

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, August 26, 2020 – 7:30 PM
REMOTE MEETING**

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; Van Buren Township's scheduled regular Planning Commission meetings beginning May 27th, 2020 will be conducted remotely in compliance with the State of Michigan Governor's Executive Orders regarding remote public meetings until further notice.

- Join by weblink: <https://zoom.us/j/93194669507>
- Or dial in by phone: +13126266799,,93194669507# or +19294362866,,93194669507#
- Webinar ID: 931 9466 9507

For instructions on how to join a Zoom meeting, make a public comment, ADA information, and virtual meeting compliance from the State please click here.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of August 12, 2020.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: **CASE 19-040 – CLOVER DEVELOPMENT - PUBLIC HEARING FOR PROPOSED SENIOR HOUSING FACILITY.**

TITLE: THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 125 INDEPENDENT SENIOR HOUSING UNITS.

LOCATION: The property located on the west side of Belleville Road, between Taylor Road and Ecorse and is zoned C-2 (Extensive Highway Business) District. The parcel is +/- 17.7 acres in area including a +/- 15.8 acre development site and a +/- 1.9 acre out parcel.

ACTION ITEMS:

- A. Planning Commission Opens Public Hearing.
- B. Public Comment.
- C. Planning Commission Adjourns Public Hearing.

NEW BUSINESS:

ITEM #1: CASE 20-019 – GILBERT HOMES COUNTRY WALK – SITE PLAN AMENDMENT.

TITLE: THE APPLICANT, GILBERT HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED COUNTRY WALK SITE PLAN FOR REVISED SINGLE-FAMILY ARCHITECTURAL ELEVATIONS.

LOCATION: THE UNFINISHED COUNTRY WALK SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF MARTINSVILLE ROAD, NORTH OF SAVAGE ROAD.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by the Township Staff.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the architectural approval.

ITEM #2: CASE 20-023 – GILBERT HOMES ARLENE ARBORS – SITE PLAN AMENDMENT.

TITLE: THE APPLICANT, GILBERT HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED ARLENE ARBORS SITE PLAN FOR REVISED SINGLE-FAMILY ARCHITECTURAL ELEVATIONS.

LOCATION: THE UNFINISHED ARLENE ARBORS SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED BETWEEN SUMPTER ROAD AND MARTINSVILLE ROAD, SOUTH OF SAVAGE ROAD.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by the Township Staff.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the architectural approval.

GENERAL DISCUSSION:

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
August 12, 2020
MINUTES - DRAFT**

Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

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

ROLL CALL:

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

Excused: None.

Staff: Director Power, Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan.

Applicant(s) in Attendance: None.

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Boynton, Kelley second to approve the agenda of August 12, 2020 as presented.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

APPROVAL OF MINUTES:

Motion Boynton, Franzoi second to approve the regular meeting minutes of July 22, 2020 as presented.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

OLD BUSINESS:

ITEM #1: RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AMENDMENTS.

TITLE: PROPOSED AMENDMENTS WOULD ALLOW FOR SINGLE-FAMILY DETACHED DWELLINGS AT A DENSITY OF 6-7 UNITS PER ACRE AS A PERMITTED LAND USE BY RIGHT IN THE RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AND WOULD CONTEMPLATE DIMENSIONAL REQUIREMENTS FOR THESE DETACHED SINGLE-FAMILY DWELLINGS. THE AMENDMENTS WILL BE TO SECTION 3.107(B) AND 3.107(E) – RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT – PERMITTED USES AND DIMENSION REGULATIONS.

Director Power gave a brief overview of the detached single-family dwellings in the RM Zoning District and displayed the Future Land Use map. The Planning Commission is asked to continue considering zoning ordinance amendments which allow for a new categorization of detached single-family residential structures to be permitted in the RM-Multiple Family zoning district that have higher density than single-family residential and lower density than multiple family residential at 6-7 units per acre. There are 112 acres of undeveloped property in the RM District excluding the utility corridor and Harbour Club Golf Course, the undeveloped properties are either zoned or planned RM. Director Power discussed comparison projects for development, the Belleville Lake Condo project on Liberty Street and Cherry Hill Village in Canton Township. Cherry Hill Village units range from 4-12 units per acre and the Belleville Lake Condo project is approximately 6.7 units per acre. Other considerations include are the Belleville Lake Shoreline Ordinance impacts and the application of BLB district rights and restrictions under RM zoning. The Planning Commission is being asked to identify preferences, consider whether to accept the use, set the density, discuss related zoning ordinance adjustments and set a public hearing date.

Vidya Krishnan of McKenna Associates presented her RM (Multiple Family) District Amendment letter dated 8-5-20. The Planning Commission at the 7-22-20 meeting had directed her to provide details from a comparable development (Cherry Hill Village), located in Canton Township. Cherry Hill Village, a very large pedestrian friendly development is 338 acres with 11 tracts of land. The density varies with the Village core area having a density of 12-units per acre and the Village edge area having 4-5 units per acre. The architecture is strictly regulated with specific design regulations for smaller lots and smaller lots all have access mandated off a rear alleyway. The front setback is reduced and units have porches. The Cherry Hill Village area is designated as an overlay district with specific standards set forth in the Zoning Ordinance. Mrs. Krishnan's review letter displays photographs of the different units and identifies the varying lot sizes.

Commissioners discussed the following questions and comments:

- Inquired if staff had reached out to a real estate agent to see how many days homes are typically on the market in Cherry Hill Village. The homes in Cherry Hill Village range from \$320,000-\$500,000, nothing lasts long on the market as the development is close to schools and the downtown area.
- Commissioner likes the look of the Cherry Hill Village homes with the garage in the back.
- Inquired if there could be a breakdown of the lot sizes, possibly having some 6-unit and some 7-unit lots. Staff informed that they generally stick to a consistent 1 set standard.
- Is Cherry Hill Village is a PRD? Yes, Cherry Hill Village is a PRD and is based on the Master Plan. It is also an overlay district that is part of the zoning ordinance.
- Why is the Harbour Club Golf Course excluded from the RM District acreage that could be developed? Director Power stated that it currently has a use assignment but can be included in that acreage.
- Commissioner dislikes the look of Cherry Hill Village, likes brick to the belt all the way around, likes the wider lots (6-units/acre) or a possible combination of lot sizes.
- Commissioners agreed they like the larger lots or a mixture of lot sizes and the garage in the back.
- Commissioner inquired what the criteria was to put in the ordinance to allow the larger lots. Asked staff for a list of items to earn the higher density.

- Why not make developments a PRD? A PRD is predominantly single-family detached and a lengthy process. Possibly use tools of the PRD.
- Commissioner would like to see some 7-unit per acre and 6-unit per acre, possibly a way to work with developers on criteria, no backyards facing the road and see market trends on the size of houses.
- The Township is missing middle sized housing types, concerned that adding to the RM District may lose sight of the goal to acquire middle sized housing types. Why not consider making the changes to R1-B District? Commissioner expressed concern of the change and possibility of it affecting the rest of the ordinance. Director Power advised the Master Plan sets the parameters for density. The RM District was a logical place to include multi-family residential dwellings. Vidya Krishnan informed that staff looked at single-family residential and looked at possible points of conflict throughout the ordinance. The change to the RM District corrects a lot of existing non-conforming structures within the Township.
- Commissioners expressed the importance of side yard setbacks and dislike of narrow side yards, the need to think seriously about what other structures will be allowed in those districts. Including a unit depth to width ratio, architectural standards, taking a look at accessory structures in general and including some of the aspects of a PRD.

Director Best informed the Commission that the selection of the RM District was to have a different type of product and cleanup non-conforming structures at the same time. The 116 acres vacant in the RM District, the parcels are smaller in size so a traditional style apartment complex would fit but would be tight, this provides another option for development. The amendment is not specific to one development, it is for the Township as a whole.

Commissioners asked staff to do more research before setting a public hearing, more attention to details are needed before moving forward. Director Power will set up a working meeting right away. Staff will bring information back to a Planning Commission meeting in September.

GENERAL DISCUSSION:

Director Power informed that the next Planning Commission meeting is August 26, 2020 and the agenda will go out next week.

ADJOURNMENT:

Motion Boynton, Jahr second to adjourn the meeting at 8:40 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



Memo

TO: Van Buren Township Planning Commission

FROM: Dan Power – Director of Planning and Economic Development

RE: SPR 19-040 - Clover Development - Public Hearing for Proposed Senior Housing Facility

DATE: August 20, 2020

Applicant Beth Ernat of Clover Communities Van Buren LLC seeks to construct a senior housing development with 125 independent senior housing units. The proposed +/- 45,860 square foot, 3-story building is located on the west side of Belleville Road between Tyler Road and Robson Road on a +/- 17.7-acre site including a +/- 15.8-acre development site and a +/- 1.9-acre out parcel. The subject property, 8470 Belleville Road (Parcel ID# 83 036 99 0002 702), is zoned C-2 – Extensive Highway Business District and also in the Belleville Road Overlay District (BROD).

Senior housing is a Special Land Use in the C-2 District. The proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 of the Zoning Ordinance (Administrative Procedures - Special Land Use Review).

The public hearing notice for this request was published for the August 26, 2020 Planning Commission meeting agenda. Preliminary project submittals are available for the public to review. At this time, the applicant has agreed to postpone consideration for action on both the special land use and preliminary site plan request by the Planning Commission in order to give additional time for staff review. At the meeting on August 26th, I recommend that the public hearing should be opened but should not be closed and should be adjourned to a future date as early as the regular meeting on September 9, 2020, at which time the Planning Commission may re-open the public hearing and act on the special land use and preliminary site plan requests.

Thank you for your consideration.

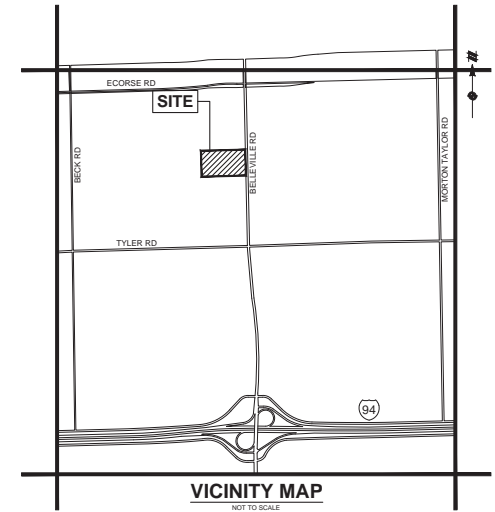
Sincerely,

Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant –
McKenna Associates
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township
Beth Ernat – Clover Communities of Van Buren, LLC

CLOVER SENIOR HOUSING
8470 BELLEVILLE ROAD
VAN BUREN TOWNSHIP
WAYNE COUNTY, MI
PARCEL ID: 83-036-99-002-702

PRELIMINARY SITE PLANS



DEVELOPMENT TEAM

DEVELOPER
CLOVER DEVELOPMENT
348 HARRIS HILL RD.
WILLIAMSVILLE, NY 14221
CONTACT: BETH ERNAT
PHONE: 734-346-0246
EMAIL: bemat@clovergroupinc.com

CIVIL ENGINEER
ATWELL, LLC
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
CONTACT: JARED KIME, P.E.
PHONE: (248) 447-2000
EMAIL: jkime@atwell-group.com

GOVERNING AGENCIES / UTILITY CONTACTS

PLANNING
VAN BUREN TOWNSHIP PLANNING &
ECONOMIC DEVELOPMENT
46425 TYLER RD
VAN BUREN TWP, MI 48111
CONTACT: MATT BEST
PHONE: 734-699-9800
EMAIL: mbest@vanburen-mi.org

WATER & SEWER
VAN BUREN TOWNSHIP PUBLIC SERVICES
46425 TYLER ROAD
VAN BUREN TWP., MI 48111
PHONE: 734-699-8900

RIGHT-OF-WAY
WAYNE COUNTY DPS
CONSTRUCTION PERMITS OFFICE
33809 MICHIGAN AVENUE
WAYNE, MI 48184
CONTACT: HIKMAT KASSEM
PHONE: (734) 595-6504
EMAIL: hkasssem@co.wayne.mi.us

SOIL EROSION
WAYNE COUNTY LRM
3600 COMMERCE COURT, BLDG. E
WAYNE, MI 48184
PHONE: 734-326-4421

STORMWATER
WAYNE COUNTY DPS
CONSTRUCTION PERMITS OFFICE
33809 MICHIGAN AVENUE
WAYNE, MI 48184
CONTACT: HIKMAT KASSEM
PHONE: (734) 595-6504
EMAIL: hkasssem@co.wayne.mi.us

DATA / TELEPHONE
AT&T
CONTACT: LINDA DENNISUK
PHONE: 248-456-8256
EMAIL: kd2154@att.com

ELECTRIC/GAS
DTE ENERGY
1 ENERGY PLAZA
DETROIT, MI 48226
PHONE: 800-477-4747

PARCEL DESCRIPTION

SCHEDULE A EXHIBIT "A" LEGAL DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: A0743131, COMMITMENT DATE: AUGUST 13, 2019:
LAND SITUATED IN THE TOWNSHIP OF VAN BUREN, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THIS SOUTHEAST 1/4 OF SECTION 9, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 9; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 660 FEET MORE OR LESS; THENCE WESTERLY PARALLEL TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 9, A DISTANCE OF 1230.90 FEET MORE OR LESS; THENCE NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 660 FEET, MORE OR LESS; THENCE EASTERLY ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 9, A DISTANCE OF 1230.90 FEET, MORE OR LESS TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THE EASTERLY 60 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, AS CONVEYED BY DEED RECORDED AT LIBER 53416, PAGE 329.

FLOODPLAIN NOTE

PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP (MAP NO. 26163C0351E, AN UNPRINTED PANEL DATED 02-02-2012, THE SITE LIES WITHIN ZONE X WHICH ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WETLANDS

PER THE NATIONAL WETLANDS INVENTORY WETLANDS MAPPER, NO REGULATED WETLANDS ARE LOCATED ON-SITE.

PERMIT MATRIX

TYPE	ISSUED BY	STATUS	NOTES
SITE CONSTRUCTION	TOWNSHIP		
ROW CONSTRUCTION PERMIT	WAYNE CO. DPS		
WATER MAIN	EGLE		
SANITARY SEWER	WAYNE CO. DPS AND		
STORM WATER	VAN BUREN TOWNSHIP		
SOIL EROSION PERMIT	WAYNE COUNTY LRM		

SURVEY DATUM

VERTICAL DATUM IS BASED ON NAVD 88,
CONVERSION FACTOR TO NGVD 29 SHALL BE 0.436, NGVD 29= NAVD 88 + 0.436

SHEET INDEX

- C00 COVER SHEET
- C01 TREE SURVEY
- C02 TREE LIST
- C03 TREE LIST
- C04 LAYOUT PLAN
- C05 PRELIMINARY GRADING & SOIL EROSION CONTROL PLAN
- C06 PRELIMINARY UTILITY PLAN
- C07 LANDSCAPE PLAN
- C08 LANDSCAPE DETAILS

ATTACHED PLANS
ALTA SURVEY
EAST / WEST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
GARAGE ELEVATION

Know what's below.
Call before you dig.

811

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ATWELL
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

SECTION 9

TOWN 3 SOUTH, RANGE 8 EAST

VAN BUREN TOWNSHIP

WAYNE COUNTY, MICHIGAN

CLOVER DEVELOPMENT GROUP

CLOVER SENIOR HOUSING

PRELIMINARY SITE PLANS

COVER SHEET

DATE: DECEMBER 20, 2019

REVISIONS/INITIALS

03-16-2020 PER TWP

07-17-2020 PER TWP

NO SCALE

DRAWN BY: JG/JF

CHECKED BY: JK

PROJECT MANAGER: JK

JOB #: 19003407

FILE CODE: SF

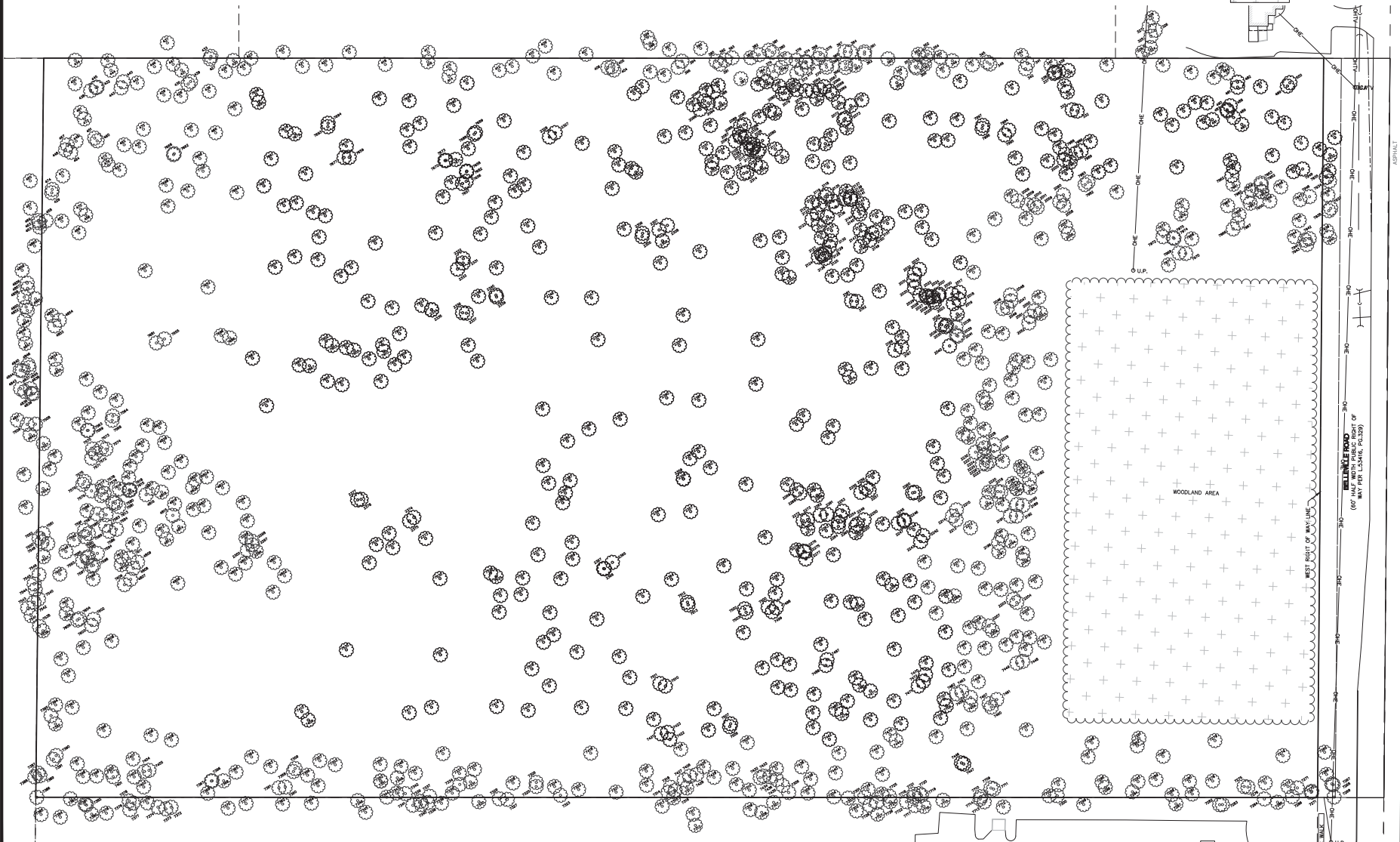
SHEET NO. C00

THE WOODLAND AREA EXHIBITS A MEDIUM TO HIGH DENSITY OF CANOPY TREES WITH AN AVERAGE SPACING OF 15'-20'. DENSITY OF REGULATED TREES IS APPROXIMATELY 70 PER ACRE FOR A TOTAL OF APPROXIMATELY 130 WITHIN THE 1.98 ACRE WOODLAND AREA. TREES IN THE CANOPY LAYER ARE GENERALLY IN GOOD HEALTH WITH LIMITED DEAD SNAGS PRESENT. DOMINANT SPECIES INCLUDE SILVER MAPLE (ACER SACHARINUM), WITH ADDITIONAL SPECIES INCLUDING PIN OAK (QUERCUS PALUSTRIS), AMERICAN ELM (ULMUS AMERICANA) BLACK CHERRY (PRUNUS SEROTINA) AND BOX ELDER (ACER NEGUNDO). THE UNDERSTORY CONTAINS JUVENILE SPECIMENS OF THESE SPECIES ALONG WITH COMMON BUCKTHORN (RHAMNUS CATHARTICA).

PROPERTY LINE

EXISTING TREE

EXISTING TREE TO BE REMOVED



Know what's below.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE BEEN OBTAINED FROM THE RECORDS OF THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

INSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. EITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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700

WE
SQUARE, SUITE
ELD, MI 48076
1-447-2000

ATV
TWO TOWNS :
SOUTHERN
248



ICE 8 EAST
WNSHIP
MICHIGAN

SECTION 9
SOUTH, RAN
BUREN TO
COUNTY, I

TOWN 3 :
VAN
WAYNE

[illegible]MENT GR
HOUSING
TE PLANS
WEY

SENIOR
NARY SITE
FREE SURV

CLOVER
PRELIMI
T

DATE
DECEMBER 20, 2019

REVISIONS/SUBMITTALS

SCALE: 1"=40'

DRAWN BY: JC/TF

CHECKED BY: JK

PROJECT MANAGER: JK

FILE CODE: SP
SHEET NO. C01

Tree #	Scientific Name	Common Name	DBH (Inch)	Condition	Exempt Tree	To Be Removed
7281	Acer rubrum	Red Maple	19	Fair		
7282	Acer saccharum	Silver Maple	19	Fair		
7283	Acer saccharum	Silver Maple	9.5	Fair		
7284	Acer saccharum	Silver Maple	9.5	Fair		
7285	Acer negundo	Box Elder Maple	10.5	Fair	Y	
7286	Acer negundo	Sugar Maple	7.5	Fair		
7287	American Elm	American Elm	7.5	Fair		
7288	Populus deltoides	Eastern Cottonwood	39	Good		
7289	Amelanchier	Amelanchier	14	Fair		
7290	Fraxinus pennsylvanica	Green Ash	7	Fair	Y	
7291	Fraxinus pennsylvanica	Green Ash	5.5	Poor	Y	
7292	Acer saccharum	Silver Maple	14.5	Fair	Y	
7293	Acer saccharum	Silver Maple	14.5	Fair	Y	
7294	Ulmus americana	American Elm	8.5	Poor		
7295	Quercus palustris	Pin Oak	14	Fair		
7296	Prunus serotina	Black Cherry	11	Fair		
7297	Rhus glabra	Common Buckthorn	6	Fair	Y	
7298	Acer saccharum	Silver Maple	6	Good	Y	
7299	Acer negundo	Box Elder Maple	12.5	Fair		
7300	Quercus palustris	Pin Oak	14	Fair		
7301	Prunus serotina	Black Cherry	18	Poor	Y	
7302	Acer saccharum	Silver Maple	13	Good	Y	
7303	Acer saccharum	Silver Maple	11.5	Fair	Y	
7304	Acer negundo	Box Elder Maple	9	Fair	Y	
7305	Prunus serotina	Black Cherry	28	Fair	Y	
7306	Amelanchier	Amelanchier	6.5	Fair		
7307	Quercus palustris	Pin Oak	12	Fair		
7308	Quercus palustris	Pin Oak	14	Fair		
7309	Quercus palustris	Pin Oak	12	Fair		
7310	Quercus palustris	Pin Oak	17	Fair		
7311	Acer negundo	Box Elder Maple	8	Fair	Y	
7312	Rubus perfoliatus	Black Locust	8	Fair	Y	
7313	Quercus palustris	Pin Oak	8.5	Fair		
7314	Quercus palustris	Pin Oak	18	Fair		
7315	Acer negundo	Box Elder Maple	5.5	Fair		
7316	Celtis occidentalis	hackberry	7	Fair		
7317	Quercus palustris	Pin Oak	8.5	Fair		
7318	Acer negundo	Box Elder Maple	7	Poor	Y	
7319	Acer saccharum	Silver Maple	12	Good	Y	
7320	Quercus palustris	Pin Oak	9	Poor	Y	
7321	Prunus serotina	Black Cherry	11	Poor	Y	
7322	Prunus serotina	Black Cherry	11	Poor	Y	
7323	Quercus palustris	Pin Oak	9	Good		
7324	Prunus serotina	Black Cherry	12	Fair		
7325	Quercus palustris	Pin Oak	10	Good		
7326	Ulmus americana	American Elm	7	Good		
7327	Prunus serotina	Black Cherry	7.5	Fair		
7328	Quercus palustris	Pin Oak	19	Poor	Y	
7329	Quercus palustris	Pin Oak	8.5	Good		
7330	Quercus palustris	Pin Oak	7	Good		
7331	Quercus palustris	Pin Oak	25.5	Good		
7332	Prunus serotina	Black Cherry	5	Fair		
7333	Prunus serotina	Black Cherry	8.5	Fair		
7334	Prunus serotina	Black Cherry	9	Fair		
7335	Quercus palustris	Pin Oak	18	Good		
7336	Quercus palustris	Pin Oak	5	Good		
7337	Quercus palustris	Pin Oak	5	Good		
7338	Quercus palustris	Pin Oak	7.5	Good		
7339	Quercus palustris	Pin Oak	5.5	Good		
7340	Quercus palustris	Pin Oak	10	Good		
7341	Quercus palustris	Pin Oak	14	Good		
7342	Quercus palustris	Pin Oak	10.5	Good		
7343	Quercus palustris	Pin Oak	11	Good		
7344	Quercus alba	White Oak	9	Good		
7345	Prunus serotina	Black Cherry	6	Good		
7346	Quercus palustris	Pin Oak	5	Good		
7347	Prunus serotina	Black Cherry	6	Poor	Y	
7348	Quercus palustris	Pin Oak	12	Good		
7349	Acer negundo	Box Elder Maple	6.5	Good		
7350	Ulmus americana	American Elm	8	Fair		
7351	Prunus serotina	Black Cherry	7.5	Fair		
7352	Acer negundo	Box Elder Maple	7.5	Fair		
7353	Prunus serotina	Black Cherry	8.5	Fair		
7354	Quercus palustris	Pin Oak	8	Fair		
7355	Prunus serotina	Black Cherry	7.5	Fair		
7356	Acer negundo	Box Elder Maple	12	Poor	Y	
7357	Prunus serotina	Black Cherry	12	Poor	Y	
7358	Acer saccharum	Silver Maple	5.5	Fair		
7359	Prunus serotina	Black Cherry	6	Fair		
7360	Prunus serotina	Black Cherry	8.5	Fair		
7361	Quercus palustris	Pin Oak	9.5	Fair		
7362	Prunus serotina	Black Cherry	6	Fair		
7363	Quercus palustris	Pin Oak	10	Fair		
7364	Prunus serotina	Black Cherry	6	Poor	Y	
7365	Quercus alba	White Oak	9.5	Fair		
7366	Quercus alba	White Oak	9.5	Fair		
7367	Celtis occidentalis	hackberry	11	Fair		
7368	Quercus velutina	Black Oak	10	Fair		
7369	Ulmus americana	American Elm	5.5	Fair		
7370	Quercus velutina	Black Oak	10	Fair		
7371	Quercus velutina	Black Oak	8	Fair		
7372	Quercus velutina	Black Oak	8	Fair		
7373	Quercus velutina	Black Oak	8	Fair		
7374	Quercus velutina	Black Oak	8	Fair		
7375	Quercus velutina	Black Oak	7.5	Fair		
7376	Quercus velutina	Black Oak	5	Fair		
7377	Quercus velutina	Black Oak	11.5	Fair		
7378	Prunus serotina	Black Cherry	8.5	Fair		
7379	Prunus serotina	Black Cherry	5.5	Good		
7380	Prunus serotina	Black Cherry	5	Fair		
7381	Quercus alba	White Oak	9.5	Fair		
7382	Quercus palustris	Pin Oak	8.5	Fair		
7383	Quercus palustris	Pin Oak	9	Fair		
7384	Quercus palustris	Pin Oak	9	Fair		
7385	Quercus palustris	Pin Oak	14	Fair		
7386	Prunus serotina	Black Cherry	9	Fair		
7387	Prunus serotina	Black Cherry	14.5	Poor	Y	
7388	Quercus alba	White Oak	6	Fair		
7389	Quercus alba	White Oak	16.5	Good		
7390	Quercus palustris	Pin Oak	8	Fair		
7391	Quercus palustris	Pin Oak	6	Fair		
7392	Quercus palustris	Pin Oak	5	Fair		
7393	Ulmus americana	American Elm	5.5	Fair		
7394	Ulmus americana	American Elm	8.5	Fair		
7395	Quercus palustris	Pin Oak	9.5	Fair		
7396	Ulmus americana	American Elm	9.5	Fair		
7397	Acer saccharum	Silver Maple	7	Fair		
7398	Ulmus americana	American Elm	7.5	Fair		
7399	Prunus serotina	Black Cherry	10	Fair		
7400	Prunus serotina	Black Cherry	10	Fair		
7401	Ulmus americana	American Elm	8	Poor	Y	
7402	Ulmus americana	American Elm	7.5	Fair		
7403	Prunus serotina	Black Cherry	8	Poor	Y	
7404	Ulmus americana	American Elm	10.5	Fair		
7405	Prunus serotina	Black Cherry	14	Good		
7406	Prunus serotina	Black Cherry	14	Good		
7407	Prunus serotina	Black Cherry	9.5	Fair		
7408	Prunus serotina	Black Cherry	7	Good		
7409	Prunus serotina	Black Cherry	12	Poor	Y	
7410	Prunus serotina	Black Cherry	12	Poor	Y	
7411	Prunus serotina	Black Cherry	12	Poor	Y	
7412	Prunus serotina	Black Cherry	12	Poor	Y	
7413	Prunus serotina	Black Cherry	12	Poor	Y	
7414	Prunus serotina	Black Cherry	12	Poor	Y	
7415	Prunus serotina	Black Cherry	12	Poor	Y	
7416	Prunus serotina	Black Cherry	12	Poor	Y	
7417	Prunus serotina	Black Cherry	12	Poor	Y	
7418	Prunus serotina	Black Cherry	12	Poor	Y	
7419	Prunus serotina	Black Cherry	12	Poor	Y	
7420	Prunus serotina	Black Cherry	12	Poor	Y	
7421	Prunus serotina	Black Cherry	12	Poor	Y	
7422	Prunus serotina	Black Cherry	12	Poor	Y	
7423	Prunus serotina	Black Cherry	12	Poor	Y	
7424	Prunus serotina	Black Cherry	12	Poor	Y	
7425	Prunus serotina	Black Cherry	12	Poor	Y	
7426	Prunus serotina	Black Cherry	12	Poor	Y	
7427	Prunus serotina	Black Cherry	12	Poor	Y	
7428	Prunus serotina	Black Cherry	12	Poor	Y	
7429	Prunus serotina	Black Cherry	12	Poor	Y	
7430	Prunus serotina	Black Cherry	12	Poor	Y	
7431	Prunus serotina	Black Cherry	12	Poor	Y	
7432	Prunus serotina	Black Cherry	12	Poor	Y	
7433	Prunus serotina	Black Cherry	12	Poor	Y	
7434	Prunus serotina	Black Cherry	12	Poor	Y	
7435	Prunus serotina	Black Cherry	12	Poor	Y	
7436	Prunus serotina	Black Cherry	12	Poor	Y	
7437	Prunus serotina	Black Cherry	12	Poor	Y	
7438	Prunus serotina	Black Cherry	12	Poor	Y	
7439	Prunus serotina	Black Cherry	12	Poor	Y	
7440	Prunus serotina	Black Cherry	12	Poor	Y	
7441	Prunus serotina	Black Cherry	12	Poor	Y	
7442	Prunus serotina	Black Cherry	12	Poor	Y	
7443	Prunus serotina	Black Cherry	12	Poor	Y	
7444	Prunus serotina	Black Cherry	12	Poor	Y	
7445	Prunus serotina	Black Cherry	12	Poor	Y	
7446	Prunus serotina	Black Cherry	12	Poor	Y	
7447	Prunus serotina	Black Cherry	12	Poor	Y	
7448	Prunus serotina	Black Cherry	12	Poor	Y	
7449	Prunus serotina	Black Cherry	12	Poor	Y	
7450	Prunus serotina	Black Cherry	12	Poor	Y	
7451	Prunus serotina	Black Cherry	12	Poor	Y	
7452	Prunus serotina	Black Cherry	12	Poor	Y	
7453	Prunus serotina	Black Cherry	12	Poor	Y	
7454	Prunus serotina	Black Cherry	12	Poor	Y	
7455	Prunus serotina	Black Cherry	12	Poor	Y	
7456	Prunus serotina	Black Cherry	12	Poor	Y	
7457	Prunus serotina	Black Cherry	12	Poor	Y	
7458	Prunus serotina	Black Cherry	12	Poor	Y	
7459	Prunus serotina	Black Cherry	12	Poor	Y	
7460	Prunus serotina	Black Cherry	12	Poor	Y	
7461	Prunus serotina	Black Cherry	12	Poor	Y	
7462	Prunus serotina	Black Cherry	12	Poor	Y	
7463	Prunus serotina	Black Cherry	12	Poor	Y	
7464	Prunus serotina	Black Cherry	12	Poor	Y	
7465	Prunus serotina	Black Cherry	12	Poor	Y	
7466	Prunus serotina	Black Cherry	12	Poor	Y	
7467	Prunus serotina	Black Cherry	12	Poor	Y	
7468	Prunus serotina	Black Cherry	12	Poor	Y	
7469	Prunus serotina	Black Cherry	12	Poor	Y	
7470	Prunus serotina	Black Cherry	12	Poor	Y	
7471	Prunus serotina	Black Cherry	12	Poor	Y	
7472	Prunus serotina	Black Cherry	12	Poor	Y	
7473	Prunus serotina	Black Cherry	12	Poor	Y	
7474	Prunus serotina	Black Cherry	12	Poor	Y	
7475	Prunus serotina	Black Cherry	12	Poor	Y	
7476	Prunus serotina	Black Cherry	12	Poor	Y	
7477	Prunus serotina	Black Cherry	12	Poor	Y	
7478	Prunus serotina	Black Cherry	12	Poor	Y	
7479	Prunus serotina	Black Cherry	12	Poor	Y	
7480	Prunus serotina	Black Cherry	12	Poor	Y	
7481	Prunus serotina	Black Cherry	12	Poor	Y	
7482	Prunus serotina	Black Cherry	12	Poor	Y	
7483	Prunus serotina	Black Cherry	12	Poor	Y	
7484	Prunus serotina	Black Cherry	12	Poor	Y	
7485	Prunus serotina	Black Cherry	12	Poor	Y	
7486	Prunus serotina	Black Cherry	12	Poor	Y	
7487	Prunus serotina	Black Cherry	12	Poor	Y	
7488	Prunus serotina	Black Cherry	12	Poor	Y	
7489	Prunus serotina	Black Cherry	12	Poor	Y	
7490	Prunus serotina	Black Cherry	12	Poor	Y	
7491	Prunus serotina	Black Cherry	12	Poor	Y	
7492	Prunus serotina	Black Cherry	12	Poor	Y	
7493	Prunus serotina	Black Cherry	12	Poor	Y	
7494	Prunus serotina	Black Cherry	12	Poor	Y	
7495	Prunus serotina	Black Cherry	12	Poor	Y	
7496	Prunus serotina	Black Cherry	12	Poor	Y	
7497	Prunus serotina	Black Cherry	12	Poor	Y	
7498	Prunus serotina	Black Cherry	12	Poor	Y	
7499	Prunus serotina	Black Cherry	12	Poor	Y	
7500	Prunus serotina	Black Cherry	12	Poor	Y	
7501	Prunus serotina	Black Cherry	12	Poor	Y	
7502	Prunus serotina	Black Cherry	12	Poor	Y	
7503	Prunus serotina	Black Cherry	12	Poor	Y	
7504	Prunus serotina	Black Cherry	12	Poor	Y	
7505	Prunus serotina	Black Cherry	12	Poor	Y	
7506	Prunus serotina	Black Cherry	12	Poor	Y	
7507	Prunus serotina	Black Cherry	12	Poor	Y	
7508	Prunus serotina	Black Cherry	12	Poor	Y	
7509	Prunus serot					

Tree Tag #	Scientific Name	Common Name	DBH (inches)	Condition	Example Tree	To Be Removed
324	Prunus serotina	Black Cherry	6	Good		
325	Alnus incana	Tree of Heaven	10.5	Good		
326	Alnus incana	Tree of Heaven	10.5	Good		
327	Alnus incana	Tree of Heaven	10.5	Good		
328	Acer negundo	Box Elder Maple	6	Good		
329	Alnus incana	Tree of Heaven	7.5	Fair		
330	Alnus incana	Black Walnut	15	Fair		
331	Juglans nigra	Black Walnut	15	Fair		
332	Quercus rubra	Red Oak	18	Fair		
333	Quercus pedunculata	Pin Oak	18	Fair		
334	Ulmus americana	American Elm	15	Good		
335	Alnus incana	Tree of Heaven	12	Good		
336	Alnus incana	Red Oak	12	Good		
337	Prunus serotina	Black Cherry	13	Good		
338	Prunus serotina	Black Cherry	7	Fair		
339	Prunus serotina	Black Cherry	10	Fair		
340	Prunus serotina	Black Cherry	8	Fair		
341	Prunus serotina	Black Cherry	18	Fair		
342	Quercus pedunculata	Pin Oak	9	Fair		
343	Quercus pedunculata	Pin Oak	25	Fair		
344	Quercus pedunculata	Pin Oak	10	Good		
345	Prunus serotina	Black Cherry	5	Fair		
347	Quercus velutina	Black Oak	23	Good		
348	Pinus sylvestris	Scotch Pine	18	Good		
349	Quercus pedunculata	Pin Oak	15.5	Good		
350	Quercus pedunculata	Pin Oak	7	Good		
351	Quercus pedunculata	Pin Oak	5	Good		
352	Quercus pedunculata	Pin Oak	11.5	Good		
353	Quercus pedunculata	Pin Oak	11.5	Good		
354	Prunus serotina	Black Cherry	9.5	Good		
355	Prunus serotina	Black Cherry	11	Good		
356	Quercus velutina	Black Oak	9.5	Good		
357	Quercus pedunculata	Pin Oak	8.5	Good		
358	Quercus pedunculata	Pin Oak	8	Good		
359	Alnus incana	Tree of Heaven	6	Good		
360	Acer negundo	Box Elder Maple	8.5	Good		
361	Prunus serotina	Black Cherry	13	Fair		
362	Alnus incana	Tree of Heaven	8.5	Good		
363	Quercus pedunculata	Pin Oak	5	Good		
364	Acer negundo	Box Elder Maple	11.5	Good		
365	Alnus incana	Tree of Heaven	5.5	Good		
366	Alnus incana	Tree of Heaven	5.5	Good		
367	Calix occidentalis	Hackberry	5	Good		
368	Alnus incana	Tree of Heaven	17	Good		
369	Calix occidentalis	Hackberry	17	Good		
370	Alnus incana	Tree of Heaven	17	Good		
371	Prunus serotina	Black Cherry	6	Good		
372	Alnus incana	Tree of Heaven	5.5	Good		
373	Alnus incana	Tree of Heaven	13.5	Good		
374	Prunus serotina	Black Cherry	5.5	Good		
375	Calix occidentalis	Hackberry	10.5	Good		
376	Alnus incana	Tree of Heaven	13.5	Good		
377	Alnus incana	Tree of Heaven	8	Good		
378	Alnus incana	Tree of Heaven	8	Good		
379	Alnus incana	Tree of Heaven	5.5	Good		
380	Crataegus spp.	Hawthorn	5	Good		
381	Crataegus spp.	Hawthorn	5.5	Good		
382	Crataegus spp.	Hawthorn	5	Good		
383	Crataegus spp.	Hawthorn	5	Good		
384	Alnus incana	Tree of Heaven	5.5	Good		
385	Alnus incana	Tree of Heaven	5.5	Good		
386	Alnus incana	Tree of Heaven	5.5	Good		
387	Quercus pedunculata	Pin Oak	6	Good		
388	Quercus pedunculata	Pin Oak	7	Good		
389	Quercus pedunculata	Pin Oak	7	Good		
390	Alnus incana	Tree of Heaven	5	Good		
391	Ulmus americana	American Elm	13	Fair		
392	Alnus incana	Tree of Heaven	5.5	Good		
393	Alnus incana	Tree of Heaven	5.5	Good		
394	Prunus serotina	Black Cherry	10.5	Good		
395	Quercus velutina	Black Oak	8.5	Good		
396	Prunus serotina	Black Cherry	7	Good		
397	Quercus velutina	Black Oak	26	Good		
398	Quercus pedunculata	Pin Oak	7.5	Good		
399	Quercus pedunculata	Pin Oak	6.5	Good		
400	Quercus pedunculata	Pin Oak	6.5	Good		
401	Quercus pedunculata	Pin Oak	10	Good		
402	Prunus serotina	Black Cherry	10	Good		
403	Prunus serotina	Black Cherry	6.5	Good		
404	Prunus serotina	Black Cherry	6.5	Good		
405	Prunus serotina	Black Cherry	7	Good		
406	Prunus serotina	Black Cherry	7	Good		
407	Quercus velutina	Black Oak	26	Good		
408	Quercus pedunculata	Pin Oak	7.5	Good		
409	Quercus pedunculata	Pin Oak	5.5	Good		
410	Quercus pedunculata	Pin Oak	5.5	Good		
411	Quercus pedunculata	Pin Oak	5.5	Good		
412	Quercus pedunculata	Pin Oak	5.5	Good		
413	Ulmus americana	American Elm	5.5	Fair		
414	Quercus pedunculata	Pin Oak	10	Good		
415	Ulmus americana	American Elm	5.5	Good		
416	Quercus pedunculata	Pin Oak	9.5	Good		
417	Prunus serotina	Black Cherry	5.5	Good		
418	Quercus pedunculata	Pin Oak	21.5	Good		
419	Quercus pedunculata	Pin Oak	6.5	Good		
420	Acer negundo	Box Elder Maple	8	Fair		
421	Calix occidentalis	Hackberry	10.5	Good		
422	Prunus serotina	Black Cherry	7.5	Good		
423	Quercus pedunculata	Pin Oak	8	Good		
424	Quercus pedunculata	Pin Oak	10.5	Good		
425	Quercus pedunculata	Pin Oak	14.5	Good		
426	Ulmus americana	American Elm	11.5	Good		
427	Quercus pedunculata	Pin Oak	10.5	Good		
428	Quercus pedunculata	Pin Oak	7	Good		
429	Ulmus americana	American Elm	5.5	Good		
430	Acer negundo	Box Elder Maple	6	Fair		
431	Quercus pedunculata	Pin Oak	6.5	Good		
432	Quercus pedunculata	Pin Oak	9.5	Good		
433	Calix occidentalis	Hackberry	13.5	Good		
434	Prunus serotina	Black Cherry	7.5	Fair		
435	Prunus serotina	Black Cherry	7.5	Fair		
436	Prunus serotina	Black Cherry	11	Good		
437	Prunus serotina	Black Cherry	27	Good		
438	Ulmus americana	American Elm	5.5	Good		
439	Prunus serotina	Black Cherry	9	Good		
440	Quercus pedunculata	Pin Oak	16	Good		
441	Quercus pedunculata	Pin Oak	14	Good		
442	Ulmus americana	American Elm	5.5	Good		
443	Quercus pedunculata	Pin Oak	14	Good		
444	Quercus pedunculata	Pin Oak	14	Good		
445	Quercus velutina	Black Oak	7	Good		
446	Quercus pedunculata	Pin Oak	7	Good		
447	Quercus pedunculata	Pin Oak	7.5	Good		
448	Ulmus americana	American Elm	6.5	Good		
449	Quercus pedunculata	Pin Oak	6.5	Good		
450	Quercus pedunculata	Pin Oak	12	Good		
451	Prunus serotina	Black Cherry	7.5	Good		
452	Acer rubrum	Red Maple	6	Good		
453	Prunus serotina	Black Cherry	13	Good		

ATV
 248-112-0000
 248-112-0000
 248-112-0000

Know what's below.
 Call before you dig.
 The location of underground utilities is critical to the safety of your project. Call before you dig to find out where the lines are. Call before you dig to find out where the lines are. Call before you dig to find out where the lines are.

NOTICE:
 THE CITY OF BUREN, INDIANA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FOR THE PROPOSED PROJECT. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FOR THE PROPOSED PROJECT.

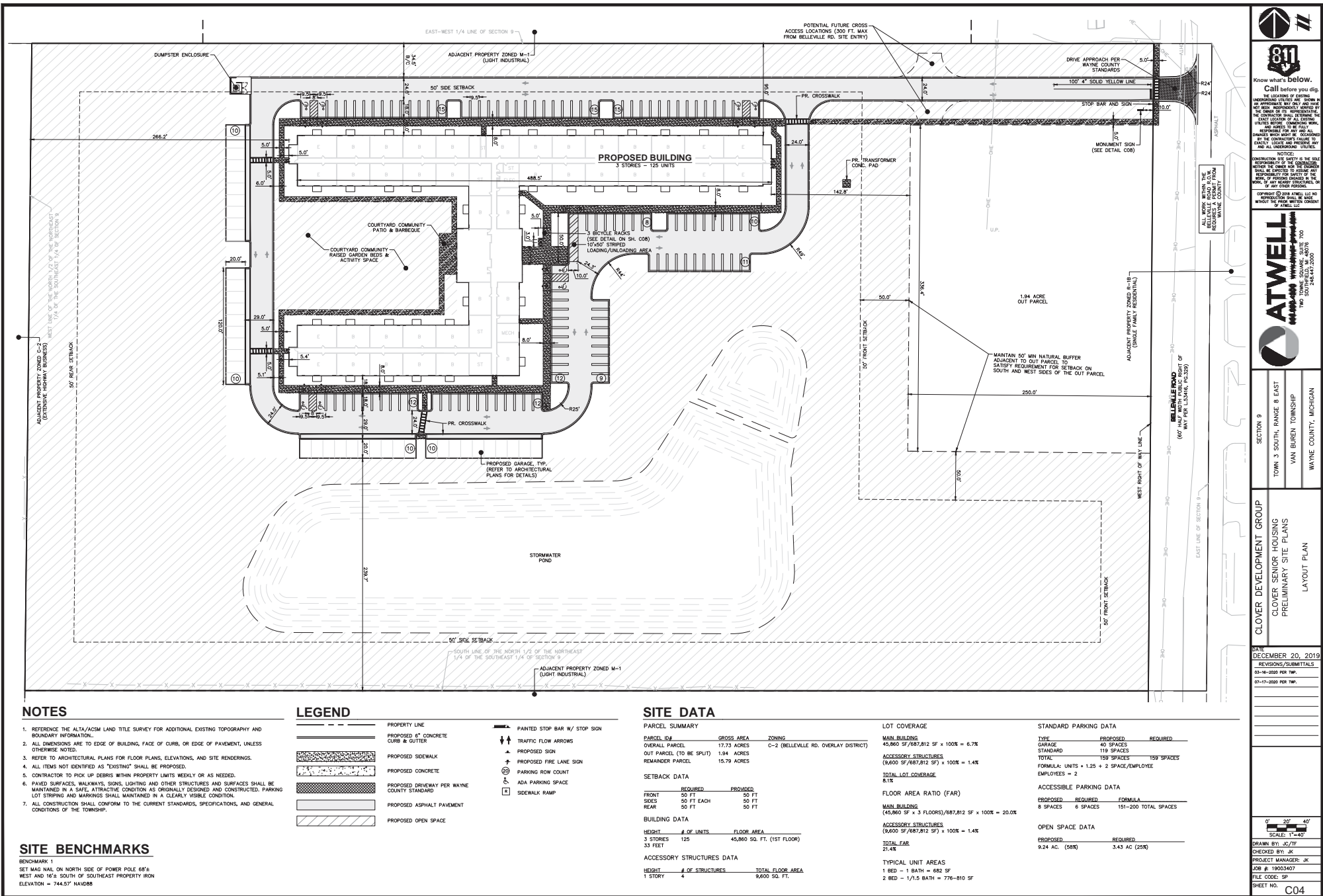
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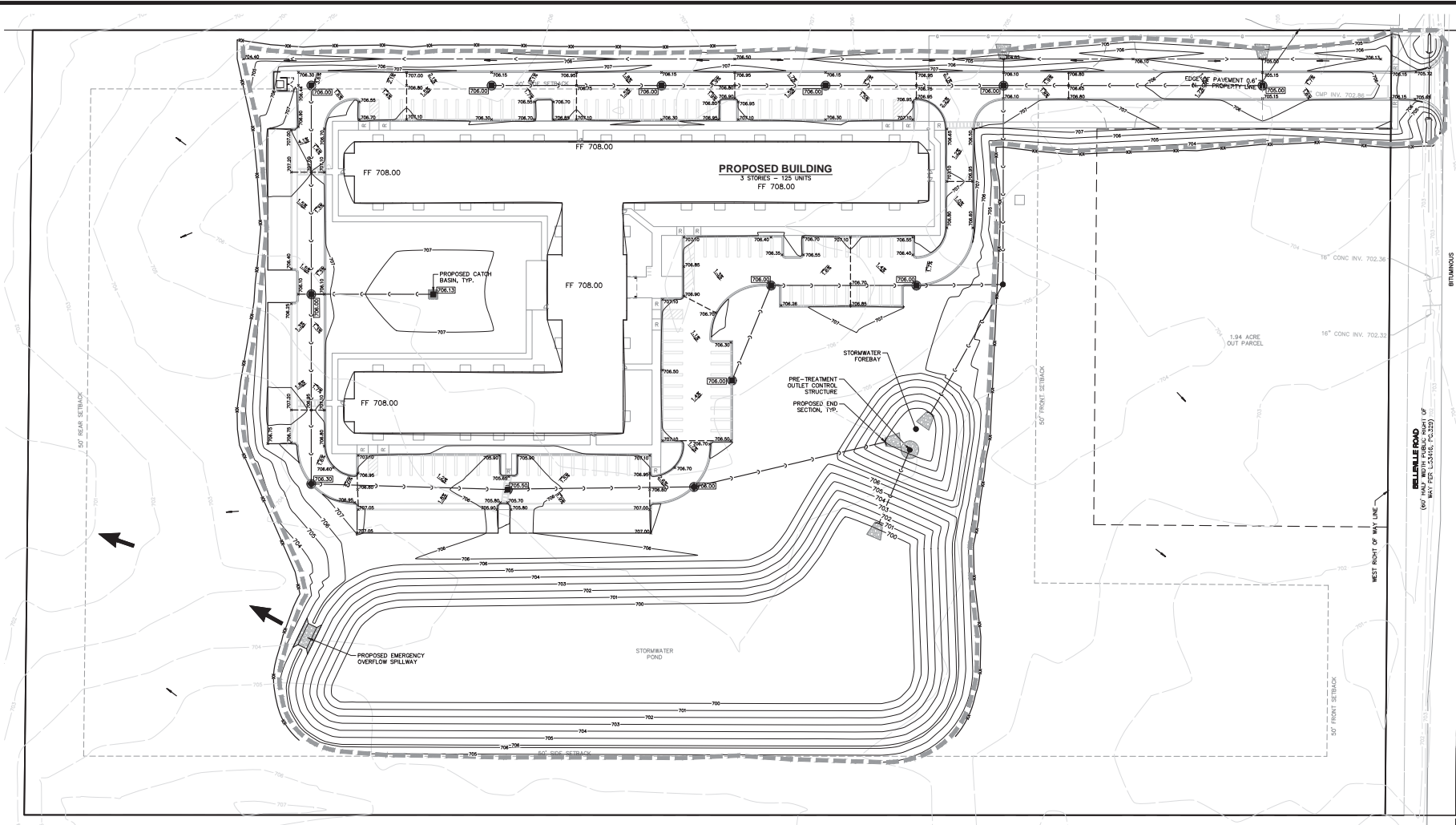
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CLOVER DEVELOPMENT GROUP
 CLOVER SENIOR HOUSING
 PRELIMINARY SITE PLANS
 TOWN 3, SOUTH, RANGE 8, EAST
 VAN BUREN TOWNSHIP
 WAYNE COUNTY, MICHIGAN
 TREE LIST

DATE: DECEMBER 20, 2019
 REVISIONS/SUBMITTALS
 01-17-2020 PER 100

SCALE: 1"=40'
 DRAWN BY: J.C.T.
 CHECKED BY: J.K.
 PROJECT MANAGER: J.K.
 JOB CODE: SP
 SHEET NO. C03





SITE BENCHMARKS

BENCHMARK 1
 SET MAG NAIL ON NORTH SIDE OF POWER POLE 68'±
 WEST AND 10'± SOUTH OF SOUTHEAST PROPERTY IRON
 ELEVATION = 744.57 NAVD83

NOTES

1. THE APPLICANT IS RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE THE RESULT OF THE APPLICANT'S ACTIONS.
2. SOIL EROSION AND SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH WAYNE COUNTY AND TOWNSHIP ENGINEERING STANDARDS.

STORMWATER NARRATIVE

ON-SITE STORMWATER WILL BE COLLECTED BY A PROPOSED STORM SEWER SYSTEM AND CONVEYED TO A STORMWATER POND WITH FOREBAY FOR PRE-TREATMENT. THE POND WILL BE SIZED TO ACCOMMODATE STORMWATER FROM THE SUBJECT SITE AND FUTURE DEVELOPMENT OF THE OUTPARCEL (ASSUMED C=0.8). THE POND IS SIZED FOR RETENTION AND COORDINATION WITH WAYNE COUNTY IS ON-GOING TO DETERMINE IF OTHER Viable OUTLET OPTIONS EXIST.

LEGEND

- 0'00 — PROPERTY LINE
- 500 — PROPOSED CONTOUR
- 500 — EXISTING CONTOUR
- C — PROPOSED STORM SEWER
- C — EXISTING STORM SEWER
- — ROSELINE
- — PROPOSED DITCH/SWALE
- — EXISTING / PROPOSED MANHOLE
- — EXISTING / PROPOSED CATCH BASIN
- — DRAINAGE ARROW
- — GRADING LIMITS
- — PROPOSED SILT SACK INLET FILTER
- — PROPOSED STORM INLET FILTER
- — PROPOSED RIP-RAP
- — PROPOSED OVERFLOW ROUTE

Know where's below.

Call before you dig.

THE LOCATION OF EXISTING AND PROPOSED UTILITIES ARE SHOWN AS THEY ARE KNOWN TO THE ENGINEER. THE ENGINEER HAS NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE LOCATION OF ANY UTILITIES HAS CHANGED SINCE THE DATE OF THE ENGINEERING. THE ENGINEER HAS NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE LOCATION OF ANY UTILITIES HAS CHANGED SINCE THE DATE OF THE ENGINEERING. THE ENGINEER HAS NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE LOCATION OF ANY UTILITIES HAS CHANGED SINCE THE DATE OF THE ENGINEERING.

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 CIVIL ENGINEERING
 1000 SOUTH BAYVIEW AVE. SUITE 200
 TROY, MI 48063-1500
 248.447.2500

SECTION 9	
TOWN 3 SOUTH, RANGE 8 EAST	VAN BUREN TOWNSHIP
WAYNE COUNTY, MICHIGAN	

DATE: DECEMBER 20, 2019

REVISIONS/SUBMITTALS

01-16-2020 PER TWP.

07-17-2020 PER TWP.

0' 30' 40'

SCALE: 1"=40'

DRAWN BY: JC/TP

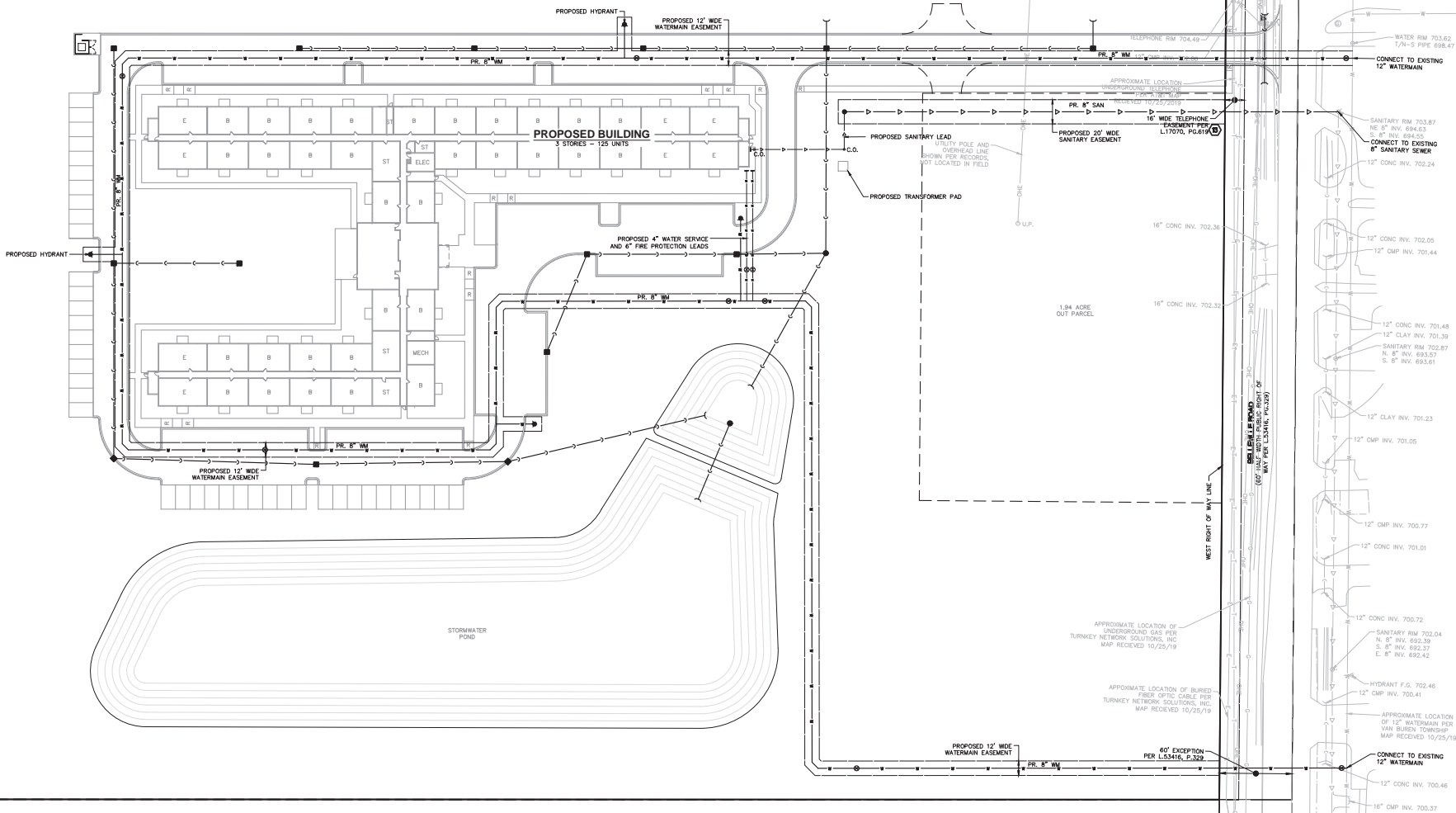
CHECKED BY: JK

PROJECT MANAGER: JK

JOB #: 19003407

FILE CODE: SP

SHEET NO. C05



WATER SYSTEM NARRATIVE

AN EXISTING 12" ASBESTOS CEMENT WATERMAIN (PER TOWNSHIP GIS RECORDS) IS LOCATED NEAR THE PROPERTY ON THE EAST SIDE OF BELLEVILLE ROAD WHICH WILL BE TAPPED AND A NEW WATERMAIN WILL BE CONSTRUCTED WITHIN AN EASEMENT. THE NEW 8" D.I. CL. 54 WATER MAIN WILL BE PROPOSED AS APPROPRIATE TO PROVIDE HYDRANT COVERAGE TO THE PROPOSED BUILDING AND ADJACENT LOT. DOMESTIC AND FIRE SUPPRESSION SERVICES FOR THE PROPOSED BUILDINGS WILL BE CONNECTED TO THE ON-SITE MAINS.

SANITARY SEWER NARRATIVE

AN EXISTING 8-INCH PUBLIC SANITARY SEWER IS LOCATED NEAR THE PROPERTY ON THE EAST SIDE OF BELLEVILLE ROAD. A 6" PVC MAIN WILL BE CONSTRUCTED WITHIN AN EASEMENT FROM THE PUBLIC SEWER TO SERVE THE PROPOSED BUILDING AND ADJACENT LOT.

LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING HYDRANT
	PROPOSED HYDRANT
	EXISTING GATE VALVE & WELL
	PROPOSED GATE VALVE & WELL
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING OVERHEAD LINES
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING GAS
	PROPOSED WATER SERVICE LEAD
	PROPOSED SANITARY SERVICE LEAD

SITE BENCHMARKS

BENCHMARK 1
SET MAG NAIL ON NORTH SIDE OF POWER POLE 68'±
WEST AND 10'± SOUTH OF SOUTHEAST PROPERTY IRON
ELEVATION = 744.57 NAVD83

CLOVER SENIOR HOUSING SANITARY SEWER BASIS OF DESIGN						
PROJECT NUMBER: 1903407 PROJECT LOCATION: VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN DATE: JAN 21, 2020						
OVERALL DEVELOPMENT	Usage	Unit Factors	Unit	REU	POPULATION	AVERAGE FLOW (MGD)
Senior Housing Development	1.3 per unit		125	125	263	0.028
						0.041
ASSUMPTIONS:						
Population = 2.1 people per unit						
Average Usage = 100 gallons per person per day						
PEAK FACTOR: 4.18						
ESTIMATED MAXIMUM PEAK FLOW: 0.17 CFS						
$\text{Peaking Factor} = 18 + \sqrt{\frac{\text{population}}{\text{thousands}}} = 4 + \sqrt{\frac{\text{population}}{\text{thousands}}}$						
CAPACITY ANALYSIS:						
Capacity of 6" 8 pipe (ft)	0.40%	=	6.766 CFS			> 0.17
Capacity of 6" 10" pipe (ft)	0.30%	=	1.203 CFS			> 0.17

ROBSON I
(66' WIDE PUBLIC I)

Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AND HAVE BEEN INDICATED BY THE CONSTRUCTION MARK. EXISTING UTILITIES SHALL BE EXPOSED TO AVOID ANY DAMAGE TO EXISTING UTILITIES. THE CONSTRUCTION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. IF THE CONSTRUCTION'S FAILURE TO EXPOSE, LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE CONSTRUCTION. THE CONSTRUCTION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. IF THE CONSTRUCTION'S FAILURE TO EXPOSE, LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

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SECTION 9
TOWN 3 SOUTH, RANGE 8 EAST
VAN BUREN TOWNSHIP
WAYNE COUNTY, MICHIGAN

CLOVER DEVELOPMENT GROUP
CLOVER SENIOR HOUSING
PRELIMINARY SITE PLANS
PRELIMINARY UTILITY PLAN

DATE: DECEMBER 20, 2019
REVISIONS/SUBMITTALS
01-16-2020 PER TWP.
01-17-2020 PER TWP.

SCALE: 1"=40'
DRAWN BY: JC/TF
CHECKED BY: JK
PROJECT MANAGER: JK
JOB #: 1903407
FILE CODE: SP
SHEET NO. C06

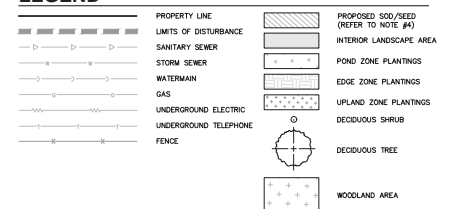


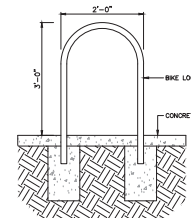
1. OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL REPLACE ALL DISEASED, DEAD OR DAMAGED PLANTS, REFILLING MULCH, CONTROL WEEDS, FERTILIZE AND PRUNE TREES AND SHRUBS.
2. THE PROPOSED DEVELOPMENT WAS DESIGNED IN ORDER TO PRESERVE A SIGNIFICANT AMOUNT OF EXISTING TREES (448 TOTAL), PARTICULARLY AT THE PROPERTY BOUNDARIES TO PROVIDE A BUFFER OF PLANT MATERIAL TO ADJACENT PROPERTIES. THE PROPOSED DEVELOPMENT INCLUDES GREENBELT (154 TREES), BELLEVILLE ROAD FOLLOWING (20 TREES), AND UNIT LANDSCAPING (10 TREES).
3. THE LANDSCAPE FOR THE RETENTION BASIN SHALL FOLLOW THE SAME UNIT LANDSCAPING. THE THREE PLANTING ZONES (PHO, EDGE, AND UPLAND) ARE TO FOLLOW THE SEED MIX COMPOSITION ON PH-08.
4. LANDSCAPE MATERIALS SPECIFIED IN SPECIES OF GRASS NORMALLY GROWN AS PERMANENT LAWNS IN SOUTHEAST MICHIGAN, SHALL SOO DBH BE USED IN AREAS SUBJECT TO EROSION.
5. THE EXISTING PROTECTION OF THE OUTLET ALONG BELLEVILLE ROAD HAS DENSE TREES AND SHRUBS. THE PROPOSED DEVELOPMENT WILL MAINTAIN THIS BUFFER.
6. FOR THE TREE REPLACEMENT REQUIREMENT, 108 TREES ARE BEING PROPOSED CONSIST OF 3 TREES BEING REPLACED FOR INTO THE TOWNSHIP TREE FUND TO MEET THE REQUIREMENT OF 144 TREES.

LANDSCAPE REQUIREMENTS SUMMARY

ITEM	QTY PROVIDED	QTY REQUIRED	FORMULA
PRESERVED TREES			
NORTH	79 TREES	43 TREES - GREENBELT BUFFER, 36 TREES - UNIT LANDSCAPING	
SOUTH	96 TREES	43 TREES - GREENBELT BUFFER, 53 TREES - UNIT LANDSCAPING	
EAST	46 TREES	34 TREES - GREENBELT BUFFER, 12 TREES - UNIT LANDSCAPING	
WEST	163 TREES	34 TREES - GREENBELT BUFFER, 131 TREES - UNIT LANDSCAPING	
WOODLAND AREA ALONG BELLEVUE RD. 65 TREES		20 TREES - FRONTAGE LANDSCAPING, 18 TREES - UNIT LANDSCAPING	
TOTAL TREES PRESERVED	448 TREES	154 TREES - GREENBELT BUFFER, 20 TREES - FRONTAGE LANDSCAPE, 250 TREES - UNIT LANDSCAPING	
BELLEVUE ROAD FRONTAGE LANDSCAPE			
	<SEE NOTE 2	8 TREES	1 DECIDUOUS OR EVERGREEN TREE/40 LF (304 LF)
	<SEE NOTE 2	8 TREES	1 DECIDUOUS TREE WHATEVER RIGHT-OF-WAY/40 (304 LF)
		4 TREES	1 ORNAMENTAL TREE/200 LF (304 LF)
	64 SHURBES	64 SHURBES	8 SHURBES/40 LF (304 LF)
INTERIOR PARKING LOT LANDSCAPING			
AREA	3,269 SQ. FT.	3,148 SQ. FT.	5% OF PAVEMENT AREA (62,950 SF)
TREES	11 TREES	11 TREES	1/300 SF LANDSCAPE AREA
GREENBELT LANDSCAPING			
NORTH PROPERTY LINE	<SEE NOTE 2	43 TREES	1 TREE/20 LF (864 LF)
SOUTH PROPERTY LINE	<SEE NOTE 2	43 TREES	1 TREE/20 LF (864 LF)
EAST PROPERTY LINE	<SEE NOTE 2	34 TREES	1 TREE/20 LF (667 LF)
WEST PROPERTY LINE	<SEE NOTE 2	34 TREES	1 TREE/20 LF (667 LF)
TOTAL			154 TREES
PER UNIT LANDSCAPING			
TREES	<SEE NOTE 2	250 TREES	2 TREES PER UNIT (125 UNITS)
SHURBES	500 SHURBES	500 SHURBES	4 SHURBES PER UNIT (125 UNITS)
REPLACEMENT TREES	108 TREES (SEE NOTE 6)	144 TREES	215 TREES REMOVED/175

LEGEND






BIKE RACK DETAIL
NOT TO SCALE

TREE SCHEDULE

INTERIOR PARKING LOT LANDSCAPING REQUIREMENT

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
	AR	4	ACER RUBRUM "RED SUNSET"	RED MAPLE	3" CAL.	B & B
	TC	7	TILIA CORDATA "GREENSPIRE"	LITTLELEAF LINDEN	3" CAL.	B & B
TOTAL		11				

REPLACEMENT REQUIREMENT

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
	AR	18	ACER RUBRUM 'RED SUNSET'	RED MAPLE	3" CAL.	B & B
	AS	6	ACER SACHARINUM 'GREEN MOUNTAIN'	SUGAR MAPLE	3" CAL.	B & B
	PA	16	PICEA ABIES	NORWAY SPRUCE	6 FT.	B & B
	PG	15	PICEA GLAUCA	WHITE SPRUCE	6 FT.	B & B
	OR	45	QUERCUS RUBRA	RED OAK	3" CAL.	B & B
	TH	8	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6 FT.	B & B
	TOTAL		108			

SHRUB SCHEDULE

UNIT LANDSCAPING REQUIREMENT

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CS	227	CORNUS SERICEA	RED OSIER DOGWOOD	36"	CONT.
DL	61	DIERILLA LONICERA	BUSH HONEYSUCKLE	36"	CONT.
HP	80	HYDRANGEA PANDICULATA BOBO	HARDY HYDRANGEA	36"	CONT.
VC	55	VIBURNUM CARLESI 'COMPACTUM'	DWARF KOREAN SPICE VIBURNUM	36"	CONT.
YL	77	VIBURNUM TRELOUM 'COMPACTUM'	DWARF AM. CRANBERRY BUSH	36"	CONT.
TOTAL	500				

SEED MIX COMPOSITIONS

WETLAND SEED MIX (PLANT IN EDGE ZONE) 24,400 SQ FT

A composition of wildflowers, sedges, and grasses.

Application rate: 3 oz. per 1000 sq. ft. or 7 lbs. per acre.

BOTANICAL NAME **COMMON NAME**

Wildflowers

Asclepias incarnata Swamp Milkweed

Aster novae-angliae New England Aster

Aster paniculatus Swamp Aster

Aster umbellatus Flat-top Aster

Eupatorium maculatum Joe-Pye Weed

Eupatorium perfoliatum Boneset

Euthamia graminifolia Grass-leaved Goldenrod

Liatris spicata Marsh Blazing Star

Pedicularis racemosa Swamp Pincushion

Rudbeckia subtomentosa Sweet Black-Eyed Susan

Silphium perfoliatum Cudweed

Silphium terebinthinaceum Prairie Dock

Solidago canadensis Swamp Goldenrod

Solidago rigida Red-top Goldenrod

Verbena hastata Blue Vervain

Vernonia missouriensis Iron Weed

Veronica virginiana Culver's Root

Veronica virginiana Culver's Root

Andropogon gerardii Big Bluestem

Carex stricta Fringed Sedge

Carex stricta Tussock Sedge

Scirpus cespitosus Wool Grass

Scirpus atrovirens Bulrush

CUSTOM SHORT GRASS SEED MIX (PLANT IN UPLAND ZONE) 20,700 SQ. FT

Fifty percent (50%)Turfgrass / Fifty percent (50%)Grass.

Application rate: 5 oz. per 1000 sq. ft. or 10 lbs. per acre.

BOTANICAL NAME **COMMON NAME**

Wildflowers

Asclepias tuberosa Yellow

Aquilegia canadensis Wild Columbine

Asclepias tuberosa Butterflyweed

Aster laevis Smooth Aster

Coveropsis hexocaulis Sand Tickseed

Echinacea purpurea Purple Coneflower

Rubus cuneifolius False Boneset

Monarda fistulosa Bergamot

Pentstemon digitalis Fatigue Herb

Rudbeckia hirta Black-eyed Susan

Solidago speciosa Showy Goldenrod

Sedges/Grasses

Schizanthus scoparius Little Bluestem

Bouteloua curtipendula Side Oats Grass

Koeleria pyramidata June Grass*

Sporobolus heterolepis Prairie Dropseed*

* Supplier to add these species to the mix.

POND ZONE - 46,600 SQ FT

Basis mix up to 3 feet deep. Plant these as bare root

or tubers. Spacing can be about 1 plant per 1.4 square feet

There are not shown on any prefill mix.

BOTANICAL NAME **COMMON NAME**

Najas advena Yellow Pond Lily

Najas odonata White Water Lily

Scheuchzeria palustris Softstem Bulrush

Scirpus validus Great Bulrush

Polygonum amphibium Water smartweed

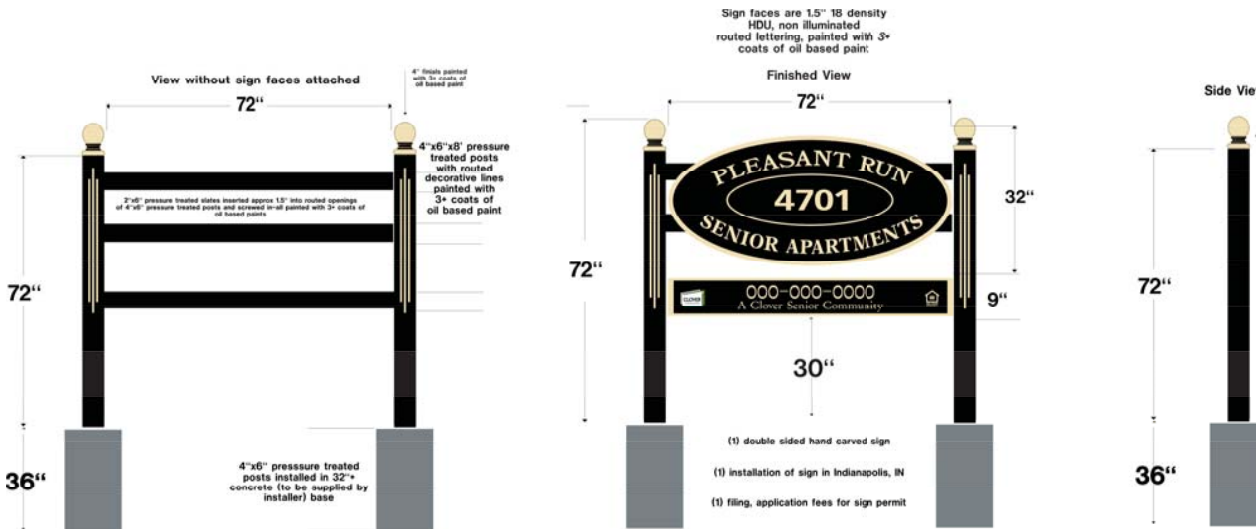
Carex lasiocarpa Lake sedge

Potamogeton nodosus Pickerelweed

NOTE: THE SPECIFIED QUANTITIES AND VARIETIES OF SEEDS AND PLANTING MATERIALS

MEET OR EXCEED THE MINIMUM REQUIREMENTS OF WAYNE COUNTY STORM

ORDINANCE.



SIGN DETAIL

Sign faces are 1.5" 18 density
HDU, non illuminated
routed lettering, painted with 3+
coats of oil based paint.

Finished View

Side View

- (1) double sided hand carved sign
- (1) installation of sign in Indianapolis, IN
- (1) filing, application fees for sign permit

Know where's below.
Call before you dig.
811

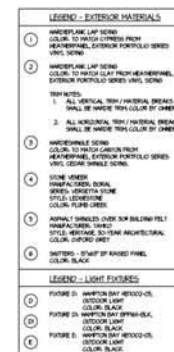
ATWELL
LANDSCAPE ARCHITECTS
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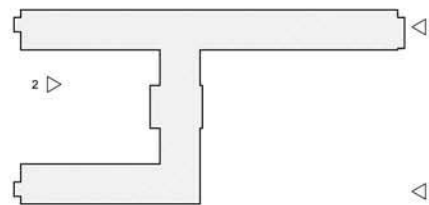
SECTION 9
TOWN 3 SOUTH, RANGE 8 EAST
VAN BUREN TOWNSHIP
WAYNE COUNTY, MICHIGAN

CLOVER DEVELOPMENT GROUP
CLOVER SENIOR HOUSING
PRELIMINARY SITE PLANS
LANDSCAPE DETAILS

DATE: DECEMBER 20, 2019
REVISIONS/SUBMITTALS
20-10-2020 PER TWP.
01-11-2020 PER TWP.

SCALE: N/A
DRAWN BY: JC/TF
CHECKED BY: JC
PROJECT MANAGER: JC
JOB #: 19003407
FILE CODE: SP
SHEET NO. C08





LEGEND - EXTERIOR MATERIALS	
1	HANDSLAP LAF SCENE COLOR: TO MATCH CYPRESS FROM HEADERSHIELD, EXTERIOR PORTFOLIO SERIES VINYL SCENE
2	HANDSLAP LAF SCENE COLOR: TO MATCH CLAY FROM HEADERSHIELD, EXTERIOR PORTFOLIO SERIES VINYL SCENE
TRIM NOTES:	
1.	ALL VERTICAL TRIM / MATERIAL BREAKS SHALL BE WHITE TRIM COLOR BY CHASE.
2.	ALL HORIZONTAL TRIM / MATERIAL BREAKS SHALL BE WHITE TRIM COLOR BY CHASE.
3	HANDERSHIELD SCENE COLOR: TO MATCH LAMIN FROM HEADERSHIELD, EXTERIOR PORTFOLIO SERIES VINYL SCENE VINYL SCENE
4	STONE VENEER HOMERACADES, BIRAL SERIES, VENETIA STONE STYLL, LOCUSTONE COLOR: PURE GREY
5	ASPHALT SHINGLES OVER 3/8" BUILDING FELT HOMERACADES, TARKO STYLL, BUILDING 30-YEAR ARCHITECTURAL COLOR: OXFORD GREY
6	PAINTERS - 1/2" OF RAKED PANEL COLOR: BLACK
LEGEND - LIGHT FIXTURES	
1	FIGURE D - HAMPTON DAY METEOD-OL OUTDOOR LIGHT COLOR: BLACK
2	FIGURE D - HAMPTON DAY METEOD-OL OUTDOOR LIGHT COLOR: BLACK
3	FIGURE D - HAMPTON DAY METEOD-OL OUTDOOR LIGHT COLOR: BLACK
4	FIGURE D - HAMPTON DAY METEOD-OL OUTDOOR LIGHT COLOR: BLACK

VAN BUREN TOWNSHIP SENIOR HOUSING

VAN BUREN TOWNSHIP, MICHIGAN

#219094
12/18/19



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Memo

TO: Van Buren Township Planning Commission

FROM: Dan Power – Director of Planning and Economic Development

RE: SPR 20-019 Site Plan Amendment for Gilbert Homes regarding New Architectural Elevations in Country Walk Subdivision

DATE: August 19, 2020

The applicant, Gilbert Homes, is requesting architectural approval for three (3) façade elevation variations of a new home plan for residential dwellings in the Country Walk development. These façade elevations are labeled as “new primary”, “new alternate”, and “new secondary alternate”. They should be compared against the builder’s existing portfolio of approved elevations previously approved in 2016 by the Planning Commission labeled “current primary (bay)”, “current alternate (porch)”, and “current secondary alternate (peak)”.

There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 2002 and amended in 2005 which had previously expired. A Memorandum of Understanding (MOU) between Van Buren Township, the Country Walk Three Homeowners Association, the Country Walk Four Homeowners Association, and Blue Country Walk, LLC was executed in July 2015 which outlined the responsibilities of the parties with regards to the completion of the development and required compliance with the PRD agreement.

Gilbert Homes has acquired and built on twelve (12) lots from Blue Country Walk, LLC has recently acquired sixteen (16) additional lots with the intention of building single family homes on these lots. Two (2) of these lots are in Phase III of Country Walk and fourteen (14) are in Phase IV. The submitted new model with three (3) elevation variations is subject to the PRD agreement, the MOU, and the standards of the Zoning Ordinance, specifically section 5.115 which addresses specific architectural standards in these types of development. The following is my review of the submittals based on the conditions in the MOU, the PRD agreement, and the Zoning Ordinance.

Comments

1. Site Plan

The setbacks, as described in the approved site plan for the Country Walk development, depict a front and rear setback of 25’ and a required side yard setback of 10’. The lot sizes in the development vary in width from 75’ to 61’ and in depth from 120’ to 125’.

The applicant has submitted dimensions for proposed house plans including front-entry garage and side-entry garage models. The models have dimensions of 40' wide by 44' deep. This will fit on all lots with the required setbacks.

2. Floor Area

The PRD agreement requires that the square footage of homes for the 536 units in the subdivision will average at least 1,750 square feet. According to the plan provided the square footage of the proposed model units will be 2,083 square feet. The "current" model units will be 2,068 square feet. The PRD agreement requires the average, not minimum, square footage to be 1,750 square feet, across the scope of the development. Staff will evaluate what is existing in the development and ensure that the entire development maintains this requirement.

3. Façade Elevations

The Zoning Ordinance and the PRD agreement have specific requirements to ensure that the Township's "Substantially Different" architectural design standard is met. Section j(ix) of the PRD agreement specifically requires that the "Substantially Different" requirement be met by varying the following (2) criteria:

- **Roof pitch** by varying three or more vertical units in twelve from one another (i.e. 6/12, 9/12, 12/12, etc.)
- Location of major **design features** relative to main mass by varying the location of at least two major design features that include, but are not limited to dormers, gables, garages (i.e. front-entry versus side-entry), and porches.

The Zoning Ordinance requires that the substantially different requirement be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the property across the street. The Zoning Ordinance clarifies five (5) criteria for evaluating substantial architectural variety, including the roof pitch and design feature criteria identified above. These five (5) criteria are evaluated in reference to the proposed elevations in this report, with emphasis on the roof pitch and design features criteria required for the Country Walk development.

1. Roof Style. All principal roofs are proposed as gable roofs.
2. **Roof Pitch**. The design of these elevations' roof pitches should be compared to those of the other previously approved elevations. The proposed roof pitch of this model is 6:12. A 7:12 pitch is used in the previously approved "current" style models. Roof pitch alone is therefore not sufficient to demonstrate substantial architectural variety in accordance with the PRD agreement.
3. Exterior Material. Exterior materials include a mix of brick, shake siding, and horizontal and vertical siding. Brick exceeds 50% of the façade wall material. Section i(1) of the PRD agreement requires that all 416 detached units feature brick

to the belt on the front and side elevations and requires that on specific lots brick will be required on the rear elevation as well. The proposed elevations meet this requirement.

4. Design Features. Among the three elevation variations the applicant proposes, design features differ with respect to the use of rakes or reverse gables, porches, and window styles. See the table on the following page for more information. Based on the existence of two (2) or more design features which vary between the three variations of the proposed elevation and the current model approved for the builder in this development, this criterion is met. If side-entry garage options are proposed, the use of a side entry garage in relation to a neighboring building with a front-entry garage will additionally credit toward the design features requirement.
5. Location of Windows and Doors. The doors are centrally located on all variations of the proposed model. A fourth window is added to the front façade above the garage on the “alternate” elevation.

Table of Gilbert Homes Models in Country Walk Phases III and IV

	Label	Roof style	Roof pitch	Exterior materials observations (other than brick)	Design features	Windows and doors	
						# of windows (front)	Door relation to mass
Existing	Primary “Bay” Design	Gable	7:12	Non-garage: Minor horizontal siding on upper level	Bay window	4	Center
				Garage: Brick and horizontal siding	Rake across front façade		
				No shutters on windows	No porch		
	Alternate “Porch” Design	Gable	7:12	Non-garage: Major horizontal siding on upper level	No bay window	3	Center
				Garage: Horizontal and shake siding	Rake only over one window		
				Shutters on windows	Full porch		
	Secondary Alternate “Peak” Design	Gable	7:12	Non-garage: Horizontal siding on upper level	Bay window	3	Center
				Garage: Horizontal and shake siding	Rake across front façade		
				Shutters on windows	Partial porch		
New	Primary	Gable	6:12	Shake and horizontal siding	Full porch	3	Center
					Two rakes over top floor		
					No rake over door		
	Alternate	Gable	6:12	Vertical and horizontal siding	Half porch	4	Center
					Two rakes over top floor		
					No rake over door		
	Secondary Alternate	Gable	6:12	Horizontal siding	No porch	3	Center
					Single rake over top floor		
					Rake over door		

5. Side-Entry Garages

The PRD agreement requires that at least 30% of the single-family detached units have side-entry garages and specifically indicates which lots are required to have side entry garages. The proposed elevations must include a side-entry garage where it is required on any of the lots in Country Walk Phases III and IV, pursuant to the requirement that a minimum of 30% of all units in the Country Walk development are side-entry garages.

Recommendations

Staff recommends that the Planning Commission approve the site plan amendment to the Country Walk development for the addition of the proposed "new primary", "new alternate", and "new secondary alternate" elevations, to be built by Gilbert Homes based on the following conditions:

1. Township Planning Staff shall review each application for a new single-family home in the Country Walk development in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "Substantially Different" architectural design standards set forth in the PRD agreement.
2. The proposed elevations must include a side-entry garage where it is required on any of the lots in Country Walk Phases III and IV, pursuant to the requirement that a minimum of 30% of all units in the Country Walk development are side-entry garages.

Thank you for your consideration.

Sincerely,



Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant – McKenna Associates
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township
Brad Gilbert – Gilbert Homes

Memo

TO: Van Buren Township Planning Commission

FROM: Dan Power – Director of Planning and Economic Development

RE: SPR 20-023 Site Plan Amendment for Gilbert Homes regarding New Architectural Elevations in Arlene Arbors Subdivision

DATE: August 19, 2020

The applicant, Gilbert Homes, is requesting architectural approval for three (3) façade elevation variations of a new home plan for residential dwellings in the Arlene Arbors development. These façade elevations are labeled as “new primary”, “new alternate”, and “new secondary alternate”, and should be compared against the builder’s existing portfolio of approved elevations previously approved in 2017-2018 by the Planning Commission labeled “current primary (bay)”, “current alternate (porch)”, and “current secondary alternate (peak)”.

There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 1999. This plan is subject to the PRD agreement, and the standards of the Zoning Ordinance, specifically section 5.115 which addresses specific development standards for single family dwellings in site condominiums and subdivisions. The following is my review of the architectural plans based on the Zoning Ordinance and PRD agreement:

Comments

1. Site Plan

The setbacks, as described in the approved site plan for the Arlene Arbors development, depict a front yard setback of 25’, a rear yard setback of 35’, and a required side yard setback of 10’. The lots sizes in the development are approximately 70’ in width and 120’ in depth.

The submitted plans depict the widths of 40’ and depths of 44’. Based on this the provided plans have sufficient width that will fit within the setbacks on the parcels in the Arlene Arbors development.

2. Floor Area

According to the plan provided the square footage of the proposed “new” model elevation will be 2,083 square feet. The “current” units will be 2,068 square feet. The PRD agreement does not require dwelling square footages which are different from the

Zoning Ordinance. The minimum required home square footage is therefore 1,800 square feet per the R1-A zoning district requirements. Based on the floor plans exceeding 1,800 square feet of floor dwelling area, the standard in the Zoning Ordinance has been met.

3. Façade Elevations

The Zoning Ordinance requires that the substantially different requirement be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the property across the street. The Zoning Ordinance clarifies five (5) criteria for evaluating substantial architectural variety. These five (5) criteria are evaluated in reference to the proposed elevations in this report, below.

1. Roof Style. All principal roofs are proposed as gable roofs.
2. Roof Pitch. The design of these elevations' roof pitches should be compared to those of the other previously approved elevations. The proposed roof pitch of this model is 6:12. A 7:12 pitch is used in the previously approved "current" style models. Roof pitch therefore cannot count as a substantially different architectural feature.
3. Exterior Material. Exterior materials include a mix of brick, shake siding, and horizontal and vertical siding. The Zoning Ordinance requires that at least 50% of the total wall area of residential structures to be brick or stone. This requirement has been met by the provided plans.
4. Design Features. Among the three model varieties the applicant proposes, design features differ with respect to the use of rakes or reverse gables, porches, and window styles. See the table on the following page for more information. Based on the existence of two (2) or more design features which vary between the three variations of the proposed elevation and the current model approved for the builder in this development, this criteria is met. Where side-entry garage options are proposed, the use of a side entry garage in relation to a neighboring building with a front-entry garage will additionally credit toward the design features requirement.
5. Location of Windows and Doors. The doors are centrally located on all variations of the proposed "new" model. There is an additional window above the garage in the proposed "new alternate" model.

5. Side-Entry Garages

The Zoning Ordinance requires that a minimum of 30% of all structures within a subdivision or site condominium development have a garage door oriented to an area other than the front lot. Based on this, a minimum of 11 of 38 lots in the subdivision will be required to have a side or rear entry garage. Currently 7 of the developed lots

have side entry garages. This would mean that 4 additional lots will be required to have a side entry garage. The provided plans depict an option for a side entry garage, but do not provide the required elevations. Based on this the applicant will need to ensure the use of at least 4 side entry garages on the remaining eight lots which are being developed.

Table of Gilbert Homes Models in Arlene Arbors

	Label	Roof style	Roof pitch	Exterior materials observations (other than brick)	Design features	Windows and doors	
						# of windows (front)	Door relation to mass
Existing	Primary "Bay" Design	Gable	7:12	Non-garage: Minor horizontal siding on upper level	Bay window	4	Center
				Garage: Brick and horizontal siding	Rake across front façade		
				No shutters on windows	No porch		
	Alternate "Porch" Design	Gable	7:12	Non-garage: Major horizontal siding on upper level	No bay window	3	Center
				Garage: Horizontal and shake siding	Rake only over one window		
				Shutters on windows	Full porch		
	Secondary Alternate "Peak" Design	Gable	7:12	Non-garage: Horizontal siding on upper level	Bay window	3	Center
				Garage: Horizontal and shake siding	Rake across front façade		
				Shutters on windows	Partial porch		
New	Primary	Gable	6:12	Shake and horizontal siding	Full porch	3	Center
					Two rakes over top floor		
					No rake over door		
	Alternate	Gable	6:12	Vertical and horizontal siding	Half porch	4	Center
					Two rakes over top floor		
					No rake over door		
	Secondary Alternate	Gable	6:12	Horizontal siding	No porch	3	Center
					Single rake over top floor		
					Rake over door		

Recommendations

Staff recommends that the Planning Commission approve the site plan amendment to the Country Walk development for the addition of the proposed "new primary", "new alternate", and "new secondary alternate" elevations, to be built by Gilbert Homes based on the following conditions:

1. Township Planning Staff shall review each application for a new single-family home in the Country Walk development in order to determine that the new home meets the required

setbacks and that the elevation meets the Township's "Substantially Different" architectural design standards set forth in the PRD agreement.

2. The applicant will need to ensure the use of at least 4 side entry garages on the remaining eight lots which are being developed.
3. The applicant should confirm they have a current architectural approval from the Home Owners Association of Arlene Arbors.

Thank you for your consideration.

Sincerely,



Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant – McKenna Associates
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township
Brad Gilbert – Gilbert Homes



Country Walk / Arlene Arbors
Architectural Approval Presentation for



Planning Commission

Gilbert Homes is seeking approval to build 3 elevations in Country Walk and Arlene Arbors.

- We have previously built 12 homes in Country Walk.
- We own 16 lots for future construction in Country Walk and 8 lots in Arlene Arbors.
- New lots recently acquired are in close proximity to existing homes.
- Multiple elevations are needed to ensure architectural diversity.
- These new elevations have all been previously built in Townsend Park and were approved by the planning commission during the May 23, 2018 meeting.



Side Entry Garage Requirements

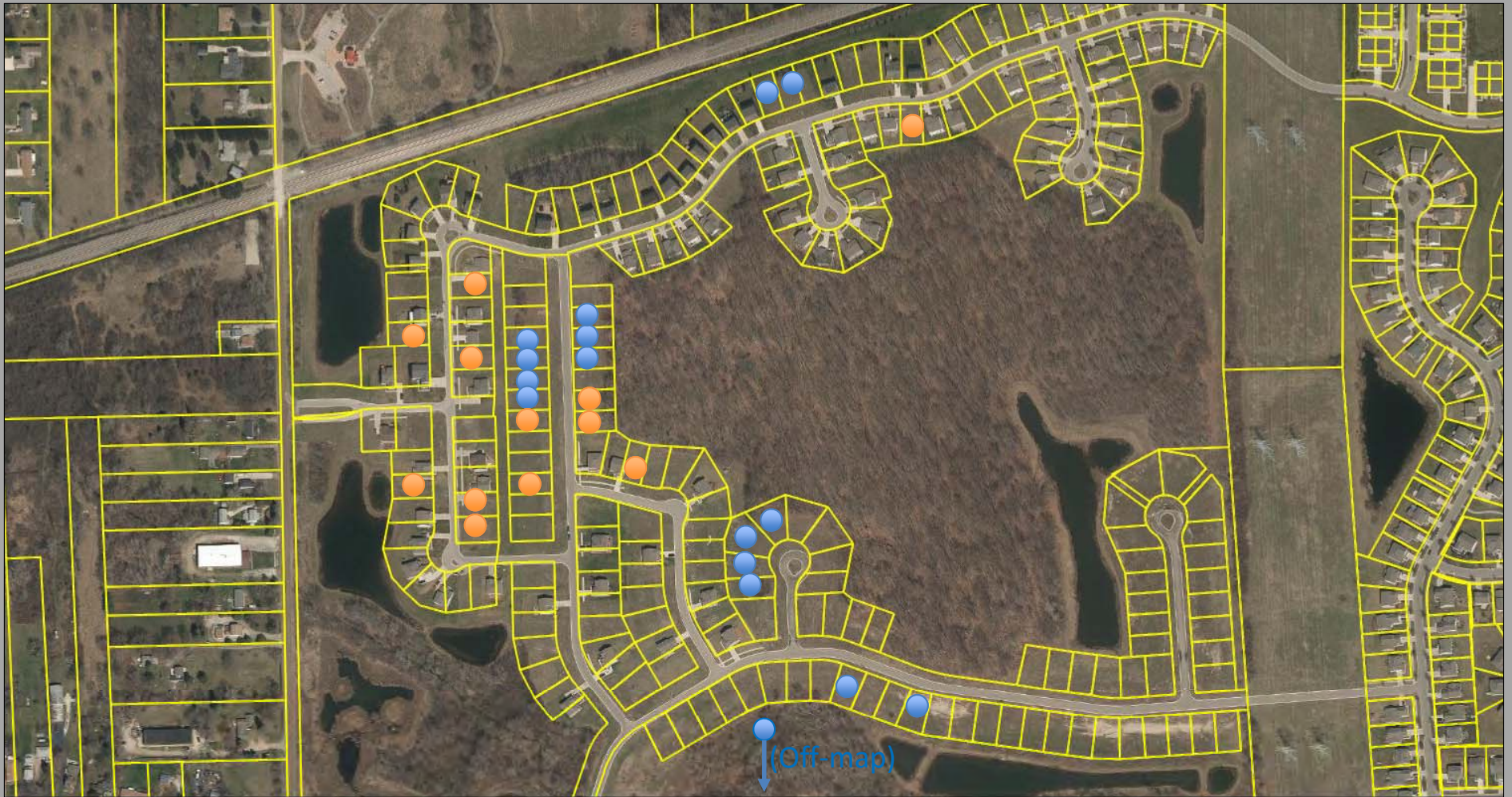
- Country Walk
 - PRD designates which lots will have side-entry garages.
 - 1 of our currently owned lots requires a side-entry garage.
- Arlene Arbors
 - 4 of 8 lots to be built will have side-entry garages to comply with neighborhood requirements.
 - Which lots will be side-entry will be determined at the time permits are applied for.





Gilbert Homes, Inc.



Country Walk



Gilbert Homes' Lots

-  Completed homes (12)
-  Future construction (16)



Arlene Arbors



Future construction (8)

Current Primary Elevation

Front-Entry Garage



Side-Entry Garage



Current Alternate Elevation

Front-Entry Garage



Side-Entry Garage



Current Secondary Alternate Elevation

Front-Entry Garage



Side-Entry Garage



Primary, Alternate, and Second Alternate Comparison



FRONT ELEVATION
SCALE: 1/4" = 1'0"

Primary “Bay” Design



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Alternate "Porch" Design



Second Alternate “Peak” Design



Gilbert Homes, Inc.



Van Buren
CHARTER TOWNSHIP

New Primary Elevation

Front-Entry Garage

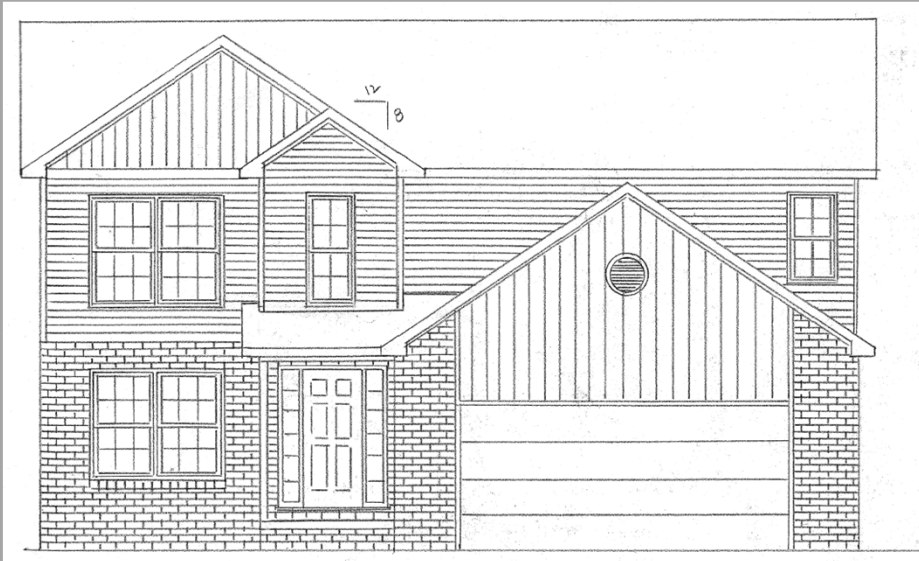


Side-Entry Garage

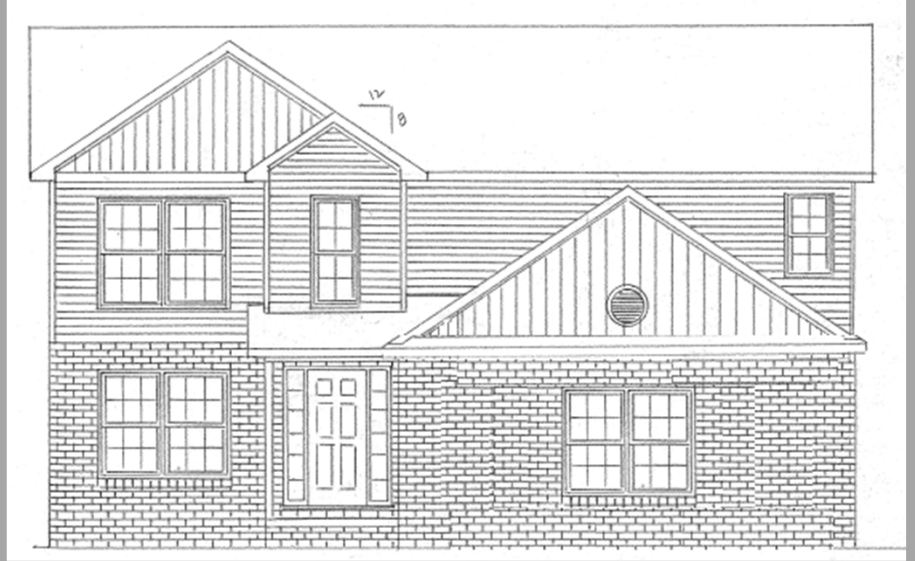


New Alternate Elevation

Front-Entry Garage



Side-Entry Garage



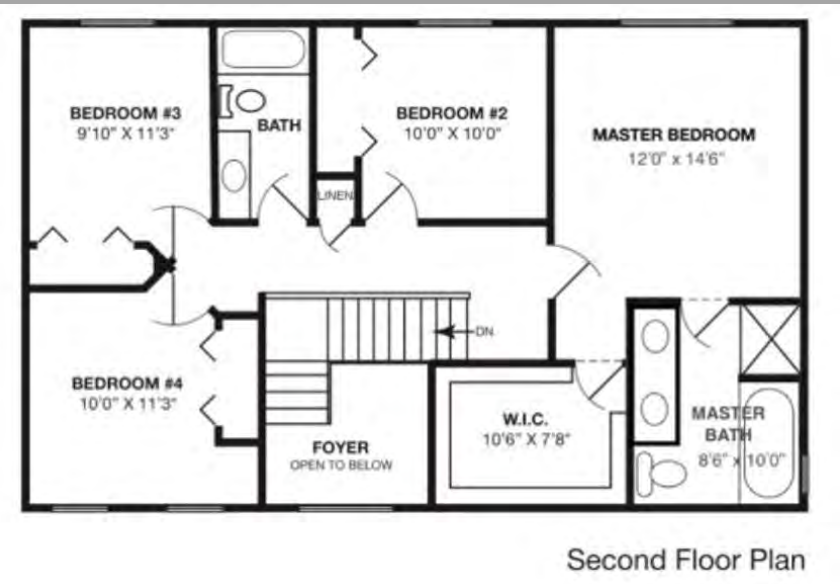
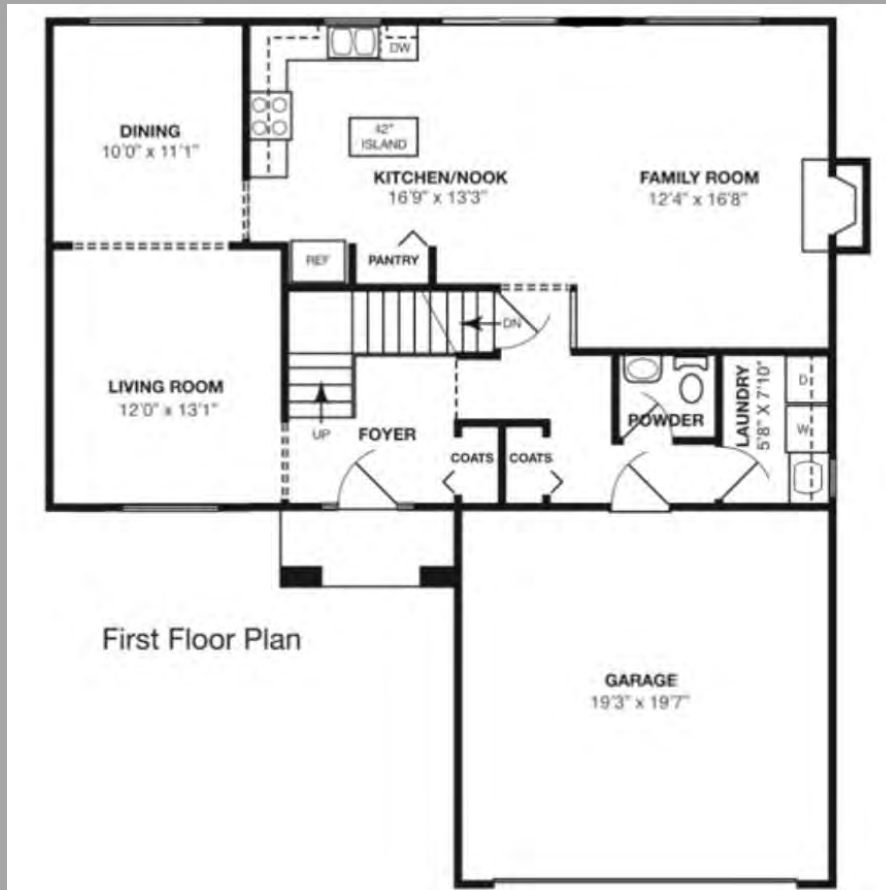
New Second Alternate Elevation



Primary, Alternate, and Second Alternate Comparison

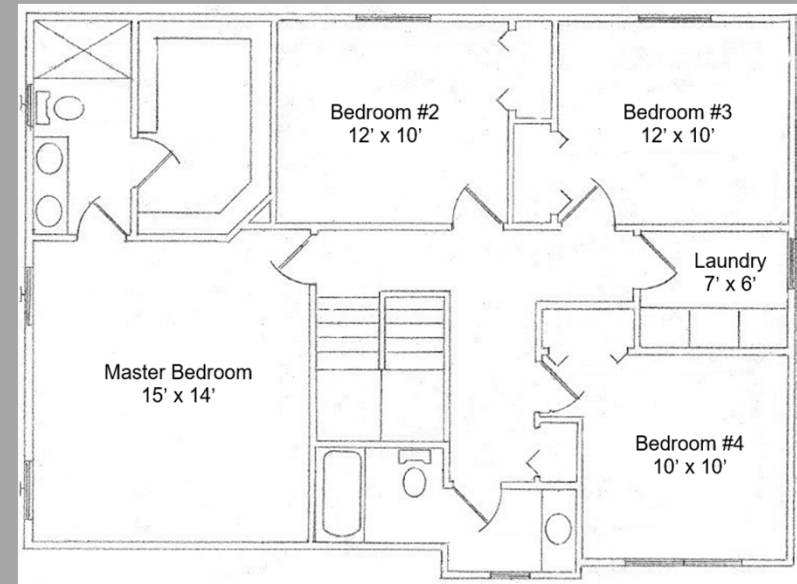
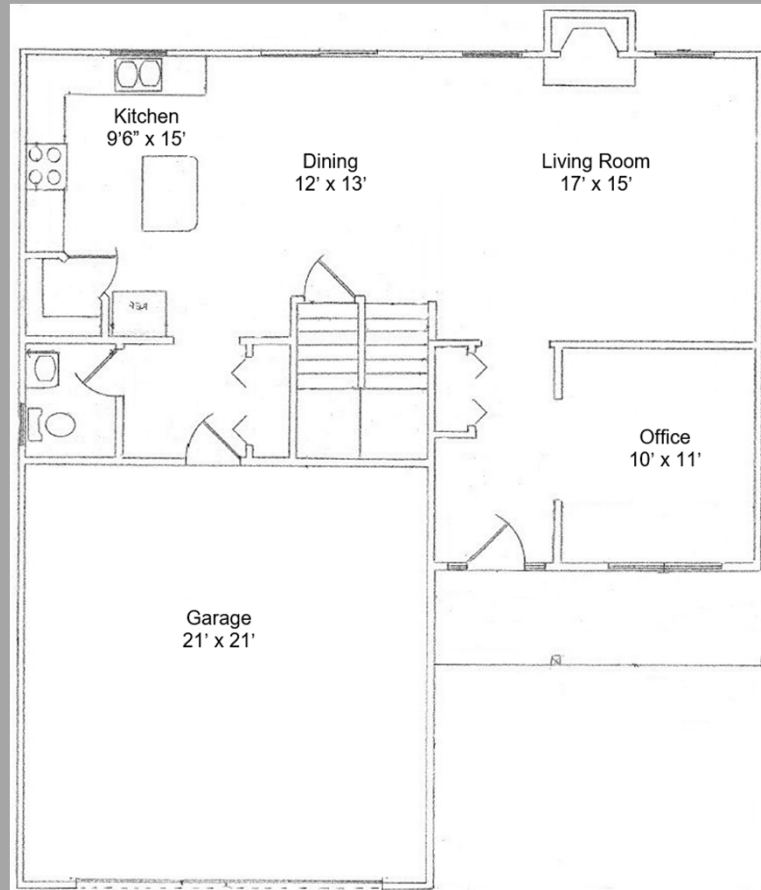


Current Elevation Floor Plan



- 2068 square feet.
- Side-entry garage elevations have the same plan with the exception of the garage door location.

New Elevation Floor Plan

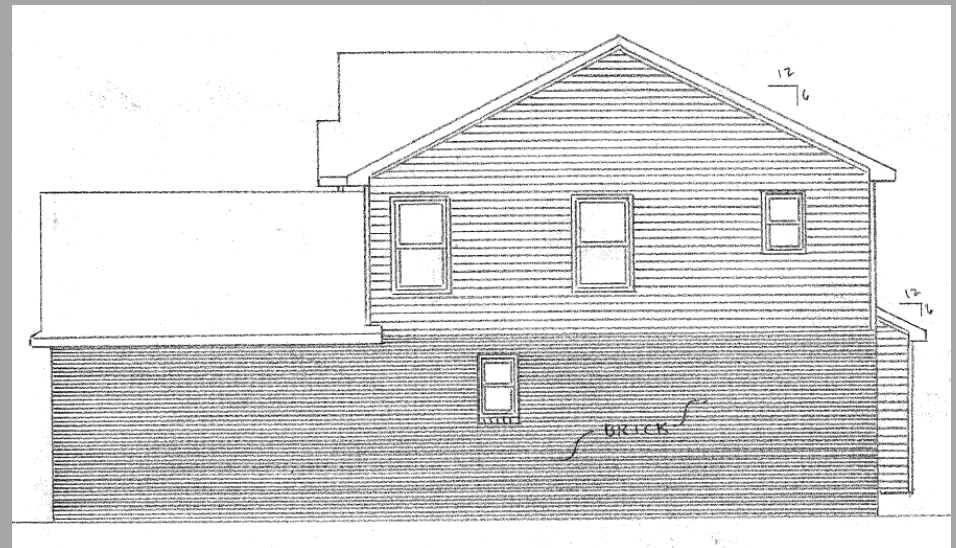
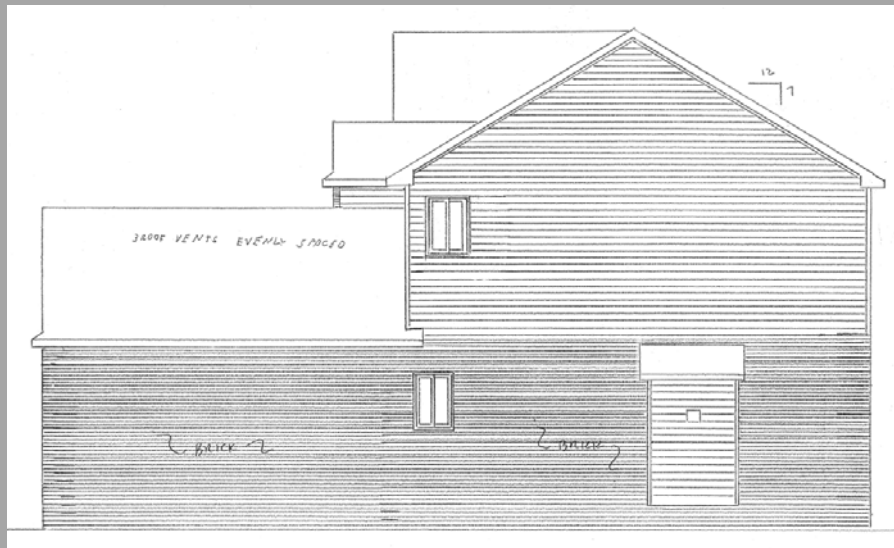


- 2083 square feet.
- Side-entry garage elevations have the same plan with the exception of the garage door location.

Roof Pitch

Current Elevation: 12/7

New Elevation: 12/6



Questions?

Contact:

Gilbert Homes, Inc.

(248) 661-6022

Brad.gilberthomes@gmail.com

www.gilberthomebuilders.com



Gilbert Homes, Inc.



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CHARTER TOWNSHIP OF SUPERIOR

WASHTENAW COUNTY, MICHIGAN

TO: Contiguous Municipal Legislative Body, SEMCOG, WATS, Washtenaw County Board of Commissioners, Public Utilities, Railroad Company, and others required to be noticed.

FROM: Superior Charter Township Planning Commission

DATE: July 31, 2020

RE: **NOTICE OF INTENT TO UPDATE THE MASTER PLAN**

In accordance with the Michigan Planning Enabling Act (PA 33 of 2008 as amended), Superior Township is preparing an update to the existing Master Plan and requests your cooperation and comment on the Plan. Please note that all submittals of this Plan are to be made electronically via e-mail unless we hear otherwise from those being sent notice.

Please be aware that you will be receiving a digital draft of the update for comment upon completion of the draft plan. Hard (paper) copies may be provided upon request. At the time the Master Plan update is ready for your review, we will provide a second notice and directions on where to send comments and time limits for doing so.

We thank you for your consideration in this matter. If you have any questions or comments on the Superior Township Master Plan update process, please contact:

Master Plan Amendment
Superior Charter Township
3040 North Prospect
Ypsilanti, MI 48198

-OR-

Ben Carlisle, AICP
Township Planning Consultant
Carlisle/Wortman Associates, Inc.
117 N. First St., Suite 70
Ann Arbor, MI 48104

Sincerely,



David Guenther, Planning Commission Chair
Superior Township