The property located on the south side of Tyler Road, between Morton Taylor and Haggerty Road and is zoned C (Local Business) District. The parcel is 7.11 acres in size and includes 6 tax parcel Id's.

ACTION ITEMS:

A. Planning Commission Opens Public Hearing
B. Presentation by the applicant
C. Presentation by the Township Staff and Consultants
D. Public Comment
E. Planning Commission closes Public Hearing.

NEW BUSINESS:

ITEM #1: **CASE 19-037 – HAMPTON MANOR - PUBLIC HEARING FOR PROPOSED SENIOR HOUSING FACILITY.**

TITLE: THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.

LOCATION: The property located on the south side of Tyler Road, between Morton Taylor and Haggerty Road and is zoned C (Local Business) District. The parcel is 7.11 acres in size and includes 6 tax parcel Id's.

ACTION ITEMS:

A. Presentation by the applicant
B. Presentation by the Township Staff and Consultants
C. Planning Commission Discussion
D. Planning Commission considers recommendation to Township Board.

ITEM #2: **CASE 19-037 HAMPTION MANOR SENIOR HOUSING PRELIMINARY SITE PLAN APPROVAL**

TITLE: THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.

LOCATION: The property located on the south side of Tyler Road, between Morton Taylor and Haggerty Road and is zoned C (Local Business) District. The parcel is 7.11 acres in size and includes 6 tax parcel Id's.

ACTION ITEMS:

A. Presentation by the applicant.
B. Presentation by the Township Staff and Consultants.
C. Planning Commission discussion.
D. Planning Commission considers approval of the preliminary site plan

GENERAL DISCUSSION:

ADJOURNMENT:

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
December 11, 2019
MINUTES - DRAFT

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

ROLL CALL:
Present: Jahr, Boynton, Atchinson, Budd, Franzoi and Thompson.
Excused: Kelley.
Staff: Secretary Harman.
Planning Representatives: McKenna Associate, Vidya Krishnan.
Audience: One (1).

APPROVAL OF AGENDA:
Motion Franzoi, Jahr second to approve the agenda of December 11, 2019 as presented. Motion Carried.

APPROVAL OF MINUTES:
Motion Budd, Atchinson second to approve the regular meeting minutes of November 13, 2019 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 **19-029 – REZONING.**

TITLE: **THE APPLICANT, JUDY PENDERGRASS, ON BEHALF OF DTE ASOC IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 8001 HAGGERTY ROAD, FROM C-1, GENERAL BUSINESS TO M-1, LIGHT INDUSTRIAL.**

LOCATION: **SUBJECT PROPERTY IS LOCATED AT 8001 HAGGERTY ROAD (PARCEL ID#: 83-046-99-0001-702).**

Motion Atchinson, Jahr second to open the public hearing. Motion Carried.

Vidya Krishnan of McKenna Associates gave the presentation. The applicant, DTE ASOC, appeared before the Planning Commission on September 25, 2019 and received a recommendation for approval of the requested rezoning. At the time, the applicant was also seeking approval of a lot combination since the subject site was held under multiple tax parcel ID numbers. The lot combination was approved and a new tax parcel ID number was assigned to the site prior to being presented to the Township Board of Trustees. In order to avoid any discrepancies, staff recommended advertising for the public hearing again with the new tax parcel ID number and the Planning Commission formally take action again to recommend approval for the rezoning.

No comments from the Commission or the audience.

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

NEW BUSINESS:

ITEM # 1 **19-029 – REZONING**

TITLE: **THE APPLICANT, JUDY PENDERGRASS, ON BEHALF OF DTE ASOC IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 8001 HAGGERTY ROAD, FROM C-1, GENERAL BUSINESS TO M-1, LIGHT INDUSTRIAL.**

LOCATION: **SUBJECT PROPERTY IS LOCATED AT 8001 HAGGERTY ROAD (PARCEL ID#: 83-046-99-0001-702).**

No comments from the Commission or the audience.

Motion Jahr, Boynton second to recommend to the Township Board of Trustees approval of applicant Judy Pendergrass' (DTE ASOC) request to rezone parcel number 83-046-99-0001-702, 8001 Haggerty Road from C-1, general business to M-1, light industrial, subject to the explanation in the McKenna Associates review letter dated 9-18-19:

1. **Section 12.504(A). The proposed rezoning is consistent with the goals, policies, and objectives of the Master Plan and its subsequent amendments. The proposed M-1 zoning designation is consistent with the office/industrial designation envisioned in the Master Plan for the site and abutting properties.**
2. **Section 12.504(B). The proposed rezoning is consistent with the intent to the zoning ordinance and the existing development pattern of the area.**
3. **Section 12.504(C). The site has frontages on a major thoroughfare, which is capable of handling any traffic generated from the site in the future. If necessary, additional improvements can be required at the time of site plan approval.**
4. **Section 12.504(D). We are not aware of any constraints in the ability of public services to serve this site.**
5. **Section 12.504(E). Van Buren Township has experienced a high demand for additional industrial development and expansions of existing industrial land uses. There is no use proposed for the parcel at this time. The request is to provide uniform zoning designation for a split zoned parcel.**
6. **Section 12.504(F). The proposed rezoning is not causing any exclusionary zoning.**
7. **Section 12.504(G). Although the site has hydric soils and possible wetlands, no changes are proposed to the site conditions at this time.**
8. **Section 12.504(H). The uses permitted by right and special land use in the proposed M-1 zoning district is likely to have less adverse impacts on the adjacent neighborhood, than developing it under the current C-1 zoning designation.**
9. **Section 12.504(I). The site is challenging for any development, owing to its narrow frontage and required setbacks for the current C-1 and proposed M-1 district. The site is part of a larger M-1 parcel and rezoning will not create a stand-alone non-viable parcel.**
10. **Section 12.504(J). Given the possible options, we believe the M-1 designation is the most appropriate designation.**
11. **Section 12.504(K). Amending the existing C-1 district to allow for light industrial uses would be inappropriate.**

12. **Section 12.504(L). The proposed M-1 zoning of the site will be compatible with the uses currently existing around it. The applicant is proposing to leave the parcel in its present state. Any future development will be required to comply with zoning ordinance standards for greenbelts, buffering and landscaping will help to protect the existing nonconforming single-family residential use to the south.**

Roll Call:
Yeas: Atchinson, Budd, Boynton, Jahr, Franzoi and Thompson.
Nays: None.
Absent: Kelley.
Motion Carried. (Letter Attached)

GENERAL DISCUSSION:

Vidya Krishnan of McKenna Associates gave a brief update of projects and plans to come in 2020 including the first senior housing development project in Van Buren Township. Chairperson Thompson thanked Commission members for another good year.

ADJOURNMENT:

Motion Boynton, Budd second to adjourn at 7:39 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

PLANNING & ZONING APPLICATION

Case number 19-037 *Date Submitted* _____

APPLICANT INFORMATION

Applicant Van Buren Investors Land Holdings, LLC **Phone** _____
Address 1451 S. Gratiot Avenue Fax (586) 465-2525
City, State Clinton Township, MI Zip 48035
E:mail zohaibsyed2001@yahoo.com Cell Phone Number (989) 708-1878
Property Owner Walter and Joyce Rochowiak **Phone** (734) 697-1765
(if different than applicant)
Address 43250 Tyler Road Fax (734) 699-0505
City, State Van Buren, MI Zip 48111
Billing Contact Van Buren Investors Land Holdings, LLC **Phone** (989) 708-1878
Address 1451 S. Gratiot Avenue Fax (586) 465-2525
City, State Clinton Township, MI Zip 48111

SITE/ PROJECT INFORMATION

Name of Project Hampton Manor of Van Buren Township
Parcel Id No. V125-83- Please see attached supplement Project Address 43250 Tyler Road

Attach Legal Description of Property

Property Location: On the South Side of Tyler Road; Between Morton Taylor Road and Haggerty Road. Size of Lot Width 488.00 Depth 612.10
Acreage of Site 7.11 acres Total Acres of Site to Review 7.11 acres Current Zoning of Site C
Project Description: Proposed commercial institutional development including building structure, storm water management system, underground utilities, parking lots, landscaping and turf restoration.

Is a re-zoning of this parcel being requested? No YES (if yes complete next line) NO
Current Zoning of Site _____ Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? Yes YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying Chapter 3, Sections 12.301-12.409

Is there an official Woodland within parcel? No Woodland acreage N/A
List total number of regulated trees outside the Woodland area? 193 Total number of trees 193
Detailed description for cutting trees Please refer to the plans for the tree survey and preservation. All trees to be preserved will be protected by construction fencing. Trees to be removed will be felled by the Contractor, stripped of limbs, and the trunks cut to length for removal and disposal offsite. All waste will be chipped for use as temporary mulch.

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

Therese Antonelli, Notary Public
State of Michigan, County of Wayne
My Commission Expires 8/27/2022
Acting in the County of WAYNE

WALTER ROCHOWIAK & EVELYN ROCHOWIAK
Print Property Owners Name

x Walter S Rochowiak 11/5/19
Signature of Property Owner Date

E. Joyce Rochowiak

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 5th day of November 2019
Therese Antonelli Notary Public, WAYNE County, Michigan My Commission expires 8/27, 2023

Rev 1/12/06

VAN BUREN TOWNSHIP
PLANNING & ZONING APPLICATION SUPPLEMENT
HAMPTON MANOR OF VAN BUREN TOWNSHIP

TAX ID
83-054-99-0012-000
83-054-99-0013-000
83-054-99-0014-701
83-054-99-0015-701
83-054-99-0016-002
83-054-99-0016-003

LEGAL DESCRIPTIONS

PARCEL 1: PARCEL #83-054-99-0012-000
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 333 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 248 FEET; THENCE NORTH 333 FEET; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 258 FEET; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 294.87 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 548 FEET; THENCE NORTH 219.87 FEET TO THE POINT OF BEGINNING. 4.18 ACRES

PARCEL 2: PARCEL #83-054-99-0013-000
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING NORTH 89 DEGREES 00 MINUTES EAST 398 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 258 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 150 FEET; THENCE NORTH 258 FEET TO THE POINT OF BEGINNING. 0.89 ACRES

PARCEL 3: PARCEL #83-054-99-0014-701
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 60 FEET AND NORTH 89 DEGREES EAST 60 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE SOUTH 123 FEET; THENCE NORTH 89 DEGREES EAST 188 FEET; THENCE NORTH 123 FEET; THENCE SOUTH 89 DEGREES WEST 188 FEET TO THE POINT OF BEGINNING. 0.53 ACRES

PARCEL 4: PARCEL #83-054-99-0015-701
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 183 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 248 FEET; THENCE SOUTH 150 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 248 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING EXCEPT THE WEST 60 FEET THEREOF. 0.65 ACRES

PARCEL 5: PARCEL #83-054-99-0016-002
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING DUE SOUTH 672.10 FEET AND NORTH 90 DEGREES EAST 232 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES EAST 176 FEET; THENCE DUE NORTH 119.23 FEET; THENCE SOUTH 89 DEGREES WEST 176 FEET; THENCE DUE SOUTH 119.23 FEET TO THE POINT OF BEGINNING. 0.48 ACRES

PARCEL 6: PARCEL #83-054-99-0016-003
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING DUE SOUTH 672.10 FEET AND NORTH 90 DEGREES EAST 408 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES EAST 140 FEET; THENCE DUE NORTH 119.23 FEET; THENCE SOUTH 89 DEGREES WEST 140 FEET; THENCE DUE SOUTH 119.23 FEET TO THE POINT OF BEGINNING. 0.38 ACRES

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on **Wednesday, January 8, 2020 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following request.

1. **Case 19-037:** A request by Van Buren Investors Land Holdings LLC to construct a senior housing development with assisted living and memory care units, called Hampton manor. The proposed 62,516 square foot building is to be located on the south side of Tyler Road, between Morton Taylor and Haggerty Roads on a 7.11 acre site. The site has tax parcel ID#'s: 83-054-99-0012-000, 83-054-99-0013-000, 83-054-99-0014-701, 83-054-99-0015-701, 83-054-99-0016-002, 83-054-99-0016-003.

   Senior housing developments are a Special Land Use in the C (Local Business) District, and the proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Section 12.03 (Permitted Uses with Special Approval) of the Zoning Ordinance.

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: December 16, 2019
Published: December 19, 2019

MCKENNA

December 29, 2019

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

Subject: **VBT-19-037 Hampton Manor/43250 Tyler Road; Special Land Use Review #1; Revised Site Plans Dated December 3, 2019.**

Dear Commissioners:

The applicant, Van Buren Investors Land Holdings, LLC, proposes to construct a Senior Housing development named Hampton Manor. The proposed 62,516 square foot building will comprise of 56 assisted living units and 24 memory care units. The site is located on the southeast corner of Tyler Road and Morton Taylor Road intersection and has a total site area of 7.11 acres. We have reviewed the special land use request based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

Special Land Use Review Comments

Section 12.306 of the Zoning Ordinance sets forth criteria for the Planning Commission to consider when reviewing special land use proposals. Following is our review of each criterion:

1. **Will promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activity; for those landowners and residents who are adjacent; and for the Township as a whole.**
   The need for Senior Housing in Van Buren has been discussed at several board meetings at the Township previously. As a result, the Township recently adopted a new senior housing ordinance to allow for the construction of such facilities which would provide an opportunity for residents to 'age in place'. The subject site is located at a major street corner and the Township has also been dealing with code enforcement issues on the property. The proposed use will promote the use of the land in a socially and economically desirable manner by cleaning up of the entire site and providing for much required housing in the Township. Any impacts resulting from the proposed development on the adjacent properties will be mitigated through setbacks, landscaping and screening, which are reviewed in our site plan review letter under separate cover.

2. **Is necessary for the public convenience at that location.**
   The subject site is zoned C, local commercial district and abuts single family residential use on all sides. The proposed use is a low intensity residential use and a reasonable use for the site, considering the uses that could be allowable. Frontage onto two major thoroughfares makes it a convenient location for access.

3. **Is compatible with adjacent uses of land.**
   Although the proposed senior housing development is adjacent to single-family residential dwellings, the area along Tyler Road between Belleville Road and Haggerty Road contains many subdivisions and

planned residential developments and the proposed senior housing development is consistent with this land use development pattern.

4. **Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.**
   The proposed development is designed to comply with the site design requirements for senior housing set forth in the Zoning Ordinance. Therefore, we do not anticipate any adverse impacts on public health, safety, and welfare.

5. **Can be adequately served by public services and facilities without diminishing or adversely effecting public services and facilities to existing land uses in the area.**
   The proposed senior housing facility can be adequately served by public services and facilities without diminishing or adversely effecting public services and facilities to existing land uses in the area. The applicant is working with the Township Engineer to meet all utility requirements.

6. **Will not cause injury to other property in the neighborhood in which it is to be located.**
   The proposed senior housing facility is not anticipated to cause injury to other property in the neighborhood in which it is to be located.

7. **Will consider the natural environment and help conserve natural resources and energy.**
   The subject site has significant tree cover of which 38 trees are proposed for preservation and 207 trees are to be removed. The trees to be removed are located within areas of driveway and building footprint. The applicant is providing replacement for all regulated trees to be removed, Tree replacement shall be in addition to required landscaping. Based on the proposed site design, landscaping and screening, this standard is met.

8. **Is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located and meets applicable site design standard for special approval uses.**
   The proposed Senior Housing Facility is within the provisions of uses requiring special approval, and is in harmony with the purposes and conforms to the applicable regulations of the Local Business zoning district and meets applicable site design standard for special approval uses.

9. **Is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.**
   The Senior Housing Facility is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.

Specific Approval Criteria for Senior Housing [Section 5.143]: In pursuit of the above purpose and intent, elderly housing developments are permitted in RM, RMH, C, C-1, C-2, and M-U zoning districts subject to special use and site plan approval. The subject site is zoned C (Local Business) District and the proposed senior housing development is subject to the following use specific standards:

1. **The minimum senior housing site area shall contain 5,500 square feet per independent living unit, 2,000 square feet per dependent living bed, or the total area required for each type.** This standard has been met. With 84 dependent living beds proposed, a total site area of 168,000 sq. ft. is required and 309,711 sq. ft. is provided at the subject site.

2. **The required minimum usable floor area for assisted living units must comply with State of Michigan licensing requirements.** This standard can be met. The floor plan on sheet A1 note the floor area of the 2-bed units as 537 square feet, one-bed units as 433 square feet and the studio units between 301 – 346 square feet. Add notation of State of Michigan requirements to ensure that these sizes are compliant.

3. **The proposed site must have at least one (1) property line abutting an existing or planned major thoroughfare with a right-of-way width of 120' feet or more as described in the Wayne County Master Thoroughfare Plan. All vehicular ingress and egress must be directly from the major thoroughfare.** This standard has been met. The proposed senior housing Facility has frontage along Tyler and Morton-Taylor Roads. Both roads are designated as major thoroughfares with a 120' r-o-w width.

4. **The maximum building height for a senior housing development shall not exceed forty (40') feet.** This standard has been met. The proposed building is a single story structure with a maximum height of 17'.

5. **The minimum setbacks for senior housing are 50' each for the front rear and side yards.** This standard has been met. The proposed senior housing facility meets all of the required setbacks.

6. **A minimum of twenty-five (25%) percent of the site, exclusive of existing or planned public road right-of-way, must be maintained as landscaped open space. Courtyards larger than 2,400 square feet may be counted as required open space. Recreation facilities, active and/or passive, including paved walkways and covered sitting areas shall be provided in a manner that meets the needs of the resident population.** This standard has been met. The landscape plan proposed greenbelts along the perimeter of the site. In addition, the site plan proposes four (4) interior courtyard areas and a public plaza area at the street corner. As an assisted living facility the courtyards are for use by residents only and are to be provided with benches, wicker chairs, meandering walks and a putting green area and occupy a total space of 14,000+ square feet. The open space areas provided meet the Ordinance requirements.

7. **Senior housing buildings must present a residential architectural image in terms of building facades, the composition and use of exterior wall surface materials, and building length. Any building façade longer than 100 feet must provide for variations in the outside wall and roof line. Exterior building materials must be high quality and comply with Ordinance requirements.** This standard has been met. The proposed percentage of building materials is in compliance with ordinance limits. The roof lines have variation and adequate openings are proposed on all facades. Per previous recommendations, additional changes have been included to enhance the façade. Our comments on the proposed architecture are included in our site plan review letter under separate cover.

8. **Accessory uses are limited to those that are customary or incidental for the servicing of the developments' residents and employees.** This standard has been met. The plan does not propose any additional accessory uses for use by non-residents.

9. **The senior housing development shall comply with the parking requirements of the Ordinance.** This standard has been met. The site plan provides for the required number of parking spaces.

10. **The senior housing development shall comply with the landscaping and screening standard set forth in the ordinance.** This standard has been met. The applicant has submitted a detailed landscape plan that indicates compliance with the landscaping requirements set forth in Article 10 of the Zoning Ordinance.

11. **The senior housing development shall comply with the sign regulations of the Ordinance.** This standard has been met. While the Ordinance states that the signage allowable is the same as for residential developments, the intent was to allow for the sign to be placed along the street frontage similar to the underlying zoning district to allow for visibility. The proposed monument signs are complaint with the sign area and placement standards for the underlying C district.

Recommendation

Based on the above, we find that the proposed senior housing development meets the criteria for special land use approval, subject to several conditions. Therefore, we recommend that the Planning Commission recommend special approval to the Township Board, subject to the following conditions:

1. Approval of utility plan and storm water detention plan by Township Engineer and Wayne County.
2. Demonstration of compliance to State of Michigan licensing requirements for minimum unit size.
3. That all of the conditions of preliminary site plan approval are met.
4. Final site plan approval.

Respectfully submitted,

McKENNA

Vidya Krishnan
Principal Planner

Hunter Whitehill
Assistant Planner

c: Matt Best, Van Buren Township Director of Public Services
David Potter, FTCH, Township Engineers
David McInally, Van Buren Township Fire Marshal

MCKENNA

December 29, 2019

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

Subject: **VBT-19-037 Hampton Manor/43250 Tyler Road; Site Plan Review #2; Revised Site Plans Dated December 3, 2019.**

Dear Commissioners:

The applicant, Van Buren Investors Land Holdings, LLC, proposes to construct a Senior Housing development called Hampton Manor. The proposed 62,516 square foot building will comprise of 56 assisted living units and 24 memory care units. The site is located on the southeast corner of Tyler Road and Morton Taylor Road intersection and has a total site area of 7.11 acres. We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

COMMENTS

1. **Zoning and Use.** The site is currently zoned C (Local Business District). Section 3.110 of the Zoning Ordinance permits senior housing as a special land Use in the C Local Business District.

2. **Required Information.** Section 12.203 of the Zoning Ordinance includes requirements for information on a site plan. All of the site plan related details have been noted on the plans.

3. **Lot.** The parcel has a total area of 7.11 acres. The legal description is included with the tax parcel ID number.

4. **Dimensional Requirements.** There is no required minimum lot width in the C Local Business District.

   The minimum required front, rear, and side yard setbacks for senior housing per Section 5.143 of the Zoning Ordinance are 50 feet each. The proposed building exceeds all of the required setbacks.

   Maximum permitted building height for senior housing per Section 5.143 (F) is 40 feet. The elevations proposed building height of 17 feet, in compliance with the Zoning Ordinance.

5. **Access and Circulation.**

   a. **Location of Curb Cuts.** The site plan includes two proposed curb cuts – one each onto Tyler and Morton Taylor Roads. The access drives are approximately midway along the site's frontage. Both access drives have a proposed with of 30 feet with a lane each for ingress and egress, which are to be striped on the pavement. The plan proposes a

circulation pattern that is two-way to the west, north, and east sides of the building and one-way around the south side of the building. All of the two-way drive aisles are 24' and the one-way drive aisle is 23'. Signage must be installed at the southeast and southwest drives to direct traffic appropriately in the one-way drive.

b. **Cross Access.** The site plan does not propose any cross access points. Since the abutting parcels to the east and south are zoned single family residential, this is acceptable.

c. **Sidewalks.** The applicant is proposing to construct a new 5' concrete sidewalk along the site's Morton Taylor and Tyler Road frontages, as well as a 5'-8' sidewalk around the perimeter of the proposed building. The plan provides for sidewalk and crosswalk connection from the public sidewalks to the interior site sidewalk.

6. **Parking and Loading.**

a. **Space Dimensions.** Parking spaces on the site are dimensioned at 9.5 feet wide by 20 feet long and will be double striped, compliant with township standards. The proposed barrier free accessible spaces are ADA compliant.

b. **Number of Parking Spaces.** The parking requirement is one (1) space for every four (4) residents plus one (1) for each employee in the largest shift. With 84 anticipated residents and 15 employees, 36 parking spaces are required. The site plan proposes 50 parking spaces, with 6 spaces being barrier-free accessible.

c. **Barrier Free Spaces.** The plan indicates a total of six (6) barrier free spaces, which exceeds ADA standards for a parking lot with 50 spaces.

d. **Loading.** The site plan includes one (1) 10' x 50' loading spaces on the east side of the building. As the proposed building is greater than 50,000 sq. ft. two (2) 10' x 50' loading spaces are required. However, the applicant has noted "Once building is operational deliveries will be from one vendor 2-3 times a week which does not necessitate two loading zones." This is an acceptable option that can be approved by the Planning Commission.

7. **Landscaping and Screening.** The site is located in the Local Business (C) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following comments:

a. **Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. The site has a frontage of 458' on Tyler Road, which requires a total of 11 deciduous trees + 5 ornamental trees + 92 shrubs. The landscape plan proposes 12 deciduous trees + 5 ornamental trees + 100 shrubs along the road frontage on Tyler, compliant with the ordinance requirements. The site has a frontage of 465' on Morton Taylor Road, which requires a total of 12 deciduous trees + 5 ornamental trees +

93 shrubs. The landscape plan proposes 12 deciduous trees + 5 ornamental trees + 100 shrubs along the road frontage on Tyler, compliant with the ordinance requirements.

b. **Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. The landscape plan proposes a 25' wide landscape greenbelt along both street frontages to be planted with trees and shrubs to create an opaque screen.

   Interior parking lot landscaping. Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. With 117,538 sq. ft. of total payment area, a total of 5,877 sq. ft. of interior parking lot landscaping is required. 17,631 sq. ft. of interior parking lot landscaping has been provided. The ordinance requires one (1) deciduous tree to be planted for each three hundred (300) square feet of interior landscaping. Based on the calculations a total of 59 interior landscape trees are required and have been provided.

c. **Loading Area Landscaping.** The loading area is located to the east of the proposed building. Section 10.103 (C) of the Zoning Ordinance requires an opaque wall or a greenbelt for required screening. The site plan proposes a staggered double row of evergreen trees/shrubs in this area and spacing of trees/shrubs has been provided to ensure the creation of an effective screen.

d. **Display Area Buffering.** This requirement is not applicable.

e. **Greenbelt Buffering.** Per section 10.103 (E), a 20-foot-wide buffer with one (1) tree per twenty (20) linear feet is required between the building and the R-1C zoned parcels to the east and south. A 20-foot-wide buffer has been provided around the proposed development. With 612' along the east property line, a total of 31 trees are required and have been provided. With 548' along the south property line, a total of 27 trees are required. <u>The note on sheet LS-1 incorrectly references the south property line length as 172', adjacent to the residence to the south only. The ordinance requires greenbelt along a residential district, not just use. Therefore, screening calculations are based on length of entire south property line, and must be corrected on the plans. The plan proposes existing vegetation to meet the screening requirement in addition to required tree replacement in the area. The Planning Commission has the discretion to modify the buffering requirement based upon adequacy of existing plantings.</u>

f. **Local Business (C) District Landscaping District**. Section 10.103 (F) (3) of the Zoning Ordinance provides landscaping standards for the Local Business District and requires contiguous outdoor space, independent of sidewalks, pedestrian circulation areas and required landscaping, in an amount not less than one (1) square foot for each twenty-five (25) square feet of principal building. With the 62,516 square foot building proposal, 2,501 sq. ft. is required to meet this open space landscaping requirement. The site plan includes six proposed courtyards with a total area of 22,770 sq. ft. of open space area and meets

the Ordinance requirement.

g. **Detention Pond Landscaping.** The site plan includes a proposal to incorporate a detention pond into the development. The proposed drainage system is subject to review and approval by the Township Engineer and Wayne County. Any planting around the drainage areas are under Wayne County's jurisdiction. The planting plan for this area must be provided and approved by the County.

8. **Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger. The plan includes a tree list which notes a total of 249 trees on site, of which 245 are on-site and 4 are off-site. The location of the off-site trees is not specified on the tree removal plan. The applicant must identify these trees and clarify if they are to be removed or preserved. Per the tree survey and landscape plans, a total 207 trees proposed for removal (83%). Of these only 97 trees count as regulated trees per the Ordinance and require replacement, which is being provided through 94 trees (equivalent of 126.5 trees based on caliper count).

9. **Stormwater Pond.** As previously noted, the site plan indicates a large storm water detention pond on the south side of the site. Storm water detention calculations are subject to review and approval by the Township Engineer and Wayne County.

10. **Lighting.** The submission includes a detailed photometric plan with a lighting schedule that notes a total of 42 proposed fixtures, including wall and pole mounted lights. The plan proposes the installation of16' tall black metal light poles along the perimeter access drive. In addition wall mounted fixtures are proposed on all 4 facades. Manufacturer's cut sheet detail for proposed fixtures have been provided and indicate downward directed and shielded fixtures. The photometric plan indicates zero light intensity along the property lines, especially abutting the single family residential use to the south and east.

11. **Architecture and Building Details.** The applicant has submitted detailed elevations of the proposed building. The elevations and floor plan are labeled as "conceptual". Once approval is granted by the Planning Commission the elevations and materials cannot be changed; therefore, the conceptual label must be removed. The structure is to be constructed of a foundation of face brick with limestone sills. The walls have alternating cultured stone veneer, composite siding and face brick to provide variation to the façade and break up the expanse of the wall. Per our recommendation, details have been added to the gable areas of the asphalt shingles roof, and additional dormers have been added. The main entry to the building on the north side is enhanced by a covered porch with pillars and a raised roof feature. All of the facades include window and door openings. A colored rendering has been submitted which shows a proposed color palette of red brick, grey stone veneer, grey and bright blue composite siding. The proposed blue color appears incompatible with the architecture and does not appear attractive. We recommend that the applicant consider the use of earth tone colors which will blend better with the residential setting of the development. Building material samples and colors must be presented at the Planning Commission meeting for review.

12. **Dumpster.** The site plan proposes a 6' tall 10' x 12' dumpster enclosure on the southeast corner of the site approximately 25' from the east property line. Typical enclosure details have been noted and meet ordinance requirements. The enclosure is to be constructed of stone veneer to match the principal structure.

13. **Signs.** A site plan indicates a monument sign along each of the street frontages, located outside the clear vision triangle area with a setback of 10 feet. The proposed signs have a 2' monument base to be constructed of brick veneer to match the building. The sign face is approximately 14 square feet, to be constructed of brushed aluminum lettering with cultures stone veneer support pillars on either side. The proposed signage meets the sign requirements for the C District.

RECOMMENDATION

The site plan includes most of the details required by the Zoning Ordinance. Any items that are either missing or require additional information can be included at final site plan review. Therefore, we recommend that the Planning Commission approve the preliminary site plan, subject to the following conditions:

1. Installation of signage on the southeast and southwest access drives to direct one-way traffic appropriately.
2. Correction to greenbelt buffering calculations along the south property line and Planning Commission approval of existing tree cover to satisfy the greenbelt buffering requirement.
3. Review and approval of proposed storm water detention plan by the Township Engineer and Wayne County.
4. Approval of landscaping plan for the detention pond area by Wayne County.
5. Clarification on location of "off-site" trees noted on tree survey and notation if they are to be removed or preserved.
6. Deletion of "conceptual" label from all elevations and floor plans. Planning Commission approval of proposed building colors with our recommendation for the blue to be replaced with earth tone colors.
7. Special land use approval by Township Board of Trustees.

Respectfully submitted,

McKENNA

Vidya Krishnan
Principal Planner

Hunter Whitehill
Assistant Planner

c: Matt Best, Van Buren Township Director of Public Services
David Potter, FTCH, Township Engineers
David McInally, Van Buren Township Fire Marshal

fishbeck
Engineers | Architects | Scientists | Constructors

39500 MacKenzie Drive, Suite 100
Novi, Michigan 48377

248.324.2090 | fishbeck.com

December 23, 2019
Fishbeck Project No. 191597
Township Project No. 19-037

James Taylor
Director of Water and Sewer
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

Hampton Manor Senior Housing
43250 Tyler Road
Preliminary Site Plan Review

Dear James Taylor:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Site Plan dated December 3, 2019, submitted to the Township for Preliminary Site Plan review for the proposed Hampton Manor Senior Housing project, which is located at 43250 Tyler Road. At this time, Fishbeck examines and reviews the feasibility of the engineering aspects of the site design but will not conduct a full engineering review until the engineering submittal.

This project entails construction of a new 80-unit Senior Assisted Living Community at the southeast corner of Morton-Taylor Road and Tyler Road. The existing site includes a residential building and six (6) parcels. The proposed construction includes: a 13,251 square foot memory care building attached to a 49,265 square foot assisted living building; removal of existing site features including several trees, the existing buildings and foundations, the existing pavement, the existing drainage basin, and the existing fence; construction of concrete sidewalk and pavement; construction of a 50-space bituminous pavement parking lot; construction of an 18-inch storm sewer pipe network including a detention basin, lift station, and overflow spillway; construction of an 8-inch looped water main system; construction of a sanitary sewer service lead; and other various landscaping and site plan improvements. We have attached a summary of our review comments below:

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. The applicant has acknowledged several of these comments in a response letter dated December 3, 2019 and intends to address these comments as part of the Engineering Plan submittal.

1. The existing sanitary sewer system (septic tank or sanitary service) for the building and any proposed demolition of the system must be shown on the plans.
2. General note No. 13 states that all areas not built or paved will be irrigated. Irrigation plans must be included with the submittal of the Engineering Plans.
3. Plans must indicate relocating and/or addressing the existing overhead utility poles. Plans must indicate location of proposed relocated overhead utility poles if within the project area.

4. Soil boring information, including the ground water elevations, must be provided.
5. A quantity list itemizing all proposed public sanitary sewer, storm sewer, and water main construction must appear on each sheet indicating such construction. A quantity list indicating the total quantities of construction for the entire project must also be provided.
6. Plans must include the applicable Standard Detail Drawings (SDD) as found in Appendix A of the Township Engineering Standards Manual. The Township can provide full size sheets of multiple details upon request.

Water Main Service

Existing: The Township's Geographic Information System (GIS) records indicate a publicly owned 12-inch cast iron water main running north-south along the west side of Morton-Taylor Road and a 12-inch asbestos cement water main that runs east-west along the north side of Tyler Road. There is one existing fire hydrant on the north side of Tyler Road and two existing fire hydrants on the west side of Morton-Taylor Road near the proposed development.

Proposed: The applicant's plan indicates a proposed public 8-inch water main loop around the proposed building with three 6-inch fire hydrant leads, a 6-inch fire service lead, and a 2-inch domestic service lead. The plans indicate a 12-foot wide public water main easement with 2 connections to the existing 12-inch cast iron public water main running north-south along Morton Taylor Road.

Comments:

1. Wayne County will need to review and approve the method of installing the pipe across Morton-Taylor Road and potential impacts to Morton-Taylor Road.
2. Applicant must verify demand pressure requirements for building service and fire flow.
3. The applicant must verify with the Township the connection type and discuss shut down and isolation procedures necessary to make the connections to the existing main.

Sanitary Sewer

Existing: The Township's GIS records indicate there is an existing publicly owned RCP 15-inch gravity-fed sanitary sewer running east-west along the south side of Tyler Road and a publicly owned RCP 18-inch gravity-fed sanitary sewer running north-south along the east side of Morton-Taylor Road.

Proposed: The applicant is proposing to install an 8-inch sanitary sewer lead north from the proposed structure with a grease interceptor into the existing 15-inch sanitary sewer running east-west along the south side of Tyler Road via a wye connection.

Comments:

1. Approval from waste water treatment system owner (South Huron Valley Utility Authority – SHVUA) and Michigan Department of Environment, Great Lakes, and Energy (EGLE) will be required.
2. Basis of design flow computations for sanitary sewers must be included with the submittal of the Engineering Plans.

Storm Sewer

Existing: The Township's GIS records indicate there are open roadside ditches along the proposed development and driveway culverts conveying stormwater runoff north and east from the property. The applicant's plans indicate an existing depression near the southeast corner of Morton-Taylor Road and Tyler Road. Applicant has supplied information that this standing water flows across Morton-Taylor Road to the west through a culvert.

Proposed: The applicant is proposing to capture storm water runoff from the site via roof drain leads and storm drain inlets through a system of storm sewers into an on-site detention basin. The detention basin is proposed to outflow through a restrictor stand pipe into a proposed pump station, which is shown to discharge into a proposed manhole on top of the existing 15-inch storm sewer pipe running north-south along the west side of Morton-Taylor Road. The plans also indicate the relocation of the roadside ditch along the north and west sides of the property, which includes multiple proposed 12-inch driveway culverts. The plans do not indicate the proposed pipe materials for any piping.

Comments:

1. Applicant has provided information that the plans have been submitted to Wayne County Department of Public Services for storm water management and soil erosion control review, and that the County has acknowledged receipt of those plans on November 13, 2019. Approval from Wayne County must be obtained prior to the Engineering and Final Site Plan approval.
2. Plans indicate the ditch being rerouted along the north and west sides of the property. Applicant has provided information that this storm water proceeds to flow through a culvert to the west side of Morton Taylor Road, which flows across Tyler Road to the north where it discharges into the existing open drain. This information will be verified during the engineering review process.
3. Applicant to verify manhole sizes for all structures. Based on sizes and angles, some structures may need to be very large.

Paving and Grading

1. Flow arrows on the grading plans shall indicate general slopes of the area, verifying that minimum and maximum slopes/grades are met. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that show detailed ramp grades for Americans with Disabilities Act 2010 (ADA) ramp areas.

Soil Erosion and Sedimentation Control (SESC)

1. We understand that the developer has submitted the SESC plan to Wayne County on November 6, 2019, and that a copy of approval/permit will be provided during the engineering process. The provided permit must be in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards.

Recommendation

We are recommending the Planning Commission grant the Hampton Manor Senior Housing Project Preliminary Site Plan approval for Engineering feasibility, subject to the comments listed above and in accordance with VBT's Engineering Standards manual. If you have any questions regarding this project, please contact me at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,

Paul J. Kammer, PE
Senior Civil Engineer

Stephen C. Clayton, PE
Civil Engineer

By email
Copy: Vidya Krishnan– Interim Director Planning
Matthew Best – Deputy Director Planning and Economic Development
Dave Potter – Fishbeck

David C. McInally II
Fire Marshal
O: 734-699-8900 ext9416

Van Buren Fire Department
46425 Tyler Rd
Van Buren Twp., MI 48111

November 12, 2019

Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Hampton Manor of Van Buren Township

I have reviewed the plans by Bud Design & Engineering Services, Inc. for the above referenced project. **NFPA 1** Fire Code (2018 Edition), **NFPA 13** (2007 Edition) and **NFPA 101**, Life Safety Code (2018 Edition), were the primary reference documents used for this review. Please note at that all NFPA standards apply as adopted by Van Buren Twp.

I

The plans reference new construction for an assisted living facility

Below are the following items that will need to be addressed on future submittals:

1. The FDC for the building on the submitted plan notes a location on the north wall, east side of the structure.

AHJ

2. The FDC connection will be a 4 inch Stortz fitting with a 30-degree downturn as required by the AHJ. **NFPA 13 6.8.1.2**

3. Hydrants shall be two 4 inch Stortz connections not threaded.

AHJ

4. The building shall be provided with an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems.*

NFPA 1 13.3.2.27.2

6. The location of a key box, (Knox Box) shall be indicated on future submittal. The Knox Box location will be verified prior to the installation on the building. The Knox Box will be an ELOCK box and can be found at www.knoxbox.com/elock-system **NFPA 1 18.2.2.1**

7. Emergency Responder Radio Coverage System is required unless it can be proven after building is constructed, and occupied that coverage is sufficient. This will be verified by AHJ prior to final C/O. NFPA72 24.5.2.2.3

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. Van Buren Fire Department reserves the right to request changes if a life safety issues are found during final walk through.

Respectfully Submitted,

David C McInally- Fire Marshal

HAMPTON MANOR
of
VAN BUREN TOWNSHIP

SENIOR ASSISTED LIVING COMMUNITY

PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

ENGINEER:
LEHNER ASSOCIATES, INC.
WILLIAM J. THOMPSON, PE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MICHIGAN 48038
(586) 412–7050 EXT. 106
bill@la–eng.com

DEVELOPER:
VAN BUREN INVESTORS
LAND HOLDINGS, LLC
ZOHAIB SYED
1451 S. GRATIOT AVENUE
CLINTON TOWNSHIP, MI 48035
989–708–1878
zohaibsyed2001@yahoo.com

DESCRIPTIONS ARE PREPARED FROM EXISTING VAN BUREN TOWNSHIP TAX RECORDS. ALL PARCELS SHALL BE COMBINED AFTER PURCHASE OF PROPERTY IS COMPLETED.

PARCEL 1: PARCEL #83–054–99–0012–000
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 333 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 248 FEET; THENCE NORTH 333 FEET; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 258 FEET; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 294.87 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 548 FEET; THENCE NORTH 219.87 FEET TO THE POINT OF BEGINNING. 4.18 ACRES.

PARCEL 2: PARCEL #83–054–99–0013–000
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING NORTH 89 DEGREES 00 MINUTES EAST 398 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 258 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 150 FEET; THENCE NORTH 258 FEET TO THE POINT OF BEGINNING. 0.89 ACRES.

PARCEL 3: PARCEL #83–054–99–0014–701
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 60 FEET AND NORTH 89 DEGREES EAST 60 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE SOUTH 123 FEET; THENCE NORTH 89 DEGREES EAST 188 FEET; THENCE NORTH 123 FEET; THENCE SOUTH 89 DEGREES WEST 188 FEET TO THE POINT OF BEGINNING. 0.53 ACRES.

PARCEL 4: PARCEL #83–054–99–0015–701
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 183 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 248 FEET; THENCE SOUTH 150 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 248 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING EXCEPT THE WEST 60 FEET THEREOF. 0.65 ACRES.

PARCEL 5: PARCEL #83–054–99–0016–002
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING DUE SOUTH 672.10 FEET AND NORTH 90 DEGREES EAST 232 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES EAST 176 FEET; THENCE DUE NORTH 119.23 FEET; THENCE SOUTH 89 DEGREES WEST 176 FEET; THENCE DUE SOUTH 119.23 FEET TO THE POINT OF BEGINNING. 0.48 ACRES.

PARCEL 6: PARCEL #83–054–99–0016–003
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING DUE SOUTH 672.10 FEET AND NORTH 90 DEGREES EAST 408 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES EAST 140 FEET; THENCE DUE NORTH 119.23 FEET; THENCE SOUTH 89 DEGREES WEST 140 FEET; THENCE DUE SOUTH 119.23 FEET TO THE POINT OF BEGINNING. 0.38 ACRES.

EXISTING UTILITY COMPANIES:

DTE ENERGY (ELECTRIC)
EVENT #55495158
PLANNING AND DESIGN–SOUTHWEST–WESTERN WAYNE
8001 HAGGERTY ROAD
BELLEVILLE, MI 48111
PH. 734.397.4321

DTE ENERGY (GAS)
CHRISTOPHER BURKHART
8001 HAGGERTY ROAD
BELLEVILLE, MI 48111
PH. 734.544.7809

COMCAST COMPANY
JAMES STITZEL
6095 WALL STREET
STERLING HEIGHTS, MI 48049
PH. 586.883.7263

AT & T
DIANE ROEHM
100 SOUTH MAIN
MOUNT CLEMENS, MI 48043
PH. 586.433.6305

WAYNE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
SEPTIC TANK REMOVAL/ABANDONMENT
DAVID WILSON
33030 VAN BORN
WAYNE, MI 48184
PH. 734.727.7400

LOCATION MAP
SCALE: 4"=1 MILE

GENERAL NOTES:

1. HAMPTON MANOR OF VAN BUREN TOWNSHIP IS A PROPOSED SENIOR ASSISTED LIVING COMMUNITY THAT WILL INCLUDE A DINING AREA, SALON, ACTIVITY CENTER, FITNESS ROOM, TELEVISION ROOM, AND LANDSCAPED COURTYARDS WITHIN THE BUILDING AND WALKING AREAS AND LANDSCAPED GARDEN AREAS WITH BENCHES AND OPEN SPACES OUTSIDE THE BUILDING.
2. ALL ONSITE DEBRIS SHALL BE REMOVED WEEKLY OR AS NEEDED.
3. PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACE SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PARKING LOT STRIPING AND MARKINGS SHALL BE MAINTAINED IN A CLEARLY VISIBLE CONDITION.
4. ALL AREAS NOT BUILT OR PAVED UPON SHALL BE SODDED OR SEEDED AND IRRIGATED.
5. THERE SHALL BE NO OUTSIDE STORAGE.
6. THERE SHALL BE NO STORAGE, LOADING, DISPOSAL, OR TRANSFER OF ANY HAZARDOUS/TOXIC WASTE (GAS, OIL, TRANSMISSION FLUID, LUBRICANTS, SOLVENTS, ETC.).

FIRE DEPARTMENT NOTES:

1. THE PROPOSED FIRE DEPARTMENT CONNECTION IS LOCATED ON THE NORTH WALL NEAR THE EAST CORNER OF THE BUILDING.
2. THE FIRE DEPARTMENT CONNECTION SHALL BE A 4 INCH STORTZ FITTING WITH A 30 DEGREE DOWNTURN AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. FIRE HYDRANTS SHALL BE TWO 4 INCH STORTZ CONNECTIONS NOT THREADED.
4. THE BUILDING SHALL BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA13, STANDARD FOR THE INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS.
5. THE ARCHITECT AND FIRE DEPARTMENT SHALL COORDINATE FOR THE LOCATION OF A KNOX BOX ELOCK SYSTEM.
6. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED UNLESS IT CAN BE PROVEN AFTER BUILDING IS CONSTRUCTED AND OCCUPIED THAT COVERAGE IS SUFFICIENT. THIS WILL BE VERIFIED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.

PLAN SUBMITTAL, REVIEWS AND PERMITS

AGENCY	DATE SENT	DATE RECEIVED	DATE APPROVED	PERMIT #
VAN BUREN TOWNSHIP PLANNING AND ECONOMIC DEVELOPMENT	11–06–19			
VAN BUREN TOWNSHIP FIRE DEPARTMENT	11–06–19			
VAN BUREN TOWNSHIP ENGINEERING–CONSULTING ENGINEERS	11–06–19			
WAYNE COUNTY DEPT. OF PUBLIC SERVICES (STORM WATER AND ROADS)	11–06–19			
WAYNE COUNTY DEPT. OF PUBLIC SERVICES ENGINEERING–SOIL EROSION	11–06–19			
EGLE–WATER PERMIT				
DTE ENERGY (ELECTRIC)	10–23–19			
DTE ENERGY (GAS)				
CABLE COMPANY				
AT & T	11–19–19			
STATE LICENSING				

THE FOLLOWING STIPULATIONS ARE AN INTEGRAL PART OF THE CONTRACT

WHERE DATA RESPECTING EXISTING CONDITIONS IS PROVIDE OR MENTIONED IN THE CONTRACT, DOCUMENTS AND PLANS SUCH IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR, AND ARE NOT A GUARANTEE OF CONDITIONS.

THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE SUFFICIENCY OF SUCH DATA; AND SHALL HIMSELF MAKE ALL INVESTIGATIONS NECESSARY SO THAT HIS BOND SHALL BE BASED SOLELY UPON HIS KNOWLEDGE AND ESTIMATION OF CONDITIONS TO BE MET.

THE CONTRACTOR SHALL MAKE ALL INVESTIGATIONS NECESSARY TO INFORM HIMSELF THOROUGHLY REGARDING THE AVAILABILITY OF ALL FACILITIES WHICH WILL BE REQUIRED IN PERFORMANCE OF THE WORK, INCLUDING FACILITIES FOR THE DELIVERY OF MATERIALS AND EQUIPMENT.

NO PLEA OF IGNORANCE OF EXISTING CONDITIONS, OR OF FAILURE TO ANTICIPATE DEVELOPMENTS WHICH MAY OCCUR BECAUSE OF EXISTING CONDITIONS, OR OF IGNORANCE OF CONDITIONS OF DIFFICULTIES THAT MAY BE ENCOUNTERED IN THE PROSECUTION OF THE WORK DUE TO EXISTING CONDITIONS OR TO REQUIREMENTS OF THE CONTRACT DOCUMENTS, SHALL RELIEVE THE CONTRACTOR OF THE OBLIGATION TO FULFILL IN EVERY DETAIL ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS NOR SHALL THEY CONSTITUTE A BASIS FOR ANY CLAIMS WHATSOEVER FOR EXTRA COMPENSATION OR EXTENSION OF TIME.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF VAN BUREN TOWNSHIP AND WAYNE COUNTY.

THE DEVELOPER IS RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE THE RESULT OF THE DEVELOPERS' ACTIONS.

ALL WATER MAINS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN INFLUENCE OF PAVEMENT (EXTENDING 3' BEYOND EDGE OF PAVEMENT THEN TAPERING TO ORIGINAL GROUND AT 1:1 SLOPE) SHALL BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM (PROCTOR) DENSITY; ALL UTILITY CROSSINGS SHALL BE SAND BACKFILLED. SAND BACKFILLING IS INCIDENTAL TO UNIT PRICES.

811
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1–800–482–7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

BENCHMARKS:

1. RAILROAD SPIKE IN UTILITY POLE ELEVATION=682.19 (NAVD88)
2. RAILROAD SPIKE IN UTILITY POLE ELEVATION=683.05 (NAVD88)
3. ARROW ON HYDRANT ELEVATION=683.56 (NAVD88)
4. ARROW ON HYDRANT ELEVATION=683.20 (NAVD88)
5. ARROW ON HYDRANT ELEVATION 683.33 (NAVD88)

SUBTRACT 0.44 FT. TO CONVERT TO NGVD 29 DATUM

SHEET INDEX

SHEET No.	DESCRIPTION
01	COVER SHEET
02	BOUNDARY AND TOPOGRAPHY
03	TREE PRESERVATION PLAN
04	TREE LIST
05	SITE PLAN
06	SIGNS AND AUTOTURN ANALYSIS
07	CONCEPTUAL UTILITY AND STORM WATER MANAGEMENT PLAN
08	CONCEPTUAL GRADING PLAN
09	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
10	SOIL EROSION AND SEDIMENTATION CONTROL - NOTES AND DETAILS
A1	FLOOR PLAN
A2	EXTERIOR ELEVATIONS
A3	EXTERIOR ELEVATIONS
L201	PHOTOMETRIC CALCULATION
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE PLAN
LS-3	LANDSCAPE PLAN
LS-4	LANDSCAPE PLAN

Revisions:
12–03–19 REV PER TWP L.A.

Client:
VAN BUREN INVESTORS
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HAMPTON MANOR
OF VAN BUREN TOWNSHIP
COVER SHEET

PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 3, SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

Scale: NO SCALE
Paper Size: 24"x36"
Date: 11–06–19
Drawn By: L.A.
Checked By: W.J.T.
Job No.: 19–249
Sheet No. 01

BENCHMARKS:

1. RAILROAD SPIKE IN UTILITY POLE ELEVATION=682.19 (NAVD88)
2. RAILROAD SPIKE IN UTILITY POLE ELEVATION=683.05 (NAVD88)
3. ARROW ON HYDRANT ELEVATION=683.56 (NAVD88)
4. ARROW ON HYDRANT ELEVATION=683.33 (NAVD88)
5. ARROW ON HYDRANT ELEVATION 683.33 (NAVD88)

SUBTRACT 0.44 FT. TO CONVERT TO NGVD 29 DATUM

LOCATION MAP
SCALE: 4"=1 MILE

DESCRIPTIONS ARE PREPARED FROM EXISTING VAN BUREN TOWNSHIP TAX RECORDS. ALL PARCELS SHALL BE COMBINED AFTER PURCHASE OF PROPERTY IS COMPLETED.

PARCEL 1: PARCEL #83-054-99-0012-000
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 333 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 248 FEET; THENCE NORTH 333 FEET; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 258 FEET; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 294.87 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 548 FEET; THENCE NORTH 219.87 FEET TO THE POINT OF BEGINNING. 4.18 ACRES.

PARCEL 2: PARCEL #83-054-99-0013-000
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING NORTH 89 DEGREES 00 MINUTES EAST 398 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 258 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 150 FEET; THENCE NORTH 258 FEET TO THE POINT OF BEGINNING. 0.89 ACRES.

PARCEL 3: PARCEL #83-054-99-0014-701
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 60 FEET AND NORTH 89 DEGREES EAST 60 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE SOUTH 123 FEET; THENCE NORTH 89 DEGREES EAST 188 FEET; THENCE NORTH 123 FEET; THENCE SOUTH 89 DEGREES WEST 188 FEET TO THE POINT OF BEGINNING. 0.53 ACRES.

PARCEL 4: PARCEL #83-054-99-0015-701
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 183 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 248 FEET; THENCE SOUTH 150 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 248 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING EXCEPT THE WEST 60 FEET THEREOF. 0.65 ACRES.

PARCEL 5: PARCEL #83-054-99-0016-002
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING DUE SOUTH 672.10 FEET AND NORTH 90 DEGREES EAST 232 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES EAST 176 FEET; THENCE DUE NORTH 119.23 FEET; THENCE SOUTH 89 DEGREES WEST 176 FEET; THENCE DUE SOUTH 119.23 FEET TO THE POINT OF BEGINNING. 0.48 ACRES.

PARCEL 6: PARCEL #83-054-99-0016-003
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING DUE SOUTH 672.10 FEET AND NORTH 90 DEGREES EAST 408 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES EAST 140 FEET; THENCE DUE NORTH 119.23 FEET; THENCE SOUTH 89 DEGREES WEST 140 FEET; THENCE DUE SOUTH 119.23 FEET TO THE POINT OF BEGINNING. 0.38 ACRES.

NOTE:
ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND RELOCATE AS NECESSARY TO AVOID CONFLICTS WITH NEW CONSTRUCTION.

EXISTING LEGEND

- GAS LINE (PAINTED)
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- OVERHEAD UTILITY LINES
- UNDERGROUND UTILITY LINES
- FENCE
- DITCH
- SANITARY MANHOLE
- STORM SQ. CATCH BASIN
- STORM ROUND CATCH BASIN
- STORM MANHOLE
- CULVERT
- FIRE HYDRANT
- VALVE IN WELL
- WATER SHUT OFF
- WELL
- GAS VALVE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- P.I. SIGN
- SECTION CORNER
- F.I. FOUND IRON
- S.I. SET IRON
- (M) MEASURED
- (R) RECORD
- GAS LINE MARKER

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF VAN BUREN TOWNSHIP AND WAYNE COUNTY.

THE DEVELOPER IS RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE THE RESULT OF THE DEVELOPERS' ACTIONS.

ALL WATER MAINS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN INFLUENCE OF PAVEMENT (EXTENDING 3' BEYOND EDGE OF PAVEMENT THEN TAPERING TO ORIGINAL GROUND AT 1:1 SLOPE) SHALL BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM (PROCTOR) DENSITY. ALL UTILITY CROSSINGS SHALL BE SAND BACKFILLED. SAND BACKFILLING IS INCIDENTAL TO UNIT PRICES.

811
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

Revisions:	
12-03-19 REV PER TWP	L.A.

Client:
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HAMPTON MANOR OF VAN BUREN TOWNSHIP BOUNDARY AND TOPOGRAPHY

PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 3, SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

Scale:	1"=40'
Paper Size:	24"x36"
Date:	11-06-19
Drawn By:	L.A.
Checked By:	W.J.T.
Job No.:	19-249
Sheet No.	02

BENCHMARKS:
1. RAILROAD SPIKE IN UTILITY POLE ELEVATION=682.19 (NAVD88)
2. RAILROAD SPIKE IN UTILITY POLE ELEVATION=683.05 (NAVD88)
3. ARROW ON HYDRANT ELEVATION=683.56 (NAVD88)
4. ARROW ON HYDRANT ELEVATION=683.20 (NAVD88)
5. ARROW ON HYDRANT ELEVATION 683.33 (NAVD88)

SUBTRACT 0.44 FT. TO CONVERT TO NGVD 29 DATUM

EXISTING LEGEND

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- UNDERGROUND UTILITY LINES
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- STORM MANHOLE
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- VALVE IN WELL
- WATER SHUT OFF
- WELL
- GAS VALVE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- P.I. SIGN
- SECTION CORNER
- F.I. FOUND IRON
- S.I. SET IRON
- (M) MEASURED
- (R) RECORD
- GAS LINE MARKER

LEGEND

- TREE PROTECTION FENCE
- X TREE TO BE REMOVED

LOCATION MAP
SCALE: 4"=1 MILE

SECTION VIEW

PLAN VIEW

TREE PROTECTION DETAIL

N.T.S.

DEFINITIONS OF RATINGS:

Good: The tree appears to be in a healthy and satisfactory condition with an overall sound stem structure and with a full and balanced crown; the growth habit appears normal; there is no indication of pests or diseases present; the life expectancy is judged to be greater than twenty five (25) years.

Fair: The tree appears to be in a healthy and satisfactory condition with a minimum of structural problems and with minor crown imbalance or thin crown; the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty (20) years.

Poor: The tree appears to be in an unhealthy condition with structural problems and with major crown imbalance, dead or dying limbs, or growth only in the top quarter of the tree; the growth habit is misshapen and askew; there is evidence of pests or diseases present; and the life expectancy is judged to be less than en (10) years.

Very Poor: The tree appears to be in an unhealthy condition with major structural problems and with major crown imbalance and several dead limbs and/or peeling bark; the growth habit is severely misshapen and askew; there is evidence of pest or diseases present; and the life expectancy is judged to be less than five (5) years.

Dead: The tree has no live branches, is topped, or fallen.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'

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Revisions:	
12-03-19 REV PER TWP	L.A.

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zohaibsyed2001@yahoo.com

HAMPTON MANOR OF VAN BUREN TOWNSHIP TREE PRESERVATION PLAN

PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 3, SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

Scale:	1"=40'
Paper Size:	24"x36"
Date:	11-06-19
Drawn By:	L.A.
Checked By:	W.J.T.
Job No.:	19--249
Sheet No.	03

F:\19\19-249\Drafting & Engineering\Site Plan\19-249-SitePlan.dwg, 03-Tree, 12/4/2019 11:48:21 AM, lanthers

TREE LIST
LEGEND: G=GOOD, F=FAIR, P=POOR, D=DEAD

POINT	ELEVATION	NORTHING	EASTING	DESCRIPTION	CONDITION	REMOVE/SAVE	REGULATED/UNREGULATED
723	682.59	4609.42	5204.87	15" HONEY LOCUST	G	REMOVE	REGULATED
724	682.21	4649.08	5210.79	7" SUGAR MAPLE	G	REMOVE	REGULATED
804	681.42	4910.38	5437.58	10" RED MAPLE	G	REMOVE	REGULATED
805	681.70	4900.68	5430.07	10" HONEY LOCUST	G	REMOVE	REGULATED
806	681.65	4890.56	5424.25	10" HONEY LOCUST	G	REMOVE	REGULATED
807	681.65	4890.56	5430.25	7" RED MAPLE	G	REMOVE	REGULATED
808	681.34	4894.55	5405.99	10" HONEY LOCUST	G	REMOVE	REGULATED
809	681.29	4879.71	5399.61	15" HONEY LOCUST	G	REMOVE	REGULATED
810	680.57	4870.17	5411.90	10" HONEY LOCUST	G	REMOVE	REGULATED
811	681.30	4875.53	5411.84	8" HONEY LOCUST	G	REMOVE	REGULATED
812	681.44	4878.90	5424.22	3-6" HONEY LOCUST	G	REMOVE	REGULATED
813	681.02	4876.72	5429.56	5" HONEY LOCUST	G	REMOVE	REGULATED
814	681.57	4862.83	5421.46	10" HONEY LOCUST	G	REMOVE	REGULATED
815	681.74	4847.69	5427.94	10" HONEY LOCUST	G	REMOVE	REGULATED
816	681.69	4836.03	5427.79	10" HONEY LOCUST	G	REMOVE	REGULATED
817	681.76	4833.09	5423.40	10" HONEY LOCUST	G	REMOVE	REGULATED
818	681.59	4836.01	5416.41	12" HONEY LOCUST	G	REMOVE	REGULATED
819	681.91	4834.45	5385.04	3-5&6" MULBERRY	F	REMOVE	UNREGULATED
820	681.87	4840.09	5364.47	3-6" MULBERRY	F	REMOVE	UNREGULATED
821	681.53	4830.17	5351.82	7" APPLE	P	REMOVE	UNREGULATED
823	681.57	4839.67	5322.24	7" RED OAK	G	REMOVE	REGULATED
824	681.57	4842.67	5322.24	2-5" BASSWOOD	F	REMOVE	REGULATED
827	681.78	4914.88	5357.82	5" WHITE ASH	F	REMOVE	UNREGULATED
833	683.42	4928.05	5388.36	12&6" WHITE ASH	F	REMOVE	UNREGULATED
834	682.71	4928.29	5383.07	7" WHITE ASH	F	REMOVE	UNREGULATED
835	681.64	4817.22	5311.64	7" WHITE ASH	F	REMOVE	UNREGULATED
836	682.05	4785.11	5314.92	7" WHITE ASH	F	REMOVE	UNREGULATED
837	682.48	4768.13	5308.53	12" RED MAPLE	G	REMOVE	REGULATED
838	682.29	4757.83	5348.28	10" BOX ELDER	F	REMOVE	UNREGULATED
842	681.52	4764.92	5411.40	6&10" APPLE	D	REMOVE	UNREGULATED
844	682.09	4667.30	5290.75	12" HONEY LOCUST	G	REMOVE	REGULATED
845	681.80	4666.33	5334.36	6-6" APPLE	F	REMOVE	REGULATED
846	681.81	4666.33	5334.35	6-6" APPLE	F	REMOVE	REGULATED
848	681.85	4669.93	5358.54	3-6&8" RED MAPLE	G	REMOVE	REGULATED
849	681.85	4659.93	5368.54	10" RED MAPLE	G	REMOVE	REGULATED
850	681.90	4642.42	5364.58	7" RED MAPLE	G	REMOVE	REGULATED
851	681.90	4642.42	5369.58	8" RED MAPLE	G	REMOVE	REGULATED
852	682.14	4606.34	5362.92	9" RED MAPLE	G	REMOVE	REGULATED
853	682.04	4600.26	5363.50	7" RED MAPLE	F	REMOVE	REGULATED
854	682.18	4594.30	5416.37	5-6" CRABAPPLE	F	REMOVE	REGULATED
855	682.51	4575.34	5414.26	7" SUGAR MAPLE	F	REMOVE	REGULATED
856	682.43	4545.42	5401.86	5" WHITE ASH	D	REMOVE	UNREGULATED
857	682.53	4535.09	5408.26	5" WHITE ASH	D	REMOVE	UNREGULATED
858	682.53	4529.09	5408.26	3-8&3-5" RED MAPLE	F	REMOVE	REGULATED
860	681.93	4557.95	5360.91	11" RED MAPLE	G	REMOVE	REGULATED
861	681.93	4553.03	5360.05	11" RED MAPLE	G	REMOVE	REGULATED
862	681.93	4545.15	5358.66	11" RED MAPLE	G	REMOVE	REGULATED
863	681.93	4540.22	5357.79	11" RED MAPLE	G	REMOVE	REGULATED
864	681.93	4535.30	5356.92	11" RED MAPLE	G	REMOVE	REGULATED
865	681.93	4530.37	5356.05	11" RED MAPLE	G	REMOVE	REGULATED
867	682.29	4543.81	5313.63	6" BOX ELDER	F	REMOVE	UNREGULATED
868	682.22	4541.65	5318.44	7" BOX ELDER	P	REMOVE	UNREGULATED
869	682.21	4541.12	5337.22	6" WHITE ASH	D	REMOVE	UNREGULATED
870	682.21	4535.13	5336.91	6" BOX ELDER	P	REMOVE	UNREGULATED
871	681.60	4507.88	5336.77	8" EASTERN COTTONWOOD	G	REMOVE	UNREGULATED
872	682.30	4511.33	5322.77	5" AMERICAN ELM	D	REMOVE	UNREGULATED
873	682.15	4498.02	5327.65	5" AMERICAN ELM	D	REMOVE	UNREGULATED
874	682.02	4481.45	5326.98	6" WHITE ASH	D	REMOVE	UNREGULATED
875	682.83	4462.18	5307.14	2-6" AMERICAN ELM	D	REMOVE	UNREGULATED
876	683.09	4459.68	5306.33	2-5" WHITE ASH	D	REMOVE	UNREGULATED
877	682.69	4492.07	5309.29	5&9" RED MAPLE	G	REMOVE	REGULATED
878	682.34	4499.55	5309.27	8" RED MAPLE	G	REMOVE	REGULATED
879	682.38	4529.17	5304.66	2-8" RED MAPLE	G	REMOVE	REGULATED
880	682.38	4514.42	5293.60	6" HOP-HORNBEAM	F	REMOVE	REGULATED
881	683.02	4524.22	5274.35	4&8" BOX ELDER	G	REMOVE	UNREGULATED

TREE LIST
LEGEND: G=GOOD, F=FAIR, P=POOR, D=DEAD

POINT	ELEVATION	NORTHING	EASTING	DESCRIPTION	CONDITION	REMOVE/SAVE	REGULATED/UNREGULATED
929	681.63	4900.68	5489.96	7" BOX ELDER	F	REMOVE	UNREGULATED
930	681.61	4896.49	5490.06	2-7" BOX ELDER	F	REMOVE	UNREGULATED
931	681.34	4894.03	5539.03	18" HONEY LOCUST	G	SAVE	REGULATED
932	681.53	4867.76	5533.80	7" SUGAR MAPLE	G	SAVE	REGULATED
937	681.39	4851.44	5531.62	2-5" APPLE	F	SAVE	REGULATED
938	681.04	4848.63	5473.24	12" BOX ELDER	F	REMOVE	UNREGULATED
948	681.54	4782.88	5497.33	5&6" BOX ELDER	F	REMOVE	UNREGULATED
949	681.76	4759.58	5489.51	5" APPLE	P	REMOVE	REGULATED
950	681.45	4700.03	5484.60	14" BOX ELDER	F	REMOVE	UNREGULATED
951	681.34	4701.98	5510.92	2-12&8" BOX ELDER	F	REMOVE	UNREGULATED
961	681.50	4568.92	5513.65	7" APPLE	P	REMOVE	UNREGULATED
962	680.74	4577.51	5541.09	6" RED OAK	G	SAVE	REGULATED
966	680.55	4518.07	5548.45	2-5" WHITE ASH	F	SAVE	UNREGULATED/OFFSITE
970	681.06	4505.19	5526.07	5" HAWTHORN	G	REMOVE	REGULATED
971	681.76	4523.05	5513.97	6" HAWTHORN	G	REMOVE	REGULATED
972	682.07	4531.06	5490.56	6" SUGAR MAPLE	F	REMOVE	UNREGULATED
973	682.38	4503.52	5449.34	5&6" HONEY LOCUST	P	REMOVE	UNREGULATED
974	682.21	4474.50	5451.42	3-9" RED MAPLE	G	REMOVE	REGULATED
975	682.31	4461.71	5452.28	12" RED MAPLE	G	REMOVE	REGULATED
976	681.74	4425.14	5487.57	2-5" HAWTHORN	F	REMOVE	REGULATED
977	681.08	4433.99	5534.40	6&10" RED MAPLE	G	REMOVE	REGULATED
978	681.16	4470.06	5532.75	13" RED MAPLE	G	SAVE	REGULATED
979	681.16	4480.89	5530.84	6" RED MAPLE	F	SAVE	REGULATED
980	681.16	4456.06	5532.75	5&7" RED OAK	G	REMOVE	REGULATED
995	682.67	4374.35	5289.50	6" SILVER MAPLE	G	REMOVE	UNREGULATED
998	682.52	4480.56	5410.91	6" EASTERN COTTONWOOD	G	REMOVE	UNREGULATED
999	682.53	4471.01	5395.96	5" EASTERN COTTONWOOD	G	REMOVE	UNREGULATED
1000	682.92	4465.81	5392.42	7" EASTERN COTTONWOOD	G	REMOVE	UNREGULATED
1003	683.13	4461.23	5405.03	7" EASTERN COTTONWOOD	G	REMOVE	UNREGULATED
1004	682.97	4453.91	5400.44	5" EASTERN COTTONWOOD	G	REMOVE	UNREGULATED
1005	682.93	4451.23	5391.92	8" EASTERN COTTONWOOD	G	REMOVE	UNREGULATED
1006	682.32	4444.06	5391.71	8" EASTERN COTTONWOOD	G	REMOVE	UNREGULATED
1007	682.41	4446.39	5380.56	5" EASTERN COTTONWOOD	G	REMOVE	UNREGULATED
1010	689.08	4409.53	5373.86	12" EASTERN COTTONWOOD	F	REMOVE	UNREGULATED
1011	689.27	4395.84	5389.52	2-5" EASTERN COTTONWOOD	P	REMOVE	UNREGULATED
1012	689.83	4387.55	5379.53	2-6" RED MAPLE	G	REMOVE	REGULATED
1014	690.45	4383.25	5360.56	2-4&7" WILLOW	F	REMOVE	UNREGULATED
1016	690.93	4378.13	5371.10	10" BOX ELDER	F	REMOVE	UNREGULATED
1017	689.70	4366.36	5367.15	5" WILLOW	F	REMOVE	UNREGULATED
1018	686.86	4357.37	5358.03	2-5" WILLOW	F	REMOVE	UNREGULATED
1019	687.18	4361.04	5347.66	6" WILLOW	F	REMOVE	UNREGULATED
1020	687.47	4357.80	5344.49	8" WILLOW	F	REMOVE	UNREGULATED
1021	686.32	4355.60	5337.59	2-5" SILVER MAPLE	G	REMOVE	UNREGULATED
1022	685.53	4350.97	5336.59	5" WILLOW	F	REMOVE	UNREGULATED
1023	686.46	4355.53	5330.28	6" SILVER MAPLE	F	REMOVE	UNREGULATED
1024	686.13	4356.28	5323.74	6" SILVER MAPLE	F	REMOVE	UNREGULATED
1025	686.38	4351.63	5316.86	6" WILLOW	F	REMOVE	UNREGULATED
1026	689.60	4367.57	5317.31	6" WILLOW	F	REMOVE	UNREGULATED
1028	687.65	4370.18	5331.47	6" SILVER MAPLE	G	REMOVE	UNREGULATED
1029	685.64	4356.78	5306.40	6" SILVER MAPLE	G	REMOVE	UNREGULATED
1030	682.44	4352.76	5298.01	2-5" SILVER MAPLE	G	REMOVE	UNREGULATED
1031	682.43	4361.27	5295.33	12" SILVER MAPLE	F	REMOVE	UNREGULATED
1032	683.01	4377.38	5304.84	3-5" EASTERN COTTONWOOD	G	REMOVE	UNREGULATED
1033	682.57	4382.72	5313.66	10" WILLOW	G	REMOVE	UNREGULATED
1034	682.57	4382.72	5308.66	8" SILVER MAPLE	G	REMOVE	UNREGULATED
1035	682.51	4382.15	5329.86	6" SILVER MAPLE	G	REMOVE	UNREGULATED
1036	681.39	4392.14	5329.63	6" SILVER MAPLE	G	REMOVE	UNREGULATED
1037	682.59	4398.60	5332.19	5" SILVER MAPLE	F	REMOVE	UNREGULATED
1038	682.80	4397.22	5317.46	11" EASTERN COTTONWOOD	G	REMOVE	UNREGULATED
1039	682.88	4408.12	5326.72	12" EASTERN COTTONWOOD	F	REMOVE	UNREGULATED
1040	682.85	4408.12	5345.90	9" SILVER MAPLE	G	REMOVE	UNREGULATED
1041	682.85	4408.12	5338.90	6" SILVER MAPLE	G	REMOVE	UNREGULATED
1045	682.15	4335.01	5298.76	6" SILVER MAPLE	F	REMOVE	UNREGULATED
1046	682.35	4339.87	5315.32	5" SILVER MAPLE	F	REMOVE	UNREGULATED
1047	683.14	4341.05	5317.83	5" SILVER MAPLE	G	REMOVE	UNREGULATED
1048	682.43	4341.13	5326.07	5" SILVER MAPLE	G	REMOVE	UNREGULATED

TREE LIST
LEGEND: G=GOOD, F=FAIR, P=POOR, D=DEAD

POINT	ELEVATION	NORTHING	EASTING	DESCRIPTION	CONDITION	REMOVE/SAVE	REGULATED/UNREGULATED
1051	684.99	4348.97	5370.77	7" WILLOW	G	REMOVE	UNREGULATED
1052	686.94	4358.00	5380.15	2-5" WILLOW	G	REMOVE	UNREGULATED
1058	683.07	4363.03	5411.29	5" SILVER MAPLE	F	REMOVE	UNREGULATED
1060	687.16	4366.46	5389.83	6" WILLOW	F	REMOVE	UNREGULATED
1061	687.18	4362.23	5387.44	12" WILLOW	G	REMOVE	UNREGULATED
1063	682.44	4385.30	5403.01	6" BLUE SPRUCE	D	REMOVE	UNREGULATED
1064	682.51	4392.70	5403.39	6" BLUE SPRUCE	D	REMOVE	UNREGULATED
1065	682.52	4400.41	5407.91	6" HAWTHORN	D	REMOVE	UNREGULATED
1066	682.83	4403.68	5406.17	6" BLUE SPRUCE	D	REMOVE	UNREGULATED
1067	682.57	4413.82	5407.97	5" WHITE ASH	P	REMOVE	UNREGULATED
1068	682.66	4419.48	5405.65	5" BLACK CHERRY	P	REMOVE	REGULATED
1069	683.35	4421.29	5401.85	7" SILVER MAPLE	G	REMOVE	UNREGULATED
1073	682.16	4429.46	5474.47	5" RED MAPLE	P	REMOVE	REGULATED
1074	682.15	4409.67	5486.09	7" RED MAPLE	F	REMOVE	REGULATED
1075	681.97	4378.45	5509.57	8" PIN OAK	G	REMOVE	REGULATED
1076	681.83	4363.27	5509.41	3-6" SUGAR MAPLE	G	REMOVE	REGULATED
1077	681.99	4356.36	5493.13	5" SUGAR MAPLE	F	REMOVE	REGULATED
1078	681.52	4354.69	5480.88	7" RED MAPLE	G	REMOVE	REGULATED
1080	682.29	4393.97	5446.98	5&7" SUGAR MAPLE	G	REMOVE	REGULATED
1081	682.02	4370.33	5442.15	9" SUGAR MAPLE	G	REMOVE	REGULATED
1082	681.84	4398.91	5454.29	11" SUGAR MAPLE	G	REMOVE	REGULATED
1083	682.19	4399.37	5446.87	6" SUGAR MAPLE	G	REMOVE	REGULATED
1084	682.22	4418.22	5447.27	9" SUGAR MAPLE	F	REMOVE	REGULATED
1085	682.22	4416.67	5453.07	7&10" SILVER MAPLE	F	REMOVE	UNREGULATED
1086	682.55	4428.11	5452.34	16" SUGAR MAPLE	G	REMOVE	REGULATED
1089	683.49	4381.26	5233.64	9" SCOTCH PINE	P	REMOVE	UNREGULATED
1090	683.48	4417.71	5233.68	7" BLUE SPRUCE	P	REMOVE	UNREGULATED
1091	683.15	4420.42	5217.58	6" RED MAPLE	G	SAVE	UNREGULATED/OFFSITE
1092	683.04	4453.46	5231.47	10" RED PINE	P	REMOVE	UNREGULATED
1124	683.11	4441.45	5105.07	12" BLACK CHERRY	G	SAVE	UNREGULATED/OFFSITE
1184	682.45	4451.21	5221.35	13" RED PINE	F	SAVE	REGULATED
1185	682.40	4451.08	5213.46	10" RED PINE	F	SAVE	REGULATED
1186	682.52	4450.94	5206.18	10" RED PINE	F	SAVE	REGULATED
1187	682.53	4450.98	5201.78	11" RED PINE	F	SAVE	REGULATED
1188	682.66	4452.09	5195.11	7" RED PINE	F	SAVE	REGULATED
1189	682.75	4452.64	5189.88	15" RED PINE	F	SAVE	REGULATED
1190	682.79	4452.78	5184.07	8" RED PINE	F	SAVE	REGULATED
1191	682.74	4452.01	5177.38	10" RED PINE	F	SAVE	REGULATED
1192	682.77	4451.25	5172.27	9" RED PINE	F	SAVE	REGULATED
1193	682.75	4451.50	5167.99	9" RED PINE	F	SAVE	REGULATED
1194	682.83	4450.54	5162.40	9" RED PINE	F	SAVE	REGULATED
1195	682.82	4450.61	5158.69	13" RED PINE	F	SAVE	REGULATED
1196	682.90	4449.89	5154.21	9" RED PINE	F	SAVE	REGULATED
1197	682.94	4450.36	5151.11	13" RED PINE	F	SAVE	REGULATED
1198	683.06	4451.37	5146.15	9" RED PINE	F	SAVE	REGULATED
1199	683.06	4450.29	5141.72	10" RED PINE	F	SAVE	REGULATED
1200	683.08	4450.30	5137.52	12" RED PINE	F	SAVE	REGULATED
1201	682.86	4451.00	5128.40	12" RED PINE	F	SAVE	REGULATED
1202	682.85	4450.86	5123.95	12" RED PINE	F	SAVE	REGULATED
1203	682.68	4450.95	5097.04	12" RED PINE	F	SAVE	REGULATED
1204	682.59	4449.77	5091.61	12" RED PINE	F	SAVE	REGULATED
1205	682.58	4450.11	5088.20	9" RED PINE	F	SAVE	REGULATED
1206	682.46	4449.41	5084.37	9" RED PINE	F	SAVE	REGULATED
1207	682.38	4449.33	5076.49	10" RED PINE	F	SAVE	REGULATED
1208	682.43	4449.91	5071.70	9" RED PINE	F	SAVE	REGULATED
1209	682.34	4449.39	5066.23	11" RED PINE	F	SAVE	REGULATED
1210	682.35	4449.32	5061.80	12" RED PINE	F	SAVE	REGULATED
1211	682.31	4448.40	5058.25	12" RED PINE	F	SAVE	REGULATED
1212	682.26	4449.05	5052.96	8" RED PINE	F	SAVE	REGULATED
1213	682.23	4448.96	5048.95	9" RED PINE	F	SAVE	REGULATED
1214	681.97	4448.76	5043.54	13" RED PINE	F	SAVE	REGULATED

SEE LANDSCAPE PLAN LS-1 OF 4
FOR TREE REMOVAL/REPLACEMENT SUMMARY.

Revisions:
12-03-19 REV PER TWP L.A.

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HAMPTON MANOR
OF VAN BUREN TOWNSHIP
TREE LIST

PART OF THE NORTHEAST 1/4 OF SECTION 14,
TOWN 3, SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP,
WAYNE COUNTY, MICHIGAN

Scale: 1"=40'
Paper Size: 24"x36"
Date: 11-06-19
Drawn By: L.A.
Checked By: W.J.T.
Job No.: 19-249
Sheet No. 04

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF VAN BUREN TOWNSHIP AND WAYNE COUNTY.

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ALL WATER MAINS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN INFLUENCE OF PAVEMENT (EXTENDING 3' BEYOND EDGE OF PAVEMENT THEN TAPERING TO ORIGINAL GROUND AT 1:1 SLOPE) SHALL BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM (PROCTOR) DENSITY. ALL UTILITY CROSSINGS SHALL BE SAND BACKFILLED. SAND BACKFILLING IS INCIDENTAL TO UNIT PRICES.

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TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

DESCRIPTIONS ARE PREPARED FROM EXISTING VAN BUREN TOWNSHIP TAX RECORDS. ALL PARCELS SHALL BE COMBINED AFTER PURCHASE OF PROPERTY IS COMPLETED.

PARCEL 1: PARCEL #83-054-99-0012-000
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 333 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 248 FEET; THENCE NORTH 333 FEET; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 258 FEET; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 294.87 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 548 FEET; THENCE NORTH 219.87 FEET TO THE POINT OF BEGINNING. 4.18 ACRES.

PARCEL 2: PARCEL #83-054-99-0013-000
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING NORTH 89 DEGREES 00 MINUTES EAST 398 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 258 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 150 FEET; THENCE NORTH 258 FEET TO THE POINT OF BEGINNING. 0.89 ACRES.

PARCEL 3: PARCEL #83-054-99-0014-701
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 60 FEET AND NORTH 89 DEGREES EAST 60 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE SOUTH 123 FEET; THENCE NORTH 89 DEGREES EAST 188 FEET; THENCE NORTH 123 FEET; THENCE SOUTH 89 DEGREES WEST 188 FEET TO THE POINT OF BEGINNING. 0.53 ACRES.

PARCEL 4: PARCEL #83-054-99-0015-701
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 183 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 248 FEET; THENCE SOUTH 150 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 248 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING EXCEPT THE WEST 60 FEET THEREOF. 0.65 ACRES.

PARCEL 5: PARCEL #83-054-99-0016-002
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING DUE SOUTH 672.10 FEET AND NORTH 90 DEGREES EAST 232 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES EAST 176 FEET; THENCE DUE NORTH 119.23 FEET; THENCE SOUTH 89 DEGREES WEST 176 FEET; THENCE DUE SOUTH 119.23 FEET TO THE POINT OF BEGINNING. 0.48 ACRES.

PARCEL 6: PARCEL #83-054-99-0016-003
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING DUE SOUTH 672.10 FEET AND NORTH 90 DEGREES EAST 408 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES EAST 140 FEET; THENCE DUE NORTH 119.23 FEET; THENCE SOUTH 89 DEGREES WEST 140 FEET; THENCE DUE SOUTH 119.23 FEET TO THE POINT OF BEGINNING. 0.38 ACRES.

SITE NOTES:
1. DEVELOPER:
VAN BUREN INVESTORS LAND HOLDINGS, LLC
ZOHAIB SYED
1451 GRATIOT AVENUE
CLINTON TWP., MI 48036
PHONE: 989-708-1878
2. TOTAL SITE AREA = 6.39 ACRES.
3. BUILDING AND PAVEMENT LOT COVERAGE = 50%
4. PROPOSED SENIOR ASSISTED LIVING WITH 4 TWO BEDROOM, 32 ONE BEDROOM UNITS, 20 EFFICIENCY UNITS AND 24 MEMORY CARE UNITS FOR A TOTAL OF 80 UNITS.
5. PERIMETER SETBACK = 50 FT.
6. OPEN SPACE REQUIRED = 25% OF SITE AREA
=6.39 ACRES * 0.25 = 1.6 ACRES
OPEN SPACE PROVIDED = 2.25 ACRES
7. PARKING REQUIRED = 1 SPACE FOR EVERY 4 RESIDENTS PLUS ONE FOR EACH EMPLOYEE
24 MEMORY CARE = 24 RESIDENTS
20 STUDIO = 20 RESIDENTS
32 ONE BED = 32 RESIDENTS
4 TWO BED = 8 RESIDENTS
84 RESIDENTS/4
=21 SPACES + 15 EMPLOYEES
=36 SPACES REQUIRED
8. PARKING PROVIDED = 44 SPACES @ 9.5'x20'
6 HANDICAP SPACES
50 TOTAL SPACES PROVIDED
9. LOADING/UNLOADING REQUIRED
= 2 SPACES FOR OVER 50,000 S.F. OF FLOOR AREA
10. LOADING/UNLOADING PROVIDED = 1 10'x50' SPACE
ONCE BUILDING IS OPERATIONAL DELIVERIES WILL BE FROM ONE VENDOR 2-3 TIMES A WEEK WHICH DOES NOT NECESSITATE TWO SPACES.
11. ZONING:
SITE= C LOCAL BUSINESS
NORTH = R-1C SINGLE FAMILY RESIDENTIAL
SOUTH = R-1C SINGLE FAMILY RESIDENTIAL
EAST = R-1C SINGLE FAMILY RESIDENTIAL
WEST = R-1B SINGLE FAMILY RESIDENTIAL
12. ALL PARKING AND PAVING SURFACES SHALL BE ASPHALT WITH CONCRETE CURB AND GUTTER AND/OR THICKENED EDGE ASPHALT PER TOWNSHIP SPECIFICATIONS.
13. ALL AREAS NOT BUILT OR PAVED UPON SHALL BE IRRIGATED.
14. ALL DEBRIS SHALL BE REMOVED FROM WITHIN THE PROPERTY LIMITS ON A WEEKLY BASIS OR AS NEEDED.
15. SITE WILL NOT BE CONSTRUCTED IN PHASES.
16. THERE IS NO FLOOD PAIN ON THIS SITE PER FEMA COMMUNITY #26054, MAP #6163C0352E, DATED 02-02-2012.
17. THERE ARE NO REGULATED WETLANDS ON THIS SITE.
18. PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PARKING LOT STRIPING AND MARKINGS SHALL BE MAINTAINED IN A CLEARLY VISIBLE CONDITION.
19. THERE SHALL BE NO OUTDOOR STORAGE.
20. OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL REPLACE ALL DISEASED, DEAD OR DAMAGED PLANTS, REPLENISH MULCH, CONTROL WEEDS, FERTILIZE AND PRUNE BEGINNING UPON COMPLETION OF CONSTRUCTION OF LANDSCAPING.
21. THERE SHALL BE NO HAZARDOUS/TOXIC WASTE FROM THIS SITE.

SOIL MAP
NO SCALE

SOIL TYPES
SOIL SURVEY OF WAYNE COUNTY, MICHIGAN
BfA: BLOUNT LOAM, ERIE-HURON LAKE PLAIN, 0 TO 2 PERCENT SLOPES, HYDROLOGIC SOIL GROUP D
MeA : METAMORA SANDY LOAM, 0 TO 3 PERCENT SLOPES, HYDROLOGIC SOIL GROUP C/D
Pe: PEWAMO LOAM, HYDROLOGIC SOIL GROUP C/D
TeA: TEDROW LOAMY FINE SAND, 0 TO 2 PERCENT SLOPES, HYDROLOGIC SOIL GROUP A/D

LOCATION MAP
SCALE: 4"=1 MILE

BENCHMARKS:
1. RAILROAD SPIKE IN UTILITY POL ELEVATION=682.19 (NAVD88)
2. RAILROAD SPIKE IN UTILITY POL ELEVATION=683.05 (NAVD88)
3. ARROW ON HYDRANT ELEVATION=683.56 (NAVD88)
4. ARROW ON HYDRANT ELEVATION=683.20 (NAVD88)
5. ARROW ON HYDRANT ELEVATION 683.33 (NAVD88)
SUBTRACT 0.44 FT. TO CONVERT TO NGVD 29 DATUM

PROPOSED LEGEND
SANITARY SEWER
WATER MAIN
STORM SEWER
FENCE
UG UG UNDERGROUND CABLE, ELECTRIC & PHONE
GAS
SANITARY MANHOLE
SANITARY CLEANOUT
STORM CATCH BASIN (PAVEMENT)
STORM CATCH BASIN (YARD)
STORM MANHOLE
STORM MANHOLE WITH CATCH BASIN COVER (PAVEMENT)
STORM MANHOLE WITH CATCH BASIN COVER (YARD)
STORM INLET
FIRE HYDRANT
VALVE IN WELL
WATER LEAD STOP BOX
CB 1 STORM STRUCTURE NUMBER
MH 1 SANITARY STRUCTURE NUMBER
HYD 1 WATER STRUCTURE NUMBER
1 UTILITY CROSSING NUMBER
UTILITY CROSSING
SAND BACKFILL

EXISTING LEGEND
GAS LINE (PAINTED)
SANITARY SEWER
WATER MAIN
STORM SEWER
OVERHEAD UTILITY LINES
UG UG UNDERGROUND UTILITY LINES
FENCE
DITCH
SANITARY MANHOLE
STORM SQ. CATCH BASIN
STORM ROUND CATCH BASIN
STORM MANHOLE
CULVERT
FIRE HYDRANT
VALVE IN WELL
WATER SHUT OFF
WELL
GV GAS VALVE
LIGHT POLE
UTILITY POLE
GUY WIRE
P.I. SIGN
SECTION CORNER
F.I. FOUND IRON
S.I. SET IRON
(M) MEASURED
(R) RECORD
GAS LINE MARKER

DUMPSTER ENCLOSURE PLAN
(N.T.S.)

NOTE:
GATE CONTRACTOR SHALL SIZE POSTS, HINGES, AND GATE FRAME MEMBERS TO CARRY WEIGHT OF WOOD CLADDING. WOOD CLADDING SHALL BE PAINTED TO MATCH BUILDING MATERIAL.

DUMPSTER ELEVATION
(N.T.S.)

6' SIMULATED WROUGHT IRON FENCE
(N.T.S.)

ALUMINUM FENCE SIMULATING THE LOOK OF WROUGHT IRON. (MAINTENANCE FREE, POLYESTER POWDER COAT FINISH-NO PAINTING NECESSARY, DOESN'T RUST, CHIP, ETC.).

Revisions:	
12-03-19 REV PER TWP	L.A.

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LAND HOLDINGS, LLC
ZOHAIB SYED
1451 S. GRATIOT AVENUE
CLINTON TOWNSHIP, MI 48035
989-708-1878
zohaibsyed2001@yahoo.com

HAMPTON MANOR OF VAN BUREN TOWNSHIP SITE PLAN

PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 3, SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

Scale:	1"=40'
Paper Size:	24"x36"
Date:	11-06-19
Drawn By:	L.A.
Checked By:	W.J.T.
Job No.:	19-249
Sheet No.	05

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- FENCE
- UNDERGROUND CABLE, ELECTRIC & PHONE
- GAS
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM CATCH BASIN (PAVEMENT)
- STORM CATCH BASIN (YARD)
- STORM MANHOLE
- STORM MANHOLE WITH CATCH BASIN COVER (PAVEMENT)
- STORM MANHOLE WITH CATCH BASIN COVER (YARD)
- STORM INLET
- FIRE HYDRANT
- VALVE IN WELL
- WATER LEAD STOP BOX
- CB 1 STORM STRUCTURE NUMBER
- MH 1 SANITARY STRUCTURE NUMBER
- HYD 1 WATER STRUCTURE NUMBER
- 1 UTILITY CROSSING NUMBER
- UTILITY CROSSING
- SAND BACKFILL

EXISTING LEGEND

- GAS LINE (PAINTED)
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- OVERHEAD UTILITY LINES
- UNDERGROUND UTILITY LINES
- FENCE
- DITCH
- SANITARY MANHOLE
- STORM SQ. CATCH BASIN
- STORM ROUND CATCH BASIN
- STORM MANHOLE
- CULVERT
- FIRE HYDRANT
- VALVE IN WELL
- WATER SHUT OFF
- WELL
- GAS VALVE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- P.I. SIGN
- SECTION CORNER
- F.I. FOUND IRON
- S.I. SET IRON
- (M) MEASURED
- (R) RECORD
- GAS LINE MARKER

LOCATION MAP
SCALE: 4"=1 MILE

SIGN DETAIL

SIGN DETAIL

SIGN DETAIL

PARKING AREA SIGN DETAIL
(N.T.S.)

Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

FIRE TRUCK
NO SCALE

PROPOSED SIGN
SCALE: 1"=2'

SEE ARCHITECTURAL PLANS FOR ENTRANCE SIGN DETAIL

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'

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4. ARROW ON HYDRANT ELEVATION=683.20 (NAVD88)
5. ARROW ON HYDRANT ELEVATION 683.33 (NAVD88)

SUBTRACT 0.44 FT. TO CONVERT TO NGVD 29 DATUM

Revisions:
12-03-19 REV PER TWP L.A.

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zohaibsyed2001@yahoo.com

HAMPTON MANOR OF VAN BUREN TOWNSHIP SIGNS AND AUTOTURN ANALYSIS

PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 3, SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

Scale:	1"=40'
Paper Size:	24"x36"
Date:	11-06-19
Drawn By:	L.A.
Checked By:	W.J.T.
Job No.:	19-249
Sheet No.	06

DETENTION POND OVERFLOW

OVERFLOW REQUIRED FOR 100 YEAR STORM

Q=CIA		
C=	0.75	
I=	6.07	
A=	6.39	ac
Q=	**29.23**	cfs

OVERFLOW WEIR PROVIDED

Q=3.367BH^3/2		
B=	33.00	
H=	0.41	
Q=3.367BH^3/2	**29.11**	

OVERLAND OVERFLOW PROVIDED

Channel		
Trapezoidal		
Base Width	33	ft
Depth	0.49	ft
Side Slope (ft)	1 on 6	
Side Length=	2.96	ft
Top Width=	38.8332	ft
Area (A)=	17.46	sf
Wetted Perimeter (P)=	38.91	ft
Hydraulic Radius (R)=	0.45	ft
Roughness Coefficient (n)=	0.03	
Slope (%)=	0.33	%
Velocity Flowing Full (v)=	1.67	sft/sec
Capacity (Q)=	**29.11**	cfs

BENCHMARKS:
1. RAILROAD SPIKE IN UTILITY POLE ELEVATION=682.19 (NAVD88)
2. RAILROAD SPIKE IN UTILITY POLE ELEVATION=683.05 (NAVD88)
3. ARROW ON HYDRANT ELEVATION=683.56 (NAVD88)
4. ARROW ON HYDRANT ELEVATION=683.20 (NAVD88)
5. ARROW ON HYDRANT ELEVATION 683.33 (NAVD88)

SUBTRACT 0.44 FT. TO CONVERT TO NGVD 29 DATUM

LOCATION MAP
SCALE: 4"=1 MILE

WAYNE COUNTY STORM WATER MANAGEMENT STANDARDS
WEIGHTED COEFFICIENT OF IMPERVIOUSNESS

SURFACE		AREA A				Cimp	CxA	Cweighted
Net Site Area	=	278150.00	sft	6.39	acres			
Water Surface	=	25412.00	sft	0.58	acres	1.00	0.58	
Building	=	77580.00	sft	1.78	acres	0.95	1.69	
Pavement	=	63654.00	sft	1.46	acres	0.95	1.39	
Open Space, Soil Group D	=	111504.00	sft	2.56	acres	0.45	1.15	
Subtotal				6.39			4.82	0.75

DETENTION REQUIRED

Net Site Area A	=	6.39	acres
Coefficient of Imperviousness C	=	0.75	
Allowable Outflow (Qa)	=	0.10	cfs/ac
	=	0.64	cfs

12" Outlet Pipe at 0.32% conveys 2.02 cfs
Proposed Pump Qmax=0.64 cfs

Volume Required

Qo = Qa/(C*A)	=	0.13	cfs/acre-imp
T=(-45+{19845/Qo}^0.5)	=	341.86	
Vs=(17649*T)/(T+45)-40QoT	=	13782.78	
Vr=Vs*Acreage*C	=	66370.40	cu. ft.
100-Year Storm: storage volume required:		**66370.40**	cu.ft.

DETENTION PROVIDED

	Contour	Area	Ave. Area	Increment	Volume cu. ft.	Summation cu. ft.
High Water	679.80	25412.24				
			23429.22	1.00	23429.22	71806.98
	678.80	21500.66				
			19629.12	1.00	19629.12	48377.76
	677.80	17815.28				
			16054.60	1.00	16054.60	28748.64
	676.80	14356.09				
			12694.04	1.00	12694.04	12694.04
Normal Water	675.80	11101.62				
					TOTAL=	**71806.98** cu.ft.

PERMANENT POND VOLUME

	Contour	Area	Ave. Area	Increment	Volume cu. ft.	Summation cu. ft.
Normal Water	675.80	11101.62				
			9575.07	1.00	9575.07	22383.51
	674.80	8125.74				
			6736.99	1.00	6736.99	12808.45
	673.80	5437.91				
			4180.21	1.00	4180.21	6071.45
	672.80	3038.12				
			1891.24	1.00	1891.24	1891.24
Bottom of Pond	671.80	942.99				
					TOTAL=	**22383.51** cu.ft.

OUTLET STANDPIPE DESIGN

FIRST FLUSH:

First Flush Volume Vt ff=1815*C*A=	8740.06	cft
First Flush Elevation Zff=675.80+[(676.80-675.80)*((8740 cft-0)/(12694 cft-0 cft))]=	676.49	ft
24 Hour Allowable Flow Rate Qavg ff=Vt ff/86,400=	0.1012	cfs
ORIFICE CALCULATIONS:		
Design 1" Diameter Orifices at Low Water 675.80:		
Aout=Qavg ff/(0.62*SQRT(2*g*havg))=	0.0253	sft
g=32.2 ft/sec^2	32.2000	ft/sec^2
havg=676.49-(675.80+(0.08 ft/2))=	0.6469	ft
1" Diameter Holes Area=	0.0055	sft
Number of 1" Diameter Holes=	4.6350	each
Use 4 holes		
Actual Area of Orifices Ao=4*0.005454 sft=	0.0218	sft
Actual Outflow Qavg ff=0.62*Ao*SQRT(2*g*havg)=	0.0873	cfs
Actual Holding Time Tff = Vt ff/(Qavg*3,600)=	27.8099	hours

at Elevation 675.80

BANK FULL FLOOD:

Bank Full Volume Vt bf=5160*C*A=	24847.77	cft
Bank Full Elev Zbf=676.80+[(677.80-676.80)*((24848 cft-12694 cft-0)/(28748 cft-12694 cft))]=	677.56	ft
40 Hour Allowable Flow Rate Qavg bf=Vt ff/144000=	0.1726	cfs
ORIFICE CALCULATIONS		
Qavg bf to Low Water 675.80=0.62*4*0.005454*SQRT(2*g*havg)=	0.1439	cfs
g=32.2 ft/sec^2	32.2000	ft/sec^2
havg=677.56-(675.80+(0.08 ft/2))=	1.7154	ft
Difference Between 0.1718 - 0.1436 =	0.0287	cfs
Design 1" Orifices at First Flush Elevation 676.49:		
g=32.2 ft/sec^2	32.2000	ft/sec^2
havg=677.55-(676.49+(0.08 ft/2))=	1.0268	ft
Aout = 0.0282/(0.62*SQRT(2*g*havg))	0.0057	sft
1" Diameter Holes Area=	0.0055	sft
Number of 1" Diameter Holes=	1.0428	each
Use 1 hole		
Actual Area of Orifices Ao=1*0.005454 sft=	0.0055	sft
Actual Outflow Qavg bf=0.62*Ao*SQRT(2*g*havg)=	0.0275	cfs
Q bf Sum of 0.1436 cfs + 0.0276 cfs =	0.1714	cfs
Actual Holding Time Tbf Vt bf 24,741 cft / (Qbf cfs * 3,600) =	40.2746	hours

at Elevation 676.49

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF VAN BUREN TOWNSHIP AND WAYNE COUNTY.

THE DEVELOPER IS RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE THE RESULT OF THE DEVELOPERS' ACTIONS.

ALL WATER MAINS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN INFLUENCE OF PAVEMENT (EXTENDING 3' BEYOND EDGE OF PAVEMENT THEN TAPERING TO ORIGINAL GROUND AT 1:1 SLOPE) SHALL BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM (PROCTOR) DENSITY. ALL UTILITY CROSSINGS SHALL BE SAND BACKFILLED. SAND BACKFILLING IS INCIDENTAL TO UNIT PRICES.

WATER MAIN NOTES:
1. CONNECTION TO THE EXISTING WATER MAIN SHALL NOT OCCUR UNTIL ALL REQUIRED HYDROSTATIC AND BACTERIOLOGICAL TESTING HAS BEEN SUCCESSFULLY COMPLETED AND ACCEPTED BY THE TOWNSHIP ENGINEER.
2. ALL 8" WATER MAIN SHALL BE DUCTILE IRON, CLASS 54, DOUBLE CEMENT LINED (WITH INTERIOR BITUMINOUS COATING) WITH PUSH ON TYPE JOINTS. PUSH ON JOINTS SHALL BE TYTON, SURER BELLTITE OR APPROVED EQUAL WITH SERRATED BRASS WEDGES (2 WEDGES PER JOINT).
3. ALL WATER MAIN AND WATER SYSTEM CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF VAN BUREN TOWNSHIP.

FIRE DEPARTMENT NOTES:
1. THE PROPOSED FIRE DEPARTMENT CONNECTION IS LOCATED ON THE NORTH WALL NEAR THE EAST CORNER OF THE BUILDING.
2. THE FIRE DEPARTMENT CONNECTION SHALL BE A 4 INCH STORTZ FITTING WITH A 30 DEGREE DOWNTURN AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. FIRE HYDRANTS SHALL BE TWO 4 INCH STORTZ CONNECTIONS NOT THREADED.
4. THE BUILDING SHALL BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA13, STANDARD FOR THE INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS.
5. THE ARCHITECT AND FIRE DEPARTMENT SHALL COORDINATE FOR THE LOCATION OF A KNOX BOX CLOCK SYSTEM.
6. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED UNLESS IT CAN BE PROVEN AFTER BUILDING IS CONSTRUCTED AND OCCUPIED THAT COVERAGE IS SUFFICIENT. THIS WILL BE VERIFIED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'

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EXISTING LEGEND
- GAS LINE (PAINTED)
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- OVERHEAD UTILITY LINES
- UNDERGROUND UTILITY LINES
- FENCE
- DITCH
- SANITARY MANHOLE
- STORM SQ. CATCH BASIN
- STORM ROUND CATCH BASIN
- STORM MANHOLE
- CULVERT
- FIRE HYDRANT
- VALVE IN WELL
- WATER SHUT OFF
- WELL
- GAS VALVE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- P.I. SIGN
- SECTION CORNER
- F.I. FOUND IRON
- S.I. SET IRON
- (M) MEASURED
- (R) RECORD
- GAS LINE MARKER

PROPOSED LEGEND
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- FENCE
- UG UNDERGROUND CABLE, ELECTRIC & PHONE
- GAS
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM CATCH BASIN (PAVEMENT)
- STORM CATCH BASIN (YARD)
- STORM MANHOLE
- STORM MANHOLE WITH CATCH BASIN COVER (PAVEMENT)
- STORM MANHOLE WITH CATCH BASIN COVER (YARD)
- STORM INLET
- FIRE HYDRANT
- VALVE IN WELL
- WATER LEAD STOP BOX
- CB 1 STORM STRUCTURE NUMBER
- MH 1 SANITARY STRUCTURE NUMBER
- HYD 1 WATER STRUCTURE NUMBER
- 1 UTILITY CROSSING NUMBER
- UTILITY CROSSING
- SAND BACKFILL

Revisions:	
12-03-19 REV PER TWP	L.A.

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HAMPTON MANOR OF VAN BUREN TOWNSHIP CONCEPTUAL UTILITY AND STORM WATER MANAGEMENT PLAN

PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 3, SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

Scale: 1"=40'
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6" CONCRETE CURB DETAIL
REVERSE GUTTER PAN
(N.T.S.)

6" CONCRETE CURB & GUTTER DETAIL
(N.T.S.)

PARKING/DRIVE TRANSITION
(N.T.S.)

SIDEWALK CURB DETAIL
(N.T.S.)

TYPICAL WALK CROSS-SECTION
(N.T.S.)

TYPICAL PAVEMENT CROSS-SECTION
27' B/C TO B/C
(N.T.S.)

LOCATION MAP
SCALE: 4"=1 MILE

BENCHMARKS:
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2. RAILROAD SPIKE IN UTILITY POL ELEVATION=683.05 (NAVD88)
3. ARROW ON HYDRANT ELEVATION=683.56 (NAVD88)
4. ARROW ON HYDRANT ELEVATION=683.20 (NAVD88)
5. ARROW ON HYDRANT ELEVATION 683.33 (NAVD88)

SUBTRACT 0.44 FT. TO CONVERT TO NGVD 29 DATUM

EXISTING LEGEND

- GAS LINE (PAINTED)
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- OVERHEAD UTILITY LINES
- UNDERGROUND UTILITY LINES
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(IN FEET)
1" = 40'

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Revisions:		
12-03-19 REV PER TWP	L.A.	

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HAMPTON MANOR OF VAN BUREN TOWNSHIP CONCEPTUAL GRADING PLAN

PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 3, SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

Scale:	1"=40'
Paper Size:	24"x36"
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SOIL EROSION LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE
- SEED AND MULCH
- SILT SACK
- DRAIN GUARD
- MULCH BLANKET

LOCATION MAP
SCALE: 4"=1 MILE

RESPONSIBLE PARTY: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

DISTANCE TO NEAREST WATERCOURSE: 5,700 FEET SOUTH TO THE HURON RIVER.

TOTAL AREA OF DISTURBANCE: 8 ACRES, N.P.D.E.S., N.O.C. IS REQUIRED.

WETLANDS STATEMENT: NO WETLANDS ARE ON THE SITE.

FLOODPLAIN STATEMENT: NO FLOODPLAINS ARE ON THE SITE.

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PROPOSED LEGEND

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- WATER MAIN
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- FENCE
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- SECTION CORNER
- F.I. FOUND IRON
- S.I. SET IRON
- (M) MEASURED
- (R) RECORD
- GAS LINE MARKER

STAND PIPE DETAIL
N.T.S.

START DAY	END DAY	SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION:
1	1	1. STONE TRACKING MAT ATOP GEOTEXTILE LINER: MUD-MAT.
1	1	2. INSTALL SILT FENCING AND PROTECTIVE FENCING.
1	7	3. STRIP AND STOCKPILE TOPSOIL.
1	30	4. GRADE AND BALANCE AS REQUIRED. STABILIZE DITCHES, SWALES, COMMON AREAS AND SLOPES PER PLAN WITHIN 5 DAYS OF GRADE.
15	120	5. CONSTRUCT BUILDING.
15	30	6. EXCAVATE DETENTION BASIN, INSTALL APPROVED OUTLET, STABILIZE BASIN BEFORE PAVING IS STARTED.
30	45	7. INSTALL UNDERGROUND UTILITIES: I.E. SANITARY, STORM, AND WATER MAIN.
45	45	8. PLACE INLET FILTERS.
45	60	9. INSTALL ALL PUBLIC UTILITIES COMPLETE: ELECTRIC, TELEPHONE, AND CABLE T.V.
60	90	10. INSTALL PAVEMENT COMPLETE.
1	120	11. ESTABLISH VEGETATION FOR ALL DISTURBED AREAS AND ROAD/R.O.W.s
105	120	12. CLEAN OUT STORM SEWERS SYSTEM.
105	120	13. CLEAN OUT AND RESTORE SEDIMENT BASIN AND DETENTION POND TO DESIGN SPECIFICATIONS.
120	120	14. REMOVE SILT FENCE AND CATCH BASIN FILTERS FOLLOWING WC-DPS APPROVAL: CALL FOR FINAL INSPECTION.

STREET CLEANING SCHEDULE

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
SCRAPE STREETS		X	X	X	X	X	X
SWEEP STREETS				X			

Revisions:
12-03-19 REV PER TWP L.A.

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HAMPTON MANOR OF VAN BUREN TOWNSHIP SOIL EROSION AND SEDIMENTATION CONTROL PLAN

PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 3, SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

Scale: 1"=40'
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EROSION CONTROL STANDARD NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES.

2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.

3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS AND WETLANDS.

4. THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHERE OTHERWISE REQUIRED BY THE WORK. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.

5. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF DIRT OFF THE WORK AREA.

6. THE CONTRACTOR SHALL PRESERVE OFF-SITE NATURAL VEGETATION AS MUCH AS POSSIBLE.

7. PROTECT ALL EXISTING TREES , INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR REMOVAL.

8. ALL EXPOSED EARTH SHALL BE STABILIZED WITH SEED AND MULCH OR SOD WITHIN 5 DAYS OF FINAL GRADE. SEDIMENT AND DETENTION BASINS, SWALES AND DITCHES SHALL BE STABILIZED WITH SEED AND STRAW MULCH BLANKETS, STAKED INTO THE GROUND 5 DAYS AFTER THE CONSTRUCTION OF THE SEDIMENT AND DETENTION BASINS, SWALES AND DITCHES.

9. THE CONTRACTOR SHALL SCRAPE THE STREETS DAILY, AND SWEEP THE STREETS WEEKLY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND SHALL PROVIDE ALL EQUIPMENT AND MATERIAL TO KEEP DUST IN CHECK AT ALL TIMES. THE CONTRACTOR SHALL RESPOND IMMEDIATELY TO ANY AND ALL COMPLAINTS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NPDES PERMIT AND ENSURING COMPLIANCE WITH ALL APPLICABLE PERMIT REGULATIONS, INCLUDING BUT NOT LIMITED TO, INSPECTION, RESTORATION AND RECORD KEEPING REQUIREMENTS. REPORTS FROM THE CERTIFIED STORM WATER OPERATOR SHALL BE MADE AVAILABLE TO WAYNE COUNTY.

DESCRIPTIONS ARE PREPARED FROM EXISTING VAN BUREN TOWNSHIP TAX RECORDS. ALL PARCELS SHALL BE COMBINED AFTER PURCHASE OF PROPERTY IS COMPLETED.

PARCEL 1: PARCEL #83-054-99-0012-000
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 333 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 248 FEET; THENCE NORTH 333 FEET; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 258 FEET; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 294.87 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 548 FEET; THENCE NORTH 219.87 FEET TO THE POINT OF BEGINNING. 4.18 ACRES.

PARCEL 2: PARCEL #83-054-99-0013-000
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING NORTH 89 DEGREES 00 MINUTES EAST 398 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 150 FEET; THENCE SOUTH 258 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 150 FEET; THENCE NORTH 258 FEET TO THE POINT OF BEGINNING. 0.89 ACRES.

PARCEL 3: PARCEL #83-054-99-0014-701
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 60 FEET AND NORTH 89 DEGREES EAST 60 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE SOUTH 123 FEET; THENCE NORTH 89 DEGREES EAST 188 FEET; THENCE NORTH 123 FEET; THENCE SOUTH 89 DEGREES WEST 188 FEET TO THE POINT OF BEGINNING. 0.53 ACRES.

PARCEL 4: PARCEL #83-054-99-0015-701
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 183 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 00 MINUTES EAST 248 FEET; THENCE SOUTH 150 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES WEST 248 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING EXCEPT THE WEST 60 FEET THEREOF. 0.65 ACRES.

PARCEL 5: PARCEL #83-054-99-0016-002
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING DUE SOUTH 672.10 FEET AND NORTH 90 DEGREES EAST 232 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES EAST 176 FEET; THENCE DUE NORTH 119.23 FEET; THENCE SOUTH 89 DEGREES WEST 176 FEET; THENCE DUE SOUTH 119.23 FEET TO THE POINT OF BEGINNING. 0.48 ACRES.

PARCEL 6: PARCEL #83-054-99-0016-003
PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING DUE SOUTH 672.10 FEET AND NORTH 90 DEGREES EAST 408 FEET FROM THE NORTHWEST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES EAST 140 FEET; THENCE DUE NORTH 119.23 FEET; THENCE SOUTH 89 DEGREES WEST 140 FEET; THENCE DUE SOUTH 119.23 FEET TO THE POINT OF BEGINNING

LOCATION MAP
SCALE: 4"=1 MILE

INSTALLATION DETAILS

SILT SACK INLET PROTECTOR
NO SCALE

CONSTRUCTION ACCESS DRIVE CROSS SECTION
NO SCALE

DRAIN GUARD
NO SCALE

SOIL MAP
NO SCALE

SOIL TYPES
SOIL SURVEY OF WAYNE COUNTY, MICHIGAN
BfA: BLOUNT LOAM, ERIE-HURON LAKE PLAIN, 0 TO 2 PERCENT SLOPES, HYDROLOGIC SOIL GROUP D
MeA : METAMORA SANDY LOAM, 0 TO 3 PERCENT SLOPES, HYDROLOGIC SOIL GROUP C/D
Pe: PEWAMO LOAM, HYDROLOGIC SOIL GROUP C/D
TeA: TEDROW LOAMY FINE SAND, 0 TO 2 PERCENT SLOPES, HYDROLOGIC SOIL GROUP A/D

INSTALLATION INSTRUCTIONS
1. REMOVE PROTECTIVE OUTER WRAPPER.
2. START UNROLLING BLANKET AS INDICATED BY SEPARATOR APPEARING AT THE BEGINNING OF EACH ROLL.
3. BE SURE THAT NETTING IS ON TOP OF THE EXCELSIOR FIBER AND THE EXCELSIOR IS IN DIRECT CONTACT WITH THE SOIL AND REMAINS SP CONTINUOUSLY WHILE UNROLLING.
4. STAPLE BLANKETS SECURELY ACCORDING TO THE FOLLOWING STAPLE ARRANGEMENT:

CHANNEL INSTALLATION
THE BLANKET SHOULD BE ROLLED OUT ALONG THE CHANNEL BOTTOM AND SIDE SLOPES IN THE DIRECTION OF THE WATER FLOW. ADJACENT BLANKETS SHOULD BE CLOSELY BUTTED OR SLIGHTLY OVERLAPPED SO THAT ONE ROW OF STAPLES WILL FASTEN BOTH EDGES ALONG THE SEAM. A ROW OF STAPLES SHOULD BE CENTERED DOWN THE BLANKET LOCATED IN BETWEEN THE STAPLES AT THE BLANKETS EDGE.
WHEN COMING TO THE END OF A ROLL, OVERLAP THE BEGINNING OF THE NEXT ROLL BY AT LEAST 6 INCHES.
STAPLE SPACING: (D) – 4 FEET
STAPLE SIZE: MOST SOILS – 6"x1"x6" – 11 GAUGE
APPROXIMATELY 110 STAPLES PER BLANKET (3 BLANKETS WIDE)

SLOPE INSTALLATION
ON SHORT BANKS THE BLANKET MAY BE ROLLED OUT HORIZONTALLY OF VERTICALLY, WHICHEVER IS MORE CONVENIENT. HOWEVER, ON LONG AND STEEP BANKS, IT IS RECOMMENDED THAT THE BLANKET BE ROLLED DOWN SLOPE VERTICALLY, SO THAT IT CAN CONTRIBUTE TO THE RESTRAINT OF "SLOUGHING".
IN A MANNER SIMILAR TO THE METHODS USED IN THE CHANNEL PROCEDURES, FASTEN THE BLANKETS SECURELY WITH APPROPRIATE SIZED STAPLES AND INDICATED STAPLING ARRAY.
STAPLE SPACING: (D) – 5 FEET
STAPLE SIZE: MOST SOILS – 6"x1"x6" – 11 GAUGE
APPROXIMATELY 80 STAPLE PER BLANKET

MULCH BLANKET DETAIL
NO SCALE

PLAN VIEW

SILT FENCE
NO SCALE

SECTION A–A
NO SCALE

SECTION B–B
NO SCALE

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF VAN BUREN TOWNSHIP AND WAYNE COUNTY.

THE DEVELOPER IS RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE THE RESULT OF THE DEVELOPERS' ACTIONS.

ALL WATER MAINS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN INFLUENCE OF PAVEMENT (EXTENDING 3' BEYOND EDGE OF PAVEMENT THEN TAPERING TO ORIGINAL GROUND AT 1:1 SLOPE) SHALL BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM (PROCTOR) DENSITY. ALL UTILITY CROSSINGS SHALL BE SAND BACKFILLED. SAND BACKFILLING IS INCIDENTAL TO UNIT PRICES.

811
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

BENCHMARKS:
1. RAILROAD SPIKE IN UTILITY POLE
   ELEVATION=682.19 (NAVD88)
2. RAILROAD SPIKE IN UTILITY POLE
   ELEVATION=683.05 (NAVD88)
3. ARROW ON HYDRANT
   ELEVATION=683.56 (NAVD88)
4. ARROW ON HYDRANT
   ELEVATION=683.20 (NAVD88)
5. ARROW ON HYDRANT
   ELEVATION 683.33 (NAVD88)

SUBTRACT 0.44 FT. TO CONVERT TO NGVD 29 DATUM

Revisions:		
12-03-19 REV PER TWP	L.A.	

Lehner Associates, Inc.
Civil Engineers | Surveying | Planning | Consulting
Serving Michigan Since 1912
17001 Nineteen Mile Road, Suite 3
Clinton Township, Michigan 48038
o: 586.412.7050 | f: 586.412.7114
www.lehnerassociates.com

Client:
VAN BUREN INVESTORS
LAND HOLDINGS, LLC
ZOHAIB SYED
1451 S. GRATIOT AVENUE
CLINTON TOWNSHIP, MI 48035
989-708-1878
zohaibsyed2001@yahoo.com

HAMPTON MANOR OF VAN BUREN TOWNSHIP
SOIL EROSION AND SEDIMENTATION CONTROL - NOTES AND DETAILS

PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 3, SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

Scale:	1"=40'
Paper Size:	24"x36"
Date:	11-06-19
Drawn By:	L.A.
Checked By:	W.J.T.
Job No.:	19-249
Sheet No.	10

Unit Summary

MC STUDIO UNITS (301 S.F.)	24
AL STUDIO UNITS (346 S.F.)	20
AL ONE BED UNITS (433 S.F.)	**32**
AL TWO BED UNITS (537 S.F.)	4
TOTAL UNITS =	80

CONCEPTUAL OVERALL FLOOR PLAN

1/16"=1'-0" 63,880 SQ. FT.

N

SITE PLAN REVIEW
11-25-2019

JOHN K. COSTA, AIA
ARCHITECTURAL DESIGN & CONSULTATION, PLLC
417 OLD MILL DRIVE
FLUSHING, MICHIGAN 48433
810-659-5275 FAX 810-659-5399

PROPOSED NEW HOME FOR THE AGED

HAMPTON MANOR

OF VAN BUREN TOWNSHIP

CONCEPTUAL OVERALL FLOOR PLAN

REVISIONS
1 11-8-2019
2
3
4

JOB NO:	019-035
DATE:	11-1-2019
DRAWN BY:	JKC
SCALE:	AS NOTED
SHEET NO:	A1
OF	

CONCEPTUAL
EAST ELEVATION
3/32"=1'-0"

CONCEPTUAL
NORTH ELEVATION
3/32"= 1'-0"

EXTERIOR FINISHES

ROOFING SHINGLES: CERTAINTEED, LANDMARK, ASPHALT ROOFING, COLOR- MOIRE BLACK
COPING AND DRIPS: ALCOA EXTERIORS, ALUMURE 2000, COLOR- WHITE
GUTTERS AND DOWNSPOUTS: AMERIMAX, 5" K STYLE GUTTER SYSTEM, COLOR- WHITE
TRIM BOARDS & FASCIA: FIBER CEMENT OR PVC VINYL, COLOR- WHITE
BRICK: BELDEN BRICK, STANDARD, COLOR- ADMIRAL RED VELOUR
VINYL SIDING: FOUNDRY, CEDAR SHAKE, COLOR- MOON ROCK #826
VINYL SIDING: VARIFORM, HORIZONTAL SIDING, DOUBLE 4", COLOR- BAYOU BLUE
CULTURED STONE VENEER: QUARRY RIDGE STONE, COLOR- CHARCOAL GRAY

SITE PLAN REVIEW
12-1-2019

JOHN K. COSTA, AIA
ARCHITECTURAL DESIGN & CONSULTATION, PLLC
417 OLD MILL DRIVE
FLUSHING, MICHIGAN 48433
810-659-5275 FAX 810-659-5399

PROPOSED NEW HOME FOR THE AGED
HAMPTON MANOR
OF VAN BUREN TOWNSHIP

CONCEPTUAL EXTERIOR ELEVATIONS

REVISIONS

JOB NO: 019-035
DATE: 11-1-2019
DRAWN BY: JKC
SCALE: AS NOTED
SHEET NO:
A2
OF

CONCEPTUAL
SOUTH ELEVATION
3/32"=1'-0"

CONCEPTUAL
WEST ELEVATION
3/32"= 1'-0"

EXTERIOR FINISHES

ROOFING SHINGLES: CERTAINTEED, LANDMARK, ASPHALT ROOFING, COLOR- MOIRE BLACK
COPING AND DRIPS: ALCOA EXTERIORS, ALUMURE 2000, COLOR- WHITE
GUTTERS AND DOWNSPOUTS: AMERIMAX, 5" K STYLE GUTTER SYSTEM, COLOR- WHITE
TRIM BOARDS & FASCIA: FIBER CEMENT OR PVC VINYL, COLOR- WHITE
BRICK: BELDEN BRICK, STANDARD, COLOR- ADMIRAL RED VELOUR
VINYL SIDING: FOUNDRY, CEDAR SHAKE, COLOR- MOON ROCK #826
VINYL SIDING: VARIFORM, HORIZONTAL SIDING, DOUBLE 4", COLOR- BAYOU BLUE
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SITE PLAN REVIEW
12-1-2019

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PROPOSED NEW HOME FOR THE AGED
HAMPTON MANOR
OF VAN BUREN TOWNSHIP

CONCEPTUAL EXTERIOR ELEVATIONS

REVISIONS

JOB NO: 019-035
DATE: 11-1-2019
DRAWN BY: JKC
SCALE: AS NOTED
SHEET NO:
A3
OF

Scale: 1 inch = 40 Ft.

NOTE

1. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF LAYOUT TO EXISTING/FUTURE FIELD CONDITIONS AND ALL MANDATORY BUILDING AND LIFE SAFETY CODES AND COMPLIANCE.
2. LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS, AND OTHER VARIABLE FIELD CONDITIONS.
3. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.
4. CLARUS DOES NOT ACT AS THE ELECTRICAL, CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS AND APPLICABLE CODE COMPLIANCE. CLARUS IS NOT LIABLE FOR ANY CODE COMPLIANCE DISCREPANCY.
5. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT OF RECORD IS RESPONSIBLE TO REVIEW FOR CODE COMPLIANCE, INCLUDING AND NOT LIMITED TO - NFPA 101 LIFE SAFETY CODE, MICHIGAN ENERGY CODE, MICHIGAN BUILDING CODE AND/OR IECC CODE AND LIGHTING QUALITY COMPLIANCE.

Luminaire Schedule

Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens
	4	L1	0.900	NFFLD-S-C15-D-UNV-66	51.2	5859
	9	L2	0.900	HC620D010-HM612840-61NDH	20	1797
	4	L3	0.900	GLEON-AF-01-LED-E1-SL3	59	6376
	14	L4	0.900	GLEON-AF-01-LED-E1-SL4	59	6058
	2	L5	0.900	GLEON-AF-01-LED-E1-SL4-HSS	59	5175
	9	L6	0.900	XTOR2B-W	18.2	2103

Calculation Summary

Label	Units	Avg	Max	Min	Max/Min	Avg/Min
Exterior Exit Door 1	Fc	2.45	5.5	0.9	6.11	2.72
Exterior Exit Door 2	Fc	1.69	6.6	0.2	33.00	8.45
Exterior Exit Door 3	Fc	2.13	9.1	0.1	91.00	21.30
Exterior Exit Door 4	Fc	1.82	7.8	0.1	78.00	18.20
Exterior Exit Door 5	Fc	2.20	6.4	0.3	21.33	7.33
Exterior Exit Door 6	Fc	2.10	7.1	0.4	17.75	5.25
Exterior Exit Door 7	Fc	2.85	8.5	0.7	12.14	4.07
Exterior Exit Door 8	Fc	2.15	5.6	0.7	8.00	3.07
Exterior Exit Door 9	Fc	2.15	5.8	0.6	9.67	3.58
Main Entrance Canopy Area	Fc	8.03	14.4	1.6	9.00	5.02
Parking Lot and Walkways	Fc	1.09	3.2	0.2	16.00	5.45
Property Line @ 5ft AFG	Fc	0.00	0.1	0.0	N.A.	N.A.
Sign Typical_Side_4	Fc	15.54	19.9	12.4	1.60	1.25

MOUNTING HEIGHTS LISTED NEXT TO LUMINAIRES ON PLAN (MH:XX)

CALCULATION POINTS FOR PROPERTY LINE AT 5'-0" A.F.G., ALL OTHER CALCULATION POINTS TAKEN AT GRADE.

FLOODLIGHT, TYPE L1 IS SETBACK 8'-0" FROM FACE OF SIGN (BOTH SIDES), TWO SIGN LOCATIONS.

LUMINAIRE TYPE L6 SHALL BE WALL MOUNTED 8'-0" A.F.G. AS MEASURED FROM BOTTOM LENS.

REVISION | DATE
XX

CLARUS LIGHTING & CONTROLS
30775 Barrington St.
Madison Heights, MI 48071
P: 248.677.0850
F: 248.677.0512
E: info@clarus-lighting.com

PROJECT TITLE
HAMPTON MANOR OF
VAN BUREN TOWNSHIP
WAYNE COUTY, MICHIGAN

SHEET TITLE
PHOTOMETRIC CALCULATION

DATE
10-28-19
PROJECT No.
CLC19-69000
SHEET No.
L201

F:\19\19-249\Drafting & Engineering\Site Plan\L201-Hampton Manor Van Buren Ltg Calc.dwg, 11/4/2019 9:50:52 AM, DWG To PDF.pc3

landscape requirements:

road frontage landscape

TLYER ROAD R.O.W LIN FT. 488'
(488'-30' WIDE DRIVE = 458' ROAD FRONTAGE)

	REQUIRED	PROVIDED
ONE (1) 3" DECIDUOUS OR EVERGREEN TREE PER 40' OF ROAD FRONTAGE (458' / 40' = 11.45 TREES)	11	12
ONE (1) ORNAMENTAL TREE PER 100' OF ROAD FRONTAGE (458' / 100' = 4.5 TREES)	5	5
EIGHT (8) SHRUBS PER 40' OF ROAD FRONTAGE (458' / 40' = 11.45 X 8= 91.6 SHRUBS)	92	100+

MORTON TAYLOR ROAD R.O.W LIN FT. 493'
(493'-28' WIDE DRIVE = 465' ROAD FRONTAGE)

	REQUIRED	PROVIDED
ONE (1) 3" DECIDUOUS OR EVERGREEN TREE PER 40' OF ROAD FRONTAGE (465' / 40' = 11.6 TREES)	12	12
ONE (1) ORNAMENTAL TREE PER 100' OF ROAD FRONTAGE (465' / 100' = 4.6 TREES)	5	5
EIGHT (8) SHRUBS PER 40' OF ROAD FRONTAGE (465' / 40' = 11.6 X 8=93 SHRUBS)	93	100+

parking lot landscaping

TOTAL PAVEMENT AREA PROVIDED 117,538 S.F.

	REQUIRED	PROVIDED
INTERIOR PARKING LANDSCAPING =15% PAVEMENT AREA (117,538 S.F. X .15 (15%) = 17,630.7 S.F.)	17,631 S.F.	17,631 S.F.
ONE (1) 3"DECIDUOUS OR EVERGREEN TREE PER 300 S.F. OF INTERIOR LANDSCAPE AREA (17,631 S.F. / 300 =58.77 TREES)	59	59

interior parking lot landscaping

TOTAL PAVEMENT AREA PROVIDED 117,538 S.F.

	REQUIRED	PROVIDED
INTERIOR PARKING LANDSCAPING =15% PAVEMENT AREA (117,538 S.F. X .15 (15%) = 17,630.7 S.F.)	17,631 S.F.	17,631 S.F.
ONE (1) 3"DECIDUOUS OR EVERGREEN TREE PER 300 S.F. OF INTERIOR LANDSCAPE AREA (17,631 S.F. / 300 =58.77 TREES)	59	59

greenbelt buffering

TOTAL LIN FT. OF EAST PROPERTY LINE 612'

	REQUIRED	PROVIDED
ONE (1) 3"DECIDUOUS OR EVERGREEN TREE PER 20' (612 / 20' PER TREE =30.6 TREES)	31	31

TOTAL LIN FT. OF SOUTH PROPERTY LINE 172'
(LENGTH ADJACENT RESIDENTIAL ONLY)

ONE (1) 3"DECIDUOUS OR EVERGREEN TREE PER 20' (172 / 20' PER TREE =8.6 TREES)	9	EXISTING EVERGREE TREES SAVED

tree removal/replacement summary

TOTAL NO. TREES INVENTORIED 249
(245-TREES ONSITE AND 4-TREES OFFSITE)
TOTAL NO. OF TREES SAVED 38
NO. OF REGULATED TREES SAVED 38
NO. OF NON-REGULATED TREES SAVED 0
TOTAL NO. OF TREES REMOVED 207
NO. OF REGULATED TREES REMOVED 97
NO. OF NON-REGULATED TREES REMOVED 110

TOTAL NO. OF REPLACEMENT TREES REQUIRED 97
TOTAL NO. OF REPLACEMENT TREES PROVIDED 126.5
13- 8' HIGH EVERGREEN TREE EQUAL 2-REP. TREE 26
13- 10' HIGH EVERGREEN TREE EQUAL 2.5-REP. TREE 32.5
45- 2" DECIDUOS TREE EQUAL 1-REP. TREE 45
23- 3" DECIDUOS TREE EQUAL 1-REP. TREE 23

landscape plan for:

Hampton Manor

Senior Living Community
Van Buren Township, Michigan

scale: 0' 15' 30' 60' 90'
1" = 30' - 0"

FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-5416

seal:
STATE OF MICHIGAN FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 1433 REGISTERED LANDSCAPE ARCHITECT

client:
S & S HOLDING, LLC
1451 Gratiot Avenue
Clinton Township,
Michigan 48036

project:
HAMPTON MANOR of VAN BUREN TOWNSHIP

project location:
Van Buren Township , Michigan
Morton Taylor Road & Tyler Road

sheet title:
LANDSCAPE PLAN

job no./issue/revision date:
LS 19.123.11 REVIEW 11-5-2019
LS 19.123.11 SPA 11-29-2019

drawn by:
JP, DK
checked by:
FP
date:
10-26-2019

notice:
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Do Not scale drawings. Use figured dimensions only

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For free location of public utility lines

The location and elevations of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no:
LS19.123.10

sheet no:
LS-1 of 4

plant material list

key	Greenbelt Quant.	Buffer Quant.	Parking Quant.	Replacement Quant.	Supplement Quant.	Total Quant.	botanical name	common name	size	comments
							LARGE AND SMALL DECIDUOUS TREES			
AR	-	-	4	-	-	4	ACER RUBRUM	RED MAPLE (MULTI-STEM)	3' BB	
AF	9	-	13	-	-	22	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE RED MAPLE	3" BB	
TC	-	-	5	-	-	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" BB	
CB	-	-	4	-	-	4	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPENAN HORNBEAN	4" BB	
CO	-	-	6	-	-	6	CELTIS OCCIDENTALIS	NORTHERN HACKBERRY	3" BB	
ZS	-	-	3	-	-	3	ZELKOVA SERRATE 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	3" BB	
GT	-	-	-	4	-	4	GLEDITSIA TRI. INERMIS 'SKYCOLE'	SKYLINE LOCUST	3" BB	
APC	-	-	6	3	-	9	ACER P. 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	3" BB	
AP	-	-	-	2	-	2	ACER P. 'BLOODGOOD'	BLOODGOOD LACE LEAF MAPLE	6' BB	
MF	3	-	-	-	-	3	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2" BB	
AC	4	-	-	8	-	12	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	10' BB	(MULTI-STEM)
ARA	-	-	6	3	-	9	ACER R. 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" BB	
CC	4	-	-	7	-	11	CERCIS CANADENSIS	EASTERN REDBUD	10' BB	(MULTI-STEM)
CK	-	-	-	2	-	2	CORNUS KOUSA	KOUSA DOGWOOD	2" BB	
MV	-	-	-	3	-	3	MALUS'RED BARON'	RED BARON CRABAPPLE	2" BB	
							SHRUBS			
SK	20	-	-	-	13	33	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	3' B.B.	
LV	34	-	-	-	37	71	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET 42" O.C. SPACING	3' BB	
CS	-	-	-	-	-	0	CORNUS STOLONIFERA			
RK	-	-	-	-	2	2	ROSA X. 'OSA EASY DOUBLE RED''	OSA EASY DOUBLE RED ROSE	#5 CONT.	
HA	-	-	-	-	7	7	HYDRANGEA ANNEBELLE	ANNABELLE HYDRANGEA	#5 CONT.	
HE	-	-	-	-	10	10	HYDRANGEA M. 'GLOWING EMBERS'	GLOWING EMBERS HYDRANGEA	#5 CONT.	
SG	18	-	-	-	18	18	SPIREA B. 'GOLD FLAME'	GOLD FLAME SPIREA	#3 CONT.	
EA	-	-	-	-	20	20	EUONYMUS ALATUS 'COMPACTUS'	DWARF WING BURNING BUSH	3' BB	
VC	-	-	-	-	1	1	VIBURNUM X.B. 'MOHAWK'	MOHAWK VIBURNUM	3' 1/2' B.B	
HL	-	-	-	-	9	9	HYDRANGEA 'LINDSEY ANN'	LA DREAMIN HYDRANGEA	#3 CONT.	
VMK	-	6	-	-	4	10	VIBURNUM X BURKWOODII	MOHAWK VIBURNUM	#3 CONT.	
FI	-	13	-	-	-	13	FORSYTHIA X 'INTERMEDIA	BORDER FORSYTHIA	#3 CONT.	
HP	7	-	-	-	-	7	HYDRANGEA PANICULATA	HYDRANGEA LITTLE LIME	#3 CONT.	
HS	-	-	-	-	4	4	HIBISCUS SYRIACUS	APHRODITE	#3 CONT.	
							LARGE AND SMALL EVERGREENS			
TS	-	-	-	-	80	80	TAXUS X M. 'SEBIAN'	SEBIAN YEW	18" BB	24" O.C. SPACING
TE	10	-	-	-	-	10	TAXUS XM. 'EVERLOW'	EVERLOW YEW	24"-30" BB	32" O.C. SPACING
BW	15	-	-	-	74	89	BUXUS S. 'GREEN VELVET	GREEN VELVET BOXWOOD	18" BB	32" O.C. SPACING
JT	52	-	-	-	-	52	JUNIFERUS SABINE'TAMARISCIFOLIA'	TAM JUNIPER	18" BB	32" O.C. SPACING
AW	-	7	-	3	-	10	ABIES CONCOLOR	CONCOLOR WHITE FIR	8' BB	
AWL	-	6	-	2	-	8	ABIES CONCOLOR	CONCOLOR WHITE FIR	10' BB O	
PA	6	11	7	2	-	26	PICEA ABIES	NORWAY SPRUCE	8' BB	
PAL	7	12	5	2	-	26	PICEA ABIES	NORWAY SPRUCE	10' BB O	
PS	2	2	-	-	-	4	PINUS STROBUS	WHITE PINE	8' BB	
PSL	2	3	-	-	-	5	PINUS STROBUS	WHITE PINE	10' BB O	
							PERENNIALS AND GRASSES			
PAH	6	-	-	-	-	6	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#3 CONT.	
CKF	18	-	-	-	-	18	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	
MSG	1	-	-	-	11	12	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	#3 CONT.	
NEP	16	-	-	-	-	16	NEPATA X.F. 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	
RAG	104	-	-	-	23	127	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#3 CONT.	
SED	-	-	-	-	20	20	SEDUM SPECTABILE 'NEON'	NEON SEDUM	#1 CONT.	
HOS	-	-	-	-	19	19	HOSTA	REGAL HOSTA	#1 CONT.	
PAB	-	-	-	-	16	16	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 CONT.	

general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISITNG CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK. CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.

2. PRIOR TO BEGINING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING

3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.

4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY

5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY VAN BUREN TOWNSHIP AND LANDSCAPE ARCHITECT.

6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.

7. PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.

8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.

9. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.

10. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS, 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK , 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.

11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.

12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.

13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.

14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
   a.). SHADE TREES _____ 5 FT.
   b.). ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) _____ 10 FT.
   c.). SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY _____ 2 FT.

15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.

16. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARTE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED

17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECIEVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTERER'S SPECIFICATION.

18. ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 12"-16" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.

19. WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.

20. ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPERATES DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.

21. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLTION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

landscape maintenance notes:

LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.

1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

3. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.

4. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO, OR REMOVAL OF, PLANT MATERIALS WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN, AND SHALL BE VIEW AS A VIOLATION OF THIS ORDINANCE AND THE AGREED UPON TERMS OF THE FINAL SITE PLAN APPROVAL.

tree planting detail
no scale

evergreen planting detail
no scale

shrub planting detail
no scale

perennial planting detail
no scale

FPA
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Community Land Planner and registered Landscape Architect
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seal:

STATE OF MICHIGAN FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 4333 LICENSED LANDSCAPE ARCHITECT

client:
S & S HOLDING, LLC
1451 Gratiot Avenue
Clinton Township,
Michigan 48036

project:
HAMPTON MANOR of VAN BUREN TOWNSHIP

project location:
Van Buren Township , Michigan
Morton Taylor Road & Tyler Road

sheet title:
plant material list, planting details and landscape notes

job no./issue/revision date:
LS 19.123.11 REVIEW 11-5-2019
LS 19.123.11 SPA 11-29-2019

drawn by:
JP, DK
checked by:
FP
date:
10-26-2019

notice:
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project no:
LS19.123.10

sheet no:
LS-2 of 4

plant material list

key	3A	3B	3C	3D	botanical name	common name	size	comments
					SMALL ORNAMENTAL TREES			
AP	1	1	1	2	ACER P. 'BLOODGOOD'	BLOODGOOD LACE LEAF MAPLE	6" BB	
AC	2	1	2	3	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	10' BB	(MULTI-STEM)
CP	-	-	-	-	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	10' BB	(MULTI-STEM)
CC	-	1	-	-	CERCIS CANADENSIS	EASTERN REDBUD	10' BB	(MULTI-STEM)
CK	2	1	1	-	CORNUS KOUSA	KOUSA DOGWOOD	2" BB	
MJ	1	1	1	2	MAGNOLIA LILLIFLORA 'JANE'	JANE MAGNOLIA	10' BB	(MULTI-STEM)
					SHRUBS			
HE	5	5	5	9	HYDRANGEA M. 'GLOWING EMBERS'	GLOWING EMBERS HYDRANGEA	#3 CONT.	
HA	11	3	5	7	HYDRANGEA ANNEBELLE	ANNABELLE HYDRANGEA	#3 CONT.	
TS	9	-	17	-	TAXUS X.M. 'SEBIAN'	EVERLOW SEBIAN	24"-30" BB	32" O.C. SPACING
AZ	-	-	-	-	AZALEA 'STEWARTSTONIAN'	STEWARTSTONIAN AZALEA	#3 CONT.	
VC	2	2	1	3	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	3 1/2' BB	
VMK	1	-	3	2	VIBURNUM X.B 'MOHAWK	MOHAWK VIBURNUM	3 1/2' BB	
HL	2	2	-	3	HYDRANGEA 'LINDSEY ANN'	LA DREAMIN HYDRANGEA	#3 CONT.	
WF	4	-	6	2	WEIGLA FLORIDA 'ALEXANDRA'	WINE & ROSES WEIGELA	2'-2 1/2' BB	
BW	48	60	41	58	BUXSUS M. 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" BB	24" O.C. SPACING
SG	6	11	8	-	SPIRAEA X.B. BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3 CONT	36" O.C. SPACING
SK	4	6	2	-	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	3' B.B.	
RK	3	11	5	5	ROSA X. 'OSA EASY DOUBLE RED''	OSA EASY DOUBLE RED ROSE	#5 CONT.	
					PERENNIALS AND GRASSES			
PAH	6	8	6	8	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#3 CONT.	
MSG	1	1	1	-	MISCANTHUS SINENSIS 'MORNING LIGHT''	MORNING LIGHT JAPANESE SILVER GRASS	#3 CONT.	

A decorative planter urn

(9-CONDITIONS)
MANUFACTURER:
HADDONSTONE LTD. 32207 UNITED AVE.
PUEBLO, CO 81001
WEB:WWW.HADDONSTONE.COM
PH. 866-733-8225
MODEL:
STONE PLANTER URNS
PER OWNER SELECTIONS

B outdoor wicker lounge chairs

(1-CONDITIONS)
DESCRIPTION:
5-PIECE RESIN WICKER PATIO FURNITURE
WITH CUSHION
FINISH SELECTION BY OWNER

C outdoor wicker table / chairs

(4-CONDITIONS)
DESCRIPTION:
RESIN WICKER CHAIRS AND TEMPERED
ROUND TABLE WITH CUSHION
FINISH SELECTION BY OWNER

D concrete walk or patio

BROOM FINISH WITH 4" WITH TROWEL
SMOOTH EDGE

E bench seat

(6-CONDITIONS)
MANUFACTURER:
ANOVA, INC. OR EQUAL
211 NORTH LINDBERGH BLVD. SUITE 200
ST. LOUIS, MISSOURI 63141-1809
TOLL FREE NO. (800)731-1327
WWW.ANOVAFURNISHINGS.COM
MODEL NO. LEXC6 or EQUAL
DESCRIPTION: 6' WIDE CONTOUR BENCH
FINISH: TEXTURE PEWTER

key reference location map

NO SCALE

F artificial grass mini putting green

(1-CONDITIONS)

3A courtyard planting detail

SCALE: 1"= 10'-0"

3B courtyard planting detail

SCALE: 1"= 10'-0"

3C courtyard planting detail

SCALE: 1"= 10'-0"

3D courtyard planting detail

SCALE: 1"= 10'-0"

FPA
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Community Land Planner and registered Landscape Architect
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Farmington Hills, MI 48336
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fax. (248) 557-5416

seal:

client:

S & S HOLDING, LLC
1451 Gratiot Avenue
Clinton Township,
Michigan 48036

project:

HAMPTON MANOR of VAN BUREN TOWNSHIP

project location:
Van Buren Township , Michigan
Morton Taylor Road & Tyler Road

sheet title:

COURTYARD LANDSCAPE PLANTING DETAIL

job no./issue/revision date:

LS 19.123.11 REVIEW 11-5-2019
LS 19.123.11 SPA 11-29-2019

drawn by:
JP, DK

checked by:
FP

date:
10-26-2019

notice:
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project no:
LS19.123.10

sheet no:
LS-3 of 4

reference location map

NO SCALE

basin vegetation notes

A landscaping plan is required for open detention basins, due to the importance of the vegetation to the function on of the entire system. Vegetation should be specified for each zone within the detention basin as follows:

Pond zone (permanent water depths from 0 to 3 ft deep):Vegetation in the pond zone is entirely or partially submerged and should consist of a combination of native plant plugs and bare-root stock.

Edge zone (permanent water elevation to bank full elevation). Vegetation in the edge zone must withstand periods of inundation and drought. This vegetation also stabilizes the side slopes of the facility.

Upland zone (bank full elevation to 100-year flood elevation and beyond): Vegetation in the upland zone may have little or no inundation by storm water, and must withstand periods of drought. This vegetation also stabilizes the side slopes of the system. Note that the buffer strip lies within the upland zone.

basin construction notes

1. Proper construction techniques, particularly installation of vegetation, are important to the successful functioning of open detention basins, especially for constructed wetland type open detention basins in order to establish a dense and diverse emergent wetland plant community. General guidelines for vegetation installation include:

2. If emergent plant stock is proposed in the pond zone, the supplied plug material must have sufficient vegetative growth extending out of the water once planted.

3. Seed must be planted above the permanent water elevation.

4. All seeded areas to be properly stabilized with a much blanket pegged in place.

5. Additional guidance on seed and sod specifications and installation is provided in Section 8.5.1 of this manual.

6. Depending on the type of vegetation, barriers may be required for one year to protect the plantings (e.g., snow fence or netting to deter wildlife, prevent mowing).

7. If detention basin are compacted, the slopes must be rototilled. 4" (four) of compost or topsoil must be added

8. If detention basin are compacted, the slopes must be rototilled. 4" (four) of compost or topsoil must be added

9. "No mow zone" signs must be placed around the basin

10. Detention basin native seeding to be performed in early spring or late fall. aquatic plants should be installed in the summer after the cover crop has established

basin maintenance notes

A. Maintenance activities for open detention basins are listed below. These activities must be identified in the maintenance plan that the applicant must submit with an application for storm water construction approval. Additionally, provision for maintenance access should be shown on the plan; it is recommended that the maintenance access to the storm water management system be a minimum of 15-feet wide. The landscape plan should be designed to prevent obstruction of the access by trees and shrubs.

B. Inspect and clean the storm sewer system and catch basins upstream from the detention basin (every five years or as needed).

C. Inspect for sediment accumulation at the inlet pipes and remove sediment which may be impeding flow (semiannually and after rain events).

D. Inspect inlets, outlets, and appurtenances (e.g., grates) annually for structural integrity.

E. Check the outlets regularly for clogging and clean when necessary, especially after large storm events.

F. Inspect the stone around riser-type outlet structures semiannually and after rain events. If stone has accumulated sediment, vegetation and/or debris to an extent that water is not flowing through the stone and out of the pond as originally designed, then the stone should be replaced.

G. Check for floatables and debris and remove as necessary.

H. Remove dead vegetation that obstructs flow (early spring).

I. Check banks and bottom for erosion and correct as necessary (annually).

J. Remove sediment when accumulation reaches six to twelve inches or if resuspension is observed

K. Reseed banks near inlet/outlet and stabilize eroded banks as necessary.

L. Ensure that no mowing, chemical application, or construction has occurred in the buffer strip (annually).

M. Inspect detention basin and buffer strip zone for invasive species such as purple loosestrife, phragmites, buckthorn (common & glossy), honeysuckle and autumn olive that out-compete native vegetation (annually - July).

N. Have a professional selectively remove invasive species (annually, July-August). Purple loosestrife flower heads can be clipped off to reduce seed production until plant removal may be achieved. If woody debris is cut, the cut should be four inches above the ground surface and the stumps should be treated with herbicide immediately after cutting. Monitor for sucker growth.

O. Planting must be monitored for two years after establishment. Replacement will be necessary as determined by the agency having jurisdiction over the system.

P. During the first two growing seasons, all areas planted with native prairie seed mix should be mowed three times at a height of 6-8 inches in order to control weeds. Beginning in the third year, a burning or mowing regimen should be instituted, either burning or mowing once in spring, or once in the fall.

THE PROPOSED VARIETIES AND QUANTITIES OF SEEDS AND PLANTING MATERIALS FOR THE FOREBAYS-DETENTION BASIN SYSTEM MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE "WAYNE COUNTY STORM WATER ORDINACE"

plant material list

key		botanical name	common name	size	comments
		LARGE AND SMALL DECIDUOUS TREES			
QB	4	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	3" BB	
AR	6	ACER R. 'FRANKSRED'	RED SUNSET RED MAPLE	14' BB	MULTI-STEM 4-CANES
CO	5	CELTIS OCCIDENTALIS	HACKBERRY TREE	3" BB	
AC	3	AMELANCHIER CANADENSIS	SHADBOW SERVICEBERRY	8' BB	MULTI-STEM 4-CANES
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	8' BB	MULTI-STEM 4-CANES
		SHRUBS			
CS	20	CORNUS STOLONIFERA	REDTWIG DOGWOOD	3' BB	60" O.C. SPACING
CF	20	CORNUS FLAVIRAMEA	YELLOWTWIG DOGWOOD	3' BB	60" O.C. SPACING
VMK	30	VIBURNUM X.B. 'MOHAWK'	MOHAWK VIBURNUM	3' B.B	60" O.C. SPACING
FI	18	FORSYTHIA X. INTERMEDIA	BORDER FORSYHTIA	3' B.B	60" O.C. SPACING
		LARGE AND SMALL EVERGREEN TREES			
AW	2	ABIES CONCOLOR	CONCOLOR WHITE FIR	8' BB	
AWL	2	ABIES CONCOLOR	CONCOLOR WHITE FIR	10' BB O	
PS	6	PINUS STROBUS	WHITE PINE	8' BB	
PSL	4	PINUS STROBUS	WHITE PINE	10' BB O	

4A **detention pond planting detail**

SCALE: 1" = 20'-0"

upland zone seed mix

Natural Basin: Dry Upland Zone:Permanent Grasses (Minimum 5 species)

Scientific Name	Common Name	Scientific Name	Common Name
Andropogon gerardii	Big bluestem grass	*Koeleria cristata*	June grass
Andropogon scoparius	Little bluestem grass	*Panicum virgatum*	Switch grass
Bouteloua curtipendula	Side-oats gramma	*Sorghastrum nutans*	Indian grass
Elymus canadensis	Canada wild rye	*Sporobolius heterolepis*	Prairie dropseed

Natural Basin: Dry Upland Zone: Native Forbs (Minimum 9 species)

Scientific Name	Common Name	Scientific Name	Common Name
Amorpha canescens	Lead plant	Lupinus perennis	Wild lupine
Anemone cylindrica	Thimbleweed	Monarda fistulosa	Wild bergamot
Aquilegia canadensis	Wild columbine	Parthenium integrifolium	Wild quinine
Asclepias tuberosa	Butterfly weed	Petalostemum purpureum	Purple prairie clover
Aster ericoides	Heath aster	Physostegia virginiana arenaria	Prairie obedient plant
Aster laevis	Smooth blue aster	Pycnanthemum virginianum	Common mountain mint
Aster novae-angliae	New England aster	Ratibida pinnata	Yellow coneflower
Baptista leucantha	White wild indigo	Rudbeckia hirta	Black-eyed susan
Cassia fasciculata	Partridge pea	Rudbeckia subtomentosa	Sweet black-eyed susan
Coreopsis lanceolata	Sand coreopsis	Silphium laciniatum	Compass plant
Coreopsis tripteris	Tall coreopsis	Solidago juncea	Early goldenrod
Echinacea purpurea	Broad-leaved purple coneflower	Solidago nemoralis	Old-field goldenrod
Eryngium yuccifolium	Rattlesnake master	Solidago rigida	Stiff goldenrod
Helianthus mollis	Downy sunflower	Tradescantia ohiensis	Common spiderwort
Heliopsis helianthoides	False sunflower	Vernonia altissima taeniotricha	Hairy tall ironweed
Lespedeza capitata	Round-headed bush clover	Veronicastrum virginicum	Culver's root
Liatris aspera	Rough blazing star		

Note: These native plants are appropriate for areas surrounding basins categorized as natural basins and recommended within areas that have elevations higher than the 100-year flood elevation. This seed selection consists of dry-to-mesic prairie, basic prairie, and low-profile prairie plant species.

edge zone seed mixtures

OPEN DETENTION BASINS: EDGE ZONE VEGETATION

A variety of trees, shrubs, wildflowers, and grasses may be planted in the edge zone along the banks of detention basins. A native wetland edge or native sedge meadow seed mix is recommended.

Edge Zone: Native Seed Mixes

Grasses/Sedges/Rushes (Minimum 5 species)

Scientific Name	Common Name	Scientific Name	Common Name
Carex 'lurida	Bottlebrush sedge	Leersia oryzoides	Rice cut grass
Carex vulpinoidea	Brown fox sedge	Scirpus acutus	Hard-stemmedbulrush
Echinochloa crusgalli	Barnyard grass	Scirpus atrovirens	Dark green rush
Elymus Canadensis	Canada wild rye	Scirpus pungens	Chairmaker's rush
Glyceria striata	Fowl manna grass	Scirpus validus creber	Great bulrush (softstem)
Juncus effusus	Common rush		

Native Forbs (Minimum 9 species)

Scientific Name	Common Name	Scientific Name	Common Name
Acorus calamus	Sweet flag	Mimulus ringens	Monkey flower
Actinomeris alternifolia	Wingstem	Peltandra virginica	Arrow arrum
Alisma subcordatum	Common water plantain	Polygonum pensylvanicum	Pinkweed
Asclepias incarnate	Swamp milkweed	Pontederia cordata	Pickerel weed
Aster simplex	Panicled aster	Rosa palustris	Swamp rose
Bidens spp.	Bidens, various	Rudbeckia laciniata	Wild golden glow
Cassia hebecarpa	Wild senna	*Sagittaria latifolia*	*Common arrowhead*
Eupatorium perfoliatum	Common boneset	Spiraea alba	Meadowsweet
Helenium autumnale	Sneezeweed	Verbena hastata	Blue vervain
Iris virginica shrevei	Blue flag iris	Vernonia fasciculata	Common ironweed
Ludwigia alternifolia	Seedbox		

Note: A quick growing species such as annual rye grass (Illium multiflorum))and species which will provide the permanent cover (e.g., seed oats) should also be included in all Edge Zone seed mixes.

pond zone plant list (plugs and bare root)

Native Plants for Pond Zone (min. 4-species)

Scientific Name	Common Name	Spacing (inches O.C.)	Scientific Name	Common Name	Spacing (inches O.C.)
Acorus calamus	Sweet flag	24	Polygonum amphibium	Water knotweed	36
Carex lacustris	Common lake sedge	24	Pontederia cordata	Pickerel weed	24
Cephalanthus occidentalis	Buttonbush	5 feet	Potamogeton natans	Common pondweed	36
Decodon verticillatus	Swamp Loosestrife	24	Potamogeton pectinatus	Sago pondweed	36
Elodea canadensis	Common waterweed	36	Sagittaria latifolia	Common arrowhead	24
Hibiscus laevis	Halberd-leaved rose mallow	24	Scirpus acutus	Hard-stemmed bulrush	18
Hibiscus palustris	Swamp rose mallow	24	Scirpus atrovirens	Dark green rush	18
Iris virginica shrevei	Blue flag iris	18	Scirpus cyperinus	Wool grass	24
Justicia americana	Water willow	5 feet	Scirpus fluviatilis	River bulrush	18
Nelumbo lutea	Lotus	48	Scirpus validus creber	Great bulrush	18
Nuphar advena	Yellow pond lily	36	Sparganium americanum	American bur reed	18
Nymphaea tuberosa	White water lily	36	Sparganium eurycarpum	Common bur reed	18
Peltandra virginica	Arrow arum	18	Vallisneria americana	Tape grass	36

Note: Plant species selected should cover 25% of the pond zone and should also cover the range of water depths within the pond zone(2ft to 3ft). (For example, 4 plant species may not all be placed at an 18ft water depth covering 25% of the pond zone.)

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STATE OF MICHIGAN FELINO A. PASCUAL LANDSCAPE ARCHITECT No. 4333 REGISTERED LANDSCAPE ARCHITECT

client:

S & S HOLDING, LLC
1451 Gratiot Avenue
Clinton Township,
Michigan 48036

project:

HAMPTON MANOR of VAN BUREN TOWNSHIP

project location:

Van Buren Township , Michigan
Morton Taylor Road & Tyler Road

sheet title:

DETENTION PLANTING DETAIL

job no./issue/revision date:

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drawn by:
JP, DK

checked by:
FP

date:
10-26-2019

notice:

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For free location of public utility lines

The location and elevations of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no:
LS19.123.10

sheet no:
LS-4 of 4

DECORATIVE COMPOSITE BRACKET, TYP.
DIMENSIONAL ASPHALT SHINGLES, TYP.
PREFINISHED METAL ROOF PANELS, TYP.
HORIZONTAL COMPOSITE SIDING, TYP.
DIMENSIONAL ASPHALT SHINGLES, TYP.
6 12
6 12
6 12
12 6
24'-8"
21'-2"
BUILDING HEIGHT
12'-0"
21'-2"
BUILDING HEIGHT
8'-0"
FINISH GRADE OR PAVEMENT
OUTLINE OF COVERED ENTRY BEYOND
ALUMINUM AND GLASS STOREFRONT ENTRANCE SYSTEM
CULTURED STONE VENEER, TYP.
HORIZONTAL GLIDING WINDOW UNIT W/ 1X MDF TRIM BOARD, TYP.
HORIZONTAL GLIDING WINDOW UNIT W/ 1X MDF TRIM BOARD, TYP.
FACE BRICK W/ LIMESTONE SILL, TYP.
FACE BRICK W/ LIMESTONE SILL, TYP.
CULTURED STONE VENEER, TYP.
FINISH GRADE OR PAVEMENT
27'-4"
20'-4"
52'-3"
23'-4 3/4"
23'-5 1/2"
23'-4 3/4"
15'-11 1/2"
20'-4"
27'-4"
57'-7"
52'-2"

November 5, 2019

The proposed Assisted Living Community which will be located at the Southeast corner of Morton Tayor Road and Tyler Road will provide a full range of care designed to meet the basic needs and activities of daily living for seniors. The proposed project will consist of 80 units and provide 50 parking spaces for residents, staff, and visitors. The project will include several dining rooms, a movie theater, spa unit, professional salon, commercial kitchen, library, and activity room. The type of staff to be employed include administrator, marketing director, activity director, nurse, caregivers, cook, and housekeeper.

The facility will be in operation of a 24-hour basis, seven days per week. Most residents will require high levels of care, with some requiring memory care assistance. Few to none of the residents will drive. The non-administrative staff schedule will be 7:00 PM – 3:00 PM (first shift), 3:00 PM – 11:00 PM (second shift), and 11:00 PM – 7:00 AM (third shift). The number of employees can fluctuate throughout a day, but the following is a typical schedule. Non-administrative staff would total 8-13 for first shift, 6-8 for second shift, and 6-8 for third shift. Five administrative staff would follow an 8:00 AM – 5:00 PM schedule. It is expected that not all staff will drive to work as some may be dropped off and picked up.

Daily deliveries of food and office supplies will occur on a weekly basis. There will be no restrictions of visiting hours. The majority of weekday visits would probably occur during evening from 6:00 PM to 8:00 PM. Although most medical and therapeutic services will be available through the staff, a few residents may have in-house visits from therapists, and these would generally occur between 10:00 AM – 2:00 PM. Weekend visits can occur at any time from about 10:00 AM – 6:00 PM.