

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, May 26, 2021 – 7:30 PM  
REMOTE MEETING –AGENDA**

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; this Van Buren Township's Planning Commission meeting will be conducted virtually as permissible under Public Acts of 2020 Act No. 254 and Declaration of a Health Emergency in Wayne County. To participate in the meeting electronically, the public may follow the instructions below.

- Join by weblink: <https://zoom.us/j/91223785292>
- Or dial in by phone: 1 312 626 6799
- Webinar ID: 312 626 6799

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 May 12, 2021.

**CORRESPONDENCE**

**PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

**ITEM #1:** **CASE 20-016 – UPLAND HOMES COUNTRY WALK – SITE PLAN AMENDMENT.**

**TITLE:** **THE APPLICANT, UPLAND 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 Township Staff.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the architectural approval.

**GENERAL DISCUSSION AND UPDATES**

**ADJOURNMENT**

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
May 12, 2021  
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 7:32 p.m.

**ROLL CALL:**

**Present:** Cullin, Kelley, Budd, Jahr and Thompson.

**Excused:** Atchinson.

**Staff:** Director Power, Director Best and Secretary Harman.

**Planning Representatives:** McKenna Associate, Vidya Krishnan and Fishbeck Associate, Stephen Clayton.

**Applicant(s) in Attendance:** Mr. Nasser of NC Designers on behalf of owner IS Real Estate/Belleville Oil Company, Inc. and Tim Kratz for Jiffy Lube International, Inc.

**Audience:** Five (5).

**APPROVAL OF AGENDA:**

Motion Jahr, Cullin second to approve the agenda of May 12, 2021 as amended, removing Item #1 under New Business, Case 21-020 - 42101 South Interstate 94 Service Drive Ornamental Pond.

**Roll Call:**

**Yeas:** Budd, Kelley, Cullin, Jahr and Thompson.

**Nays:** None.

**Absent:** Atchinson.

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Jahr, Cullin second to approve the regular meeting minutes of April 14, 2021 and April 28, 2021 as presented.

**Roll Call:**

**Yeas:** Kelley, Cullin, Jahr, Budd and Thompson.

**Nays:** None.

**Absent:** Atchinson.

**Motion Carried.**

**NEW BUSINESS:**

**ITEM #1:       20-005 – PRELIMINARY SITE PLAN REQUEST FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE-THRU.**

**A REQUEST BY NC DESIGNERS ON BEHALF OF OWNER, IS REAL ESTATE LLC/BELLEVILLE OIL COMPANY, INC. FOR PRELIMINARY SITE PLAN APPROVAL TO DEMOLISH BUILDINGS ON AN EXISTING GASOLINE STATION SITE AND TO CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS AND RELATED SITE IMPROVEMENTS.**

**LOCATION: THE +/- 1.06-ACRE SITE, ZONED C-1 – GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL NUMBER 83-051-99-0003-002), AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.**

Director Power gave a brief presentation. A public hearing for special land use was held on July 22, 2020. At that time, the Planning Commission received no comments from the public and recommended approval of the requested special land use. However, the Planning Commission also postponed the action on reviewing the project's preliminary site plan submittal at the recommendation of staff to allow for additional required site plan details to be provided that had not been addressed. The applicant has now submitted a set of civil and architectural plans for review. The plans address a number of previous zoning, engineering and fire design detail deficiencies. Staff now recommends conditional approval of the preliminary site plan submittal. A number of the conditions are in place which must be addressed as part of the engineering review, prior to, or at the time of final site plan submittal. Pending the Planning Commission's recommendation, the special land use request will be considered by the Board of Trustees. If approved by the Board of Trustees, the project will undergo Wayne County and Van Buren Township engineering review and then final site plan review.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 4-19-21. The Planning Commission made a recommendation for approval of the special land use to the Township Board of Trustees at its meeting held on July 22, 2020. However, the site plan still had several unaddressed issues and the special land use request was not forwarded to the Township Board of Trustees for approval. At this time, McKenna Associates believes that the revised site plan addresses all of the key concerns on the site plan and the proposed use meets the general standards for consideration of special land use approval. The Planning Commission's special land use recommendation can be forwarded to the Board of Trustees.

Vidya Krishnan of McKenna Associates presented her preliminary site plan review letter dated 4-19-21. The applicant has been working with the Township for the past several months to revise the design of the site for improved circulation and overall site design. While there are a few items remaining to be addressed, these can be addressed prior to final site plan approval. Therefore, McKenna Associates recommends preliminary site plan approval for the proposed Mobil gas station located at 11250 Haggerty Road, subject to the following conditions:

1. Confirmation that the gas station and drive-thru will have a maximum of three (3) employees in the largest working shifts.
2. Approval of the proposed storm water detention system by the Township Engineer and Wayne County.
3. Revision of the light fixture for the canopy and details of the light pole with height.

4. Installation of a shingled roof for the building and canopy or use of an alternate metal roof color, per Planning Commission recommendation.
5. Details of all existing and proposed signage including sign area, height, material, lighting etc.
6. Removal of the existing non-conforming pole sign on the site.

Fishbeck Associate, Stephen Clayton, presented Paul Kammer's preliminary site plan review letter dated 4-22-21 recommending the Planning Commission grant the Mobil Gas Station project preliminary site plan approval for engineering feasibility. With this recommendation, it should be understood that the applicant is required to conduct further investigation of all existing site utilities, adjust and expand on their underground utility design to accommodate these findings and complete a set of engineering drawings that meet all the requirements of the Township Engineering Standards, the Wayne County Department of Public Services and all comments listed in the review letter.

Director Power presented Fire Marshal Lenaghan's review letter dated 4-8-21 recommending approval subject to the following conditions:

1. Door leading from the sales floor to the storage room needs to swing in the direction of egress travel.
2. At attended motor fuel dispensing facilities, the devices or disconnects shall be readily accessible and labeled with an approved sign stating "EMERGENCY FUEL SHUTOFF".

Mr. Nasser of NC Designers gave a brief presentation. The owner decided on new construction for the site to clean it up, enhance the area and bring it up to code. The engineering plan has been sent to Wayne County for review, a sign package was submitted to the Township for review and the applicant is willing to make any changes that are necessary to follow requirements of the ordinance. Mr. Nasser was present to answer any questions.

Commissioner inquired if there was any concern about the stacking spaces for the drive-thru. Vidya Krishnan informed that the site complies with the required number of stacking spaces. Commissioner liked how they pulled the roof together, possibly a different color, likes the metal roof concept as it is much more durable than asphalt for a commercial use, agreed the signs need to be brought up to code and the whole property when being redone must be in conformance. Chairperson Thompson addressed the applicant, inquiring if they are in agreement to change the canopy lighting and remove the pole sign. Mr. Nasser will make the changes necessary to comply with the canopy lighting and will follow up with the owner regarding the removal of the pole sign. Vidya Krishnan of McKenna Associates informed Mr. Nasser that once the Planning Commission takes action, the removal of the pole sign is a requirement.

No comments from the audience.

**Motion Kelley, Jahr second to grant the applicant, NC Designers, preliminary site plan approval for the demolition and redevelopment of the property located at 11250 Haggerty Road, based on the analysis and subject to the conditions detailed in the McKenna Associates review letters dated 4-19-21, Fishbeck Associates review letter dated 4-22-21 and Fire Department review letter dated 4-8-21.**

**Roll Call:**

**Yeas: Cullin, Kelley, Budd, Jahr and Thompson.**

**Nays: None.**

**Absent: Atchinson.**

**Motion Carried. (Letters Attached)**

**ITEM #2: 20-012 – FINAL SITE PLAN: JIFFY LUBE MINOR VEHICLE SERVICE.**

**A REQUEST BY APPLICANT JIFFY LUBE INTERNATIONAL, INC. ON BEHALF OF OWNER MEIJER, INC. TO CONSTRUCT A +/- 3,064 SQUARE FOOT MINOR VEHICLE SERVICE BUILDING ALONG WITH RELATED SITE IMPROVEMENTS.**

**LOCATION: THE PROPOSED SITE PLAN IS LOCATED ON THE SOUTH SIDE OF TYLER ROAD EAST OF BELLEVILLE ROAD ON A PROPOSED +/- 0.71-ACRE OUTPARCEL TO BE DIVIDED AND CREATED FROM PORTIONS OF THE 39.4-ACRE PARENT PARCEL AT 9701 BELLEVILLE ROAD (83-058-99-0006-705) AND A VACANT 1.33-ACRE PARCEL (83-058-99-0006-707). THE PROPERTY IS ZONED C-2, EXTENSIVE HIGHWAY BUSINESS DISTRICT AND ALSO IN THE BELLEVILLE ROAD OVERLAY DISTRICT (BROD).**

Director Power gave a brief presentation. Minor vehicle service is a special land use in the C-2 District, which requires a public hearing. The public hearing was held at the November 11, 2020 Planning Commission meeting. Following the special land use recommendation and preliminary site plan approval by the Planning Commission, the project's special land use approval was granted by the Township Board of Trustees on December 1, 2020. The applicant has completed an extensive engineering review and received Wayne County approval.

Vidya Krishnan of McKenna Associates presented her review letter dated 5-5-21. All of the conditions of preliminary site plan approval have been met at this time. Therefore, McKenna Associates recommends the Planning Commission grant final site plan approval for Jiffy Lube to be located at 9701 Belleville Road, subject to submission of recorded copies of the parking and access easements.

Fishbeck Associate, Stephen Clayton, presented Paul Kammer's review letter dated 5-4-21 recommending the Planning Commission grant the Jiffy Lube multiservice center final site plan approval based on their engineering review. However, until the comments in the review letter are amended per the Township Engineering Standard and approved by the Township Water & Sewer Department, final EGLE permits cannot be submitted and the preconstruction meeting cannot be held.

Director Power presented the Van Buren Fire Department review letter dated 4-19-21 recommending approval subject to the following condition that NFPA 1 2018 needs to be reflected on the final site plan drawings.

Tim Kratz of Jiffy Lube International, Inc. gave the presentation. The applicant has reviewed all of the planning and engineering comments, intends to meet all requirements and will continue to work with Township staff and engineers. Mr. Kratz displayed a plan sheet and color rendering

of the exterior façade; the thin brick veneer has been removed and replaced with a full brick veneer in order to comply fully. The look, color and materials match what currently exists in the Belleville Road Overlay District (BROD).

Commissioner inquired if the tax parcel ID number is now combined or brand new. Director Power informed that the parcel division was approved by the Township Assessor and the land split application will assign a new parcel ID number. Commissioners liked the color rendering of the building.

No comments from the audience.

**Motion Jahr, Cullin second to grant Jiffy Lube International, Inc. final site plan approval to construct a 3,064 square foot minor vehicle service building along with related site improvements, located at 9701 Belleville Road, subject to the conditions and requirements in the McKenna Associates review letter dated 5-5-21, Fishbeck Associates review letter dated 5-4-21 and Van Buren Fire Department review letter dated 4-19-21.**

**Roll Call:**

**Yeas: Budd, Kelley, Cullin, Jahr and Thompson.**

**Nays: None.**

**Absent: Atchinson.**

**Motion Carried. (Letters Attached)**

**GENERAL DISCUSSION:**

Director Power will keep the Commission informed as to the May 26, 2021 agenda.

A member of the audience inquired if there was an update on the lakefront development on E. Huron River Drive and if there were any other formal applications for new single-family housing developments in Van Buren Township. Director Power informed that there are no updates for the proposed development at 41620 E. Huron River Drive and there are no other formal applications for new single-family housing developments.

Commissioner inquired why the address for Jiffy Lube remains as 9701 Belleville Road when the building faces Tyler Road. Director Power informed that the address is currently based on the address of the parent parcel and a new address will be assigned. Director Power will report back with information from the land split application.

**ADJOURNMENT:**

**Motion Budd, Jahr second to adjourn the meeting at 8:35 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

# PLANNING & ZONING APPLICATION

Case number 21-023

Date Submitted 5/20/2021

## APPLICANT INFORMATION

Applicant Upland Homes, Inc Phone 313-319-6754  
Address 1168 Autumnview Dr Fax \_\_\_\_\_  
City, State Rochester, MI Zip 48307  
E:mail kuntzman99@comcast.net Cell Phone Number 313-319-6754  
Property Owner \_\_\_\_\_ Phone \_\_\_\_\_  
(if different than applicant)  
Address \_\_\_\_\_ Fax \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_  
Billing Contact Philip Kuntzman Phone \_\_\_\_\_  
Address Same as above Fax \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_

## SITE/ PROJECT INFORMATION

Name of Project Countrywak Subdivision  
Parcel Id No. V125-83- Project Address \_\_\_\_\_

### Attach Legal Description of Property

Property Location: On the \_\_\_\_\_ Side of \_\_\_\_\_ Road; Between \_\_\_\_\_ Road  
and \_\_\_\_\_ Road. Size of Lot Width \_\_\_\_\_ Depth \_\_\_\_\_  
Acreage of Site \_\_\_\_\_ Total Acres of Site to Review \_\_\_\_\_ Current Zoning of Site \_\_\_\_\_  
Project Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

## SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? \_\_\_\_\_ YES (if yes complete next line) NO  
Section of Zoning Ordinance for which you are applying \_\_\_\_\_  
Is there an official Woodland within parcel? \_\_\_\_\_ Woodland acreage \_\_\_\_\_  
List total number of regulated trees outside the Woodland area? \_\_\_\_\_ Total number of trees \_\_\_\_\_  
Detailed description for cutting trees \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

## OWNER'S AFFIDAVIT

Print Property Owners Name \_\_\_\_\_

Signature of Property Owner \_\_\_\_\_

Date \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, \_\_\_\_\_ County, Michigan

My Commission expires \_\_\_\_\_, 20\_\_\_\_.

Rev 1/12/06



## MEMO

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TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: SPR 20-016 Site Plan Amendment for Upland Homes regarding  
New Architectural Elevations in Country Walk Subdivision  
DATE: May 20, 2021

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The applicant, Upland Homes, is requesting architectural approval for an additional home model titled "2100". Included in the submittal are three variations of the proposed elevation for this model ("A", "B", and "C"). The proposed model will be built in the Country Walk development. The development has a Planned Residential Development (PRD) agreement that was approved in 2002 and amended in 2005 but has since expired. Before it expired, several homes were completed in Country Walk. In July of 2015, a Memorandum of Understanding (MOU) was executed between Van Buren Township, the Country Walk Three Homeowners Association, and Blue Country Walk, LLC which outlined the responsibilities of the parties with respect to the completion of the development and required compliance with that PRD which had expired.

The proposed plans are subject to the PRD agreement, MOU, and the standards of the Zoning Ordinance, specifically section 5.115 which addresses architectural details in PRDs.

The following is staff's review of the architectural plan based on the conditions in the MOU and PRD agreement. I offer the following comments:

### 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 proposed model dimensions of 44'-8" wide by 41'-8" deep at the furthest extents of the home will fit on any lot greater than 64'-8" wide. Staff will review each application's plot plan to ensure the model will fit within the required 10' side yard 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. The proposed model will have a floor area, not including the garage or basement, of 2,100 square feet. The minimum required floor area will therefore be met.



### **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 this 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. Based on my review of the three variations of the proposed model, I offer the following comments:

#### **Roof Pitch**

The design of these elevations' roof pitches should be compared to those of the other previously approved elevations. The proposed roof pitch is generally 6/12 for the main gable roof, 8/12 over window rakes and garages, and 5/12 over porches. Roof pitch alone may not distinguish the proposed elevation types from one another. Therefore, the location of major design feature criteria may have to be used in place of the roof pitch requirement.

#### **Location of Major Design Features**

The applicant has shown in the past that they understand the substantially different requirement and can meet it through the prior submission of combinations of home styles and elevations. With this request, the applicant has demonstrated that they can continue to meet this requirement. I have reviewed the proposed elevations in relation to all other previously approved elevations by this builder in the development. See the attached set of previously approved home models attached to this packet. The 2159 and 2320 models and the proposed model have several similarities including the location of the main entry door relative to the mass of the structure and the use of a Colonial floor plan. However, the proposed model variations are wider than the other Colonial models. The width as well as other attributes of the proposed model are adequate to demonstrate substantial difference between the proposed model variations and all models that were previously approved.

The applicant proposes elevation styles for the "2100" model. The new elevations will add to the diversity of the models available. Staff will still review each individual application for a building permit to ensure that this requirement has been met. A table of observations from the proposed models is shown on the following page.

	Roof style	Roof pitch	# of windows (front)	Door relation to mass	Design feature and relation to mass	Materials observations
<b>2100 (A)</b>	Gable	6/12 (main)	3	Opposite garage	1. Rake on center upper window 2. Short porch roof	1. Horizontal siding on garage 2. Full vertical brick banding on garage sides
<b>2100 (B)</b>	Gable	6/12 (main)	3	Opposite garage	1. Double rake on upper windows 2. Medium-length porch roof	1. Extended horizontal siding on garage 2. Limited vertical brick banding on garage sides
<b>2100 (C)</b>	Gable	6/12 (main)	3	Opposite garage	1. Double rake on upper windows 2. Full-length porch roof	1. Full brick garage

#### 4. **Building Materials**

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 elevation meets this requirement with the significant application of brick on all sides.

#### 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 language in the PRD Amendment states:

"6.1.11. Side entry garages are required on at least 30% of single-family detached units. The following 125 single-family detached units will have side-entry garages: 1-4, 15, 16, 34, 36, 47-49, 58-60, 66-68, 70, 75, 76, 82, 86, 92, 93, 96-110, 115, 117, 120, 121, 128, 130, 135-137, 149-51, 153, 159, 164, 165, 171, 173, 177, 178, 185-87, 192-95, 198, 200, 204, 213, 218, 225-228, 235, 237, 240, 244, 247-250, 253, 254, 260, 261, 266, 274, 286-88, 294, 295, 297, 303, 305, 308, 311-13, 317-21, 323, 324, 326, 327, 330, 363, 368, 369, 381, 390, 398, 400, 406, 407, 411, 413-16."

The proposed elevations all includes a side-entry garage, so it can contribute to the requirement of 30% of detached units in the PRD having side-entry garages.

#### **Recommendation**

Staff recommends that the Planning Commission approve the site plan amendment to the Country Walk development for the addition of the proposed elevations, Plans 2100 A, B, and C, to be built by Upland Homes based on the following condition:

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. Township Planning Staff will evaluate all plot plan submittals for these home models to ensure they meet the minimum required 10' side yard setback.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power". The signature is fluid and cursive, with the first name "Dan" and last name "Power" clearly distinguishable.

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

CC: Matthew Best, M.S. - Public Services Director, Van Buren Charter Township

# PREVIOUS UPLAND HOMES MODEL APPROVALS - COUNTRY WALK SUBDIVISION

Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

**Plan#: 1447 (Ranch) - Side Entry**

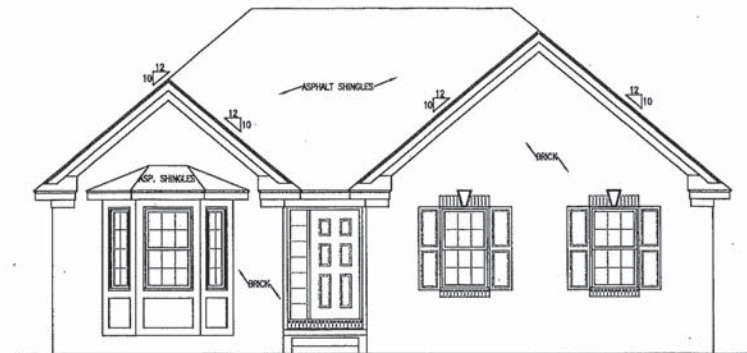
**40'-0" Wide X 50'-8" Deep**

FINAL  
DATE  
BY: 10/31/17

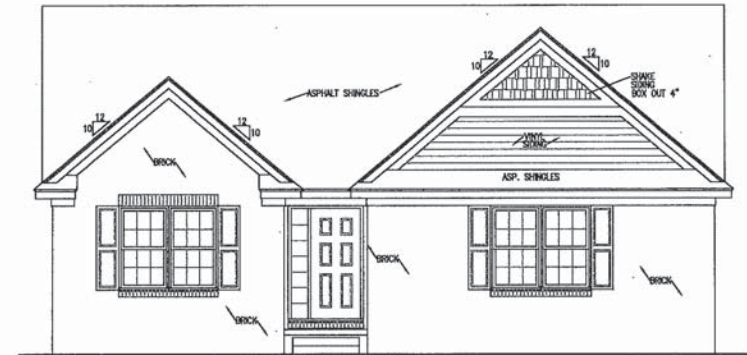
RECEIVED

OCT 11 2017

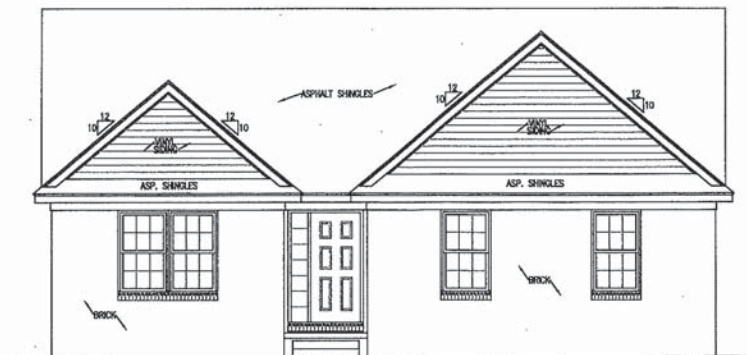
BY: \_\_\_\_\_



Elevation "C"



Elevation "B"



Elevation "A"

# PREVIOUS UPLAND HOMES MODEL APPROVALS - COUNTRY WALK SUBDIVISION

## Country Walk Subdivision Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

**Plan#: 1447 (Ranch) - Front Entry**

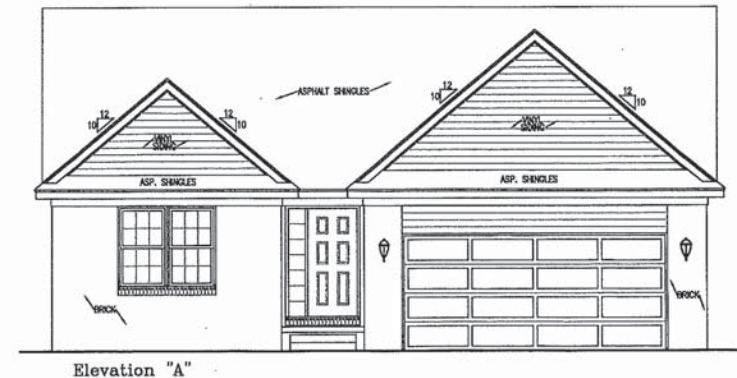
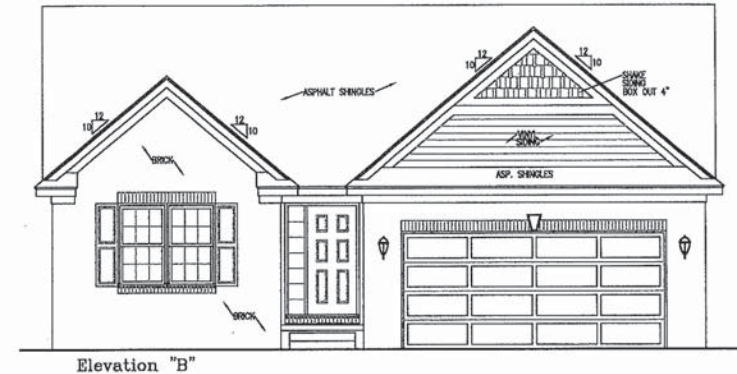
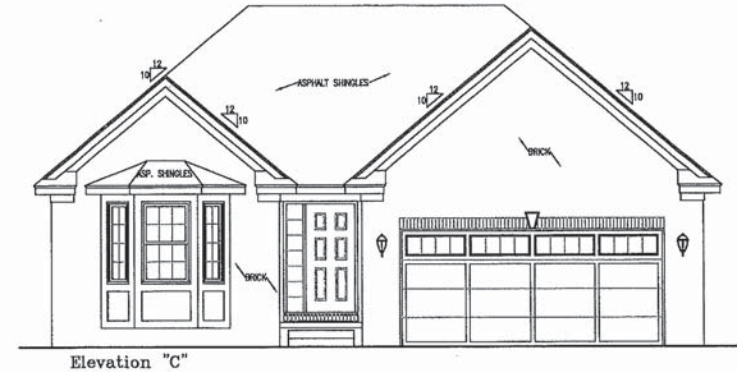
**40'-0" Wide X 50'-8" Deep**

FINAL  
*James A. Lee*  
DATE  
BY: 10/31/17

RECEIVED

OCT 11 2017

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



# PREVIOUS UPLAND HOMES MODEL APPROVALS - COUNTRY WALK SUBDIVISION

Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

**Plan#: 2407 (Colonial) - Front Entry**

**40'-8" Wide X 51'- 8" Deep**



Elevation "C"



Elevation "B"



Elevation "A"

RECEIVED

OCT 11 2017

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

FINAL  
*Shirley A. Allen*  
DATE  
BY: 10/31/17



# PREVIOUS UPLAND HOMES MODEL APPROVALS - COUNTRY WALK SUBDIVISION

Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

**Plan#: 2407 (Colonial) - Side Entry**

**40'-8" Wide X 51'-8" Deep**

FINAL  
*Shaw Co. Clerk*  
DATE  
BY: 10/31/17



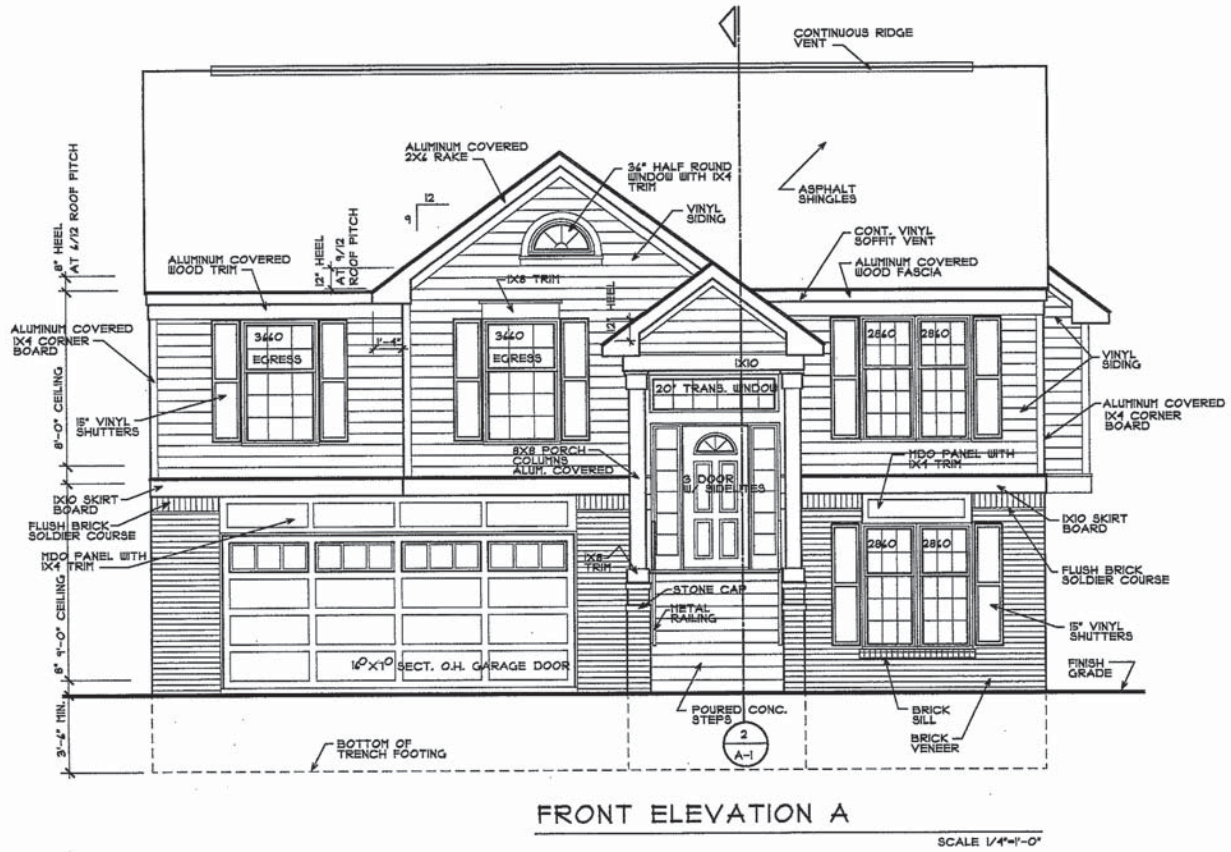
Elevation "C"



Elevation "B"



Elevation "A"



Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

Plan#: 1483 (Bi-Level) - Front Entry  
40'-8" Wide X 37'-4" Deep

FINAL  
DATE  
BY: 10/31/17

RECEIVED

OCT 11 2017

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



SCALE 1/4"=1'-0"





# PREVIOUS UPLAND HOMES MODEL APPROVALS - COUNTRY WALK SUBDIVISION

## Country Walk Subdivision Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

**Plan#: 1706 (Ranch) - Side Entry**

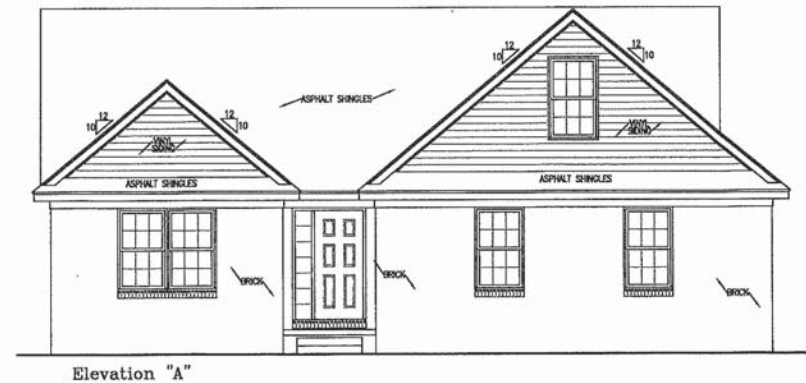
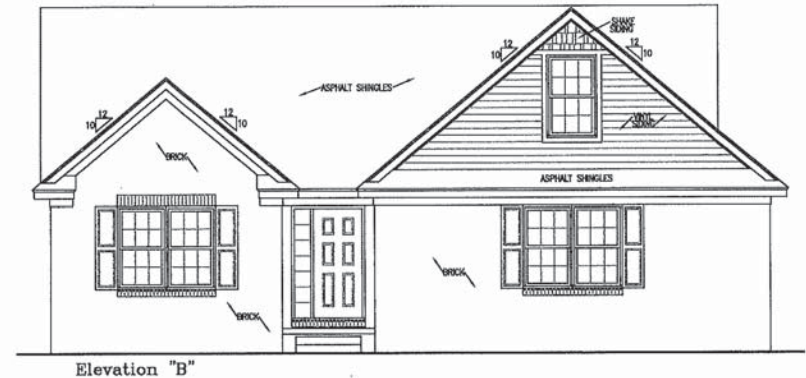
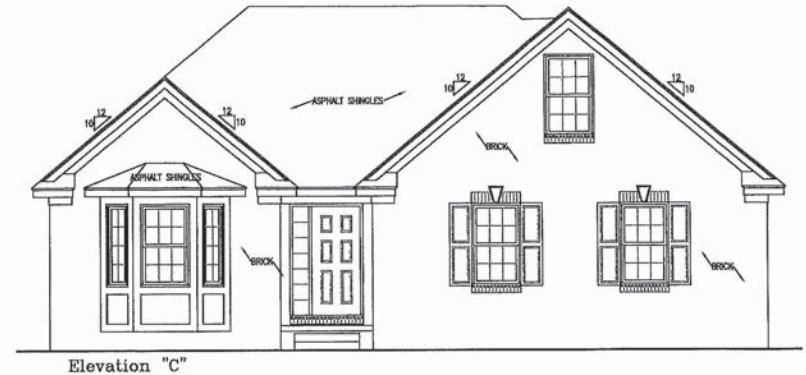
**43'-8" Wide X 54'- 4" Deep**

RECEIVED

OCT 11 2017

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

FINAL  
DATE  
BY: 10/31/17





# PREVIOUS UPLAND HOMES MODEL APPROVALS - COUNTRY WALK SUBDIVISION

Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

**Plan#: 1706 (Ranch) - Front Entry**

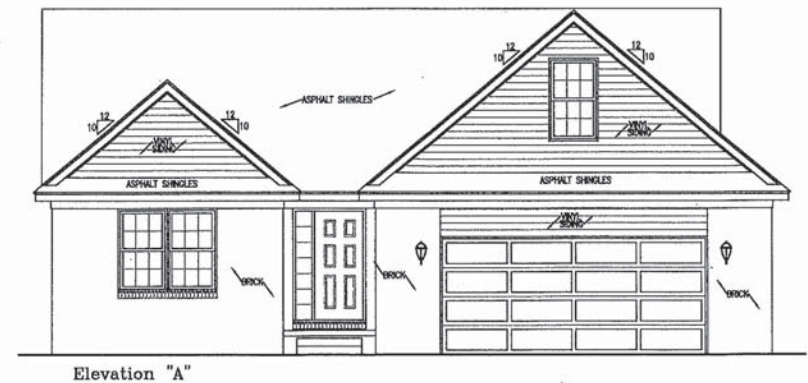
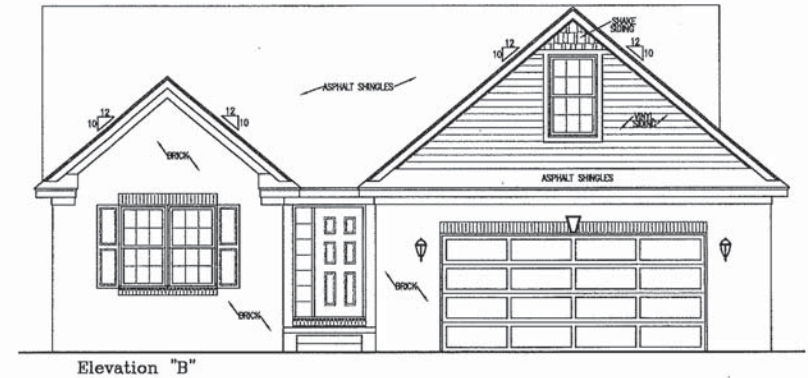
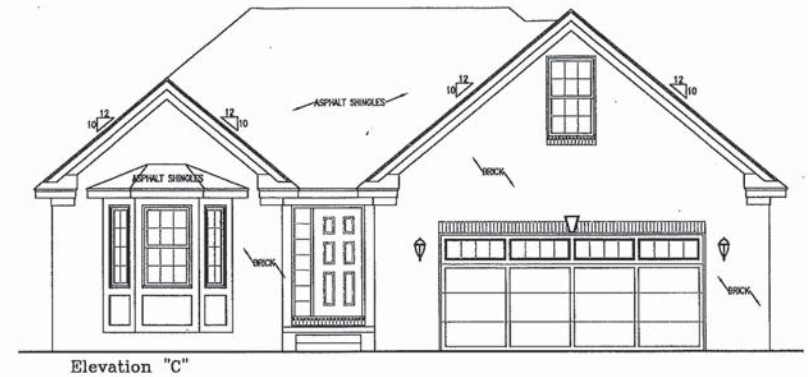
**43'-8" Wide X 54'- 4" Deep**

RECEIVED

OCT 11 2017

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

FINAL  
*Paul A. C.*  
DATE  
BY: 10/31/17



# PREVIOUS UPLAND HOMES MODEL APPROVALS - COUNTRY WALK SUBDIVISION

## Country Walk Subdivision Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

**Plan#: 2159 (Colonial) - Front Entry**

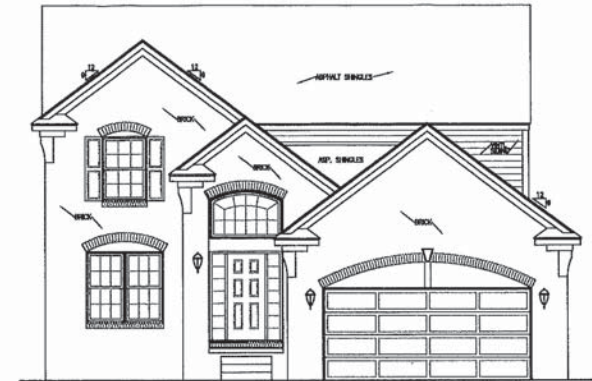
**40'-8" Wide X 51'- 8" Deep**

RECEIVED

OCT 11 2017

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

FINAL  
*flawed ccc*  
DATE  
BY: 10/31/17



Elevation "C"



Elevation "B"



Elevation "A"

# PREVIOUS UPLAND HOMES MODEL APPROVALS - COUNTRY WALK SUBDIVISION

## Country Walk Subdivision Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

**Plan#: 2159 (Colonial) - Side Entry**

**40'-8" Wide X 51'- 8" Deep**

RECEIVED

OCT 11 2017

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

FINAL  
*David R. [Signature]*  
DATE  
BY: 10/31/17



# PREVIOUS UPLAND HOMES MODEL APPROVALS - COUNTRY WALK SUBDIVISION

Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

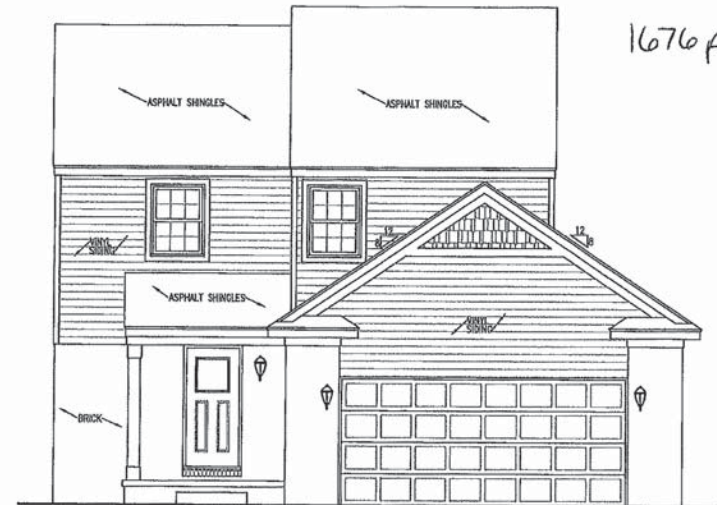
**Plan#: 1676 (Colonial) - Front Entry**

**35'-4" Wide X 50'-8" Deep**

FINAL  
*Philip Kuntzman*  
DATE  
BY: 8-2-19

3 Bedroom Colonial

1676 plan



ELEVATION - A



ELEVATION - B



# PREVIOUS UPLAND HOMES MODEL APPROVALS - COUNTRY WALK SUBDIVISION

Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

**Plan#: 1676 (Colonial) - Side Entry**

**35'-4" Wide X 50'-8" Deep**

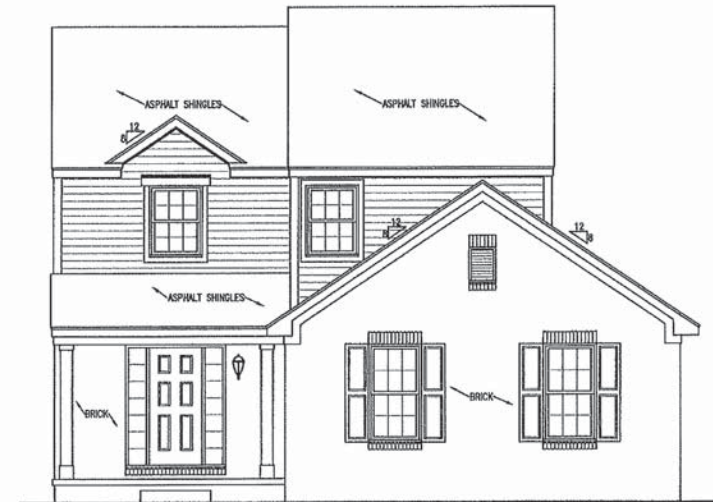
FINAL  
*Philip A. Kuntzman*  
DATE  
BY: 5-2-19

3 Bedroom Colonial

1676 plan



ELEVATION - A



ELEVATION - B



# PREVIOUS UPLAND HOMES MODEL APPROVALS - COUNTRY WALK SUBDIVISION

Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

**Plan#: 2122 (Colonial) - Front Entry**

**42'-0" Wide X 43'-4" Deep**

FINAL  
DATE  
BY: 5-2-19



# PREVIOUS UPLAND HOMES MODEL APPROVALS - COUNTRY WALK SUBDIVISION

## Country Walk Subdivision Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

**Plan#: 2122 (Colonial) - Side Entry**

**42'-0" Wide X 43'-4" Deep**

FINAL  
*Philip Kuntzman*  
DATE  
BY: 5-2-19



# PREVIOUS UPLAND HOMES MODEL APPROVALS - COUNTRY WALK SUBDIVISION

Country Walk Subdivision  
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

***Plan#: 2320 (Colonial) - Front Entry***

***42'-0" Wide X 43'-4" Deep***

FINAL  
*Philip Kuntzman*  
DATE  
BY: 5-2-19

Four Bedroom Colonial



# PREVIOUS UPLAND HOMES MODEL APPROVALS - COUNTRY WALK SUBDIVISION

## Country Walk Subdivision Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.  
1168 Autumnview Dr.  
Rochester, MI 48307  
Att: Philip Kuntzman  
(313) 319-6754

Architectural Elevations For:

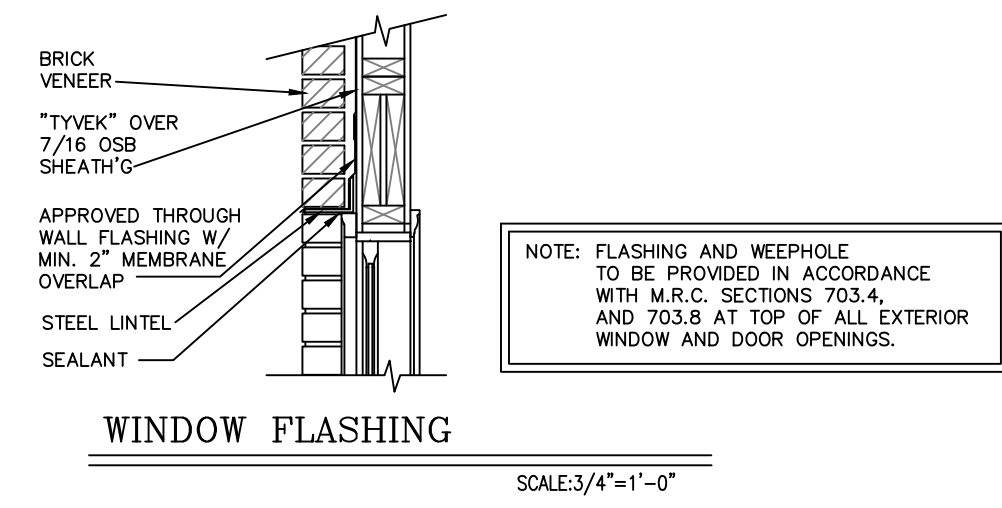
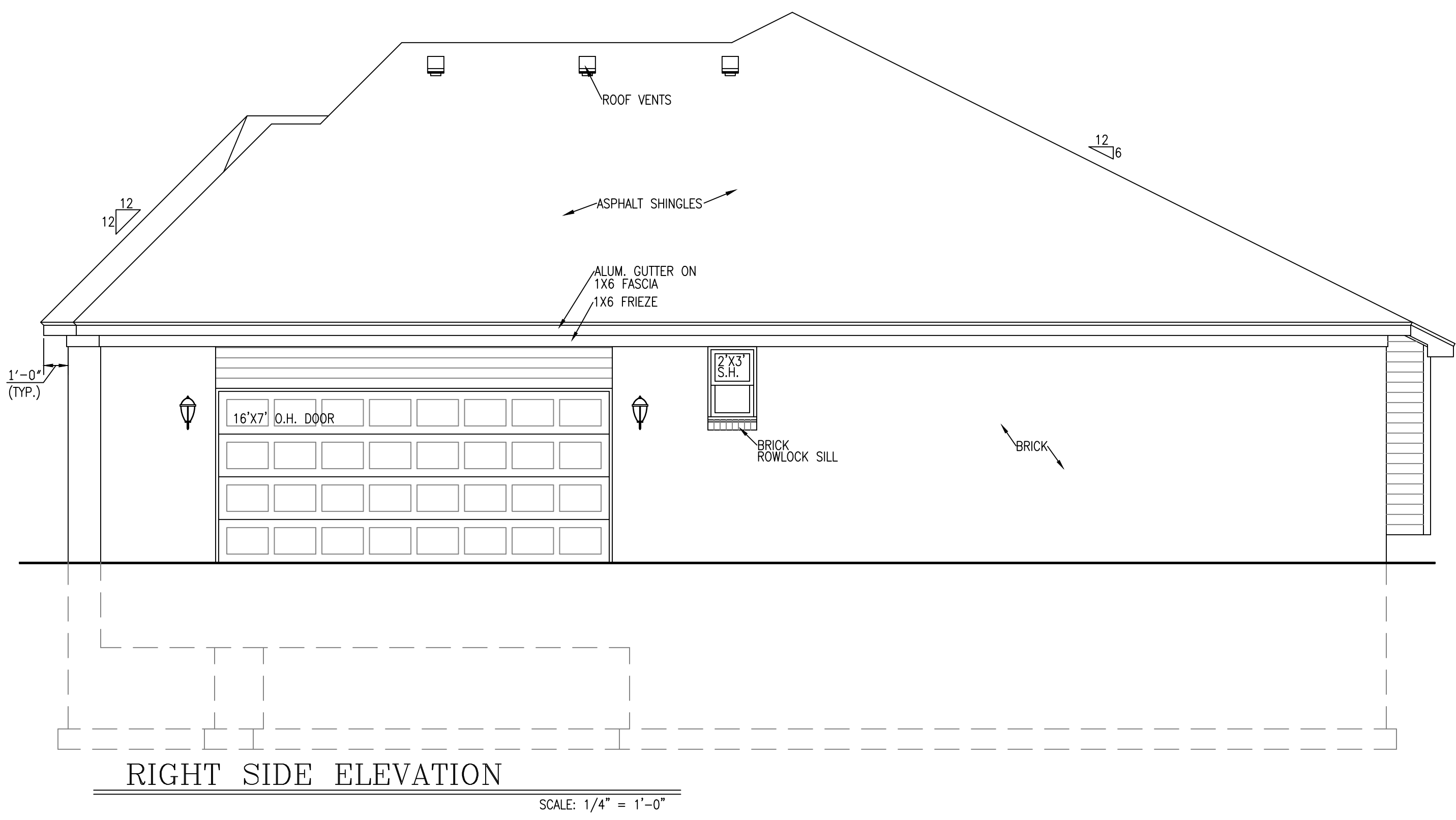
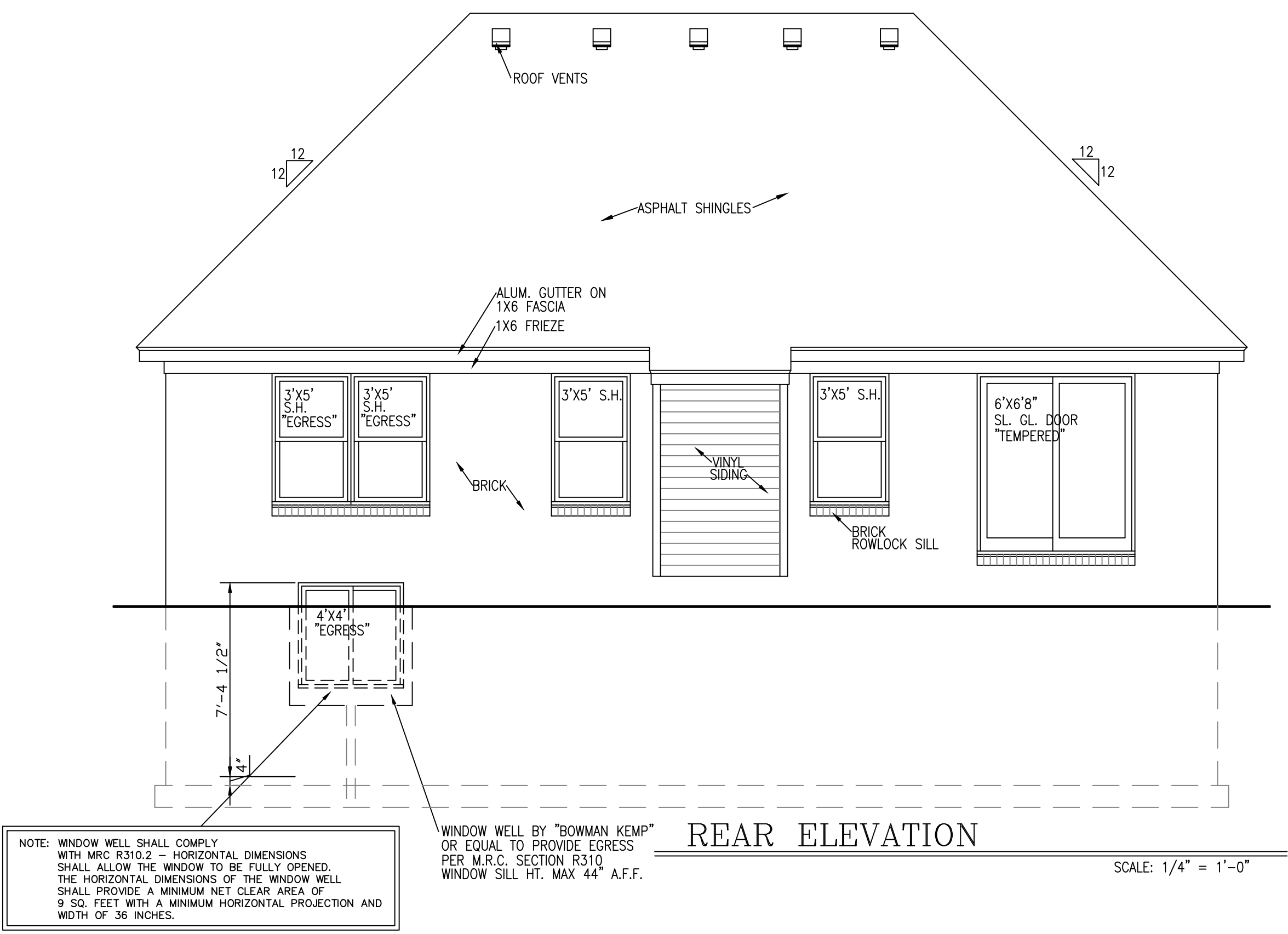
**Plan#: 2320 (Colonial) - Side Entry**

**42'-0" Wide X 43'-4" Deep**

FINAL  
*James A. Carr*  
DATE  
BY: 5-2-19

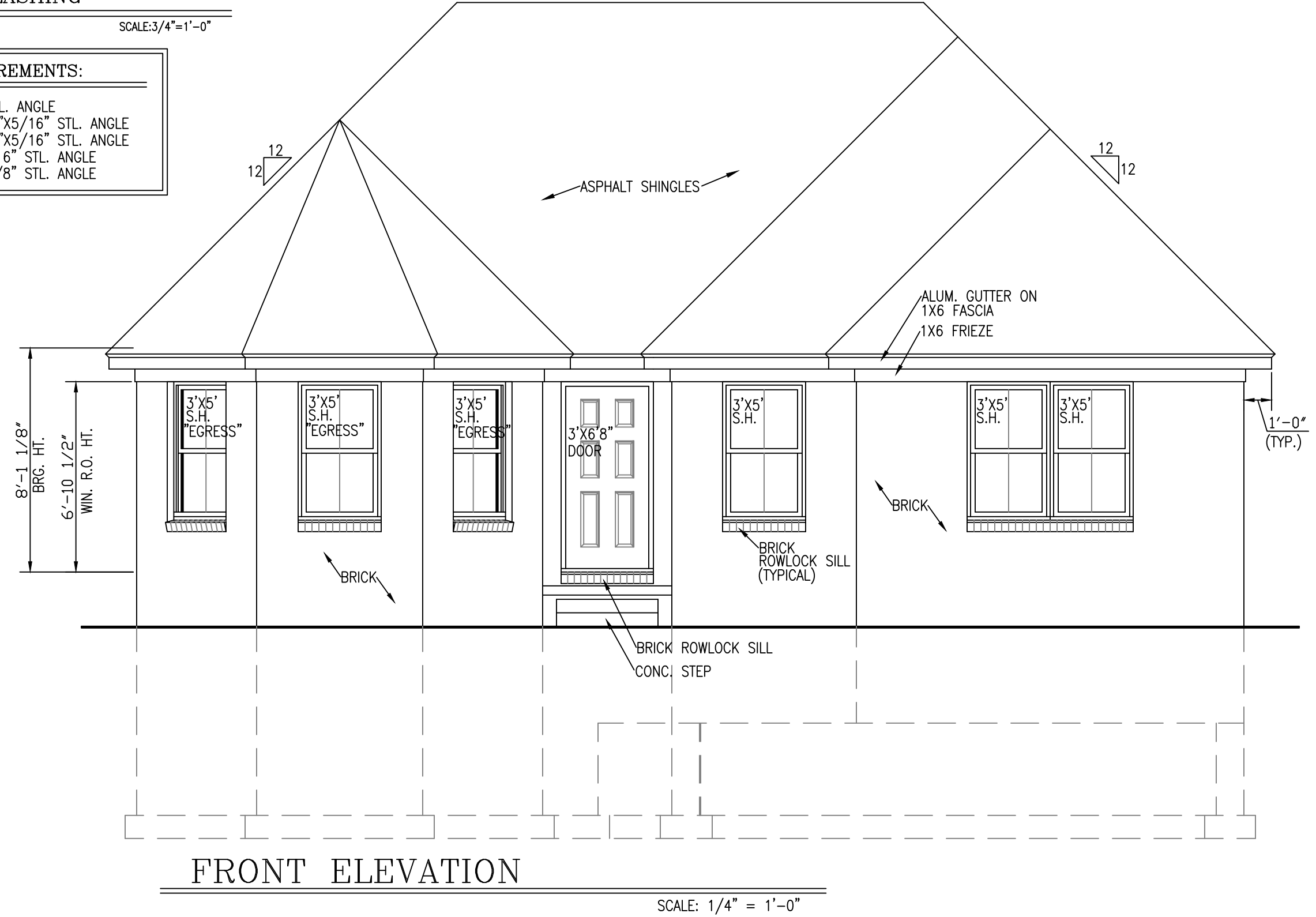
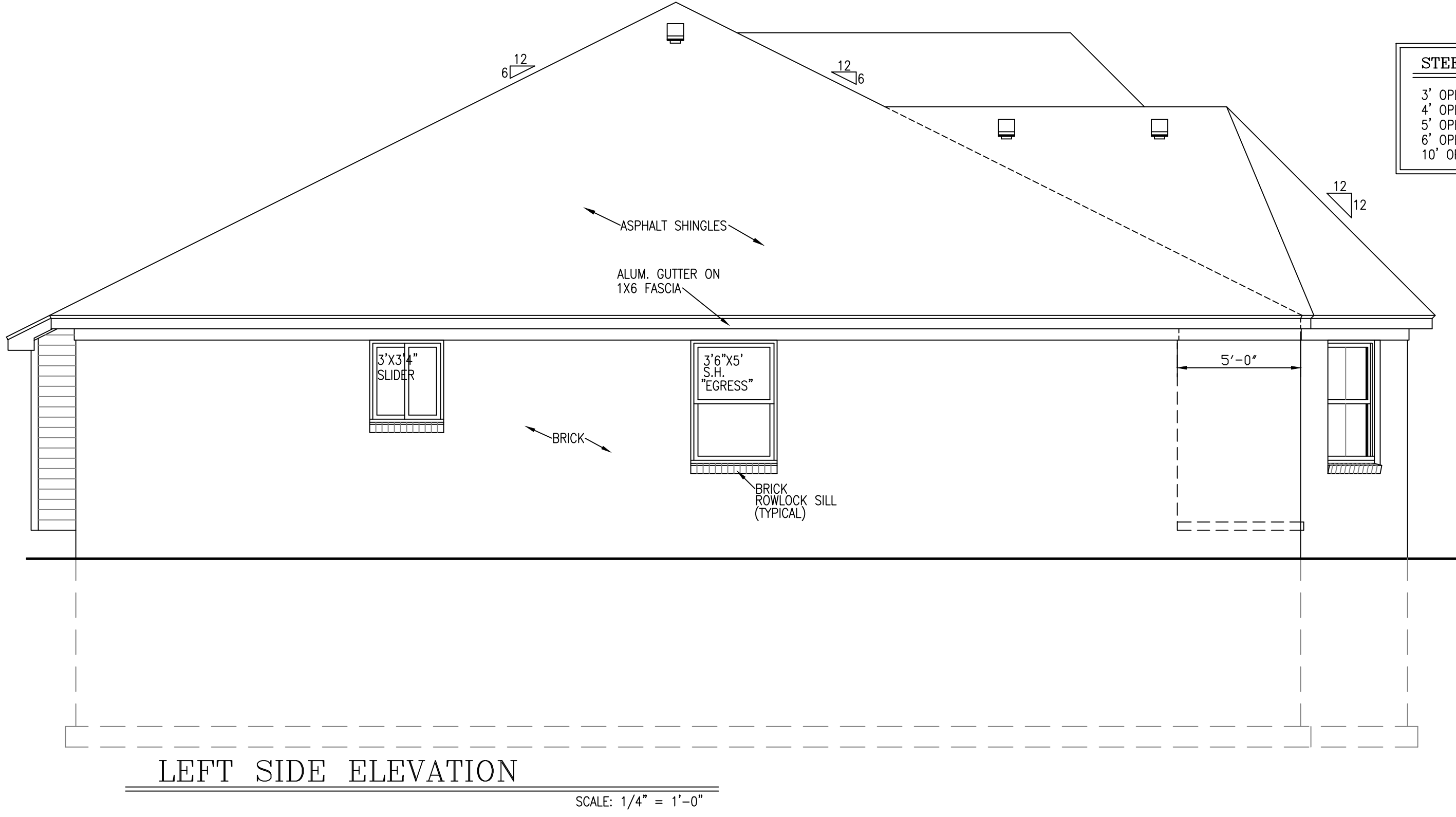


Country Walk 1815- Combined Plans



STEEL LINTEL REQUIREMENTS:

3' OPENING	- 3"x3"x1/4" STL. ANGLE
4' OPENING	- 3 1/2"x3 1/2"x5/16" STL. ANGLE
5' OPENING	- 3 1/2"x3 1/2"x5/16" STL. ANGLE
6' OPENING	- 5"x3 1/2"x5/16" STL. ANGLE
10' OPENING	- 6"x3 1/2"x3/8" STL. ANGLE



30488 MUNGER DR.  
MAYFIELD, KY 40154  
(734)427-0050



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Upland Homes

REVISION:

DATE:  
6/16/2020

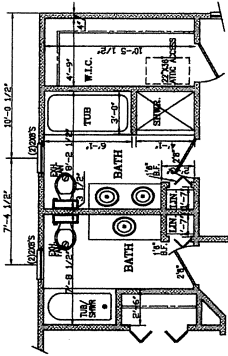
JOB# 200602

SHT. NO.

3  
OF 3

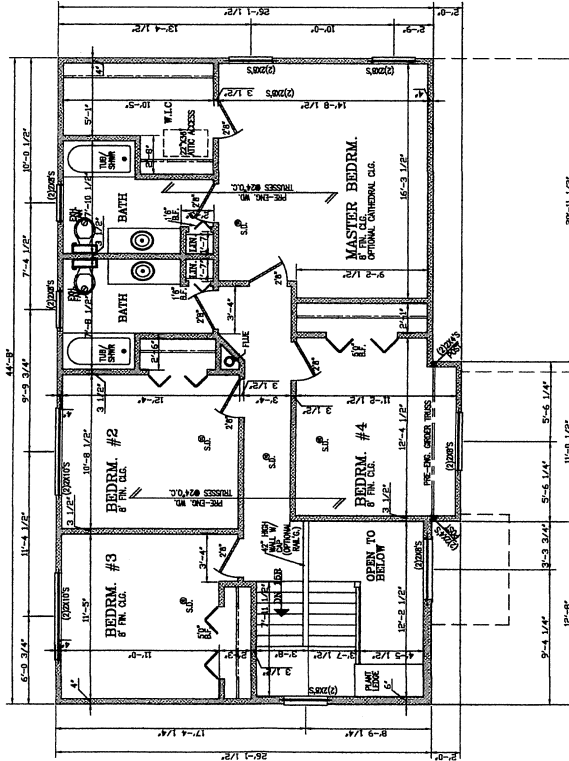
Country Walk  
Lot #18





OPTIONAL BATH PLAN

SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

NOTE: WATER RESISTANT OPTIMUM BRACING BOARD SHALL BE USED IN THE FOLLOWING LOCATIONS:

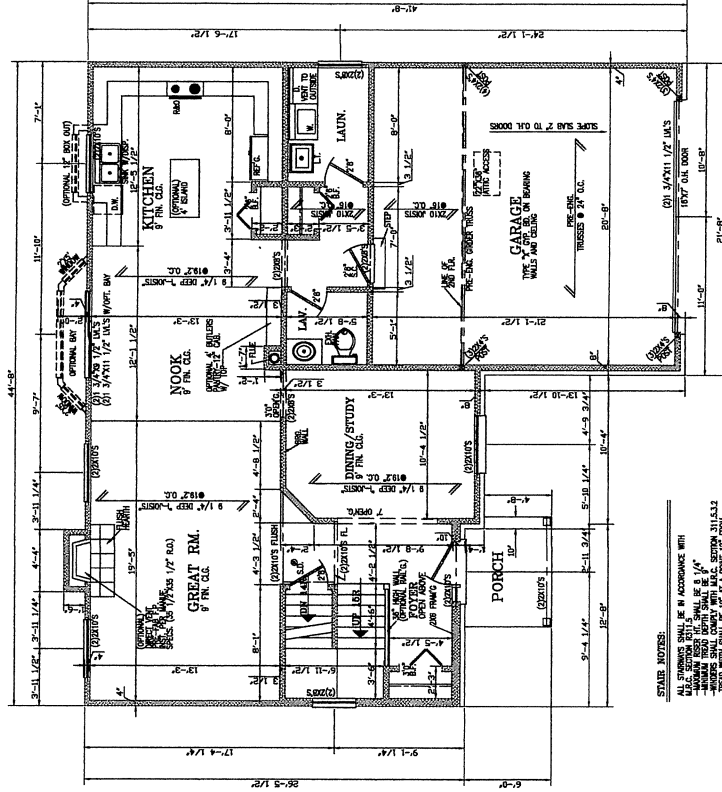
- OVER A WALK BEHINDER IN A SHOWER OR BATHTUB AREA.
- WHERE CONCRETE IS DIRECT EXPOSED TO WATER, OR IN AREAS SUBJECT TO CONTAMINANTS.

SEE WALL SECTION R102.4.2 AND R102.4.3 FOR WALL SECTION DETAIL.

NOTE: BEDROOM OUTLET: ALL BRANCH CIRCUITS SHALL BE SUPPLIED BY 120V, 15A, 1-PHASE, 60 HZ. IN WALLS AND FLOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

- ALL BRANCH CIRCUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
- ALL BRANCH CIRCUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

SEE WALL SECTION R102.4.2 AND R102.4.3 FOR WALL SECTION DETAIL.



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

STATE NOTES:

- ALL STRUCTURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- MINIMUM DESIGN WIND SPEED SHALL BE 110 MPH.
- MINIMUM DESIGN EARTHQUAKE SHALL BE 0.2g.
- ALL STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
- ALL STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

SEE WALL SECTION R102.4.2 AND R102.4.3 FOR WALL SECTION DETAIL.

AREA

1st FLOOR	1,000.00
2nd FLOOR	1,000.00
GARAGE	400.00
TOTAL	2,400.00

2100 PLAN





NOTE: FLASHING AND SMOKE-  
TO BE PROVIDED IN ACCORDANCE  
WITH NEC SECTION 705.2, 705.4  
AND 705.6 AT TOP OF ALL EXTERIOR  
SMOKE AND DOOR OPENERS.

**STEEL Lintel Requirements:**

3	OPENING - 3/32"x1/4" STL ANGLE
4	OPENING - 3/16"x3/16" STL ANGLE
5	OPENING - 3/16"x1/2"x3/16" STL ANGLE
6	OPENING - 3/16"x1/2"x3/16" STL ANGLE

NOTE: ALL TREES TO BE  
ROUGH SAWN SPRUCE

## WINDOW FLASHING



NOTE: SMOKEWELL BELL SHALL COMPLY WITH ALL PROBLEMS - NONCIRCULAR, DISCHARGE THE, ALLOW THE SMOKEWELL TO BE FULLY OPENED, THE, HORIZONTAL, DISCHARGE OF THE SMOKEWELL SHALL PROVIDE A VISIBLE RED CLOUD AREA OF 9 INCHES WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 28 INCHES.

"SCAPPELLI" BY "TELLO" OR  
EQUAL TO PROVIDE EXPRESS  
PER M.R.C. SECTION R310  
GILL HT MAY 44" A.F.E.

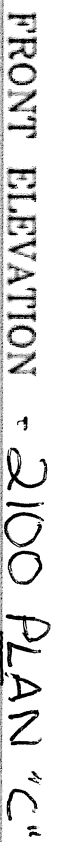


2100 PIAH - "A"

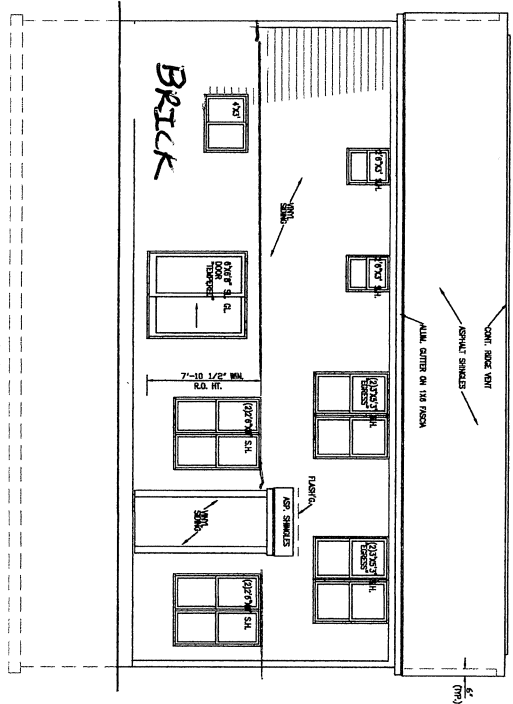






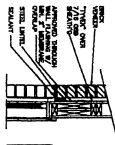


SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

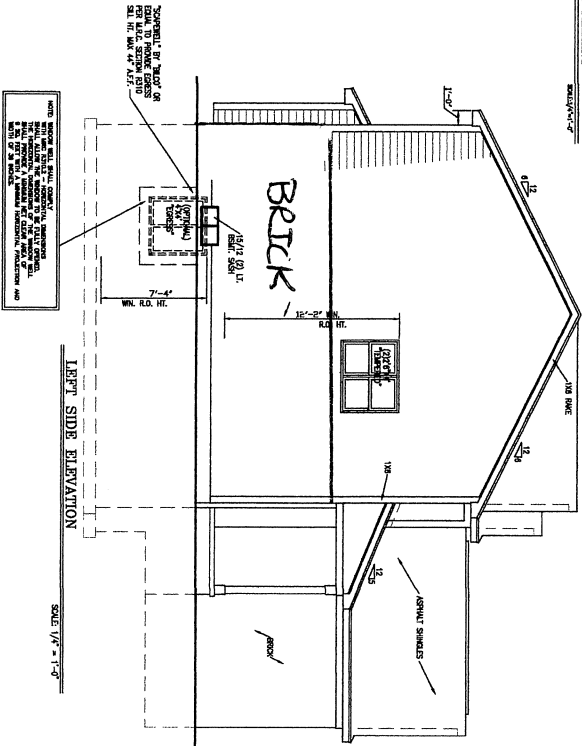


WINDOW FLASHING

SCALE 1/4" = 1'-0"

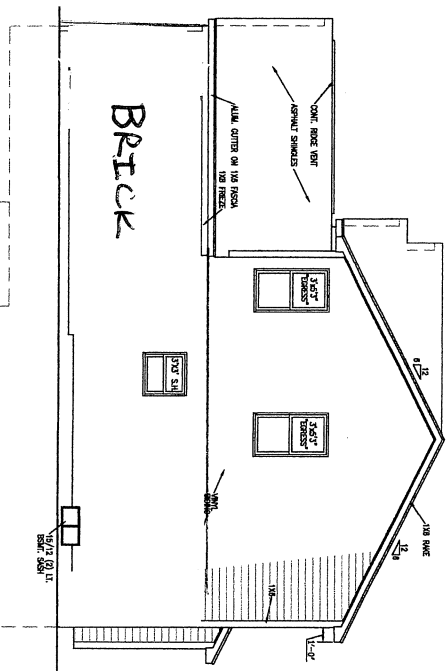
STEEL LANTERN REQUIREMENTS:  
 4" SQUARE - 1 1/2" DIA. 1/2" DIA. ST. ANGLE  
 6" SQUARE - 1 1/2" DIA. 1/2" DIA. ST. ANGLE  
 8" SQUARE - 1 1/2" DIA. 1/2" DIA. ST. ANGLE  
 10" SQUARE - 1 1/2" DIA. 1/2" DIA. ST. ANGLE

NOTE: ALL LANTERNS TO BE  
 ROUNDED CORNER SHROUD



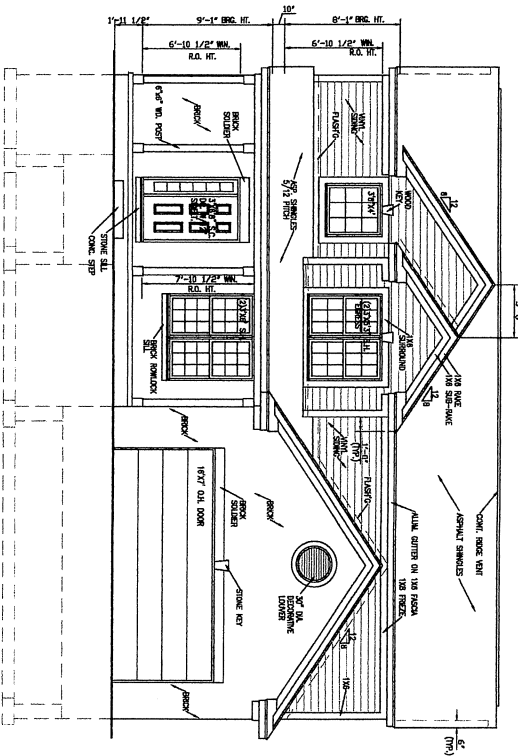
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

2100 "C"