

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, March 9, 2022 – 7:30 PM
Van Buren Township Hall
46425 Tyler Road**

Per guidance provided by the Wayne County Local Public Health Department for meetings of governmental bodies held under public act 228 of 2020, effective January 1, 2022, the following Zoom link is provided to enable remote participation in a meeting of the public body by the general public:

When: Mar 9, 2022 07:30 PM Eastern Time (US and Canada)
Topic: 3/9/2022 Van Buren Township Planning Commission Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/84899411525>

Or One tap mobile :

US: +13126266799,,84899411525# or +19294362866,,84899411525#

Webinar ID: 848 9941 1525

See the Van Buren Charter Township website for additional information regarding how to participate in a Zoom public meeting.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the regular meeting of February 23, 2022.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM # 1 CASE 21-043 – APPLEBEE’S DRIVE-UP ADDITION SPECIAL LAND USE AND SITE PLAN REVIEW

TITLE: Applicant Frank Martin, AIA on behalf of owner APVB, LLC seeks to construct a 11’ x 14’ “To Go” booth for online and pickup orders for the Applebee’s Restaurant. Any drive-Thru Facility (accessory to any principal use) is a special land use in the C-2 (Extensive Highway Business District) Zoning District. The proposed Special Land Use requires a public hearing.

LOCATION: The 1.3-acre site is located at 10526 Belleville Road (parcel ID number 83 064 99 0003 715), on the west side of Belleville Road between Westlake Circle and the North I-94 Service Drive, and is zoned C-2 – Extensive Highway Business District.

ACTION ITEMS: A. Planning Commission opens public hearing

- B. Public comment
- C. Planning Commission closes public hearing

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1 CASE 21-043 – APPLEBEE’S DRIVE-UP ADDITION SPECIAL LAND USE REQUEST AND SITE PLAN REVIEW

TITLE: Applicant Frank Martin, AIA on behalf of owner APVB, LLC seeks to construct a 11’ x 14’ “To Go” booth for online and pickup orders for the Applebee’s Restaurant. Any drive-Thru Facility (accessory to any principal use) is a special land use in the C-2 (Extensive Highway Business District) Zoning District. The proposed Special Land Use requires a public hearing.

LOCATION: The 1.3-acre site is located at 10526 Belleville Road (parcel ID number 83 064 99 0003 715), on the west side of Belleville Road between Westlake Circle and the North I-94 Service Drive, and is zoned C-2 – Extensive Highway Business District.

- ACTION ITEMS:** A. Presentation from Township Staff
- B. Presentation from the applicant
 - C. Planning Commission discussion
 - D. Public comment
 - E. Planning Commission considers approval of the special land use
 - F. Planning Commission considers approval of the preliminary and final site plan

ITEM # 2 CASE 22-008 – VAN BUREN CHARTER TOWNSHIP COMMUNITY CENTER RENOVATION AND ADDITION – PRELIMINARY SITE PLAN

TITLE: The Applicant, Stephen J. Gedert, On behalf of Owner Van Buren Charter Township, has applied for roughly 13,446 square feet of renovations and a 16,411 Square Foot Gymnasium addition adjacent to the existing municipal building, renovations to the existing building, and the construction of associated pavements and utilities.

LOCATION: 46425 Tyler Road (PARCEL ID NUMBER 83 061 99 0006 000). the site is located east of Quirk Road and south of Tyler Road.

- ACTION ITEMS:** A. Presentation from Township Staff
- B. Presentation from the applicant
 - C. Planning Commission discussion
 - D. Public comment
 - E. Planning Commission considers approval of the preliminary site plan

ITEM #3: CASE 21-004 - JSB BUILDERS LLC – FINAL SITE PLAN

TITLE: SAM PATEL, ON BEHALF OF JSB BUILDERS, LLC HAS APPLIED TO CONSTRUCT A

16,280 SQUARE FOOT MULTI-TENANT LIGHT INDUSTRIAL BUILDING WITH TRUCK WELL AND RELATED SITE IMPROVEMENTS.

LOCATION: The site, located to the south of 6032 Schooner Drive, has a tax parcel identification number: V- 83 018 99 0003 708 Is Zoned M-1 (Light Industrial District) with a total area of 4.478 acres. The site is located on the West Side Of Schooner Drive Which Is Located On The South Side Of Michigan Ave between Beck and Denton Roads.

ACTION ITEMS:

- A. Presentation by the Township Staff and Consultants.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Public comment.
- E. Planning Commission considers approval of the final site plan

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
February 23, 2022
MINUTES - DRAFT**

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

ROLL CALL:

Present: Cullin, Atchinson, Garrett, Budd and Kelley.

Excused: Barr and Jahr.

Staff: Director Power and Secretary Harman.

Planning Representatives: McKenna Associates, Vidya Krishnan (remote).

Applicant(s) in Attendance: Jason Beem of Ajax Paving Industries, Inc. and Jeff Horne of the Michigan Department of Transportation (MDOT).

Audience: Seven (7).

APPROVAL OF AGENDA:

Motion Budd, Cullin second to approve the agenda of February 23, 2022 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Garrett, Cullin second to approve the regular meeting minutes of February 9, 2022 as presented. **Motion Carried.**

NEW BUSINESS:

ITEM #1: 22-005 – TEMPORARY CONCRETE BATCH PLANT – 39670 ECORSE ROAD

THE APPLICANT, JASON BEEM OF AJAX PAVING INDUSTRIES, INC. ON BEHALF OF OWNER WASTE MANAGEMENT OF MICHIGAN, INC. SEEKS TO INSTALL A TEMPORARY BATCH PLANT OPERATION INCLUDING THREE (3) TEMPORARY STRUCTURES AND SIX (6) MATERIAL PIPES FOR PURPOSES OF PROVIDING PAVING MATERIALS FOR THE I-275 RECONSTRUCTION PROJECT.

39670 ECORSE ROAD (PARCEL ID NUMBER 83-003-99-0003-702). THE SITE IS LOCATED NORTH OF ECORSE ROAD AND EAST OF I-275. THE ACTIVITY IS PROPOSED FROM MARCH 1, 2022 THROUGH DECEMBER 31, 2023.

Director Power presented his staff review letter dated 2-18-22. The applicant, Ajax Paving Industries, Inc. is seeking approval to build a temporary concrete batch plant. The project will involve set-up and operation of a temporary concrete crusher, temporary cement-treated base (CTB) batch plant, and a temporary Portland-Cement Concrete (PCC) batch plant for work associated with the MDOT I-275 reconstruction project. The proposed site lies within the southern segment of a proposed I-275 project and the applicant is a subcontractor of MDOT's general contractor for the overall project. The proposed use is a temporary use which is proposed

to occur for a time frame extending from March 2022 through December 2023, just under two years. Based on the review criteria, conditional temporary land use approval may be considered, subject to twenty-two (22) conditions to be verified by Township Staff prior to construction:

1. A 20' deep row of parking shall be provided and minimum wide 24' maneuvering lands adjacent to these spaces shall be provided where parking is identified on the site plan.
2. Final MDOT approval for all driveways, access routes and improvements within the MDOT right-of-way. If there are any improvements in Wayne County Road rights-of-way, Wayne County approval must be gained.
3. Details for the proposed access road must be provided upon request by staff including a to-scale width dimension, a description of drainage features such as culverts, a truck template to show the turning movements of trucks onto the road and the depth and base materials of the road.
4. The preliminary grading plan must be revised to show topographic contours across the project site and show the topographic relationship between the site and the surrounding grade to the north. The section drawing of the proposed berm should be to scale.
5. The applicant must use a combination of millings or other dustless surfacing materials and dust control measures to limit dust in the day-to-day operation of the site.
6. Any tree removals on 39670 Ecorse Road which have not already been validated by an open tree removal permit will require a new tree removal permit.
7. The applicant must provide scaled elevation drawings which demonstrate the dimensions of these structures and their material composition.
8. The "detailed site plan drawing" must be revised to demonstrate that the proposed structures are set back the required minimum of 75' from the front (south), 15' from the side (east and west) and 25' from the rear (north) lot lines.
9. Prior to beginning work, the applicant must demonstrate that they have current approvals to use the well from Wayne County and the State of Michigan.
10. A well pump test must also be performed to ensure the well has adequate flow to provide the necessary water for the batch plant activities.
11. The proposed dumpster must be screened from public view by vegetation (existing vegetation or proposed landscaping), a berm, a wall or a combination of these features.
12. The number of porta johns should be clarified.
13. As a condition of approval, all work at the site shall be performed during the regular working hours (7:00 a.m. to 7:00 p.m.) and the applicant may not work on Sunday or any legal holiday without the permission of the Municipality for special circumstances only and with advance notice of at least 72 hours.
14. Provide information on site lighting including any floodlights or illumination on the actual batch plant structures, along with any available photometric details.
15. The applicant references permits being required from Van Buren Township, EGLE (Air Quality and Stormwater), Wayne County (SESC) and MDOT. These required permits must be obtained prior to construction.
16. The use may not generate greater than 67 decibels as received at any agricultural or residential property line, or greater than 75 decibels as received at any commercial or office property line.
17. Any fencing or gate must meet the Van Buren Township Zoning Ordinance standards.

18. All plans are subject to review and approval by the Township Fire Marshal.
19. The average number of truck trips should be included within each activity description in statements 1.A – 1.D of the submitted traffic impact analysis.
20. A bond in the amount of a cost estimate, provided by the applicant, to be reviewed by the Township Engineer, of full removal of all structures and the full restoration of the site must be submitted to the Township Department of Planning and Economic Development prior to construction.
21. To ensure the temporary nature of the proposed use, the concrete batching operations must be completed by December 31, 2023.
22. Applicant must communicate with and hold a preconstruction discussion with the Wayne County Department of Public Services prior to construction.

Jason Beem of Ajax Paving, Inc. gave a brief presentation thanking staff and the Commission for review of the proposal. The total project is 14 miles long, broken up into two 7-mile sections and will have plant sites located in multiple areas near interchanges. The site locations were limited due to wetland areas with a few dozen sites being considered and the chosen sites were those having the least amount of impact on the community. Out of the twenty-two (22) conditions provided by staff, the applicant has addressed and provided answers to the majority of them and is committed to getting the outstanding items in place prior to construction. Mr. Beem was available to answer any questions.

Jeff Horne of MDOT gave a brief presentation. The 68-foot Portland-Cement (PCC) batch plant that is being placed along Ford Road and I-275 is very impactful to Canton Township visually, however he assured that the site in Van Buren Township is camouflaged and will not be very visible. Mr. Horne was available to answer any questions.

Commissioners had the following questions and comments:

- The MDOT letter dated 2-17-22 indicates that MDOT is close to approving the temporary access, what is the hold up? Mr. Horne informed that Federal Interstate Highway (FHWA) approval is required anytime you breach a limited access right-of-away. Mr. Horne should have Federal Highway (FHWA) approval by the end of this week and he has reached out to Wayne County to inform them of the project.
- How are the trucks moving southbound with traffic only on the northbound lanes and how are they going to exit? Is there going to be a problem with the mixture of the trucks and the local traffic? Mr. Beem informed that all traffic will be on the northbound lanes separated with a barrier wall for northbound and southbound. There will be temporary ramps for construction traffic which will be shared with local traffic. All construction traffic will have to merge and yield to local traffic. Construction traffic sometimes will merge in with local traffic and other times will remain within the construction zone.
- The northbound ramp merging onto I-275, is it wide enough for the trucks or will it need to be widened? Mr. Beem informed that the existing 2 lane ramp has two right hand turn lanes, with the far-right lane closed it should provide for enough room for trucks to get up to speed and safely merge, yielding to all other traffic. The exit point will be the same.

- Have we received any information on how the increase of truck traffic will affect the road and if it will do any damage? Director Power, no we have not received any information on that. The road is built to withstand the truck traffic.

No comments from the audience or remote viewers.

Motion Atchinson, Budd second to grant the applicant, Jason Beem of Ajax Paving, Inc. on behalf of owner Waste Management of Michigan, Inc. conditional approval of a temporary concrete batch plant, located at 39670 Ecorse Road, parcel number 83-003-99-0003-702, based on the analysis and subject to the conditions in Director Power's review letter dated 2-18-22:

1. A 20' deep row of parking shall be provided and minimum wide 24' maneuvering lands adjacent to these spaces shall be provided where parking is identified on the site plan.
2. Final MDOT approval for all driveways, access routes and improvements within the MDOT right-of-way. If there are any improvements in Wayne County Road rights-of-way, Wayne County approval must be gained.
3. Details for the proposed access road must be provided upon request by staff including a to-scale width dimension, a description of drainage features such as culverts, a truck template to show the turning movements of trucks onto the road and the depth and base materials of the road.
4. The preliminary grading plan must be revised to show topographic contours across the project site and show the topographic relationship between the site and the surrounding grade to the north. The section drawing of the proposed berm should be to scale.
5. The applicant must use a combination of millings or other dustless surfacing materials and dust control measures to limit dust in the day-to-day operation of the site.
6. Any tree removals on 39670 Ecorse Road which have not already been validated by an open tree removal permit will require a new tree removal permit.
7. The applicant must provide scaled elevation drawings which demonstrate the dimensions of these structures and their material composition.
8. The "detailed site plan drawing" must be revised to demonstrate that the proposed structures are set back the required minimum of 75' from the front (south), 15' from the side (east and west) and 25' from the rear (north) lot lines.
9. Prior to beginning work, the applicant must demonstrate that they have current approvals to use the well from Wayne County and the State of Michigan.
10. A well pump test must also be performed to ensure the well has adequate flow to provide the necessary water for the batch plant activities.
11. The proposed dumpster must be screened from public view by vegetation (existing vegetation or proposed landscaping), a berm, a wall or a combination of these features.
12. The number of porta johns should be clarified.
13. As a condition of approval, all work at the site shall be performed during the regular working hours (7:00 a.m. to 7:00 p.m.) and the applicant may not work on Sunday or any legal holiday without the permission of the Municipality for special circumstances only and with advance notice of at least 72 hours.

14. Provide information on site lighting including any floodlights or illumination on the actual batch plant structures, along with any available photometric details.
15. The applicant references permits being required from Van Buren Township, EGLE (Air Quality and Stormwater), Wayne County (SESC) and MDOT. These required permits must be obtained prior to construction.
16. The use may not generate greater than 67 decibels as received at any agricultural or residential property line, or greater than 75 decibels as received at any commercial or office property line.
17. Any fencing or gate must meet the Van Buren Township Zoning Ordinance standards.
18. All plans are subject to review and approval by the Township Fire Marshal.
19. The average number of truck trips should be included within each activity description in statements 1.A – 1.D of the submitted traffic impact analysis.
20. A bond in the amount of a cost estimate, provided by the applicant, to be reviewed by the Township Engineer, of full removal of all structures and the full restoration of the site must be submitted to the Township Department of Planning and Economic Development prior to construction.
21. To ensure the temporary nature of the proposed use, the concrete batching operations must be completed by December 31, 2023.
22. Applicant must communicate with and hold a preconstruction discussion with the Wayne County Department of Public Services prior to construction.

Roll Call:

Yeas: Garrett, Budd, Atchinson, Cullin and Kelley.

Nays: None.

Excused: Barr and Jahr.

Motion Carried. (Letter Attached)

GENERAL DISCUSSION:

Director Power informed that the next Planning Commission meeting is scheduled for Wednesday, March 9, 2022.

ADJOURNMENT:

Motion Budd, Cullin second to adjourn the meeting at 8:16 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

PLANNING & ZONING APPLICATION

Case number _____

Date Submitted _____

APPLICANT INFORMATION

Applicant	Dorchen/Martin Assoc. Architect (Frank Martin, AIA)	Phone	248.557.1062
Address	29895 Greenfield Rd, Suite 107	Fax	
City, State	Southfield, MI	Zip	48076
E:mail	fmartin@dorchenmartin.com	Cell Phone Number	248.224.3714
Property Owner	APVB, LLC	Phone	248-488-2620
	(if different than applicant)		
Address	30500 Northwestern Hwy, Suite 200	Fax	
City, State	Farmington Hills, MI	Zip	48334
Billing Contact	Dorchen/Martin Assoc. Architect (Frank Martin, AIA)	Phone	248.557.1062
Address	29895 Greenfield Rd, Suite 107	Fax	
City, State	Southfield, MI	Zip	48076

SITE/ PROJECT INFORMATION

Name of Project Applebee's Restaurant (Existing)
Parcel Id No. V125-83- 064-99-0003-715 **Project Address** 5857 Belleville Road

Attach Legal Description of Property

Property Location: On the West Side of Belleville Road; Between Tyler Road and I-94 Road. **Size of Lot** Width 213' +/- Depth 285'

Acreage of Site 1.289 +/- **Total Acres of Site to Review** All **Current Zoning of Site** _____

Project Description: Construction of one-story 11' x 14' "To Go" Booth for pick-up of online or phone orders.

Is a re-zoning of this parcel being requested? No YES (if yes complete next line) NO
Current Zoning of Site C-2 Extensive Highway Business **Requested Zoning** _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line)
Section of Zoning Ordinance for which you are applying Section 5.136 Drive-Thru

Is there an official Woodland within parcel? No **Woodland acreage** N/A


List total number of regulated trees outside the Woodland area? _____ **Total number of trees** _____

Detailed description for cutting trees N/A

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

APVB, LLC

Print Property Owners Name Bruce A. Simon, managing member

 Signature of Property Owner

MICHELLE ANN MARCINKO 11/30/21
 NOTARY PUBLIC - STATE OF MICHIGAN Date
 COUNTY OF OAKLAND
 My Commission expires June 13, 2027
 Acting in the County of Oakland

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 30th day of November 2021
Michelle Marcinko Notary Public, Oakland County, Michigan My Commission expires June 13, 2027



VAN BUREN
CHARTER TOWNSHIP

MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Applebee’s Special Land Use, Preliminary and Final Site Plan Review
DATE: March 4, 2022

The Planning Commission will review the request by applicant Frank Martin, AIA on behalf of owner APVB, LLC to construct an 11’ x 14’ “To Go” booth for online and pickup orders for the Applebee’s Restaurant. Any drive-Thru Facility (accessory to any principal use) is a special land use in the C-2 (Extensive Highway Business District) Zoning District. The proposed Special Land Use requires a public hearing. The 1.3-acre site is located at 10526 Belleville Road (parcel ID number 83 064 99 0003 715), on the west side of Belleville Road between Westlake Circle and the North I-94 Service Drive, and is zoned C-2 – Extensive Highway Business District. The packet being considered by the Planning Commission includes a civil and architectural drawing.

If the plan is approved by the Planning Commission, the special land use request will be considered by the Township’s Board of Trustees. The final construction drawings will then be produced. I look forward to assisting with this review. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Dan Power".

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

CC: Todd Saums and Lawrence Lockett, Van Buren Township Public Services Department



February 27, 2022

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

**Subject: VBT-21-043 Applebee's/ 10526 Belleville Road; Site Plan Review #2;
Revised Site Plans Dated February 11, 2022.**

Dear Commissioners:

The applicant Applebee's has submitted a proposal to construct an addition to the existing restaurant located on Belleville Road. The site is located on the west side of Belleville Road and is located on one of Walmart's outlots. The site is located on the west side of Belleville Road and is zoned C-2 (Extensive Highway Business) District and is also part of the Belleville Road Overlay District (BROD).

COMMENTS. We have reviewed the site plan request based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

1. **Zoning and Use.** The site is zoned C-2 (Extensive Highway Business District). Section 3.112 of the Zoning Ordinance permits restaurants as a permitted use in the district. Drive-throughs are permitted only as a special land use. The proposed addition is noted as a "to-go" booth, which would be classified as a drive-through and requires special land use approval. Our comments on the special land use are noted in a letter under separate cover.

Per Section 6.303 "The BROD is a mandatory overlay district. Property in the BROD may continue to be used as permitted by the standard zoning district and all other legal nonconformities are permitted to continue; however, any new activity that requires site plan approval in accordance with the requirements of the Zoning Ordinance shall also comply with the requirements of the BROD contained in this Chapter."

2. **Required Information.** All of the information required per Section 12.203 of the Zoning Ordinance have been noted on the revised plan.
3. **Lot.** The site has a total area of 1.289 acres. The legal description is included with the tax parcel ID number.
4. **Dimensional Requirements.** There is no required minimum lot area or width in the C-2 Extensive Highway Business District.

The minimum required front, rear, and side yard setbacks for the C-2 District is 35 feet, 20 feet, and 25 feet respectively. The proposed addition complies with the setbacks. Maximum permitted building height in the C-2 District is 4 stories and 40 feet. The proposed elevation has a height of 11'6" and is compliant.



5. **Access and Circulation.**

- a. **Location of Curb Cuts.** The access to the site is off an existing curb cut from the internal service drive and is to remain unchanged. The proposal does not change the means of access.
- b. **Cross Access.** All the outlots are served by an internal service drive which meets the intent of the ordinance.
- c. **Sidewalks.** The site has an existing sidewalk along its Belleville Road frontage. The site also has existing sidewalks along the internal drive to the west and the south side main drive aisle into the Walmart site. Sidewalk connections are established from Belleville Road to the site interior. The existing restaurant has sidewalks on all sides to facilitate entrance to the building with doors located on the east, north and south sides. The proposed to-go addition eliminates one of the doors on the north side. The applicant has reconfigured the crosswalk in a manner to ensure connection with the sidewalk to the property to the north and also allow for a safe distance from vehicles stopped at the pick-up window to minimize pedestrian-vehicle conflict.

5. **Parking and Loading.** Parking requirements are as follows:

- a. **Space Dimensions.** All of the parking spaces on the site are existing and were built in conformance to the Ordinance standards when they were constructed. As directed, the applicant has added a note to the site plan stating that any time in the future if the parking lot is re-sealed, all the spaces will be re-striped with double striping as required under the current regulations.
- b. **Number of Parking Spaces.** The site plan includes parking calculations that notes the provision of 73 spaces including 4 barrier free accessible. Parking on the site is based on regulations that were in effect at the time the original site plan was approved. The Planning Commission at the time granted a waiver from the total number of required spaces based on the applicant's justification for parking need. The proposed "to-go" window will be treated similar to a drive-through window for purposes of providing stacking spaces. While the site may not require the amount of stackings pace as a typical fast-food restaurant, the plan was required to include stacking for at least 5 vehicles. The stackings paces are shown on the plan and do not impede traffic on the site.
- c. **Barrier Free Spaces.** The plan notes four (4) barrier free spaces in compliance with ADA standards.
- d. **Loading.** As the proposed building is between 0 – 10,001 sq. ft., one (1) 10' x 25' loading space is required. The required loading space is currently located on the northwest corner of the building and is located at a distance from the pick-up window to avoid any conflict.

6. **Landscaping and Screening.** The site is located in the Extensive Highway Business (C-2) district. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others.



- a. Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage landscaping of 1 deciduous tree/40 lineal feet + 1 ornamental tree/100 lineal feet + 8 shrubs/40 lineal feet. Section 6.310 (C) (2) (b) states; In addition to the trees required in the frontage area in Section 10.103(A), deciduous street trees shall be planted within the right-of-way of any streets (i.e., between the sidewalk and the street), in an amount equal to at least one (1) deciduous street tree per each forty (40) linear feet or fraction thereof of frontage.
- b. Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height.

Interior parking lot landscaping. Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. Interior landscaping shall account for a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. Additionally, one (1) deciduous tree shall be planted for each three hundred (300) square feet of interior landscaping.

- c. Loading Area Landscaping.** Section 10.103 (C) of the Zoning Ordinance requires an opaque wall or a greenbelt for required screening.
- d. Greenbelt Buffering.** Section 10.103 (E) provides greenbelt buffering standards. A ten (10) foot wide buffer, with one (1) tree per thirty (30) linear feet is required on all sides of the proposed development.
- e. Specific Landscaping for C-2 Zoning District.** Developments in the C-2 District require contiguous outdoor space, independent of sidewalks, pedestrian circulation areas and required landscaping, in an amount not less than one (1) square foot for each twenty-five (25) square feet of principal building and in no case less than two hundred fifty (250) square feet in total.
- f. BROD Landscape Standards.** Section 6.310 provides landscape standards for development projects within the BROD. Some of these standards are discussed in their respective landscape standards above. The following additional points need to be addressed on a revised plan:

- Perennial beds, planted in groups, shall be planted in twenty percent (20%) of the required landscape frontage area defined in Section 10.103(A).
- A minimum eight (8) foot street lawn, five (5) foot wide sidewalk, and five (5) foot buffer area between the off-street parking and/or vehicular use area and the sidewalk shall be provided. The street lawn shall include trees in accordance with Section 6.310(C)(2). The five (5) foot buffer area shall extend the length of the parking lot and include an opaque screen of landscaping at least three (3) feet in height. The opaque landscape screen shall be composed of upright shrubs planted as a hedge. The hedge shall attain opacity and a height of three (3) feet within twelve (12) months of planting under normal growing conditions.



The applicant has submitted a landscape plan dated 12/19/2001 which was part of the originally approved site plan submission. The plan appears to meet most of the current requirements but does not have calculations for all of the categories above to show compliance. We recommend that the applicant work with Township Administration to address any shortfall and replace and dead and diseased plantings to ensure the site is well landscaped.

7. **Tree Removal Permit.** This requirement is not applicable.
8. **Stormwater Pond.** The proposed addition is to be located on an existing paved impervious surface. We do not anticipate any significant changes to stormwater detention requirements. Township Engineer input is required.
9. **Lighting.** A photometric plan has been submitted. The site is illuminated with existing wall mounted fixtures and 25' high light poles. Fixture detail has been noted and meets ordinance standards.
10. **Architecture and Facades.** The applicant has submitted detailed elevations for the proposed addition. The existing restaurant is constructed entirely of brick with quality architectural features. The applicant previously proposed the addition to be constructed of cement board with a decorative fascia, which is not in keeping with the BROD requirements. The revised plan at this time includes a full brick addition, consistent with the original Applebee's' restaurant and making the addition seamless. The addition will have a flat roof with a decorative fascia and signage. The revised architecture is consistent with BROD requirements.
11. **Dumpster.** The site plan notes a dumpster enclosure on the northwest corner of the building. The enclosure and the gates appear to be in compliance to Ordinance standards.
12. **Signs.** The plan proposes the addition of new signage for the pick-up window. Signage will be submitted separately for administrative approval.

RECOMMENDATION

The revised plan addresses all of the concerns previously discussed. The proposed addition will allow the applicant to offer additional services at the restaurant which has become the norm over the past two years. Therefore, we recommend that the Planning Commission grant preliminary and final site plan approval for the proposed drive-through addition to the Applebee's, subject to the following condition:

1. Administrative review of existing site landscaping and providing additional plantings as required to meet intent of the ordinance.



2. Administrative approval of signage.

Respectfully,
McKENNA

Vidya Krishnan
Senior Principal Planner

cc: Dan Power, Director of Planning and Economic Development
Paul Kammer, FTCH, Township Engineers
Andrew Leneghan, Van Buren Township Fire Marshal

February 28, 2022
Fishbeck Project No. 211770

Todd Saums
Director of Water and Sewer
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

Applebee's Addition – To-Go Booth Construction Plan Engineering and Final Site Plan Review

Dear Director Saums:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Engineering Site Plan submitted to the Township for the Engineering and Final Site plan approval for the proposed Applebee's addition located on Belleville Road north of the I-94 Service Drive.

This project entails construction of an additional structure at the existing 4,880 square-foot Applebee's Restaurant at 10526 Belleville Road. Plans include construction of a 130 square-foot to-go booth drive-through, pedestrian pavement striping, reconstruction of a portion of the sidewalk including an Americans with Disabilities Act of 2010 (ADA) accessible ramp, and other various landscaping and site plan improvements. No utility improvements are being proposed.

Our review comments are as follows:

General

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

1. All benchmark information must be listed on the plans with all elevations listed in National Geodetic Vertical Datum 29 (NGVD 29) or a conversion factor to the NGVD 29 datum must be included.
2. Plans must include the following required notes:
 - a. All construction shall conform to the current standards, specifications, and general conditions of the Township.
 - b. The applicant is responsible for resolving any drainage problems on adjacent properties which are the result of the applicant's actions.
3. Preliminary Plans must include a Title Sheet. The Title Sheet must include the project title, listing of permits required (if any), and an index of plan sheets.

Storm Sewer

Existing: The plans indicate runoff being collected from a system of catch basins and drains and discharging to an existing detention pond south of the development.

Proposed: The plans indicate that due to the increase in impervious area, the overall runoff for the site has increased. The pond volume calculations from the original plans are included on the proposed plans and indicate the existing detention pond is sized to accept the additional runoff.

Soil Erosion and Sedimentation Control (SESC)

1. Due to the small footprint of disruptions indicated on the plans, it doesn't appear a SESC permit will be required by the County, however, the applicant must implement SESC measures for any area of disturbance and must install measures in accordance with the *Township Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements.
2. Applicant is responsible for determining if a Wayne County SESC permit is required. If necessary, the permit must be acquired from the Wayne County SESC County Enforcing Agency.
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>

Recommendation

We are recommending Engineering and Final Site Plan approval for the Applebee's Addition, subject to the comments listed above and in accordance with the Township's Engineering Standards manual.

If you have any questions regarding this project, please contact Paul Kammer at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,



Paul J. Kammer, PE

Senior Civil Engineer

By email

Copy: Dan Power – Township
Brittney Williams – Township
Vidya Krishnan – McKenna
Dave Potter – Fishbeck

Andrew Lenaghan
Fire Marshal
O: 734-699-8900 ext 9426

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



December 23, 2021

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

Applebees's Restaurant
10526 Belleville Road
Van Buren Township, Michigan 48111

The site plan for the addition of a 130 square foot pick up booth was reviewed for compliance with the Van Buren Township adopted fire code NFPA 1 2018. Since the booth is an addition to an existing building, the focus of the review was fire department access.

Fire Department Access will not be adversely affected by the addition of the booth. It is further understood that building plans will be submitted for review at a later date.

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

Andrew Lenaghan
Fire Marshal
Van Buren Township

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

Power, Dan

From: Lenaghan, Andrew
Sent: Tuesday, February 22, 2022 11:20 AM
To: Power, Dan
Subject: Applebees addition

Categories: Internal Email

Dan,

I reviewed the Applebees site plan, and have no additional comments. If you have any questions or concerns feel free to contact me.

Thanks

Andy Lenaghan

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on **March 9, 2022 at 7:30 p.m.** The meeting will be held in person at Van Buren Township Hall, located at **46425 Tyler Road, Van Buren Township, MI 48111**, in the Board Room. **Members of the public may additionally participate in the meeting electronically** per guidance provided by the Wayne County Local Public Health Department for meetings of governmental bodies held under public act 228 of 2020, effective January 1, 2022. Instructions for attending the meeting electronically are provided in this notice. The Planning Commission will consider the following request:

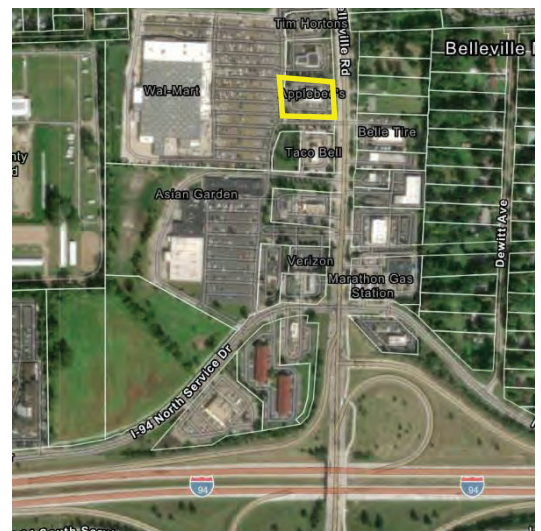
Case 21-043 A request by applicant Frank Martin, AIA on behalf of owner APVB, LLC seeks to construct a 11' x 14' "To Go" booth for online and pickup orders for the Applebee's Restaurant. The 1.3-acre site is located at 10526 Belleville Road (parcel ID number 83 064 99 0003 715) and is zoned C-2 – Extensive Highway Business District.

Any drive-Thru Facility (accessory to any principal use) is a special land use in the C-2 (Extensive Highway Business District) Zoning 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).

Members of the public may access the agenda materials via the Township website – www.vanburen-mi.org beginning **March 4, 2022**. On the meeting website, members of the public will also gain access to **means of participating in the electronic meeting. On the agenda for the meeting**, a unique Zoom weblink and dial-in phone number with a meeting ID for meeting videoconference or teleconference access will be provided. The meeting will be available to view live on the Van Buren Township YouTube Channel which can be reached from the live meeting link located on the Van Buren Township website home page (www.vanburen-mi.org). Closed captioning will be available after YouTube fully renders meeting video.

A complete **procedure for public comment by electronic means** is provided on a guide which is accessible on the Van Buren Township website (www.vanburen-mi.org). Participants may also choose to submit written comments that will be read into record during public comment by the Chairperson. Submit any written comments or questions about the meeting via e-mail to dpower@vanburen-mi.org.

To comply with the Americans with Disabilities Act (ADA), any citizen requesting accommodation to attend a meeting, and/or to obtain this notice in alternate formats, please contact the Clerk's Office at 734.699.8900 extension 9205.



Posted: February 15, 2022
Published: February 17, 2022

- ### TAGGED SITE NOTES
- EXISTING CONCRETE WALK.
 - NEW CONCRETE WALK.
 - CAUTION SIGN FOR PEDESTRIANS.
 - CAUTION SIGN FOR VEHICLES.
 - WATERFINDING SIGNS WITH STALL NUMBERS.
 - EXISTING ASPHALT PAVING.
 - EXISTING CONCRETE CURB.
 - NEW CONCRETE REPLACEMENT CURB.
 - REPLACEMENT ENTRANCE/ZART DOOR.
 - TO GO DIRCTIONAL SIGN.
 - EXISTING "TO GO" WAITING SIGNS (REMOVE).
 - PEDESTRIAN PAVEMENT STRIPING.
 - NEW 8" CONC RAMP (SEE ADA NOTES).
 - CLEARANCE BWR-SEE SHEET A201.
 - TO GO DIRCTIONAL SIGN-SEE SHEET A201.
 - EXISTING LED LIGHT TO REMAIN.

ADA COMPLIANCE NOTES

PARKING LOTS

- ALL ACCESSIBLE SIGN MUST BE PROVIDED AS INDICATED VAN ACCESSIBLE.
- CONC. AND PAVEMENT SIGNATURES SHALL BE PROVIDED AT 5:00% SLOPE AND PRESENT UNIFORM.
- CONC. AND PAVEMENT SIGNATURES SHALL BE PROVIDED AT 5:00% SLOPE AND PRESENT UNIFORM.
- CONCRETE MUST BE ACCESSIBLE TO ALL PEDESTRIANS AND MUST HAVE SLOPE TO MATCH SURROUNDING PAVEMENT AND NOT EXCEED 1:20.
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USE STATEMENT

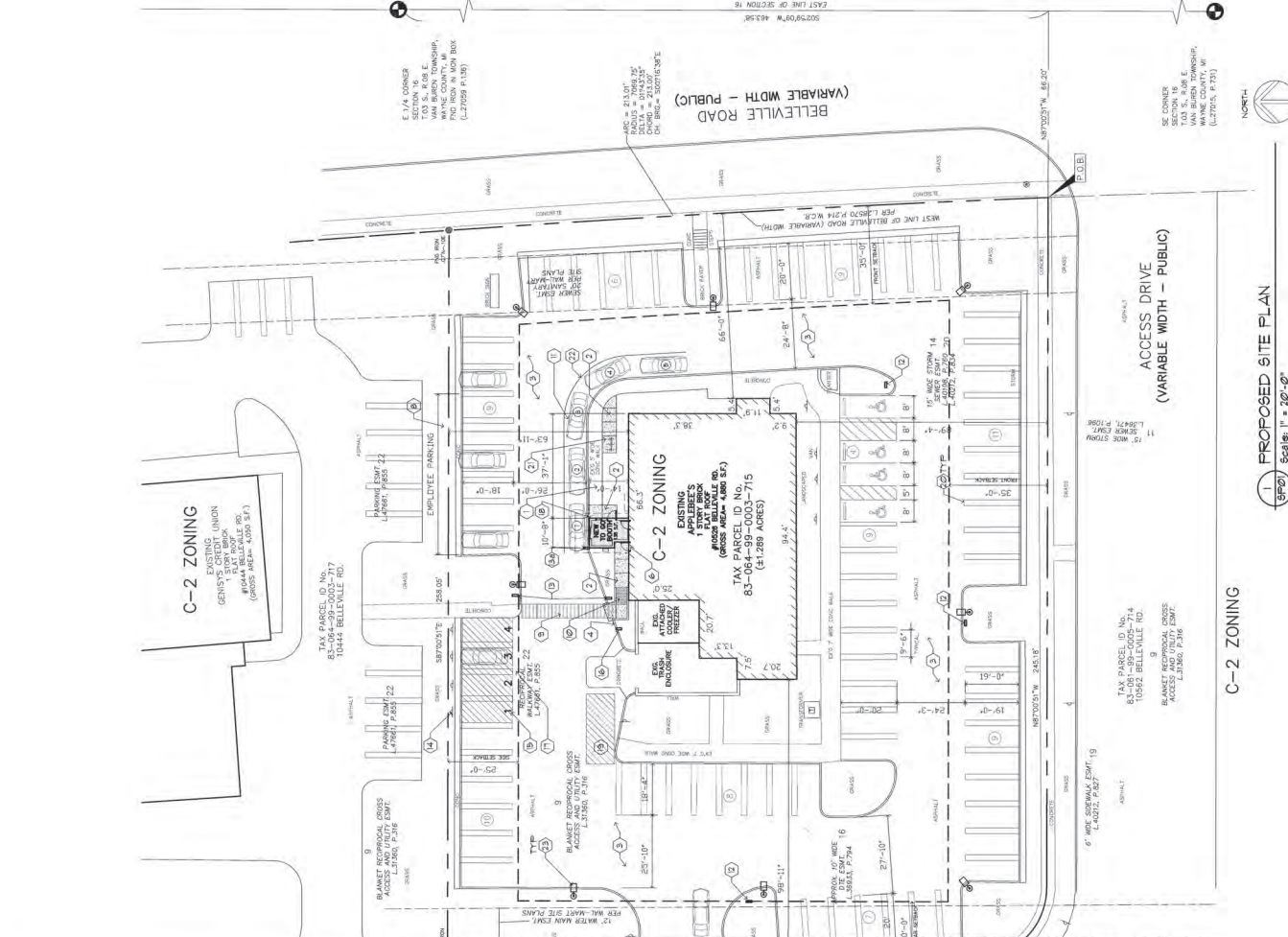
THE ARCHITECT AND ENGINEER HAS CONDUCTED VISUAL INSPECTION AND HAS BEEN ADVISED BY THE OWNER THAT THE PROPOSED PROJECT WILL BE USED AS A RESTAURANT AND BAR. THE ARCHITECT AND ENGINEER HAS CONDUCTED VISUAL INSPECTION AND HAS BEEN ADVISED BY THE OWNER THAT THE PROPOSED PROJECT WILL BE USED AS A RESTAURANT AND BAR. THE ARCHITECT AND ENGINEER HAS CONDUCTED VISUAL INSPECTION AND HAS BEEN ADVISED BY THE OWNER THAT THE PROPOSED PROJECT WILL BE USED AS A RESTAURANT AND BAR.

C-2 ZONING

EXISTING ZONING (UNION TOWN) IS C-2 ZONING (SEE SHEET A201).

BLANKET RETROGRADE ZONING (SEE SHEET A201).

ACCESS (SEE SHEET A201).



LEGAL DESCRIPTION

SECTION 14, TOWNSHIP 4 NORTH, RANGE 10 WEST, COUNTY OF WAYNE, MICHIGAN.

BLANKET RETROGRADE ZONING (SEE SHEET A201).

ACCESS (SEE SHEET A201).

SITE DATA

Zoning Classification	EXISTING	PROPOSED
EXISTING	C-2 EXTENSIVE HIGHWAY BUSINESS	C-2 EXTENSIVE HIGHWAY BUSINESS
PROPOSED		C-2 EXTENSIVE HIGHWAY BUSINESS

Land Use Description	EXISTING	PROPOSED
EXISTING	FULL-SERVICE RESTAURANT	FULL-SERVICE RESTAURANT
PROPOSED		FULL-SERVICE RESTAURANT

Project Description	EXISTING	PROPOSED
EXISTING	ADDITION OF A TO GO BOOTH ON THE NORTH SIDE OF THE BUILDING.	ADDITION OF A TO GO BOOTH ON THE NORTH SIDE OF THE BUILDING.
PROPOSED		ADDITION OF A TO GO BOOTH ON THE NORTH SIDE OF THE BUILDING.

PARKING REQUIRED

Category	Requirement
Minimum Required	50 PARKING SPACES REQUIRED.
Additional	115 SPACES FOR 14 HOUR LOADING UNLOADING.
General	115 SPACES FOR 14 HOUR LOADING UNLOADING.

PROPOSED SITE PLAN

Legal Description

Location Map

dmA

DORCHIEN/MARTIN

Architects/Engineers, Inc.

20000 Woodward Ave., Suite 200

Warren, Michigan 48090

(248) 937-1000

1100000000

211006

SP-1

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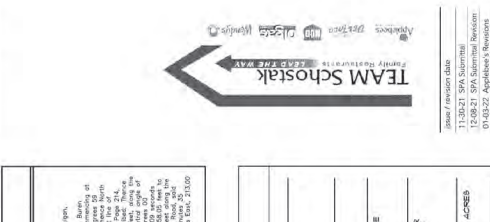
1. Drawing scale drawings.
2. All dimensions are in feet unless otherwise noted.

FRANK Z. MARTIN
ARCHITECT

1531881

11/13/2021

architect seal



PROPOSED SITE PLAN

Category	Requirement
Minimum Required	50 PARKING SPACES REQUIRED.
Additional	115 SPACES FOR 14 HOUR LOADING UNLOADING.
General	115 SPACES FOR 14 HOUR LOADING UNLOADING.

dmA

DORCHIEN/MARTIN

Architects/Engineers, Inc.

20000 Woodward Ave., Suite 200

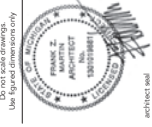
Warren, Michigan 48090

(248) 937-1000

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211006

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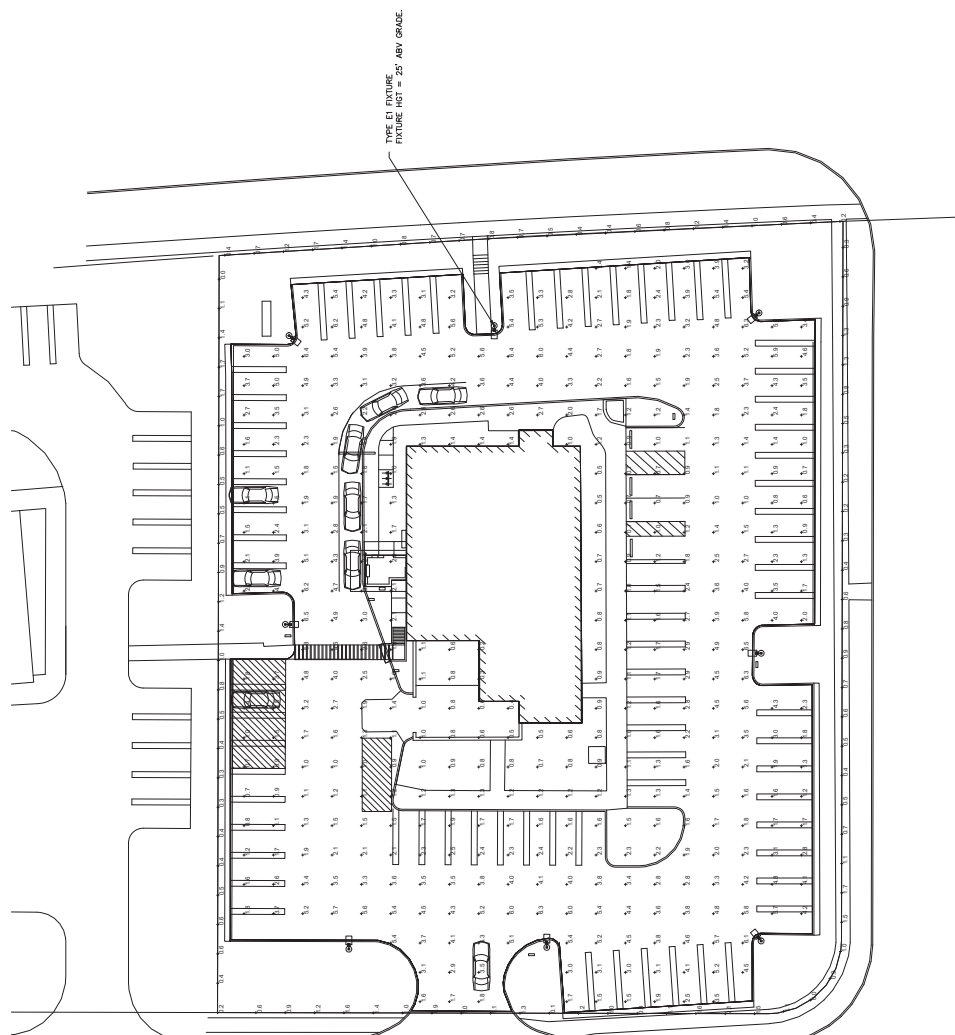


TEAM Schostak Family Rebranding
 Architecture & Interiors
 11.09.21 SPA Schostak
 11.09.21 SPA Schostak Rebranding
 01.03.22 Applebee's Rebranding
 01.03.22 Applebee's Rebranding
 10.11.22 Rebranding SPA Schostak

drawn by: [blank]
 checked by: [blank]

Team Schostak
 Existing Site Lighting
 Photometry Plan
 10526 Belleville Rd
 Van Buren Twp, MI
 Applebee's Rebranding
 01.03.22 Rebranding SPA Schostak
 project: [blank]
 sheet number: [blank]

dma
 DORCHEN / MARTIN
 Architects/Interiors
 Architects/Interiors
 42700
 Southfield, Michigan 48076
 (248) 987-1800
 www.dorchent.com
 21106
SL1



Surfaces	Description	Avg FC	Min FC	Max FC	Avg (Min FC)	Max (Min FC)
GROUND SURF		2.00	0.0	13.00	32.00	32.00
PROPERTY LINE EFF AFF		0.82	2.1	0.0	N/A.	N/A.

Symbol	City	Manufacturer	Catalog Number	Light Loss Factor	Lumens Per Lamp	Watts	Label
□		WUOLIGHTING LED AREA LIGHT	WUOLIGHTINGLED06X13	0.90	2140	140.00	S1

EXISTING SITE LIGHTING PLAN

DESIGNER: JC3
 DATE: 02.07.2022
 REV. DATE: TBD
 SCALE: NOT TO SCALE
 DRAWING NO: **SL-1**

APPLE BEE'S BELLVILLE PHOTOMETRY
 PREPARED FOR: DORCHEN / MARTIN ASSOC. INC
 GASSER BUSH ASSOCIATES
 WWW.GASSERBUSH.COM

EXISTING SITE LIGHTING PLAN
 Scale: 1" = 20'-0"

PLAN VIEW: NOT TO SCALE

GENERAL NOTE:
 1. CALCULATIONS ARE SHOWN IN FOOT CANDLES AT 0'-6" OF FLOOR SERVICE AREA AT 0'-6". TREES SHOWN AT BOTTOM OF LEAVES
 2. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE QUALITY OF THE LAYOUT TO DETERMINE FUTURE FIELD CONDITIONS.
 3. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY.
 4. UNLESS OTHERWISE SPECIFIED, ALL LIGHTING FIXTURES SHALL BE OF THE MANUFACTURE AND MODEL NUMBER LISTED IN THIS DOCUMENT.
 5. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY.
 6. UNLESS OTHERWISE SPECIFIED, ALL LIGHTING FIXTURES SHALL BE OF THE MANUFACTURE AND MODEL NUMBER LISTED IN THIS DOCUMENT.
 7. THIS DRAWING WAS GENERATED FROM AN ELECTRIC SCHEME FOR ESTIMATION PURPOSES ONLY. LAYOUT TO BE REFERRED IN FIELD BY OTHERS.
 8. FOOTCANDLE HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. FOOT HEIGHT SHOULD BE CALCULATED AS THE FOOTING HEIGHT LESS BANE HEIGHT.



9/20/22

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matter are the property of
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shall remain the property of
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ASSOCIATES, INC.



architect seal



Team / revision date
11.30.21 SPA Schematic
12.08.21 SPA Submittal Revision
01.03.22 Application Revisions
02.03.22 SPA Schematic
02.11.22 Preliminary SPA Schematic

drawn by

checked by

project
Team Schostak
Kipke's Truck-Stop Booth
Van Buren Twp., MI
10526 Belleville Rd.
Van Buren Twp., MI

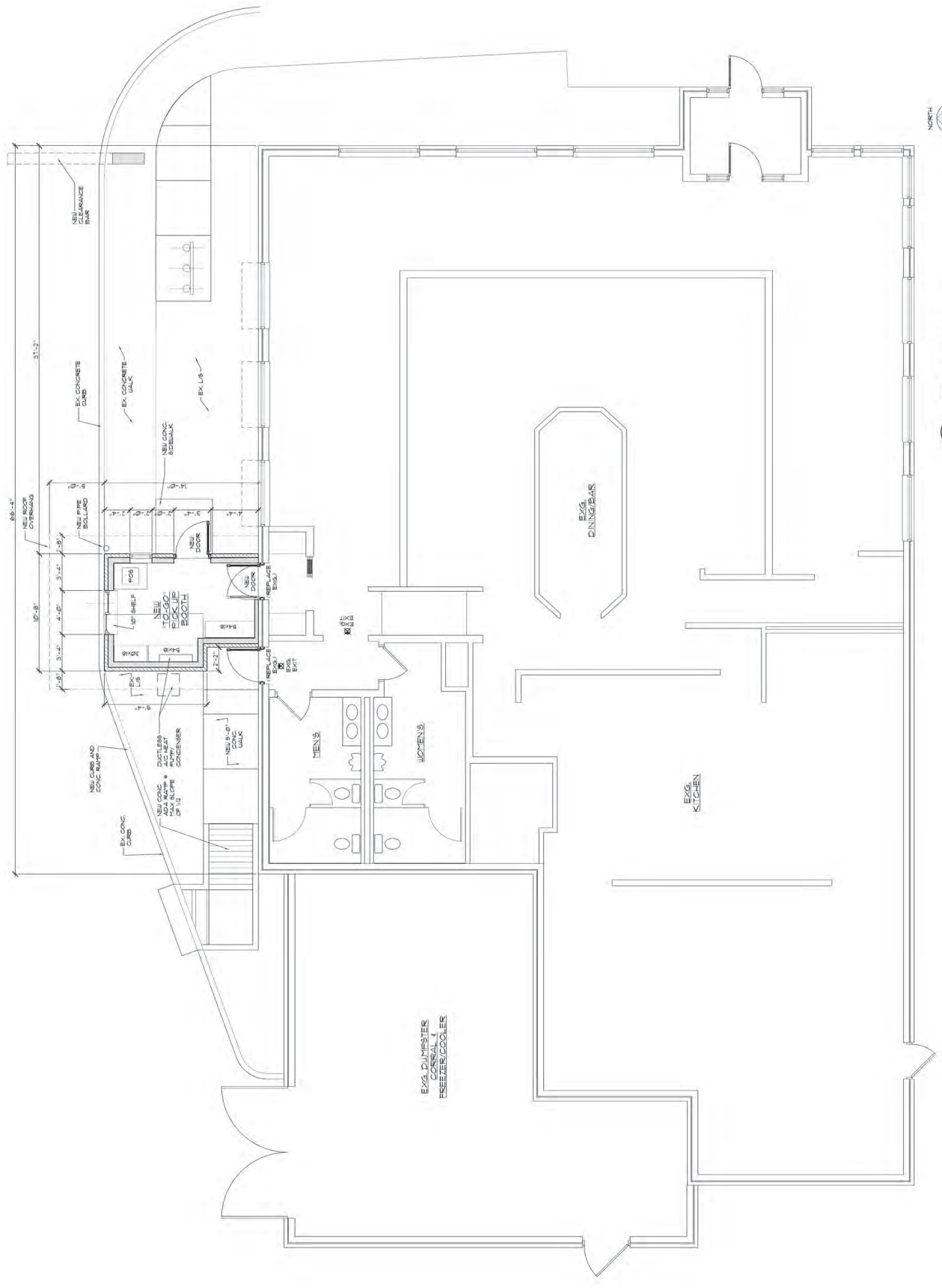
sheet title

dma

DORCHIEN / MARTIN

Dorchien / Martin, Inc.
Architects/Engineers
30000 Middlebelt Rd., Suite 100
Farmington Hills, MI 48334
(248) 857-1000
www.dorchiendma.com

sheet number
21106 A102



0211 First Floor Plan
SCALE: 1/4" = 1'-0"



architect seal

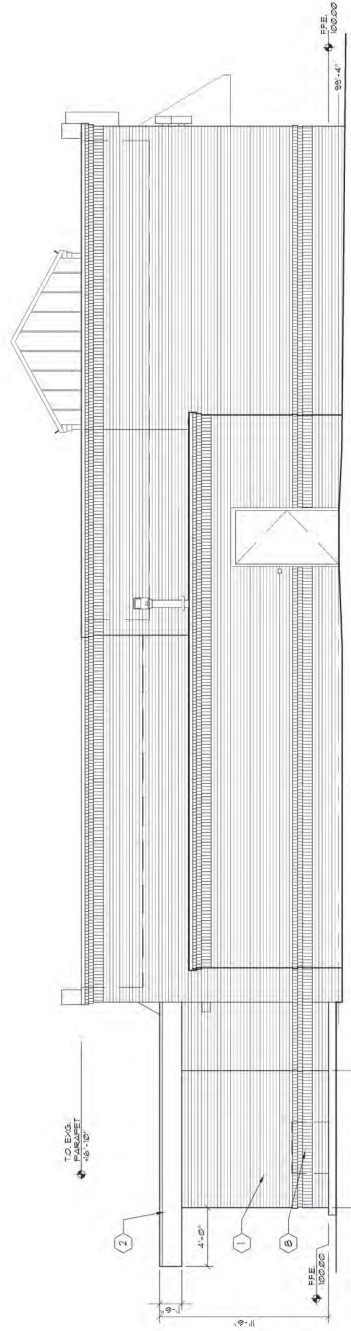


Team / revision table
 11.30.21 SPA Submittal
 12.08.21 SPA Submittal Revision
 01-03-22 Applebees Remodel
 02-03-22 Applebees Remodel
 03-11-22 Applebees Remodel
 03-11-22 Applebees Remodel

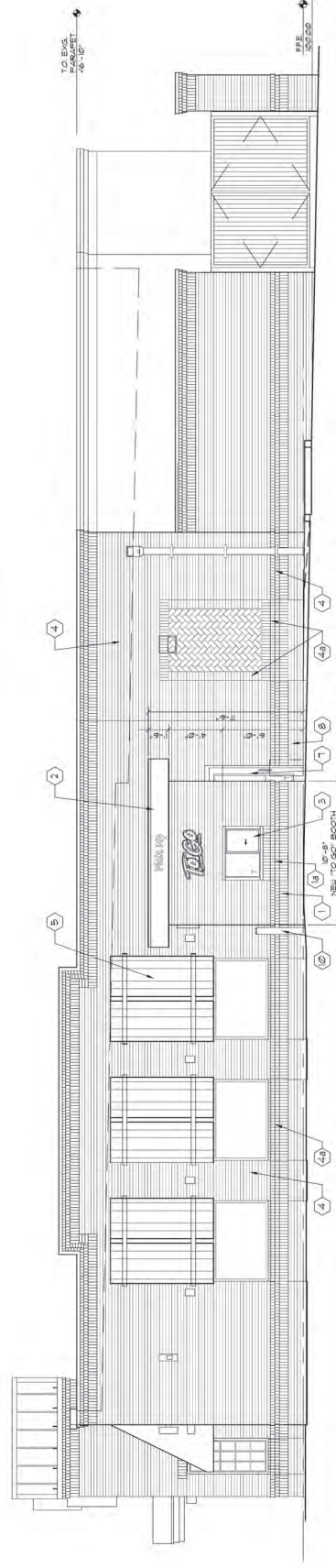
drawn by _____
 checked by _____

project
 Team Schostak
 Applebees Truck Stop Booth
 Van Buren Twp., MI
 West Building Elevation
 sheet title
 dma
 DORCHIEN / MARTIN
 Architects/Interior Architects, Inc.
 10526 Belleville Rd.
 Suite 100
 Van Buren Twp., MI 48157
 (248) 357-1002
 fax number: (248) 357-1003
 sheet number
 21106 A201

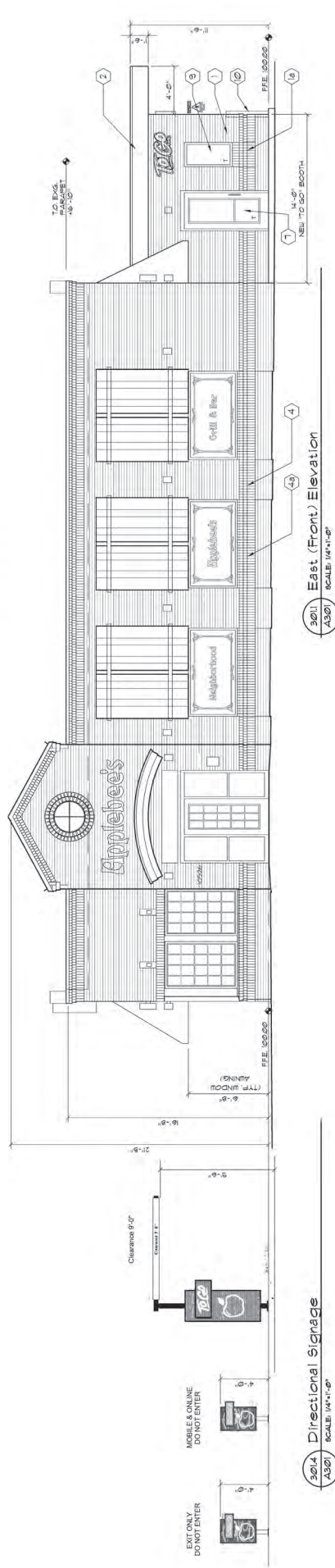
- KEYED ELEVATION NOTES**
- 1 NEW BRICK FIELD TO MATCH ENG. IN COLOR, TEXTURE AND PATTERN
 - 2 NEW BRICK ACCENT TO MATCH ENG. IN COLOR, TEXTURE AND PATTERN
 - 3 NEW DECORATIVE FACIA - PAINTED
 - 4 NEW ANODIZED ALUMINUM GLASS USING PICK-UP WINDOW
 - 5 EXISTING BRICK FIELD (TYP.)
 - 6 EXISTING BRICK ACCENT (TYP.)
 - 7 EXISTING AWNING (TYP.)
 - 8 EXISTING DOOR AND FRAME
 - 9 NEW 3'-0" X 7' ALUMINUM GLASS DOOR AND FRAME
 - 10 LOCATION OF NEW DUCTLESS A/C HEAT PUMP/ CONDENSER
 - 11 NEW ALUMINUM AND GLASS WINDOW
 - 12 NEW PROTECTIVE CORNER ROLL



3013 West (Rear) Elevation
 A301 SCALE: 1/4"=1'-0"



3012 North (Left) Elevation
 A301 SCALE: 1/4"=1'-0"



3014 Directional Signage
 A301 SCALE: 1/4"=1'-0"

GENERAL NOTES

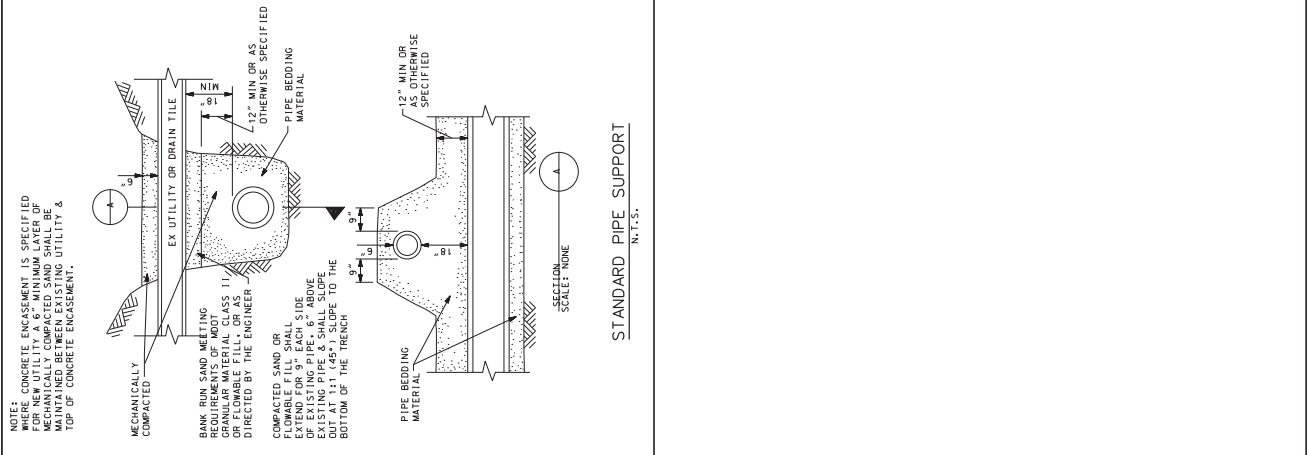
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ATTEND A PRECONSTRUCTION MEETING AT A TIME AND PLACE AS ARRANGED BY THE COMMUNITY, IN WHICH VARIOUS UTILITY COMPANIES AND GOVERNMENTAL AGENCY REPRESENTATIVES WILL BE PRESENT.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST HAVE IN HIS POSSESSION AN EXTENSION OF THE WATER SUPPLY, SANITARY SEWER, OR STORM SEWER SYSTEMS.
- THE CONTRACTOR SHALL MAINTAIN HIS CONSTRUCTION OPERATIONS WITHIN THE PRESENTLY EXISTING ROAD RIGHTS-OF-WAY AND EASEMENTS AS NOTED ON THE STREETS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AGREEMENTS FROM THE COMMUNITY AND ENGINEER. THE CONTRACTOR SHALL FURNISH SUCH COPIES OF AGREEMENTS TO THE COMMUNITY AND ENGINEER.
- THE CONTRACTOR SHALL NOTIFY "MILES DIE" (800-480-2171) 3 DAYS (NOT INCLUDING HOLIDAYS OR WEEKENDS) BEFORE STARTING CONSTRUCTION. HE SHALL MAKE ANY NECESSARY ARRANGEMENTS WITH UTILITY COMPANIES FOR THE PROTECTION OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL UTILITIES WITHOUT INTERFERING WITH OR DELAYING THE SEWER CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE ENGINEER 48 HOURS PRIOR TO UNDERMINING ANY EXISTING UTILITIES.
- ON ALL WORK WITHIN THE WAYNE COUNTY RIGHT-OF-WAY, THE COMMUNITY SHALL BE ADVISED BY SIGNAGE AND TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC AT ALL TIMES AS PER THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL AT ALL TIMES PROVIDE EMERGENCY ACCESS TO THE EQUIPMENT, AMBULANCES OR OTHER EMERGENCY VEHICLES TO PROTECT LIFE, HEALTH AND PROPERTY.
- THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AFFECTED BY THE CONSTRUCTION OPERATIONS IN A PASSABLE CONDITION UNTIL SUCH TIME AS THE ROAD IS SAFE FOR TRAFFIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC SAFETY IN DANGER OR THE NECESSARY DEVICES FOR MAINTAINING TRAFFIC. BACKFILLING MUST BE COMPLETED IMMEDIATELY, IN THE EVENT THAT THE NECESSARY BACKFILL MATERIAL AND EQUIPMENT ARE NOT AVAILABLE WHEN BACKFILLED WITH NATIVE MATERIAL TO PROVIDE FOR THE NECESSARY MAINTENANCE OF TRAFFIC AND SAFETY. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE WITHIN 48 HOURS AND THE TRENCH PROPERLY BACKFILLED.

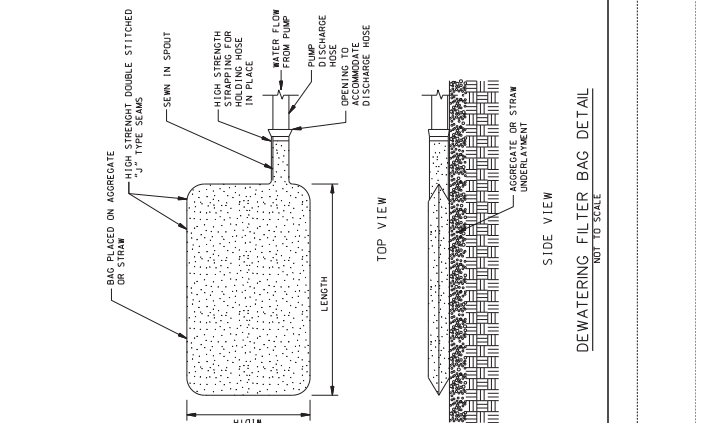
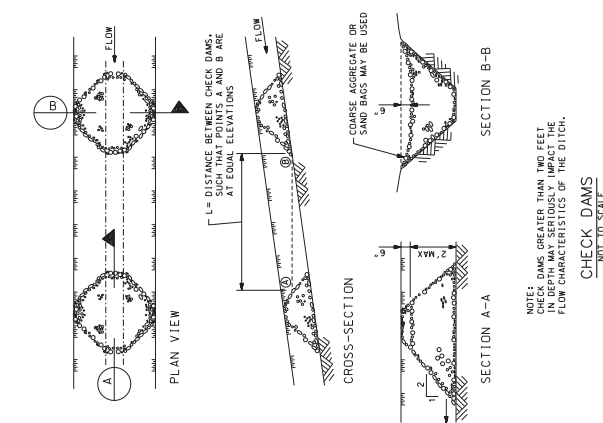
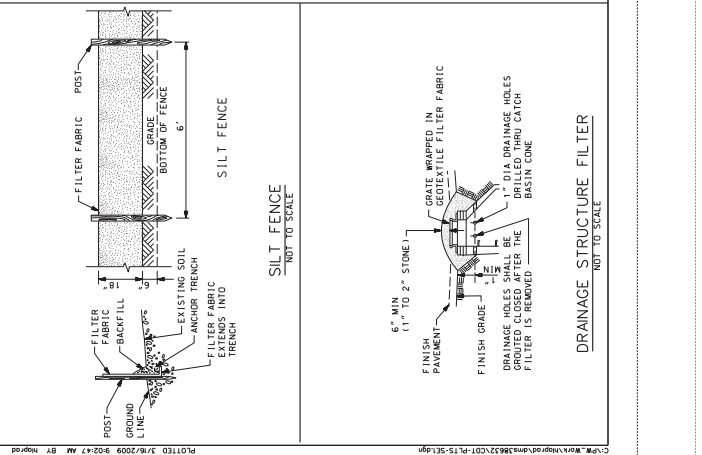
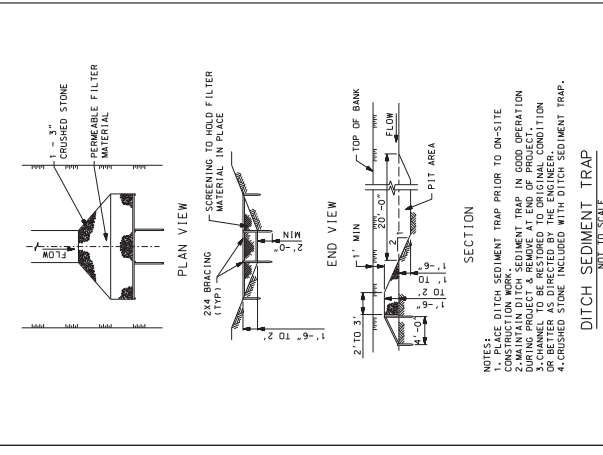
GENERAL NOTES CONTINUED

- NO STREET, ROAD OR SECTION THEREOF SHALL BE CLOSED TO THROUGH TRAFFIC WITHOUT THE AUTHORITY OF THE TOWNSHIP ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AGREEMENTS FROM THE AGENCY HAVING JURISDICTION OVER THE ROADS.
- IN THE EVENT ROADS ARE TO BE CLOSED, THE CONTRACTOR SHALL NOTIFY THE LOCAL FIRE DEPARTMENT, POLICE DEPARTMENT, LOCAL ROAD AUTHORITY, AMBULANCE AND EMERGENCY SERVICES, DEPARTMENT OF PUBLIC WORKS, AND THE TOWNSHIP ENGINEER. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL STREETS WILL BE PARTLY BLOCKED OR CLOSED. THE LENGTH OF TIME THE STREETS WILL BE BLOCKED OR CLOSED AND WHEN THE STREETS WILL BE REOPENED TO TRAFFIC.
- PAVED STREETS AND DRIVEWAYS SHALL BE MAINTAINED IN A REASONABLE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL UTILITIES WITHOUT INTERFERING WITH OR DELAYING THE SEWER CONSTRUCTION.
- ALL PROPERTY IRONS AND MONUMENTS, IF DISTURBED OR DESTROYED BY THE CONSTRUCTION OPERATIONS, SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- AFTER ALL THE PIPE STRUCTURES, ETC. HAVE BEEN LAID, CONSTRUCTED, AND BACKFILLED, THE SYSTEM SHALL BE TESTED AND FINAL INSPECTION, SUPERVISION, LABOR, TOOLS, EQUIPMENT, AND THE MATERIALS NECESSARY FOR THE TESTS WHICH SHALL BE CONDUCTED IN THE PRESENCE OF THE ADVANCE OF ALL TESTING.

GENERAL NOTES CONTINUED

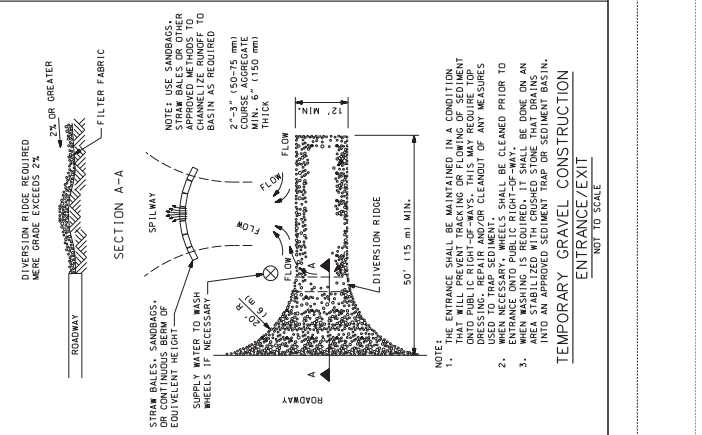
- THE FIRST INSPECTION SHALL BE COMPLETED AND ALL REPAIRS MADE IN AMBLE TIME SO THAT THE TELEVISION INSPECTION OF THE UNDERGROUND PORTION OF THE SYSTEM CAN BE COMPLETED WITHIN FOUR (4) WEEKS OF THE COMPLETION OF THE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TELEVISION INSPECTION AS HEREIN DESCRIBED SHALL BE ALLOWED FOR COMPLETION. TESTING OF THE SYSTEM INSPECTION AND SHALL BE COMPLETED WITHIN A TWO (2) WEEK PERIOD.
- FAILURE TO MAINTAIN A SCHEDULE IN COMPLIANCE WITH THESE TERMS WILL BE CONSIDERED A BREACH OF CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TELEVISION INSPECTION OF THE UNDERGROUND PORTION OF THE SYSTEM AS HEREIN DESCRIBED SHALL BE ALLOWED FOR COMPLETION. TESTING OF THE SYSTEM INSPECTION AND SHALL BE COMPLETED WITHIN A TWO (2) WEEK PERIOD.
- THE CONTRACTOR SHALL HAVE THE UNDERGROUND PORTION OF THE SEWER SYSTEM READY FOR THE FIRST INSPECTION WITHIN TWO (2) WEEKS AFTER THE COMPLETION OF UTILITY.
- THE FIRST INSPECTION SHALL CONSIST OF A VISIBLE AND AUDIBLE CHECK OF THE STRUCTURE AND THE TRENCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TELEVISION INSPECTION OF THE UNDERGROUND PORTION OF THE SYSTEM AS HEREIN DESCRIBED SHALL BE ALLOWED FOR COMPLETION. TESTING OF THE SYSTEM INSPECTION AND SHALL BE COMPLETED WITHIN A TWO (2) WEEK PERIOD.
- AFTER ALL TESTING, TELEVISION INSPECTION, FINAL RESTORATION AND CLEAN-UP HAS BEEN COMPLETED, A FINAL INSPECTION AND MEASUREMENT SHALL BE TRENCH (B) SAND) PER SPECIFICATIONS SECTION 312333.
- CONTRACTOR AND INSPECTOR SHALL BE RESPONSIBLE FOR CHECKING FOR PROPER ALIGNMENT, PROPER GRADE, CLEANNESS, LEAKS, CONFORMANCE WITH SPECIFICATIONS, AND RESTORATION. FINAL MEASUREMENTS SHALL BE TAKEN AT ELEVATIONS, DISTANCES BETWEEN STRUCTURES, AND CONFIRMATION UTILITIES ARE LOCATED WITHIN EASEMENT AND RIGHT-OF-WAY AREAS.
- SUCCESSFUL COMPLETION OF ANY TEST OR INSPECTION SHALL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY TO CORRECT ANY DEFICIENCY OR INADEQUACIES TO THE PLANS OR SPECIFICATIONS WHICH MAY THEREAFTER BECOME KNOWN.





SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.
2. ALL SOIL EROSION CONTROL MEASURES SHALL BE CHECKED A MINIMUM OF ONCE PER WEEK AND WITHIN A MINIMUM OF 24 HOURS AFTER EVERY RAINFALL. ANY SOIL EROSION OR DAMAGE TO CONTROL MEASURES SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT NO ADDITIONAL COST.
3. THE CONTRACTOR SHALL MAINTAIN ALL OFF-SITE AREAS OR FACILITIES ON THE SITE AND NOT ALLOW TO COLLECT ON ANY OFF-SITE AREAS OR FACILITIES. WATERWAYS, WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. ALL SOIL EROSION AND SEDIMENTATION CONTROL (SECC) DEVICES SHALL BE MAINTAINED IN AN EFFECTIVE FUNCTIONING CONDITION AT ALL TIMES DURING THE COURSE OF THE WORK. ALL TEMPORARY SECC DEVICES SHALL BE INSTALLED AND FUNCTIONING.
5. DEBRIS FROM THE PROJECT SHALL BE LEFT ON THE SITE BY DELIVERY OR CONSTRUCTION VEHICLES THROUGH THE USE OF CLEAN STONE EXITS. SHOULD THE STONE BECOME INEFFECTIVE IT WILL BE REPLACED. ALL CONSTRUCTION TRAFFIC WILL USE THE CLEAN STONE EXITS.
6. IMMEDIATELY AFTER SEEDING, WHICH ALL SEEDING AREAS WITH UNWEATHERED TOPS PER ACRE, ANCHOR MULCH WITH DISC-TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY THE AGENCY WITH JURISDICTION.
7. ALL MUD, DIRT, AND DEBRIS TRACKED OR SPILLED ONTO EXISTING ROADS FROM THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
8. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 15 DAYS OF THE DATE OF COMPLETION OF THE PROJECT. ALL PERMANENT STABILIZATION MEASURES SHALL BE COMPLETED PRIOR TO THE START OF ANY OTHER WORK. WHERE DISTURBED AREAS AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED. BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED, ALL DRAIN BANKS, DISTURBED BY CONSTRUCTION, SHALL BE RESTORED WITHIN FIVE CALENDAR DAYS AND SOB REPEATED IN PLACE.
9. PARTICULAR CARE SHOULD BE TAKEN WHEN WORKING ALONG THE PERIMETER OF THE SITE. IN NO EVENT SHALL WORK AREA EXTEND BEYOND THE LIMITS INDICATED ON THE PLANS.



SOIL EROSION AND SEDIMENTATION CONTROL NOTES

10. SHOULD IT BE NECESSARY FOR THE CONTRACTOR TO DEWATER THE GROUND IN THE COURSE OF CONSTRUCTING THE PROPOSED UTILITY, THE CONTRACTOR SHALL ILLUS TRAP ALL DEWATERING WATER THROUGH A DRAINAGE DITCH THAT WILL UNFILTERED FROM THE CONSTRUCTION SITE.
11. THE CONTRACTOR SHALL CONTROL THE DUST ON THE SITE DURING THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ALL OFF-SITE AREAS OR FACILITIES ON THE SITE AND NOT ALLOW TO COLLECT ON ANY OFF-SITE AREAS OR FACILITIES. WATERWAYS, WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
12. SHOULD THE SOIL EROSION CONTROL REQUIREMENTS BE INCREASED OR NOT ADEQUATELY FOLLOWED, THE COMMUNITY MAY REQUIRE THE CONTRACTOR TO CEASE CONSTRUCTION OPERATIONS AND TO APPLY HIS ENTIRE FORCE TO MEET THE REQUIREMENTS BEFORE PROCEEDING FURTHER WITH THE PROJECT.
13. SOIL EROSION AND SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION. NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT, 1984 PA 451, AS AMENDED (NREPA).
14. AS SOON AS POSSIBLE, COMPLETE FINAL GRADING AND PLACING OF PERMANENT SOIL EROSION CONTROL DEVICES. AFTER ESTABLISHMENT OF PERMANENT VEGETATION, REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES.



REV#	DATE	DESCRIPTION

WADETRM
WATER TREATMENT
CORPORATION
1000 WEST 10TH AVENUE
DENVER, COLORADO 80202
TEL: 303.733.1111
FAX: 303.733.1112

PROJECT NO. 15-15-1100
SHEET SE-1

VAN BUREN CHARTER
TOWNSHIP
STANDARD SOIL EROSION AND
SEDIMENTATION CONTROL DETAILS (SE-1 OF 1)

ISSUED FOR: DATE: BY: []
JOB NO. []
SHEET SE-1

STANDARD SIDEWALK DETAILS (SM-1)

VAN BUREN CHARTER TOWNSHIP

SW-1
SHEET

REV#	DATE	DESCRIPTION



NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED

NOTES:

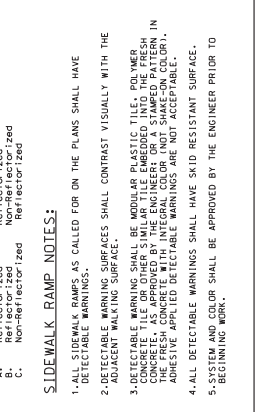
- ONE-HALF INCH TRANSVERSE EXPANSION JOINTS SHALL BE PLACED THROUGH THE SIDEWALK AT UNIFORM INTERVALS OF NOT MORE THAN 50 FEET. ONE-HALF INCH EXPANSION JOINTS SHALL ALSO BE PLACED THROUGH THE SIDEWALK AT UNIFORM INTERVALS OF NOT MORE THAN 50 FEET. ONE-HALF INCH EXPANSION JOINTS SHALL ALSO BE PLACED THROUGH THE SIDEWALK AT UNIFORM INTERVALS OF NOT MORE THAN 50 FEET. ONE-HALF INCH EXPANSION JOINTS SHALL ALSO BE PLACED THROUGH THE SIDEWALK AT UNIFORM INTERVALS OF NOT MORE THAN 50 FEET. ONE-HALF INCH EXPANSION JOINTS SHALL ALSO BE PLACED THROUGH THE SIDEWALK AT UNIFORM INTERVALS OF NOT MORE THAN 50 FEET.
- PLANE OF WEAKNESS JOINTS SHALL BE PLACED EVERY 5 FEET AND BE PRODUCED BY USE OF SLAB DIVISION FORMS EXTENDING TO THE FULL DEPTH OF THE SLAB. FORMS SHALL BE CLEANED, OILED, AND PROPERLY PLACED AND SUPPORTED TO PREVENT DEFLECTION OF THE JOINTS. THE JOINTS SHALL BE FINISHED TO BE TRUE TO LINE.

SIGN NOTES:

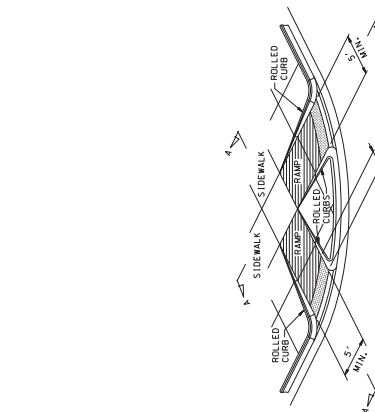
- SLAB PANELS SHALL BE 0.880 INCH THICK, ALUMINUM SHEET.
- POSTS SHALL BE 24 INCH DIA.
- POSTS SHALL BE CONTINUOUS 7" DIA HOLES ON 4" INCH CENTERS.
- POSTS, BOLTS, NUTS AND WASHERS SHALL BE GALVANNEZ STEEL.
- SLAB FACE SHALL BE PER THE FOLLOWING TYPE:
 TYPE BACKGROUND
 A. Reflectorized
 B. Non-Reflectorized
 C. Reflectorized

SIDEWALK RAMP NOTES:

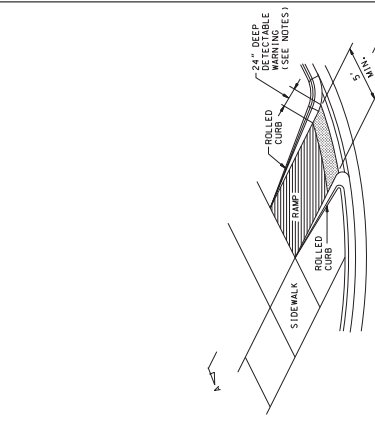
- ALL SIDEWALK RAMP AS CALLED FOR ON THE PLANS SHALL HAVE DETECTABLE WARNINGS.
- DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE.
- DETECTABLE WARNING SHALL BE MODULAR PLASTIC TILE, POLYMER CONCRETE OR CAST-IN PLACE POLYMER CONCRETE. AS APPROVED BY THE ENGINEER OR A STAMPED PATTERN IN THE FRESH CONCRETE WITH INTEGRAL COLOR (NOT SHAKE-ON COLOR). VISUALLY APPLIED DETECTABLE WARNINGS ARE NOT ACCEPTABLE.
- ALL DETECTABLE WARNINGS SHALL HAVE SKID RESISTANT SURFACE.
- SYSTEM AND COLOR SHALL BE APPROVED BY THE ENGINEER PRIOR TO BEGINNING WORK.



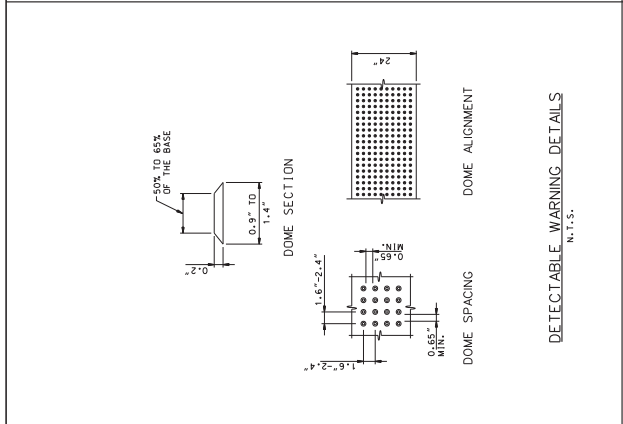
DETECTABLE WARNING DETAILS
N.T.S.



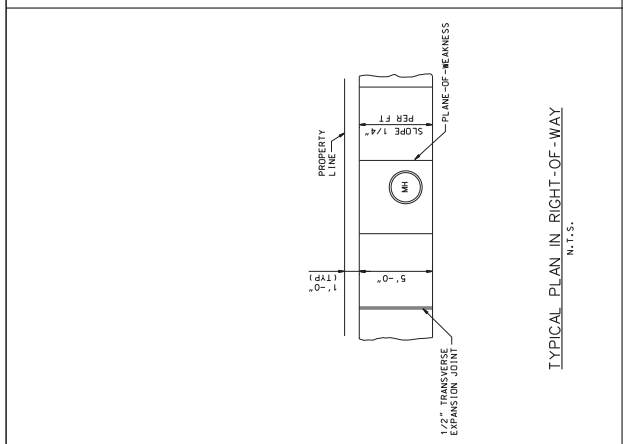
SIDEWALK RAMP TYPE 2
N.T.S.



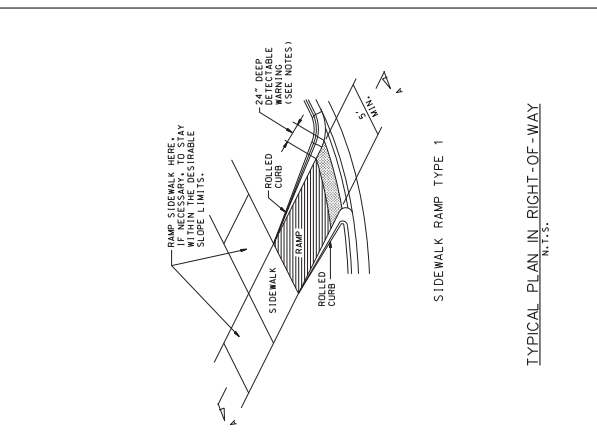
SIDEWALK RAMP TYPE 1
N.T.S.



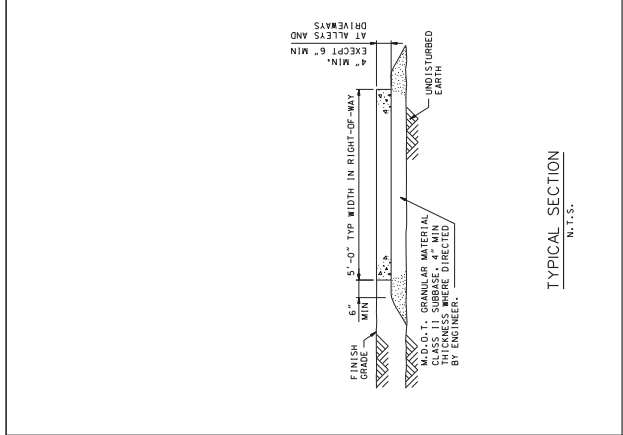
TYPICAL PLAN IN RIGHT-OF-WAY
N.T.S.



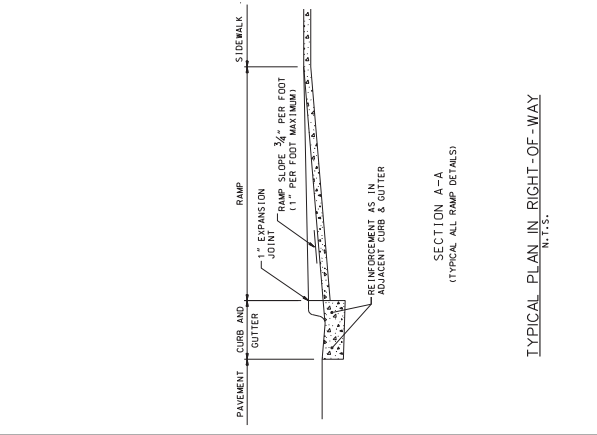
TYPICAL SECTION
N.T.S.



TYPICAL PLAN IN RIGHT-OF-WAY
N.T.S.



TYPICAL SECTION
N.T.S.



TYPICAL SECTION
N.T.S.

RECEIVED



VAN BUREN CHARTER TOWNSHIP

FEB 7 2022

Initial: _____

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111
PHONE (734) 699-8913 FAX (734) 699-8958

PLANNING & ZONING APPLICATION

CASE INFORMATION

CASE NUMBER:	DATE SUBMITTED:
--------------	-----------------

APPLICANT INFORMATION

NAME: Stephen J. Gedert, AIA	PHONE: 248.352.8310
ADDRESS: 400 Galleria Officentre, Suite 555	CELL PHONE: 248.514.7866
CITY, STATE & ZIP Southfield, MI 48034	FAX: None
EMAIL: sgedert@neumannsmith.com	Representing Neumann/Smith Architecture

PROPERTY OWNER INFORMATION (If different than the applicant)

NAME: Van Buren Charter Township	PHONE:
ADDRESS: 46425 Tyler Road	CELL PHONE:
CITY, STATE & ZIP Van Buren, Township, MI 48111	FAX:
EMAIL:	

BILLING CONTACT

NAME: Elizabeth Renaud	PHONE: 734.787.0542
ADDRESS: 46425 Tyler Road	CELL PHONE:
CITY, STATE & ZIP Van Buren, Township, MI 48111	FAX:
EMAIL: erenaud@vanburen-mi.org	

SITE/PROJECT INFORMATION

NAME OF PROJECT: Van Buren Charter Township Community Center Addition and Renovation			
PARCEL ID NO: V125-83- V125-83-061-99-0006-000	PROJECT ADDRESS: 46425 Tyler Road		
* APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY			
PROPERTY LOCATION: On the South Side of Tyler Road; Between Quirk Road and Sage Circle Road.			
SIZE OF LOT WIDTH: Varies	SIZE OF LOT DEPTH: Varies	ACREAGE OF SITE: 14.49	TOTAL ACRES OF SITE TO REVIEW: 3.85
CURRENT ZONING: O-T	IS A REZONING OF THIS PARCEL BEING REQUESTED? Y / (N)		REQUESTED ZONING:
PROJECT DESCRIPTION: Addition and renovation to the existing community center. Refer to project description on the architectural site plan and on the accompanying 8.5x11 document.			

SPECIAL PERMIT INFORMATION

DOES THE PROPOSED USE REQUIRE SPECIAL APPROVAL? Y / <u>N</u>	
IF YES, SECTION OF ZONING ORDINANCE FOR WHICH YOU ARE APPLYING FOR SPECIAL APPROVAL:	
IS THERE AN OFFICIAL WOODLAND WITHIN THE PARCEL? Y / <u>N</u>	IF YES, WOODLAND ACREAGE:
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 THE TOWNSHIP'S ZONING ORDINANCE 6-2-92, AS AMENDED.	

OWNER'S AFFIDAVIT

Kevin McJamara
PRINT PROPERTY OWNER'S NAME

[Signature]
SIGNATURE OF PROPERTY OWNER

2/1/2022
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 1st day of February, 2022.

[Signature] Notary Public, Wayne County, Michigan My Commission expires 02/08/26, 2026.

HANNAH RODRIGUEZ
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Feb 8, 2028
ACTING IN COUNTY OF Wayne



NEUMANN/SMITH ARCHITECTURE
400 Galleria Officentre / Suite 555
Southfield, Michigan 48034
P 248.352.8310
1500 Woodward Avenue / Suite 300
Detroit, Michigan 48226
P 313.782.4800
neumannsmith.com

**Van Buren Charter Township
Community Center Addition and Renovation**

N/S Project Number 2019074
February 2, 2022

Project Location

Van Buren Charter Township Hall
46425 Tyler Road
Van Buren Township, MI 48111

Legal Description of Property

16A1A2C A1A2D B1A2 PT OF THE N 1/2 SEC 16 T3S R8E BEG AT THE N 1/4 COR SEC 16 TH N89DEG 07M 10S E
391.44FT TH S10DEG 47M 00S E 929.30FT TH S82DEG 00M 30S W 673.37FT TH N10DEG 47M 00S W 1013.58FT TH
N89DEG 03M 00S E 291.25FT POB 14.49 AC



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power – Director of Planning and Economic Development
RE: Review of Site Plan Review #22-008 – Van Buren Township Community Center
DATE: March 7, 2022 (revised)

Project Summary

This report is reflective of site plan review comments for a proposed 13,448 square foot renovation and a building addition totaling 21,763 square feet (16,411 square foot first floor addition, 5,352 square foot mezzanine addition) for purposes of providing a Community Center and site upgrades at the Van Buren Township administrative campus. In addition to extensive indoor programming explained in a project narrative and in the submitted floor plans, the improvements will include exterior improvements including a performance plaza, a fitness patio (as an alternate item), additional parking, walkways and landscaping. The proposed building addition will be 34'-8" in height. The subject site is located at 46425 Tyler Road (parcel ID number 83 061 99 0006 000). The site is zoned O-T – Office Technology. The lot is approximately 14.5 acres in area. The site's perimeter includes roughly 1,704' which borders residential RM and R-1B zoning districts to the south and east, and roughly 1,570' which borders non-residential O-T, C-2 and M-1 zoning districts to the north and west. The submittal being provided to the Planning Commission includes a package containing three (3) color renderings of the building and narrative information about the project. It also contains selected sheets from a civil and architectural plan dated 2-25-2022 (referred to herein as the "Plan"). For reference, the changes made by the project design team following initial staff review comments are outlined with "revision cloud" outlines in the plans. Throughout this report, recommended conditions or requests for revisions are underlined.

Zoning and Use

The proposed use is as a publicly-owned recreational facility, which is a permitted use by right in the O-T zoning district. The use also includes outdoor components including a new performance plaza. While "all aspects of operations for permitted uses and uses permitted with special approval (in the O-T District) shall be conducted within a completely enclosed building except for required off-street parking" under Section 3.114(F) of the Zoning Ordinance, staff interprets that the site's outdoor uses are entirely consistent with outdoor uses typically affiliated with publicly owned recreational facilities and schools, which are also permitted in the O-T District, and are permitted by right as accessory to the principal permitted indoor use. A detailed use description is provided at the top of the Architectural Site Plan sheet. On sheet AS102, anticipated activities are summarized as follows:

Activities will be planned year-round and will include: concerts, open mic evenings, movies, outdoor entertainment, marshmallow roasts, picnics, and many other fun activities. Activities

are planned to happen between the hours of 10 am and 8 pm on any given day, depending upon the activity.

Required Information and Overall Formatting Comments

A master plan sheet index is provided on the cover sheet of the submitted plan set. Existing conditions are shown on sheets C2.1 – C2.3 which shows the existing footprint of the Township municipal building and topographical survey data for the main affected portion of the site.

Dimensional Requirements. The proposed addition meets all applicable height and setback requirements. The property's required front yard setbacks are each 50, its required rear yard setback is 30', and its required side yard setback adjacent to the residential property to the east is 50'. Some references to the east lot line on the plans indicate this is an "approximate" boundary line. The property line should be verified if there is any new proposed construction within 10' of the "approximate" boundary line.

Access, Circulation and Traffic Impacts

- **Overall traffic and circulation.** Under Section 9.104(H) of the Zoning Ordinance, no parking aisle can exceed 300' in length without a break in circulation. The southeasternmost parking area has an extensive dead end but meets this standard. Cross connectivity between the site's existing parking areas is limited under the proposed site plan for security purposes. This leads to roughly 305 of the site's 400 proposed parking spaces are directed to egress and ingress to a single driveway on Tyler Road. The applicant has provided a Traffic Impact Statement in pages 10-11 of their narrative submittal. Importantly, the narrative states that the building's several functions (Township Hall, Police Department, Senior Center, and Community Center) will have staggered times of usage. A written statement regarding a public safety need should be provided to justify the closure of access between the site's visitor and employee (public safety and general municipal employee) parking must be provided. I recommend the Planning Commission to approve the site's access configuration based on the presented site programming data and on the condition of receiving this written public safety justification.
- **Location of Curb Cuts and Cross Access.** There are no proposed changes to curb cuts or new cross access between the subject site and neighboring properties. The proposed site plan does provide a new connection to the Quirk Park property to the south.
- **Sidewalks.** No new public sidewalks are proposed. The site plan contains a sufficient network of internal sidewalks with one exception. A new internal sidewalk network alongside parking and public open space is shown in the proposed Plan.

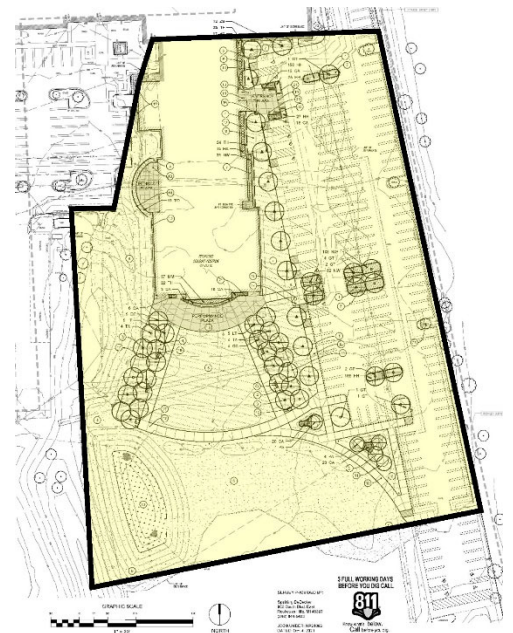
Parking and Loading

- **Space Dimensions.** Minimum parking space dimensions (20' deep, 9.5' wide) and access aisle minimum dimensions (24' wide) are adequately conveyed on the Plan.
- **Number of Parking Spaces.** The applicant lists 357 total parking spaces as being required based on the summation of 119 spaces being required for the existing public safety

and Township Hall offices (one space per 300-sf at 35,477-sf), 181 spaces being required for the Community Center and Senior Center (one space per 200-sf at 36,105-sf), seven spaces being required for the recreation center (one space per 300-sf of office at 2,069-sf), and 50 spaces being required for the theater (one space per 3 seats at 150 seats). 400 parking spaces are provided.

- **Barrier Free Spaces.** Under Section 8.103, eight (8) barrier free spaces are required on site and ten (10) barrier free spaces are provided.
- **Loading.** No loading is shown beyond existing loading in the current employee parking lot.
- A designated snow storage area must be provided in coordination with the Township Department of Building and Grounds.

Landscaping and Screening. An extensive landscaping plan is provided for the area surrounding the proposed renovation and addition. The site plan is exempt from a tree removal permit and tree inventory requirement as a public property, in accordance with Section 8.106(C) of the Van Buren Township Zoning Ordinance. In 2020-2021, the Township completed significant campus-wide landscaping. The comments in this report will focus on landscaping standards of Article 10 of the Township Zoning Ordinance as it pertains to the area that did not previously have landscaping performed and where new improvements are proposed (“Affected Area”), shown roughly in the image to the right:



Applicable landscaping standards and required additional information on the landscaping plan related to these standards is listed below.

- **Overall formatting comments.** The applicant has provided a plant list and a “Landscape Tabulation Schedule for the Affected Area. This schedule is based on the relevant sections from Article 10 of the Van Buren Township Zoning Ordinance, as listed below in items 10.103(A)-(G).
- **10.103(A). Frontage Landscaping.** No new frontage landscaping is required as no portion of the site’s frontage which has not recently had landscaping done is part of this project.
- **10.103(B).**
 - **Parking Lot Screening.** The required 10’ of open space buffer surrounding the parking lots along the site’s frontage remains in place.
 - **Interior Parking Lot Landscaping.** 5% of interior parking lot area must be provided as interior parking lot landscaping. Each separate interior landscaped area shall be a minimum of three hundred sixty (360) square feet in area and shall have a minimum width of ten (10) feet. Each interior landscape area shall contain at least one (1) deciduous tree. One (1) deciduous tree shall be planted for each three hundred (300) square feet of interior landscaping. All required interior parking

lot landscaping shall be planted within the landscaped islands or in landscaped areas within twenty (20) feet of the perimeter of the parking lot, provided that such landscaping is not also counted toward other landscape or screening requirements. The applicant demonstrates that there is 3,203-sq. ft. of overall interior parking lot landscaping required based on the affected parking lot area being 64,060 square feet. 3,462 square feet of landscaping is provided for this requirement, distributed as 15 trees. This standard is met.

- **10.103(C). Loading Area Landscaping.** Not applicable.
- **10.103(D). Display Area Buffering.** Not applicable.
- **10.103(E). Greenbelt Buffering.** The Affected Area borders on a residential zoning district. This requires the application of a "Type B" greenbelt. The Type B Greenbelt requires a 20' wide green space with one tree every 20', or installation of a 6' high masonry wall. The site's type "B" greenbelt perimeter includes area adjacent to the site's existing east parking lot. The site's existing east parking lot is noted as within 4'9" of the east property line on sheet AS101. This is an existing nonconforming condition that applies to the entire current project. The Planning Commission should modify the greenbelt along the east lot line from 20' to approximately 4'9" as noted. Staff reports this modification. The existing site's parking area has not caused issues with the neighboring residential property. The light and sound impacts caused by the close proximity of the parking area to the east property line are either negligible or improved by the Plan, due to the removal of the existing softball field and lighting associated with it. However, required planting volumes based on the Type B greenbelt requirement must be provided. Based on the Type B Greenbelt requirement, the length of Type B perimeter in the Affected Area must be listed. With roughly 595' of Type B greenbelt perimeter, roughly 30 evergreen or deciduous trees are required by default. In place of evergreen or deciduous trees, 196 perennial shrubs have been proposed, due to constraints caused by the limited area available for planting. An equivalency of three shrubs per required tree would provide adequate aesthetic and environmental benefits in place of trees in this unique circumstance. I recommend the Planning Commission modify the standard requirement of Section 10.103(E)(b) to enable three shrubs per tree in place of trees along the required Type B greenbelt perimeter.
- **10.103(F). Office Technology (O-T) District Landscaping.** In the O-T zoning district, perimeter landscaping around a building is required at a rate of one (1) deciduous or evergreen tree per 100', one (1) ornamental tree per 40', and one (1) shrub per 10'. Based on the building perimeter area of 630', 16 shade trees, seven (7) ornamental trees, and 63 shrubs are required. Seven (7) deciduous or evergreen ("large") trees, 16 ornamental trees, and 152 shrubs are proposed. The required number of deciduous or evergreen ("large") trees and ornamental trees must be reversed and the species must be reflected in the final plant list.
- **10.103(G). Open Space Landscaping.** Based on a stated 86,150 square feet of open space in the Affected Area of the site, 29 combined deciduous and evergreen trees are required, and 29 combined deciduous and evergreen trees are proposed which meet minimum standards for plant materials. Additional trees are provided which do not meet these standards because they are deciduous trees which do not have a 3-inch caliper. Staff

should be enabled to work with the applicant to provide appropriate landscaping credit for trees which do not meet the minimum standards for plant materials.

- **Detention Pond Landscaping** does not require any additions on the **schedule of required landscaping**. The proposed storm drainage basin will undergo final design in the next step of review following the Planning Commission's preliminary site plan review. The storm basin should be designed and located to function as an amenity feature of the site, per Section 3.114(F) of the Zoning Ordinance. The final design should be coordinated between the applicant and the Township Department of Public Services to ensure the basin meets all aesthetic, operational, and stormwater design needs.

Lighting. Lighting on the site will either be existing or relocated existing lighting. If any new light poles are proposed in the Affected Area of the site in the future, the photometric plan must comply with Section 8.105 of the Zoning Ordinance.

Dumpster. There are no proposed changes to the existing dumpster.

Fencing. New security fencing and a gate is proposed to provide only secure access for employee parking at the entrance to the site on Tyler Road. The proposed fence is a 5' tall black aluminum fence. A fencing detail has been provided on sheet L-5. The proposed gate must be shown on a detail as well.

Architecture and Building Details

- I recommend that the Planning Commission should review the plans for consistency with the requirements of Section 3.114(F) of the Van Buren Township Zoning Ordinance as it pertains to building architecture and approve the plans as presented. A series of flat roofs in this site as designed with a series of tiered features will provide consistency with the architecture of the existing building and will provide some visual interest. Staff supports the proposed building architecture, subject to Planning Commission approval.

Signs. The applicant indicates that signage will be limited to wall mounted lettering and Township logo as shown in the attached elevations. The Township will file a permit for signage separately from the requested site plan review.

Topographic and Grading Information. The proposed grading is relatively flat. In the proposed renovated east parking lot, stormwater drains to central catch basins on the inside of the parking lot. It is unclear in some areas whether a curb is proposed adjacent to new proposed landscaping areas. The image on title sheet A001 appears to show an at-grade sidewalk adjacent to the proposed parking area.

Other Specific O-T District Requirements. The proposed building's site amenities are consistent with the Premiere Community Amenity Plan adopted by the Township in 2000, per Section 3.114(F) of the Zoning Ordinance.

Miscellaneous Site Plan Clarifications

- The existing fuel station is listed as “to be removed.” This will be relocated as part of a separate project. The site’s emergency generator will also be relocated.
- According to the applicant, the existing plaza will be demolished and removed from the site. There are no plans at this time to save or repurpose any of the existing amenities. The Township may opt to save some of these items before the demolition begins

Additional **Stormwater Management** comments will be provided by the Township Engineer.

Recommendation

The items included in this report are minor in nature and can be addressed with final site plan adjustments as the project proceeds through engineering and final site plan review and through the creation of “Issued for Construction” drawings. I recommend conditional approval of the Plan dated 2-25-2022, subject to the following conditions:

- A written statement regarding a public safety need should be provided to justify the closure of access between the site’s visitor and employee (public safety and general municipal employee) parking must be provided.
- I recommend the Planning Commission to approve the site’s access configuration based on the presented site programming data and on the condition of receiving this written public safety justification.
- A designated snow storage area must be provided in coordination with the Township Department of Building and Grounds.
- The Planning Commission should modify the greenbelt along the east lot line from 20’ to approximately 4’9” as noted.
- The length of Type B perimeter in the Affected Area must be listed.
- The Planning Commission should modify the standard requirement of Section 10.103(E)(b) to enable three shrubs per tree in place of trees along the required Type B greenbelt perimeter.
- The required number of deciduous or evergreen (“large”) trees and ornamental trees related to building foundation landscaping must be reversed to show 16 required evergreen and deciduous trees and seven (7) ornamental trees and the species must be reflected in the final plant list.
- Staff should be enabled to work with the applicant to provide appropriate landscaping credit for trees which do not meet the minimum standards for plant materials.
- A detail of the proposed gate must be shown.
- I recommend that the Planning Commission should review the plans for consistency with the requirements of Section 3.114(F) of the Van Buren Township Zoning Ordinance as it pertains to building architecture and approve the plans as presented.

Thank you for allowing me to assist with this review.

Sincerely,



Dan Power

Director of Planning and Economic Development, Van Buren Charter Township

CC: Elizabeth Renaud and Tammy Dohring, Van Buren Township Department of
Community Services
Stephen J. Gedert, AIA – Neumann Smith
Paul Kammer, PE, Van Buren Township Engineering Consultant – Fishbeck
Andrew Lenaghan, Van Buren Township Fire Marshal
Todd Saums, Van Buren Township Water and Sewer Director
Lawrence Lockett, Van Buren Township Director of Public Services

March 3, 2022
Fishbeck Project No. 220371

Todd Saums
Director of Water and Sewer
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

Van Buren Township Community Center Addition and Renovation Site Plan Preliminary Staff Review

Dear Todd:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Conceptual Site and Design Development Plans dated February 2, 2022, submitted to the Township for the preliminary staff review for the proposed Community Center Addition and Renovation. It should be noted some of the comments listed in this review letter were also discussed during the February 16, 2022, concept review meeting with the applicant and Township personnel.

This project entails renovation and expansion of approximately 35,200 square feet of space to the existing Township Hall located at 46425 Tyler Road between Belleville Road and Quirk Road. Proposed improvements to the building include; a gymnasium with elevated running track, group fitness room, open fitness gym, multipurpose/party rooms, black box theater, youth area, child watch/playroom, a new lobby and entrance vestibule, renovated offices, locker rooms, restrooms, and other support spaces. Improvements to the surrounding site include; proposed parking lot and island reconfiguration to accommodate 400 parking spaces, water system loop around the proposed building, sanitary sewer lead, storm drain system including a drainage basin, and other various landscaping and site plan improvements.

Our review comments are as follows:

General

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

1. All easements, proposed, and existing must be indicated on the plans.
2. The existing site topo sheets should be moved before the demolition to provide information for the sheets that follow. All benchmark information must be listed in National Geodetic Vertical Datum 29 (NGVD 29) or include a conversion factor to the NGVD 29 datum.
3. General site plan must indicate the sites pre and post construction overland flow route. It is the responsibility of the applicant to demonstrate that all existing flow from outside the limits of disturbance is being accounted for and conveyed through the site.
4. Soil boring information has been provided as part of the project narrative. All soil information, including the ground water elevations, shall be provided as part of the project details to the Contractor.
5. Demolition plans should indicate the removal and decommissioning of the existing fuel tank. If the removal is not included as part of this project, will the tank be removed prior to construction beginning? Note on the plans indicating the anticipated work on the fuel tank and when it is anticipated to be removed and by who.

6. Plans must include the following required notes:
 - a. All construction shall conform to the current standards, specifications, and general conditions of the Township.
 - b. The applicant is responsible for resolving any drainage problems on adjacent properties which are the result of the applicant's actions.
7. Plans submitted include the applicable Standard Detail Drawings as found in Appendix A of the Township *Engineering Standards Manual*, if desired, the Township can provide full size sheets of multiple details upon request.

Water Main Service

Existing: The Township's Geographic Information System (GIS) records indicates there are multiple public water mains adjacent to or within the area of development. An existing 16-inch public water main runs east-west along the south side of Tyler Road across the entirety of the Township site. There is a single hydrant and an isolation gate valve in the northeast (NE) quadrant of the site on this main. Additionally, there is an 8-inch public water main that runs north-south along Quirk Road on the west side of the roadway. A separate 8-inch water main is tapped off the Quirk Road main and runs easterly to a hydrant located near the existing fuel tank site. This line also feeds the service lines for the existing Township Hall and Department of Public Works (DPW) Buildings.

Proposed: The applicant's plan proposes an 8-inch public water main loop, tying the 16-inch Tyler Road water main to the 8-inch hydrant extension near the south side of the site. The loop is to be tapped at the east end of the site along Tyler Road and wrap around the new proposed wing of the Community Center at the south, before tying in to the 8-inch extension near the existing fuel tank site. The loop includes two new hydrants and the reinstallation of the existing hydrant at the end of the 8-inch lead.

Comments:

1. Plans should indicate an existing 16-inch water main along Tyler Road, per Township GIS.
2. Plans must indicate other service lines and taps from the system. Plans must indicate where the existing buildings onsite are serviced.
3. Plans must indicate the location and valve layout for the 8-inch hydrant extension off Quirk Road. Plans only indicate a stub just west of the connection point.
4. A minimum of one isolation valve, potentially more will be required along the new segment of water main around the proposed expansion. During Preliminary and Engineering design discussions, the Fire Marshall and Water and Sewer Department will determine the final number and location of all hydrants and isolation valves for the loop.
5. In general, the water main layout needs some adjustment. There seems to be a number to unnecessary bends than needed to provide the loop. The applicant shall explore a configuration that limits the number of required fittings and places the proposed water main locations are easily accessible for future repair and maintenance. The other item to consider is the location of the water main in case of repair and access to the Community Center. With a singular access point now, the water main should be shifted out of the center of the main access points to a less impactful location.
6. The water main layout near the existing fuel tank needs to be reconfigured. The presumption is the fuel tank will be removed prior to construction. The water main layout should stay within the green belt and not extend into the parking lot around the fuel tank site. Connection to the existing 8-inch main should be straight from the east.
7. All hydrants to be removed, shall be replaced with new hydrants in accordance with the Township Standards. Plans must indicate any hydrants to be removed shall be salvaged and turned over to the Township.
8. Plans must indicate the connection method for the two existing water main taps. Existing valve location for isolation should also be indicated on the plans.
9. Final say on all hydrant coverage, locations, and accessibility will be made by the Township Fire Marshall.

10. Minimum hydrant spacing in relation to the Fire Department Connection (FDC) location will be determined by the Township Fire Marshall.
11. During Engineering submittal, profiles will be required for all water main. All water main within the influence of paved areas (roadways, parking lots, etc.) will be required to have a minimum of 7 feet of cover, 6 feet of cover is required everywhere else.

Sanitary Sewer

Existing: The Township's GIS records indicates there is an 8-inch Polyvinyl Chloride (PVC) truss pipe that acts as the public sanitary sewer outlet. The existing Township Hall and DPW service lines tap the upstream manhole with an 8-inch and 4-inch service line, respectively.

Proposed: The applicant's plan indicates a 6-inch sanitary building lead from the proposed building expansion, which then connects to a new 8-inch sanitary sewer line that outlets to the same upstream manhole as the other property service leads.

Comments:

1. Design of the sanitary sewer shall follow requirements found in the Township Engineering Manual (slope, velocity, and manhole connections (drops)).
2. Unless otherwise approved, no sanitary sewer shall have less than six feet of cover. In general, a depth providing eight feet of cover is desired.
3. Additional information (size, invert elevations, material, and condition) on the existing sanitary sewer manhole that is to be connected to shall be provided. If required, the manhole may need to be rebuilt or replaced.

Storm Sewer

Existing: The existing Township Hall site collects runoff via a combination of spillways, culverts, and enclosed sewers. The system eventually outlets to an existing lift station.

Proposed: The applicant's plan is proposing to capture stormwater runoff via a system of inlets and an enclosed storm sewer system. The proposed system is designed to be detained and then discharged through the existing system lift station.

Comments:

1. Coordination and implementation of the Township and Wayne County storm water management requirements will need further investigation and discussion.
2. Calculations for the design of the storm sewer system must be provided in accordance with the Township Design Standard Manual as part of the Engineering Plan submittal. **The maximum allowable discharge in the Township for detention basins in 0.1 cubic feet per second (cfs)/acre.**
3. Detention basins must be designed to have a permanent pool with a minimum depth of 4 feet.

Paving and Grading

1. Flow arrows on the grading plans shall indicate general slopes of the area, verifying that minimum and maximum slopes/grades are met in accordance with the Township Engineering Manual. As part of the Engineering review process, the applicant will be required to provide more detailed grading plans that indicate detailed ramp grades for Americans with Disabilities Act 2010 (ADA) ramp areas.
2. Parking spaces, maneuvering lanes, turning movements, and all other information regarding the grading and layout of the parking lot shall be indicated on the site plan. Typical dimensions and angles of parking spaces, maneuvering lanes and driveways shall be noted. Label radii of driveway and parking lot returns and all other points of curvature.

Soil Erosion and Sedimentation Control (SESC)

1. The SESC plan provided must be in accordance with the *Township Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency.
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>

Recommendation

We offer no objection to the applicant moving forward in the Township approval process, subject to the applicant determining the proper course of action for the comments listed above, prior to the next submittal to the Township. If you have any questions regarding this project, please contact me at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,



Paul J. Kammer, PE
Senior Civil Engineer

By email

Copy: Dan Power – Township
Vidya Krishnan– McKenna
Dave Potter, PE – Fishbeck

Andrew Lenaghan
Fire Marshal
O: 734-699-8900 ext 9426

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



March 1, 2022

Director of Building and Planning
46425 Tyler Road
Van Buren Township, MI 48111

Charter Township of Van Buren
Community Center
46425 Tyler Road
Van Buren Township, Michigan 48111

A set of plans were received February 18, 2022 for the Van Buren Township Community Center. This Facility was reviewed for compliance with the Van Buren Township adopted fire code NFPA 1 2018. Fire Department access, and water supply, were the focus of this review. **The plans have incorrectly identified the Van Buren Township Fire Code as IFC 2015, future submittals will need to reference NFPA 1 2018.**

The site plan as submitted is approved with the following exceptions.

Fire Department Access

The parking lot on the eastern side of the complex that leads to the baseball diamond has a dead end that exceeds 150 feet.

Dead-end fire department access roads in excess of 150 feet in length shall be provided with approved provisions for the fire apparatus to turn around NFPA 1 2018 18.2.3.5.4

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

Water Supply

The required fire flow and spacing of the fire hydrants for the type of construction and square footage of the building complies with the fire code. **However, the Fire Department Connection (FDC) on sheet C3.2 is obstructed by vehicle parking. The FDC needs to be moved to the southeast corner of the building by the hydrant, or 1 parking space in front of the FDC will need to be eliminated and marked accordingly.**

It is further understood that, Building, Fire Suppression, and Fire Alarm plans will be submitted at a later date.

Two-Way Radio Communication Enhancement Systems are required for all new construction, unless after finished construction the occupant can prove through a signal test with the AHJ that it is not needed.

In all new and **existing buildings**, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. **NFPA 72 24.5.2.2.3**

Andrew Lenaghan
Deputy Chief/Fire Marshal
Van Buren Township

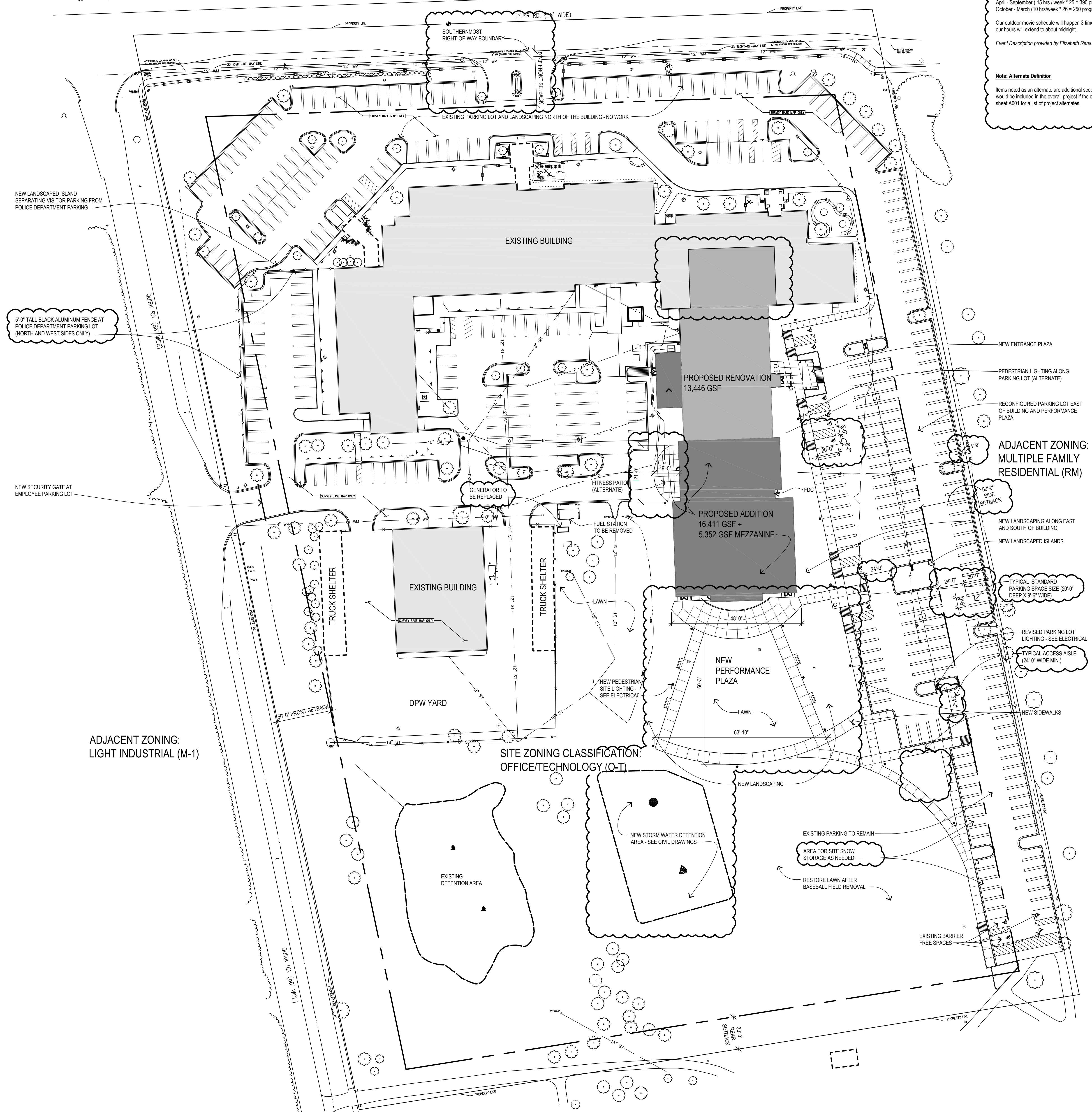
ADJACENT ZONING:
OFFICE/TECHNOLOGY (O-T) &
EXTENSIVE HIGHWAY BUSINESS (C-2)

Anticipated Outdoor Events & Activities
Activities will be planned year round and will include: concerts, open mic evenings, movies, outdoor entertainment, marshmallow roasts, picnics, and many other fun activities. We will be planning activities to happen between the hours of 10 am and 8 pm on any given day, depending upon the activity. During the months of April - September we will make a goal of about 15 hours per week of event and/or casual programming and about 10 hours per week from October - March. April - September (15 hrs / week * 26 = 390 programming hours)
October - March (10 hrs/week * 26 = 260 programming hours)
Our outdoor movie schedule will happen 3 times per summer and will happen on Friday or Saturday nights. On those nights, our hours will extend to about midnight.
Event Description provided by Elizabeth Renaud, Director of Community Services, Van Buren Charter Township

Note: Alternate Definition
Items noted as an alternate are additional scope of work outside of the project's base bid. These items would be included in the overall project if the construction budget allows for their implementation. Refer to sheet A001 for a list of project alternates.

architecture
NEUMANN SMITH
SOUTHFIELD • DETROIT
400 Galleria Offcentre
Suite 555
Southfield, Michigan 48034
phone 248.352.8310
fax 248.352.1821
www.neumannsmith.com

VAN BUREN
CHARTER TOWNSHIP
Van Buren
Charter Township -
Community Recreation
Center Addition and
Renovation
Van Buren Charter
Township, Michigan



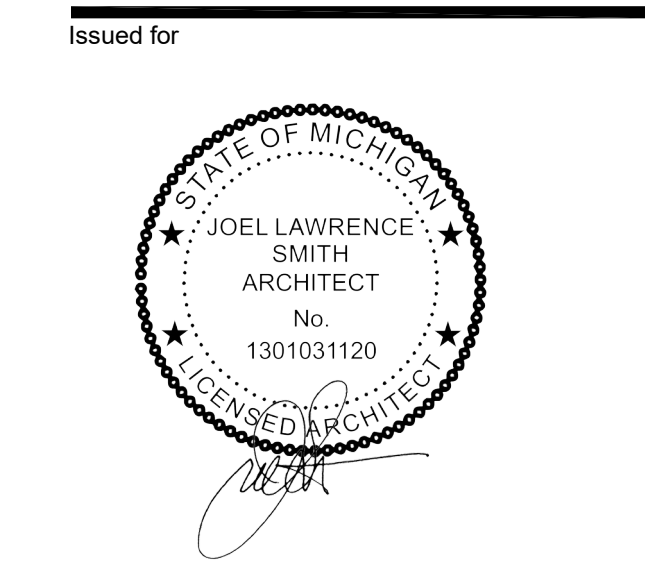
ADJACENT ZONING:
LIGHT INDUSTRIAL (M-1)

SITE ZONING CLASSIFICATION:
OFFICE/TECHNOLOGY (O-T)

ADJACENT ZONING:
MULTIPLE FAMILY
RESIDENTIAL (RM)

ADJACENT ZONING:
SINGLE FAMILY RESIDENTIAL (R-1B)
(SOUTH OF SOCCER FIELDS AND QUIRK PARK)

NORTH
1
AS101
ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"
SCALE: 1" = 40'-0"



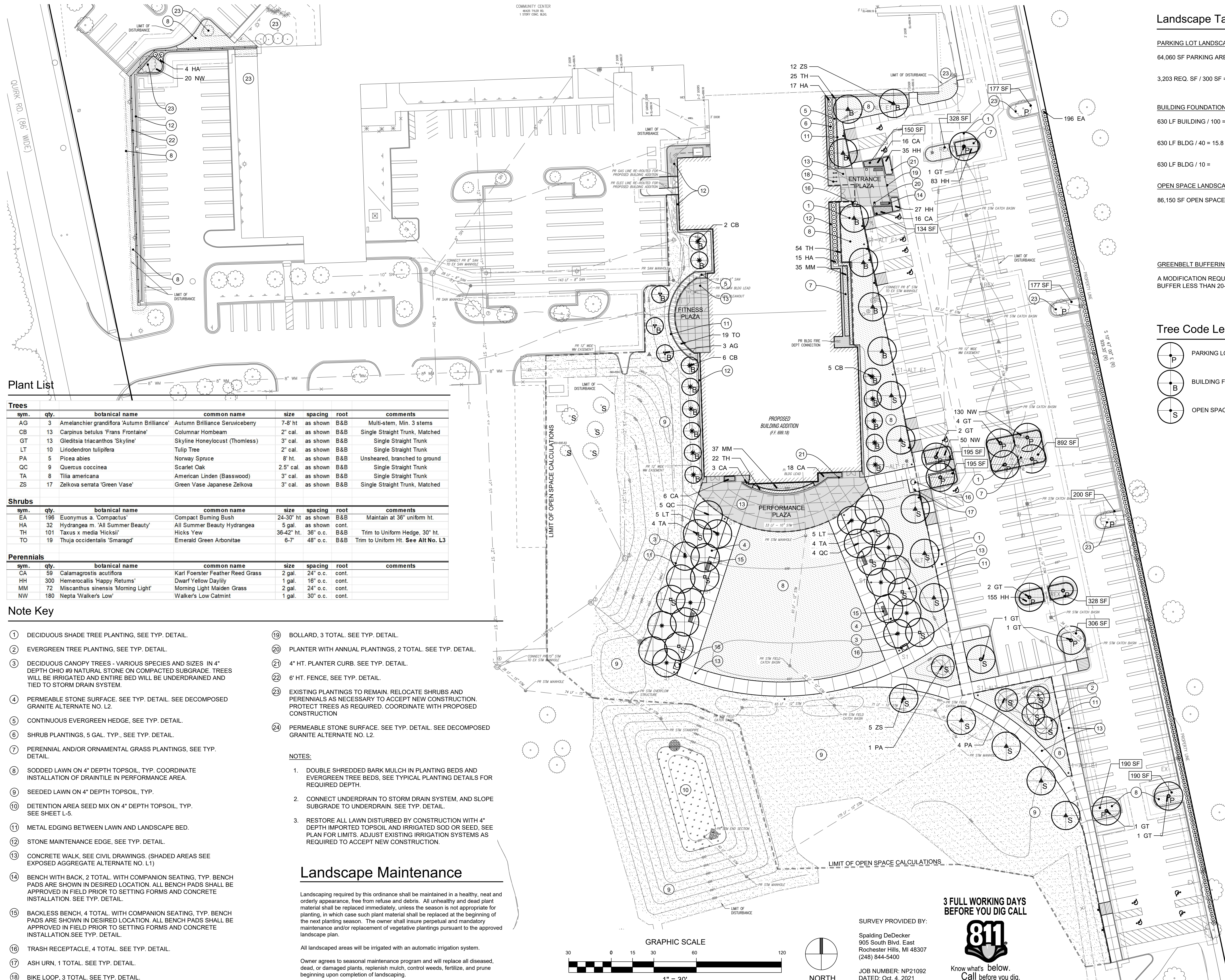
DD Revision 1 02-25-22
Site Plan Approval 02-02-22
Design Development 02-02-22

Drawn Preliminary
ERH Construction
Checked Record
SJG
Approved Do not scale
JLS Use figured dimensions only
Bidpak Number

Job Number
2019074
Title
**ARCHITECTURAL
SITE PLAN**

Sheet
AS101

F:\2019\2019074 - Van Buren Township Community Rec Center\2019074_ARCH1_ARCH1 SITE PLAN.dwg, 3/22/22 9:01:16 AM, sdc A, Bluebeam PDF, c3.11, NEUMANN SMITH ARCHITECTURE, NEUMANN SMITH ARCHITECTURE



Plant List

Trees							
sym.	qty.	botanical name	common name	size	spacing	root	comments
AG	3	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7-8' ht	as shown	B&B	Multi-stem, Min. 3 stems
CB	13	Carpinus betulus 'Frans Frontaine'	Columnar Hombear	2" cal.	as shown	B&B	Single Straight Trunk, Matched
GT	13	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust (Thomless)	3" cal.	as shown	B&B	Single Straight Trunk
LT	10	Liriodendron tulipifera	Tulip Tree	2" cal.	as shown	B&B	Single Straight Trunk
PA	5	Picea abies	Norway Spruce	8' ht.	as shown	B&B	Unsheared, branched to ground
QC	9	Quercus coccinea	Scarlet Oak	2.5' cal.	as shown	B&B	Single Straight Trunk
TA	8	Tilia americana	American Linden (Basswood)	3" cal.	as shown	B&B	Single Straight Trunk
ZS	17	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	3" cal.	as shown	B&B	Single Straight Trunk, Matched

Shrubs							
sym.	qty.	botanical name	common name	size	spacing	root	comments
EA	196	Euonymus a. 'Compactus'	Compact Burning Bush	24-30" ht	as shown	B&B	Maintain at 36" uniform ht.
HA	32	Hydrangea m. 'All Summer Beauty'	All Summer Beauty Hydrangea	5 gal.	as shown	cont.	
TH	101	Taxus x media 'Hicksii'	Hicks Yew	36-42" ht.	36" o.c.	B&B	Trim to Uniform Hedge, 30" ht.
TO	19	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6-7'	48" o.c.	B&B	Trim to Uniform Ht. See Ait No. L3

Perennials							
sym.	qty.	botanical name	common name	size	spacing	root	comments
CA	59	Calamagrostis acutiflora	Karl Foerster Feather Reed Grass	2 gal.	24" o.c.	cont.	
HH	300	Hemerocallis 'Happy Returns'	Dwarf Yellow Daylily	1 gal.	18" o.c.	cont.	
MM	72	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	2 gal.	24" o.c.	cont.	
NW	180	Nepta 'Walker's Low'	Walker's Low Catmint	1 gal.	30" o.c.	cont.	

Note Key

- ① DECIDUOUS SHADE TREE PLANTING, SEE TYP. DETAIL.
- ② EVERGREEN TREE PLANTING, SEE TYP. DETAIL.
- ③ DECIDUOUS CANOPY TREES - VARIOUS SPECIES AND SIZES IN 4" DEPTH OHIO #9 NATURAL STONE ON COMPACTED SUBGRADE. TREES WILL BE IRRIGATED AND ENTIRE BED WILL BE UNDERDRAINED AND TIED TO STORM DRAIN SYSTEM.
- ④ PERMEABLE STONE SURFACE. SEE TYP. DETAIL. SEE DECOMPOSED GRANITE ALTERNATE NO. L2.
- ⑤ CONTINUOUS EVERGREEN HEDGE, SEE TYP. DETAIL.
- ⑥ SHRUB PLANTINGS, 5 GAL. TYP., SEE TYP. DETAIL.
- ⑦ PERENNIAL AND/OR ORNAMENTAL GRASS PLANTINGS, SEE TYP. DETAIL.
- ⑧ SODDED LAWN ON 4" DEPTH TOPSOIL, TYP. COORDINATE INSTALLATION OF DRAIN TILE IN PERFORMANCE AREA.
- ⑨ SEEDED LAWN ON 4" DEPTH TOPSOIL, TYP.
- ⑩ DETENTION AREA SEED MIX ON 4" DEPTH TOPSOIL, TYP. SEE SHEET L-5.
- ⑪ METAL EDGING BETWEEN LAWN AND LANDSCAPE BED.
- ⑫ STONE MAINTENANCE EDGE, SEE TYP. DETAIL.
- ⑬ CONCRETE WALK, SEE CIVIL DRAWINGS. (SHADED AREAS SEE EXPOSED AGGREGATE ALTERNATE NO. L1)
- ⑭ BENCH WITH BACK, 2 TOTAL. WITH COMPANION SEATING, TYP. BENCH PADS ARE SHOWN IN DESIRED LOCATION. ALL BENCH PADS SHALL BE APPROVED IN FIELD PRIOR TO SETTING FORMS AND CONCRETE INSTALLATION. SEE TYP. DETAIL.
- ⑮ BACKLESS BENCH, 4 TOTAL. WITH COMPANION SEATING, TYP. BENCH PADS ARE SHOWN IN DESIRED LOCATION. ALL BENCH PADS SHALL BE APPROVED IN FIELD PRIOR TO SETTING FORMS AND CONCRETE INSTALLATION. SEE TYP. DETAIL.
- ⑯ TRASH RECEPTACLE, 4 TOTAL. SEE TYP. DETAIL.
- ⑰ ASH URN, 1 TOTAL. SEE TYP. DETAIL.
- ⑱ BIKE LOOP, 3 TOTAL. SEE TYP. DETAIL.
- ⑲ BOLLARD, 3 TOTAL. SEE TYP. DETAIL.
- ⑳ PLANTER WITH ANNUAL PLANTINGS, 2 TOTAL. SEE TYP. DETAIL.
- ㉑ 4" HT. PLANTER CURB. SEE TYP. DETAIL.
- ㉒ 6" HT. FENCE, SEE TYP. DETAIL.
- ㉓ EXISTING PLANTINGS TO REMAIN. RELOCATE SHRUBS AND PERENNIALS AS NECESSARY TO ACCEPT NEW CONSTRUCTION. PROTECT TREES AS REQUIRED. COORDINATE WITH PROPOSED CONSTRUCTION
- ㉔ PERMEABLE STONE SURFACE. SEE TYP. DETAIL. SEE DECOMPOSED GRANITE ALTERNATE NO. L2.

NOTES:

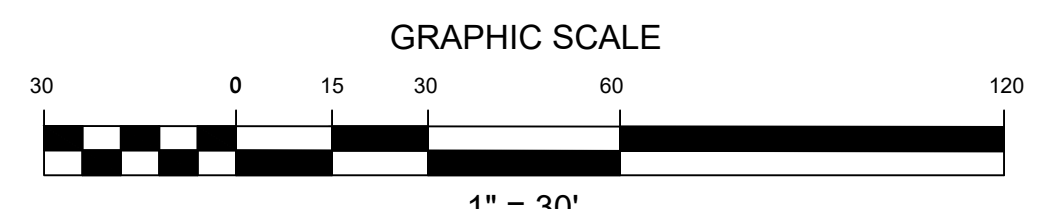
1. DOUBLE SHREDDED BARK MULCH IN PLANTING BEDS AND EVERGREEN TREE BEDS, SEE TYPICAL PLANTING DETAILS FOR REQUIRED DEPTH.
2. CONNECT UNDERDRAIN TO STORM DRAIN SYSTEM, AND SLOPE SUBGRADE TO UNDERDRAIN. SEE TYP. DETAIL.
3. RESTORE ALL LAWN DISTURBED BY CONSTRUCTION WITH 4" DEPTH IMPORTED TOPSOIL AND IRRIGATED SOD OR SEED, SEE PLAN FOR LIMITS. ADJUST EXISTING IRRIGATION SYSTEMS AS REQUIRED TO ACCEPT NEW CONSTRUCTION.

Landscape Maintenance

Landscaping required by this ordinance shall be maintained in a healthy, neat and orderly appearance, free from refuse and debris. All unhealthy and dead plant material shall be replaced immediately, unless the season is not appropriate for planting, in which case such plant material shall be replaced at the beginning of the next planting season. The owner shall insure perpetual and mandatory maintenance and/or replacement of vegetative plantings pursuant to the approved landscape plan.

All landscaped areas will be irrigated with an automatic irrigation system.

Owner agrees to seasonal maintenance program and will replace all diseased, dead, or damaged plants, replenish mulch, control weeds, fertilize, and prune beginning upon completion of landscaping.



3 FULL WORKING DAYS BEFORE YOU DIG CALL



SURVEY PROVIDED BY:
Spalding DeDecker
905 South Blvd. East
Rochester Hills, MI 48307
(248) 844-5400

JOB NUMBER: NP21092
DATED: Oct. 4, 2021

Landscape Tabulation Schedule

PARKING LOT LANDSCAPING	
64,060 SF PARKING AREA x 5% =	3,203 SF PARKING LANDSCAPE REQUIRED 3,462 SF PARKING LANDSCAPE PROVIDED
3,203 REQ. SF / 300 SF = 10.7 =	11 PARKING TREES REQUIRED 15 PARKING TREES PROVIDED (12 PROPOSED + 3 EXISTING)
BUILDING FOUNDATION LANDSCAPING	
630 LF BUILDING / 100 = 6.3 =	7 LARGE TREES REQUIRED 7 LARGE TREES PROVIDED
630 LF BLDG / 40 = 15.8 =	16 ORNAMENTAL TREES REQUIRED 16 ORNAMENTAL TREES PROVIDED
630 LF BLDG / 10 =	63 SHRUBS REQUIRED 152 SHRUBS PROVIDED
OPEN SPACE LANDSCAPING	
86,150 SF OPEN SPACE / 3000 =	29 TREES REQUIRED 29 TREES PROVIDED (21 DECIDUOUS = 19 PROP. + 2 EXISTING) (8 EVERGREEN = 5 PROP. + 3 EXISTING)
NOTE: PROPOSED LARGE CANOPY TREES UNDER 3" CAL. NOT COUNTED TOWARDS REQUIREMENT.	
GREENBELT BUFFERING	
A MODIFICATION REQUEST IS BEING REQUESTED PER SECTION 10.106. A BUFFER LESS THAN 20-FOOT WIDE ALREADY EXISTS	

Tree Code Legend

- ⊙ P PARKING LOT LANDSCAPING
- ⊙ B BUILDING FOUNDATION LANDSCAPING
- ⊙ S OPEN SPACE LANDSCAPING



Project:
Community Recreation Center
46425 Tyler Road
Van Buren Twp, MI 48111

Client:
Neumann/Smith Architecture
400 Galleria/Offcentre Suite 555
Southfield, MI 48034

Job Number: N03-212
Drawn: JBG
Checked: MRR
Date: 10.05.21
Scale: As Shown

Issued:
11.4.21 FOR SD ESTIMATE
11.15.21 REV PER VE REVIEW
02.02.22 DESIGN DEVELOPMENT
02.02.22 SITE PLAN APPROVAL
02.28.22 SITE PLAN APPROVAL

Sheet:
Landscape Plan

Sheet Number: **L-1**
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**Van Buren
 Charter Township -
 Community Recreation
 Center Addition and
 Renovation**

**Van Buren Charter
 Township, Michigan**

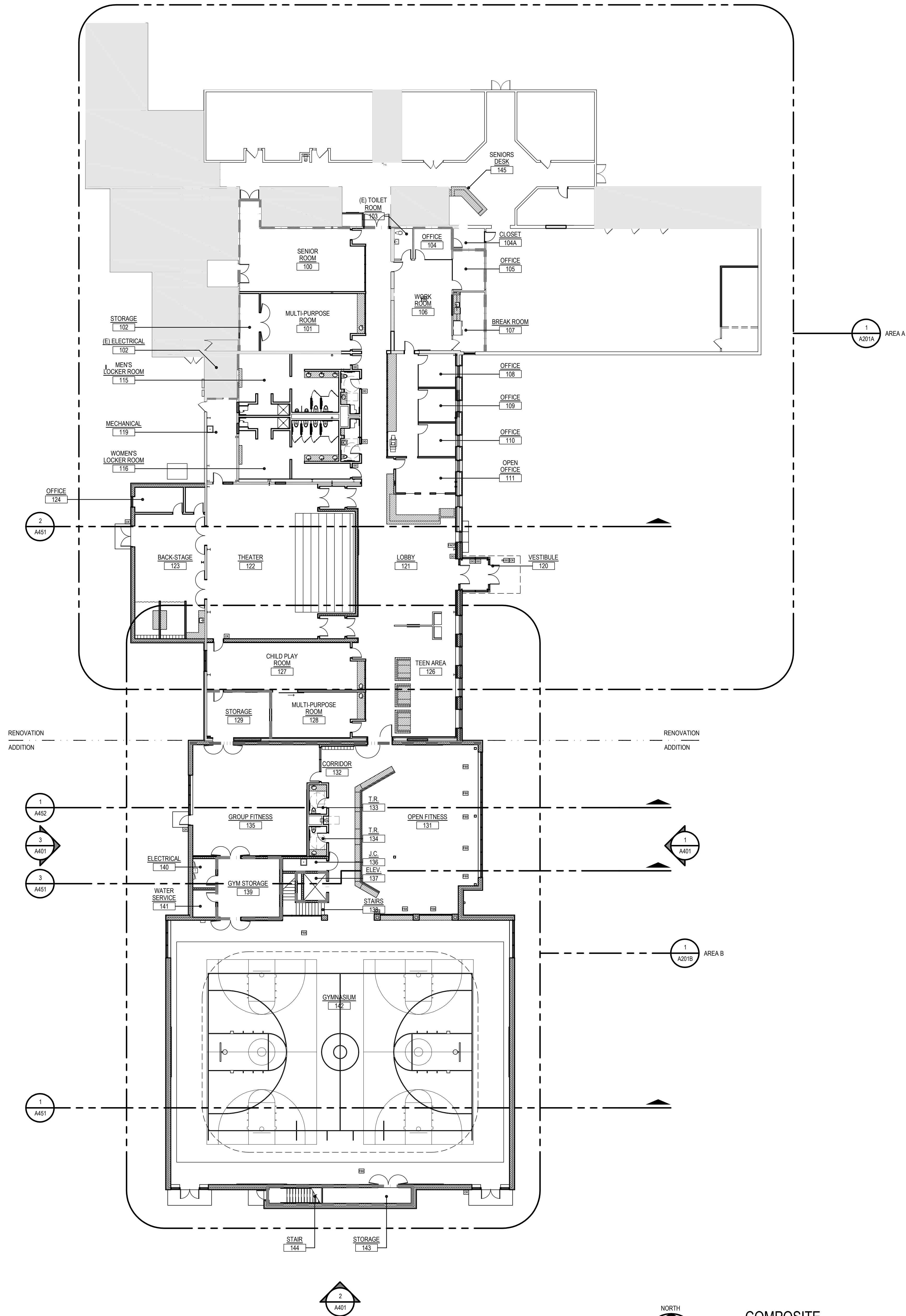
FLOOR PLAN LEGEND

GENERAL FLOOR PLAN NOTES:

- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT IF INTERFERENCE OCCURS WHERE WORK IS PROPOSED
- PROVIDE WOOD IN-WALL BLOCKING AS REQUIRED AT ALL MILLWORK, MOUNTING EQUIPMENT, ACCESSORIES AND BUILT-IN FURNITURE LOCATIONS. COORDINATE BLOCKING FOR FURNITURE WITH FURNITURE VENDOR DOCUMENTS
- REFER TO ARCHITECTURAL OUTLINE SPECIFICATIONS FOR FURTHER INFORMATION
- NEW WALL PARTITION WIDTHS ARE TO MATCH IN WIDTH WITH ANY ADJACENT EXISTING WALL PARTITIONS

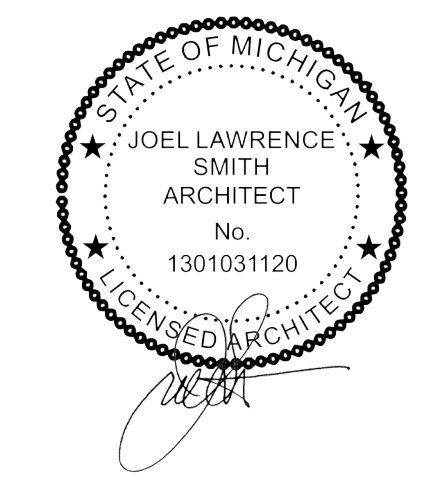
SYMBOL LEGEND:

- SHADED AREA INDICATES SCOPE OF WORK NOT IN CONTRACT
- EXISTING WALL CONSTRUCTION TO REMAIN
- GYPSUM BOARD PARTITION
- CMU WALL CONSTRUCTION
- BRICK VENEER WALL CONSTRUCTION
- METAL PANEL CLADDING
- EXTERIOR INSULATION FINISH SYSTEM (EIFS) ON MASONRY WALL CONSTRUCTION
- 1-HOUR FIRE-RATED WALL
- 3-HOUR FIRE-RATED WALL
- EXISTING DOOR AND FRAME TO REMAIN
- DOOR AND FRAME - REFER TO DOOR SCHEDULE AND SPECIFICATIONS FOR MORE INFORMATION
- HATCH AREA INDICATES MILLWORK CONSTRUCTION
- ROOM NAME DENOTES ROOM NAME AND NUMBER
- DENOTES DOOR NUMBER
- PARTITION TYPE - REFER TO A051
- CARD READER
- BARRIER FREE DOOR OPERATOR
- RECESSED ELECTRICAL FLOOR BOX - REFER TO ELECTRICAL DOCUMENTS FOR ADDITIONAL INFORMATION
- CONCRETE MASONRY UNIT - BULLNOSE
- WALL MOUNTED FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET - SURFACE MOUNTED
- FIRE EXTINGUISHER CABINET - RECESSED MOUNTED
- RATED FIRE EXTINGUISHER CABINET - RECESSED MOUNTED
- MASONRY MOVEMENT JOINT
- CONTROL JOINT
- EXPANSION JOINT



**COMPOSITE
 FIRST FLOOR PLAN**
 SCALE: 1/16" = 1'-0"
 SCALE: 1/8" = 1'-0"

Issued for



DD Revision 1 02-25-22
Site Plan Approval 02-02-22
Design Development 02-02-22
Schematic Design 10-05-2021

Drawn Preliminary
 ERH Construction
 Checked Record
 SJG
 Approved Do not scale
 JLS Use figured dimensions only
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Job Number
2019074
 Title
**COMPOSITE FIRST
 FLOOR PLAN**

Sheet
A101

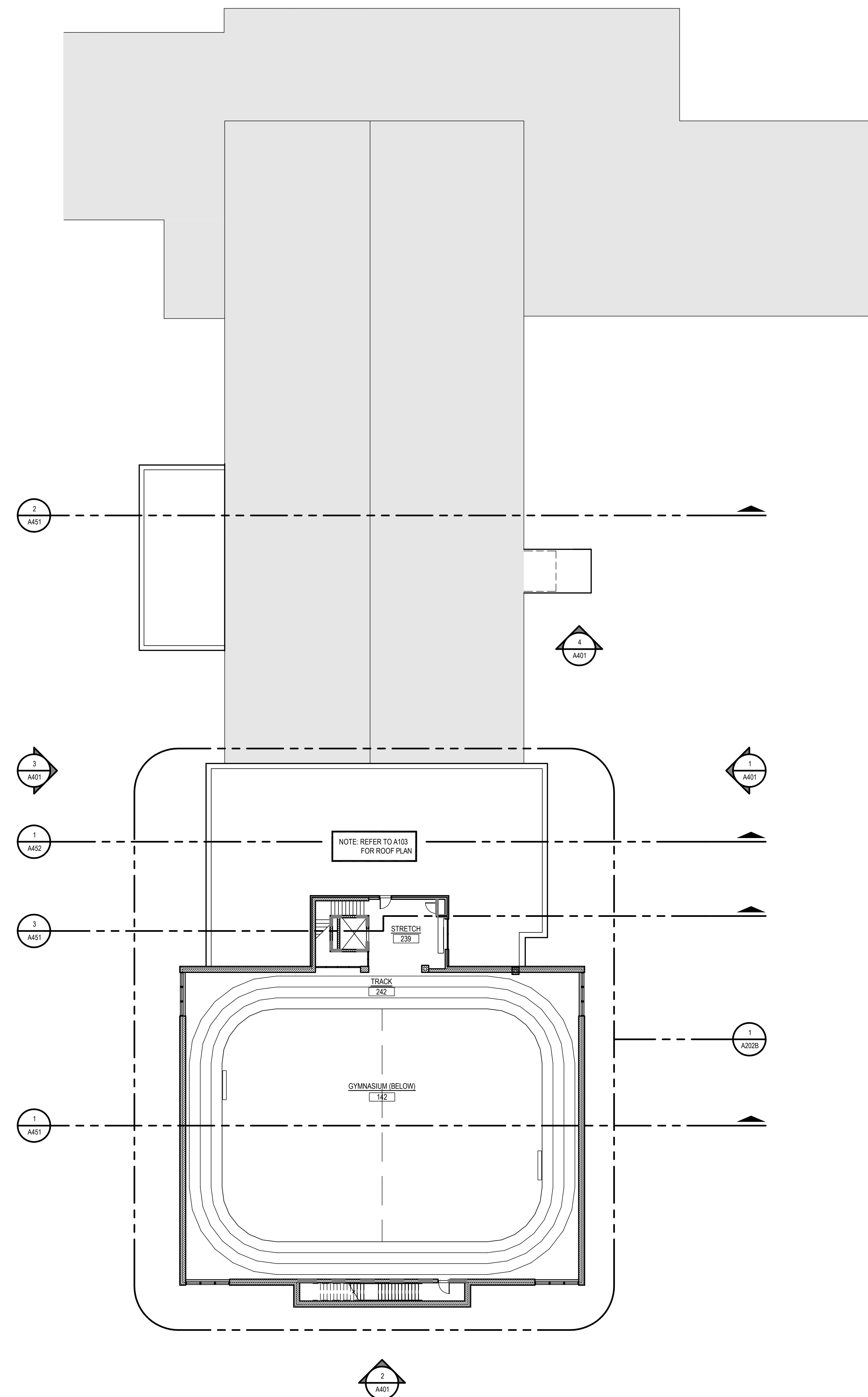
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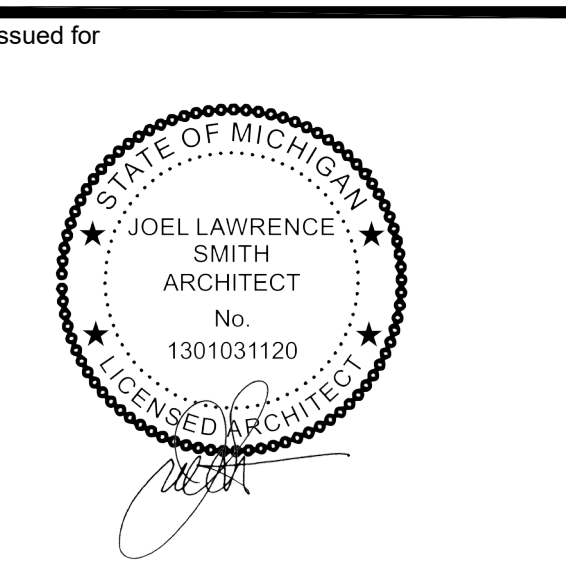
**Van Buren
 Charter Township -
 Community Recreation
 Center Addition and
 Renovation**

**Van Buren Charter
 Township, Michigan**

FLOOR PLAN LEGEND	
GENERAL FLOOR PLAN NOTES:	
1.	CONTRACTOR TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT IF INTERFERENCE OCCURS WHERE WORK IS PROPOSED
2.	PROVIDE WOOD IN-WALL BLOCKING AS REQUIRED AT ALL MILLWORK, MOUNTING EQUIPMENT, ACCESSORIES AND BUILT-IN FURNITURE LOCATIONS. COORDINATE BLOCKING FOR FURNITURE WITH FURNITURE VENDOR DOCUMENTS
3.	REFER TO ARCHITECTURAL OUTLINE SPECIFICATIONS FOR FURTHER INFORMATION
4.	NEW WALL PARTITION WIDTHS ARE TO MATCH IN WIDTH WITH ANY ADJACENT EXISTING WALL PARTITIONS
SYMBOL LEGEND:	
	SHADED AREA INDICATES SCOPE OF WORK NOT IN CONTRACT
	EXISTING WALL CONSTRUCTION TO REMAIN
	GYPSUM BOARD PARTITION
	CMU WALL CONSTRUCTION
	BRICK VENEER WALL CONSTRUCTION
	METAL PANEL CLADDING
	EXTERIOR INSULATION FINISH SYSTEM (EIFS) ON MASONRY WALL CONSTRUCTION
	1-HOUR FIRE-RATED WALL
	3-HOUR FIRE-RATED WALL
	EXISTING DOOR AND FRAME TO REMAIN
	DOOR AND FRAME - REFER TO DOOR SCHEDULE AND SPECIFICATIONS FOR MORE INFORMATION
	HATCH AREA INDICATES MILLWORK CONSTRUCTION
	ROOM NAME DENOTES ROOM NAME AND NUMBER
	DENOTES DOOR NUMBER
	PARTITION TYPE - REFER TO A051
	CARD READER
	BARRIER FREE DOOR OPERATOR
	RECESSED ELECTRICAL FLOOR BOX - REFER TO ELECTRICAL DOCUMENTS FOR ADDITIONAL INFORMATION
	CONCRETE MASONRY UNIT - BULLNOSE
	WALL MOUNTED FIRE EXTINGUISHER
	FIRE EXTINGUISHER CABINET - SURFACE MOUNTED
	FIRE EXTINGUISHER CABINET - RECESSED MOUNTED
	RATED FIRE EXTINGUISHER CABINET - RECESSED MOUNTED
	MASONRY MOVEMENT JOINT
	CONTROL JOINT
	EXPANSION JOINT



**COMPOSITE
 MEZZANINE LEVEL PLAN**
 SCALE: 1/16" = 1'-0"
 SCALE: 1/8" = 1'-0"



DD Revision 1 02-25-22
 Site Plan Approval 02-02-22
 Design Development 02-02-22
 Schematic Design 10-05-2021

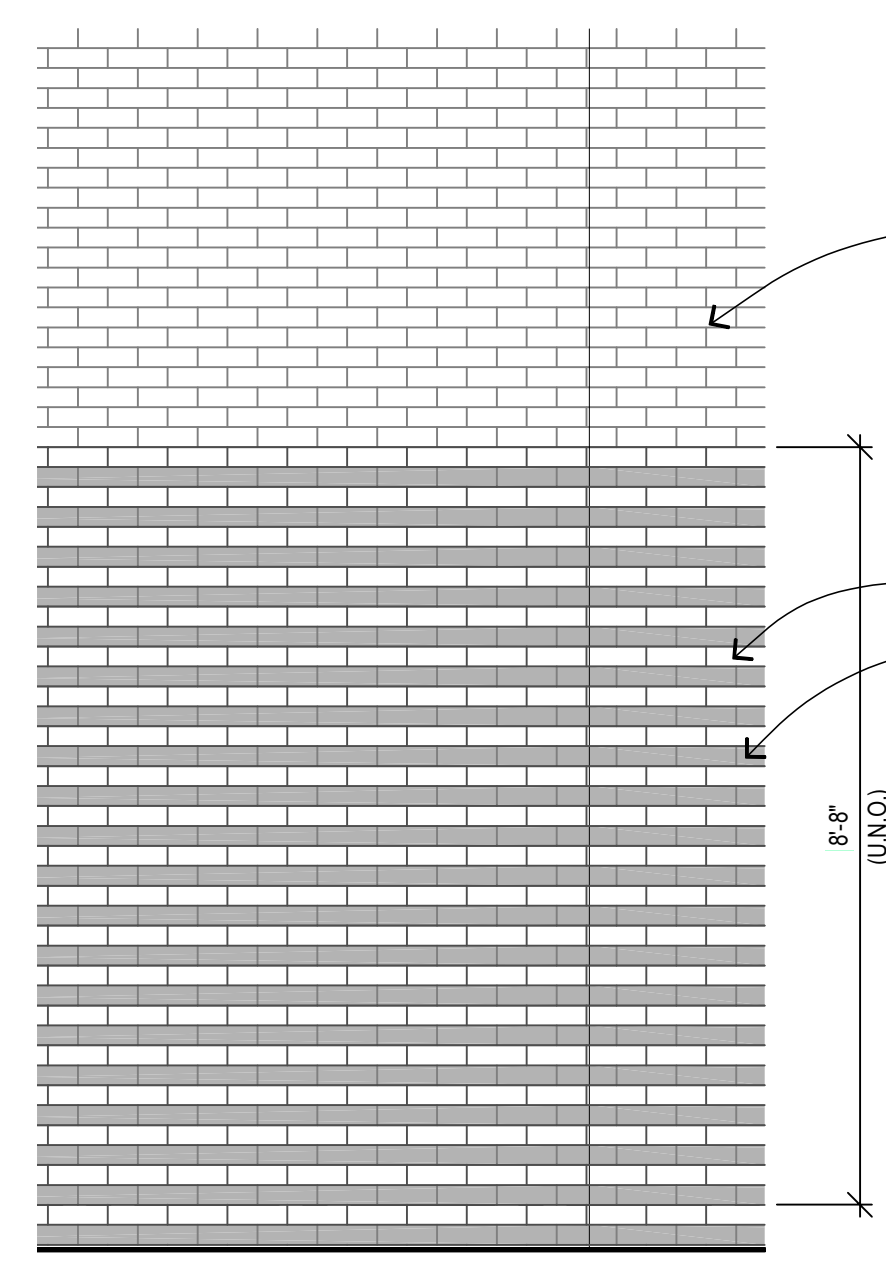
Drawn Preliminary
 ERH Construction
 Checked Record
 SJG
 Approved Do not scale
 JLS Use figured dimensions only
 Bidpak Number

Job Number
2019074
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**COMPOSITE
 MEZZANINE LEVEL
 PLAN**

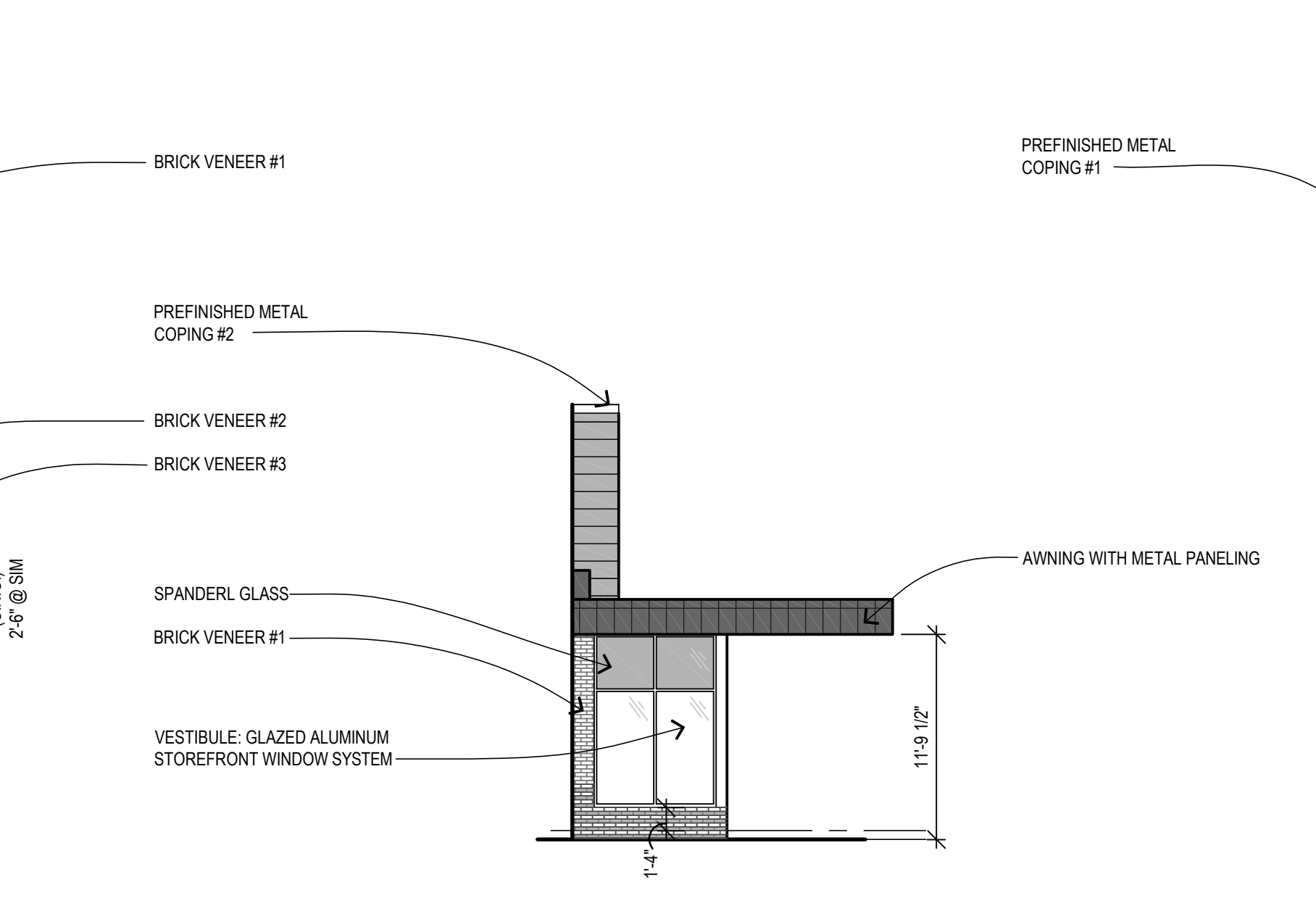
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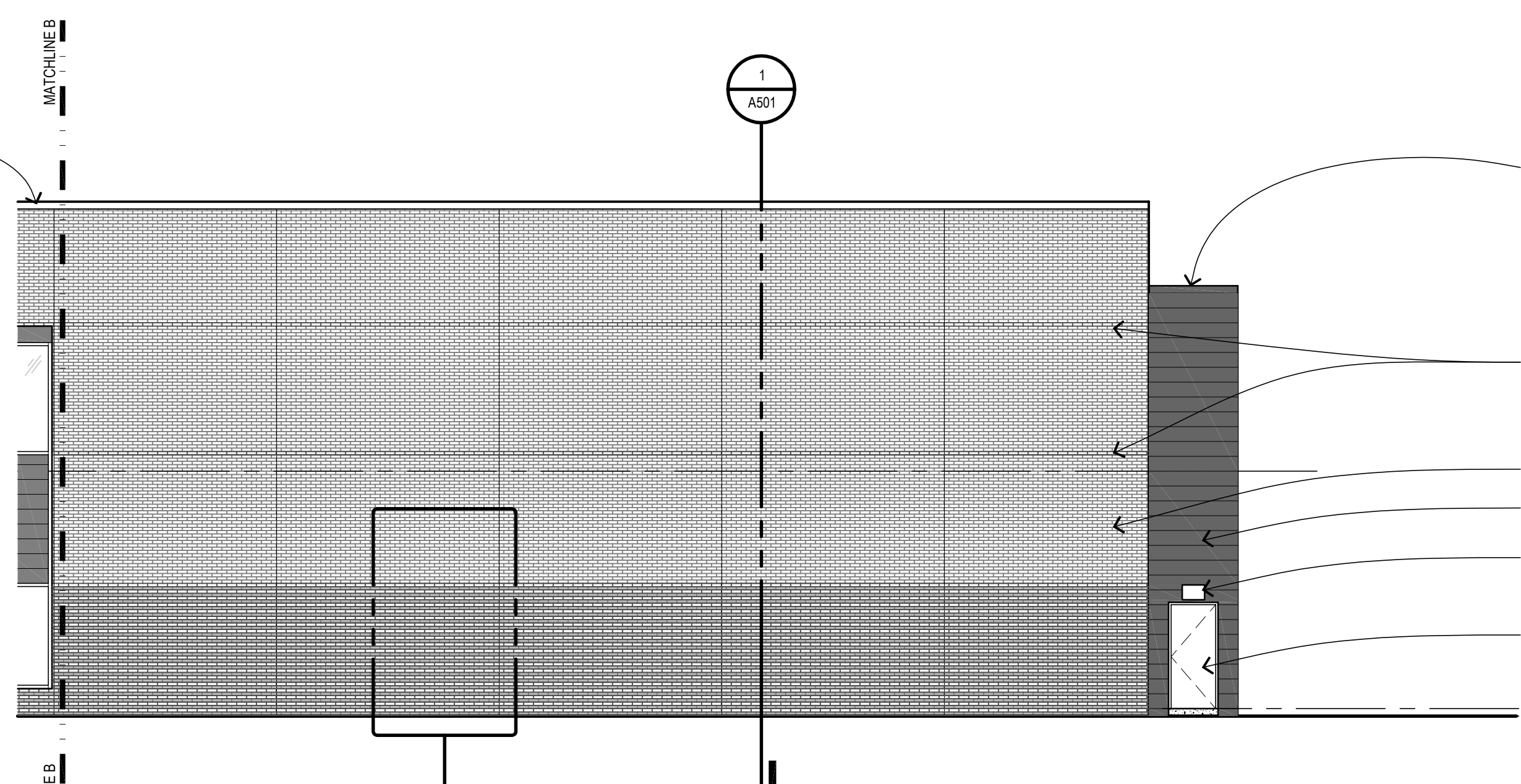
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	BRICK VENEER #2
	BRICK VENEER #3
	PREFINISHED METAL PANEL CLADDING #1
	PREFINISHED METAL PANEL CLADDING #2
	PREFINISHED METAL PANEL CLADDING #3
	PREFINISHED METAL COPING #1
	PREFINISHED METAL COPING #2
	PREFINISHED METAL COPING #3



5
 A101
 ENLARGED
 WALL DETAIL
 SCALE: NTS



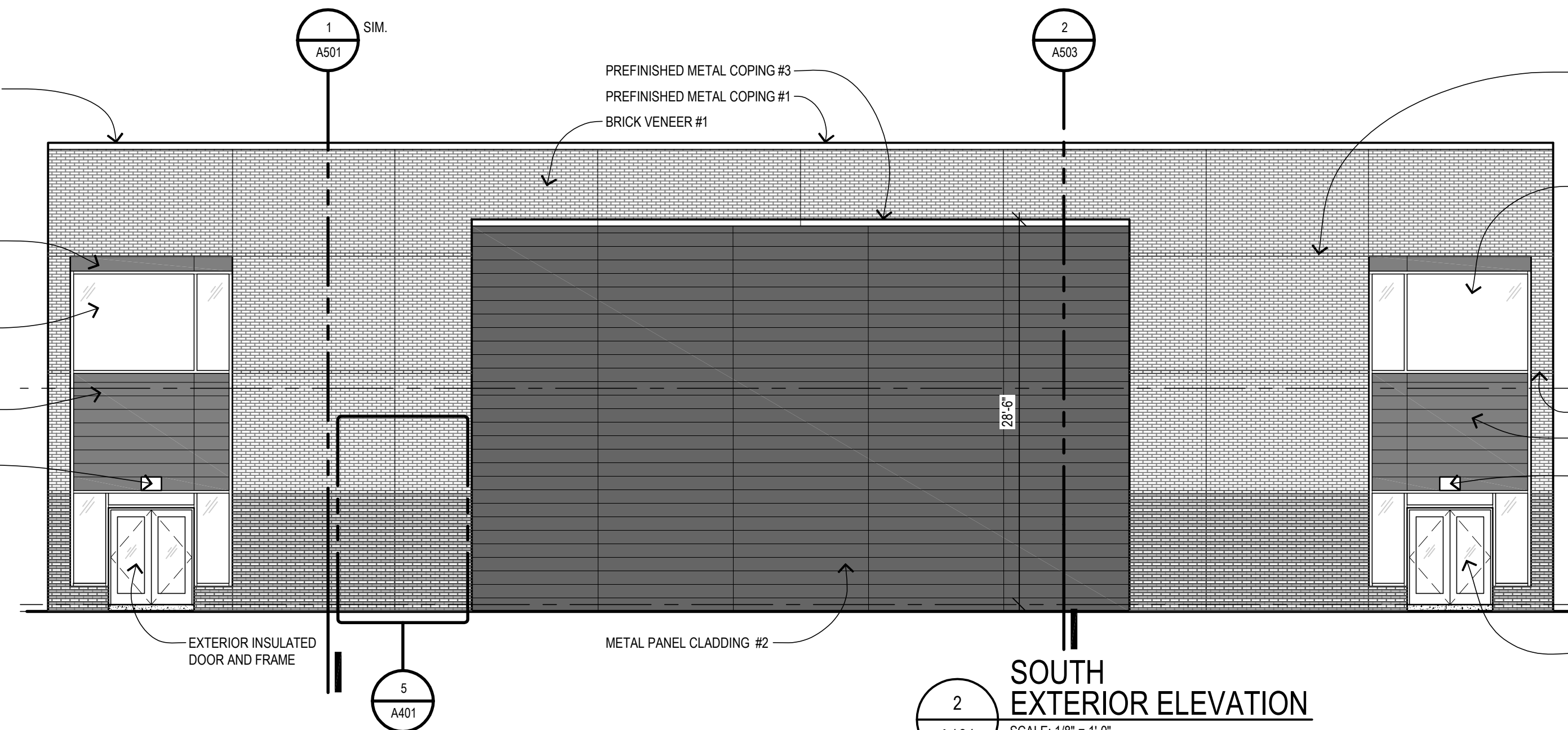
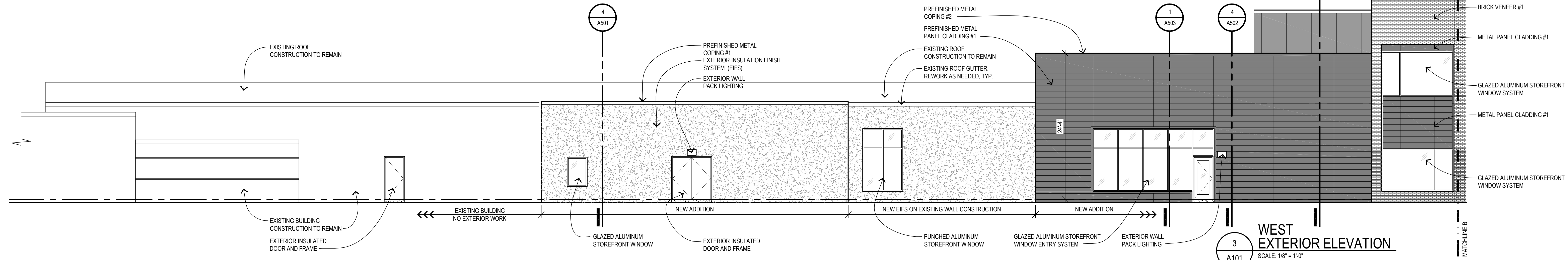
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 A101
 SOUTH
 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"
 A102, A103, A201A



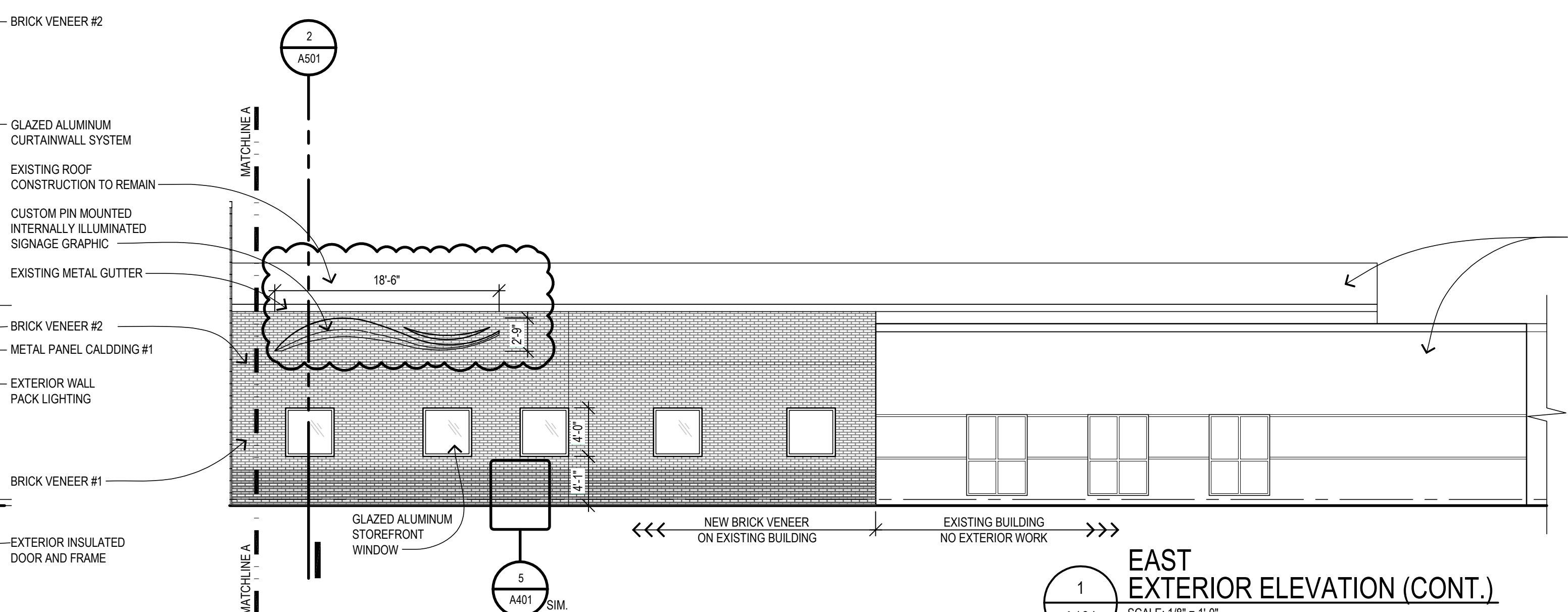
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 WEST
 EXTERIOR ELEVATION (CONT.)
 SCALE: 1/8" = 1'-0"
 A102, A103, A201A, A201B, A202B



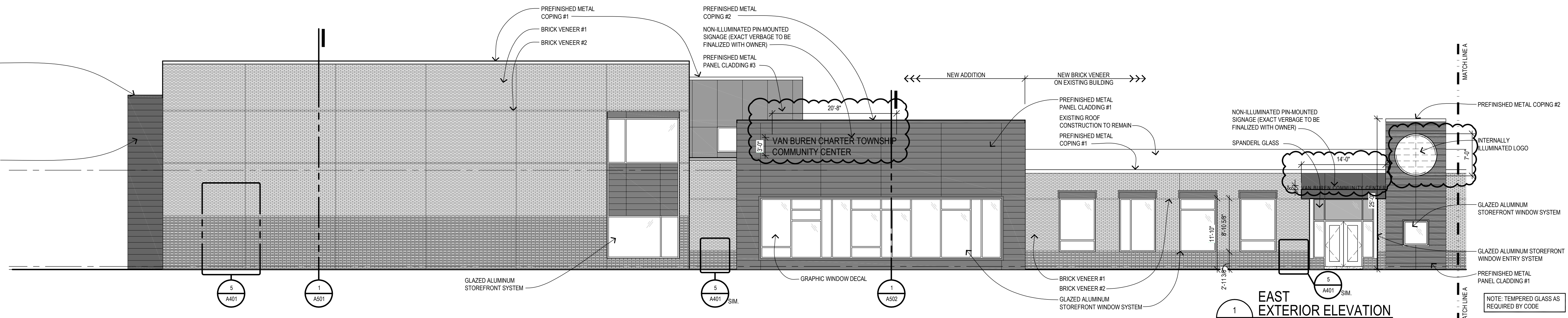
3
 A101
 WEST
 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"
 A102, A103, A201A, A201B, A202B



2
 A101
 SOUTH
 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"
 A102, A103, A201A, A201B, A202B

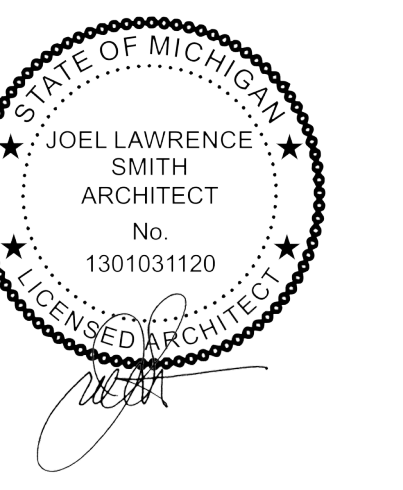


1
 A101
 EAST
 EXTERIOR ELEVATION (CONT.)
 SCALE: 1/8" = 1'-0"
 A102, A103, A201A, A201B, A202B



1
 A101
 EAST
 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"
 A102, A103, A201A, A201B, A202B

Issued for



DD Revision 1 02-25-22
 Site Plan Approval 02-02-22
 Design Development 02-02-22
 Schematic Design 10-05-2021

Drawn Preliminary
 ERH Construction
 Checked Record
 SJG
 Approved Do not scale
 JLS Use figured
 Bidpak Number dimensions only

Job Number
2019074
 Title
**EXTERIOR
 ELEVATIONS**

Sheet
A401

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NEUMANN/SMITH ARCHITECTURE
400 Galleria Offcentre / Suite 555
Southfield, Michigan 48034
P 248.352.8310

1500 Woodward Avenue / Suite 300
Detroit, Michigan 48226
P 313.782.4800

neumannsmith.com

Van Buren Charter Township Community Center Addition and Renovation

Site Plan Approval Submission

N/S Project No. 2019074
February 25, 2022 (Revision #1)

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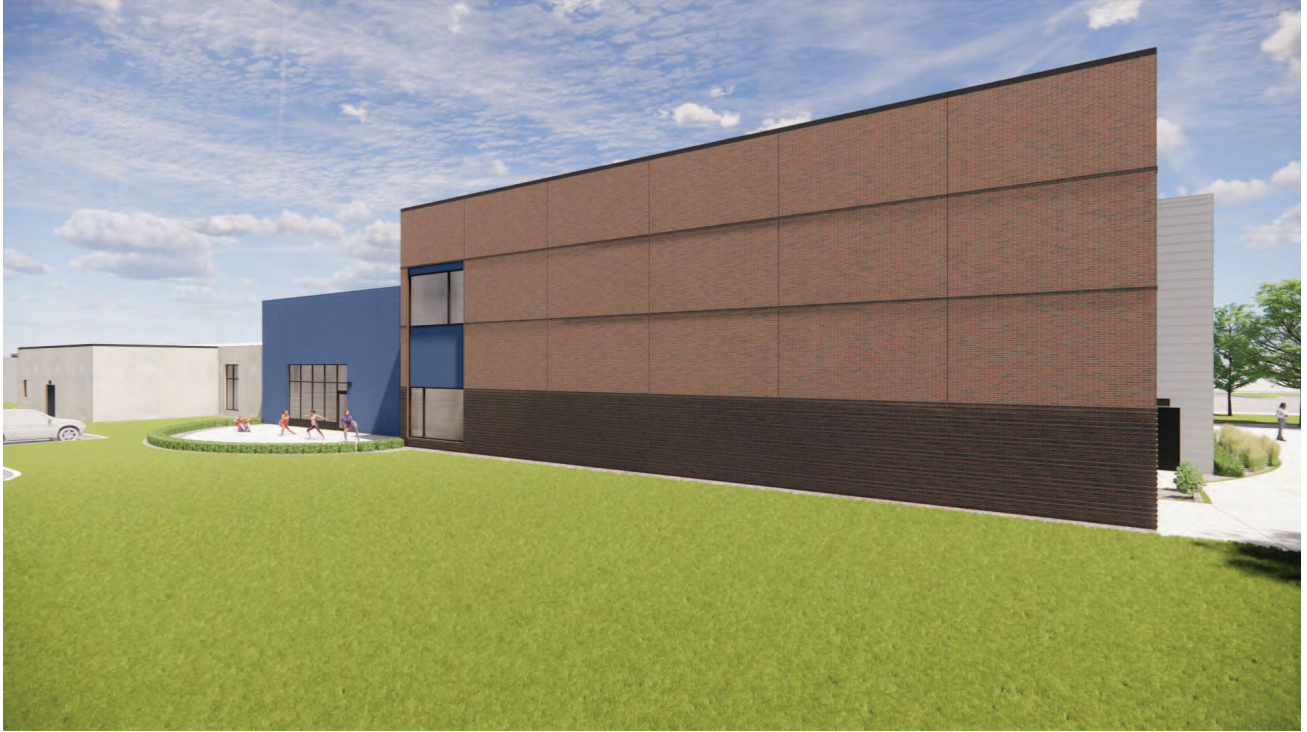
- Project Description and Use
- Project Team
- Site and Building Data
- Zoning Information
- Parking Requirements and Calculation
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- Premier Community Amenities Plan Compliance
- Project Statements per Site Plan Approval Checklist
- Environmental Assessment
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- Basic Code Information

Geotechnical Report

Site Plan Approval Drawings

- Refer to accompanying drawings, dated February 25, 2022.
- Architectural
- Landscape
- Civil
- Electrical





VAN BUREN CHARTER TOWNSHIP COMMUNITY CENTER

ADDITION AND RENOVATION

- *Revised February 25, 2022.*

SITE PLAN APPROVAL NARRATIVE, STATEMENTS, AND GENERAL NOTES

Project Description and Use

Van Buren Charter Township is proposing to fully renovate and expand their existing community center located at the Township Hall at 46425 Tyler Road, Van Buren Township, MI, 48111. The community center currently occupies the east wing of the building. This project will allow the community center to expand and improve its programs for the citizens of the Township.

Major components of the center will be a gymnasium with elevated running track, group fitness room, open fitness gym with exercise equipment, multipurpose/party rooms, black box theater, youth area, child watch / playroom, new lobby and entrance vestibule, renovated offices, locker rooms, toilet rooms, and support spaces.

The gymnasium and fitness rooms will be located in a new addition south of the current community center wing of the building. The remainder of the new facilities will be located in the fully renovated area of the existing community center. A small addition on the west side of the building will function as the black box theater back-of-house.

The new addition will be clad in brick veneer and metal panels. The east elevation of the existing community center will be reclad in brick veneer. The rear/ west of the existing building will clad in with an exterior insulation and finish system (aka "stucco") to match the existing building.

South of the building there will be a landscaped plaza designed for outdoor movies, concerts, and other events and gatherings. This flat, concrete and lawn area can accommodate temporary raised stages or podiums, temporary tents, and other event structures and equipment. An outdoor fitness patio will be provided, if affordable, west of the building off the group fitness room. This will allow for outdoor exercise classes of various types. A small new courtyard will be provided at the new main entrance to the community center. The site will be fully landscaped and irrigated.

The existing east parking lot will be reconfigured and expanded. Landscape islands will be provided to break up the mass of the pavement. Barrier free parking spaces will be provided and will be located close to the main entrance and the outdoor plaza.

The police department (west) parking lot shall be separated from the main north parking lot with a new landscaped buffer. This site modification was undertaken at the direction of the police department and was accepted by the Township officials. The intent is to help secure police vehicles and police department employee's private vehicles.

The existing fueling station south of the building will be relocated as part of a separate project. A new emergency generator will be provided replacing the existing unit. The generator will serve the emergency needs of the entire building. A new DTE service and transformer will be provided replacing the existing.

New site utilities will include a new water main that will complete the loop around the entire building. New storm water drainage and dry detention pond will be provided. New sanitary sewer piping will be tied into the existing system. Parking lot light poles will be relocated within the lot. Pedestrian area lighting will be provided in the Performance Plaza and, if affordable, along the east side of the building.

The existing baseball field, bocci ball courts, and senior garden will be removed as part of the project. There is no plan at this time for replacing these functions. Sand volleyball courts and pickleball courts are being considered in the future.

Outdoor activities will be planned year-round and will include concerts, open mic evenings, movies, outdoor entertainment, marshmallow roasts, picnics, and many other fun activities. The Township will be planning activities to happen between the hours of 10 am and 8 pm on any given day, depending upon the activity. During the months of April – September a goal is set for about 15 hours per week of event and or casual programming and about 10 hours per week from October – March.

- April – September (15 hrs./week * 25 = 390 programming hours)
- October – March (10 hrs./week * 26 = 250 programming hours)

Our outdoor movie schedule will happen 3 times per summer and will happen on Friday or Saturday nights. On those nights, our hours will extend to about midnight.

Project Team

1. Owner:
 - Van Buren Charter Township, Michigan
 - Contact: Elizabeth Renaud, Director of Community Services, 734.787.0542
2. Program Manager
 - Plante Moran CRESA, Southfield, MI
 - Contact: Robert Stempien, Senior Vice President, 248.766.0996
3. Architect:
 - Neumann/Smith Architecture, Southfield, MI
 - Contact: Stephen J. Gedert, AIA, Project Manager, 248.514.7866
4. Landscape Architect:
 - Russell Design, Northville, MI
 - Contact: marc Russell, ASLA, 248.374.3222
5. Civil Engineer:
 - Spalding DeDecker, Rochester Hills, MI
 - Contact: Tom Sovel, PE, 248.762.0321

Site and Building Data

- A. Site Area: 14.49 Acres
- B. Easements: None Located by Township
- C. Building Area:
 - Building Addition – First Floor: 16,411
 - Building Addition – Mezzanine: 5,352
 - Building Renovation: 13,446
- D. Building Height:
 - New Gymnasium Addition: 34'-2"
- E. Number of Anticipated Employees:
 - 7 to 9 full time employees
 - 2 to 6 part time employees

Zoning Information

- 1. Zoning Classification: Office – Technology (O-T)
- 2. Adjacent Zoning Classifications:
 - North: Office – Technology (O-T) & Extensive Highway Business (C-2)
 - East: Multiple Family Residential (RM)
 - South: Single Family Residential (R-1B)
 - West: Light Industrial (M-1)
- 3. Setbacks:
 - Front: A minimum fifty (50) foot front yard shall be required adjacent to a collector street or local street as defined in the Master Plan, or when adjacent to a private or internal road. *The 50-foot dimension shall be from the ROW line.*
 - Side: 20'-0" minimum. Total of Two Sides: 40'-0" minimum.
 - Side Abutting Residential Property: 50'-0" minimum. (East Property Line)
 - Rear: 30'-0" minimum
- 4. Landscape Buffer: 20'-0" required at east property line adjacent to residential zoning district. The existing buffer is 5'-0". A waiver from this requirement is hereby requested per zoning ordinance section 10.106. The reasons for the waiver request are as follows:
 - The existing 5-foot greenbelt is existing, and has been existing for many years, possibly two decades or more. Moving it would require the relocation or significant rework of the existing parking lot.
 - In order to achieve the 20-foot greenbelt, the parking lot would need to lose a row of parking. This parking is needed due to its proximity to the building entrance and due to the number of spaces required on the site. There is no other convenient place to add parking except at the south end of the site, remote from the entrance.
 - If an attempt is made to keep all parking, then the narrow greenspace directly in front of the building would be significantly reduced. In some areas it would be reduced to only a couple of feet.
 - Moving the existing building to gain more greenspace is not practical or feasible.

- The residential property to the east is bounded by an undulating green space next to a street, Sage Circle. There are no homes directly abutting the Township's property. The greenbelt between the Township property and Sage Drive is not buildable due to its long narrow dimensions. The dimension from the Township's parking lot to Sage Drive appears to be about 25 feet at its narrowest and about 60 feet in other areas as the road undulates east and west.
5. Landscape Buffer Planting: Zoning requires Type B Greenbelt landscaping with one tree every 20' or a 6-foot-tall masonry wall. The border is 585-feet long. A waiver from this requirement is hereby requested per zoning ordinance section 10.106. The reasons for the waiver request are as follows:
 - The 5-foot-wide greenbelt is not wide enough to sustain healthy tree growth.
 - There are underground electrical utilities running down the middle of the greenbelt. Tree roots would damage the lines.
 - The masonry wall would be subject to damage by vehicles pulling into the parking spaces. The extremely long walls appearance would be very austere and less acceptable in appearance from both sides than the current combined properties greenbelt. The wall may not be permitted due to DTE power service lines for the building that run directly overhead.
 - A row of 2.5-foot to 3-foot tall bushes are proposed along the edge of the parking lot to help buffer headlights.
 6. Lot Coverage: Not Applicable to Office Technology (OT)
 7. Building Height: 45'-0" maximum allowable. 34'-2" Provided.

Parking Requirements and Calculation

1. Parking Requirements:
 - Office Use: 1 space per 300 sf
 - Assembly Use: 1 space per 200 sf
 - Theater: 1 space per 3 people
2. Parking Space and Aisle Requirements:
 - Regulations below based on 90-degree parking.
 - Regular Spaces: 9'-6" x 20'-0"
 - Barrier Free Spaces: 8'-0" x 20'-0" plus 5'-0" access aisle, 11'-0" access aisle at van accessible spaces. Van Parking Space Size Exception is being used throughout the reworked east parking lot: 8'-0" x 20'-0" space plus 8'-0" Aisle. This makes any of the new spaces van accessible.
 - Maneuvering Lane: 24'-0" minimum for two-way traffic
 - Parking spaces shall be double striped. Lines shall be white for regular spaces and blue for barrier free.
3. Existing Parking:
 - Parking count includes visitor and employee parking. It excludes parking in and around the utility buildings south of the police department wing of the building.
 - Existing Site Total: 365 standard parking spaces plus 21 barrier free spaces equals **386** total parking spaces.
4. Proposed Parking:
 - Proposed Site Total: 373 standard parking spaces plus 27 barrier free spaces equals **400** total parking spaces

5. Required Parking (See Calculation Below)

- **357** Total Spaces

6. Parking Calculation:

- Public Safety and Township Hall: $35,477 \text{ sf} / 300 = 119$
- Senior Center and Community Center (less Theater): $36,105 / 200 = 181$
- Recreation Office: $2,069 / 300 = 7$
- Theater: $150 \text{ seats} / 3 = 50$
- **Total Required = 357**
- **Total Provided = 400**
- Excess Parking = 43

7. Barrier Free Requirements / Calculation (For Entire Site):

- 301 to 400 Parking Spaces: Provide a minimum of 8 barrier free spaces.
- 27 barrier free spaces provided.

Traffic Impact Statement

The impact of traffic on Tyler Road and parking should be minimal. There is not a large increase in overall usage of the facility and the usage will be staggered throughout the day and week.

The building's several functions (Township Hall, Police Department, Senior Center, and Community Center) will have staggered times of usage. The Township Hall and the Senior Center will be used more during the day with events occasionally occurring in the evening. These will use the north parking areas. The Police Department and employees will use the police department and employee lots which access Quirk Road. The Community Center will be used more in the evenings and on the weekends. The east parking lot will be used by those accessing this function.

The parking lot, especially the visitors lot, is over-parked even with the proposed addition. Reportedly, it is rare that even half of the spaces are used at the same time. There could be some parking inconvenience if there is a large event at the building or multiple events at the same time. We understand that this would only be on limited occasions. Some visitors would need to park further away from the event than they might prefer.

The new addition removes the drive south of the building. This now allows the employee parking to be more secure but means that all other traffic needs to access the single exit onto Tyler Road. The Township has indicated that another access onto Tyler would not be possible. During a large event, there will be some delays in getting out of the parking lot. This is not unlike getting out of a parking deck after a concert or sporting event. In such case, public safety officers could be utilized to speed traffic out onto Tyler and possibly through the stoplight at Belleville Road. Also, the entrance lane could be used to allow traffic to flow west on Tyler. Traffic on this part of Tyler is minimal which will make the flow occur faster and more smoothly.

If an event attracted 200 vehicles (possibly about 300 people) and it took 5 seconds for each vehicle to get onto Tyler, it would take about 17 minutes to completely clear the lot. However, not everyone leaves an event at the same time. A few will leave early, and a few will linger a few minutes to socialize or to let traffic clear a bit. This will ease some of the congestion.

Development Standards Compliance for OT District

The design of the addition complies with the requirements of Section 3.114(F) "Development Standards Applicable to the OT Zoning District." The mass of the addition has been "designed to incorporate vertical design elements, building off-sets, façade articulation....to break up the horizontal mass of the building and to reflect an office or administrative appearance." "Variations in the form of the building, including horizontal and vertical indentations and projections, which contribute to the non-box like appearance" are provided. The materials used are harmonious with the rest of the building and represent an enhancement to the building's image.

The building addition's massing follows the design concept of the existing building. Variations in height occur due to the functions inside with the gym block being highest and the fitness areas slightly lower. The façade shifts in and out based on room function as well. This creates an interesting balance of planes.

Brick is the predominant material used on the exterior with metal panel used as an accent. Three colors of brick are used at the Gym to help break up the large wall surfaces. The east façade of the existing community center is being reclad in matching brick, too. Metal panels of different colors are featured at the fitness area and on the south stair. These features help articulate the facades. Fenestration is used where needed to provide natural light into the building. These window areas are integrated into the overall exterior design concept providing relief from the large wall planes.

An attractive entrance, with canopy, has been provided. Adjacent to the entrance is a vertical element featuring the Township's logo. Besides highlighting the entrance, this feature helps balance the height of the existing building with the taller height of the new addition. Signage has been intentionally kept to a minimal.

Sloped roofs, which are encouraged but not required by the ordinance, were not provided for the addition. Due to the plan dimensions of the building, slope roofs would have been very tall and out of scale and proportion with the existing building. Sloped roofs would also have been out of character with the design of the existing building.

Premier Community Amenities Plan Compliance

The project meets many of the goals of the Premier Community Amenities Plan.

Enhancement of the community center and senior center are significant amenity improvements for the community. The improved facilities offer a wider variety of recreation opportunities and more space for community gatherings, events, and all-inclusive activities.

The performance plaza on the south side of the building is also a significant amenity offering a venue for a wide variety of community events and happenings. Movie nights, concerts, open mic events, picnics, and other forms of entertainment can occur here.

The design includes preserving the rural character and natural features of the site, most notably the open areas and park areas. Future outdoor activity amenities, such as sand volleyball courts and pickleball courts, are being considered by the Township.

The sidewalk on the west side of the parking lot has been extended to south end of the existing parking lot. It now fully ties into the Quirk Park pathway system.

Project Statements per Site Plan Approval Checklist

1. Phasing: The project will be constructed in one phase.
2. Debris Pick Up: Debris with the property limits will be picked up weekly, after outdoor events, or as needed.
3. Wetlands: There are no wetlands on the site.
4. Floodplains: There are no floodplains on the site.
5. Waterways: There are no lakes, ponds, rivers, streams, or other waterways on the site.
6. Maintenance of Paved Surfaces: Paved surfaces, walkways, signs, lighting, and other structures and surfaces shall be maintained in a safe, attractive condition as originally designed and constructed. Parking lot striping and markings shall be maintained in a clearly visible condition.
7. Rubbish Receptacles: Existing rubbish and recycling containers shall be used. There is no intent to provide additional receptacles. The current receptacles are located against the south side of the existing building in an area concealed from view from public streets. They do not have an enclosure.
8. Landscape Maintenance Procedures: Owner agrees to seasonal maintenance program and will replace all diseased, dead, or damaged plants, replenish mulch, control weeds, fertilize, and prune beginning upon completion of construction of the landscaping. Lawns will be mowed and maintained.
9. Outdoor Storage: None
10. Hazardous Materials and Waste: None
11. Signage: Signage is limited to wall mounted lettering and Township logo as shown on the elevations. Parking lot and traffic signage will be provided per code and ordinance. There will be no monument sign or digital signs.
12. Special Data and Reports: None
13. Past Plan Submissions: The number of past plan submissions is not known. The Township Hall has been expanded and renovated several times.
14. Special Provisions: No Declaration of Protective Covenants, Conditions and Restricts, or other provisions are proposed or anticipated by the property owner for this project.
15. Truck Traffic: No truck traffic is anticipated other than standard deliveries and trash pickup.
16. Snow Storage: Snow from the east parking lot will mostly be placed in the greenspace along the west side of the parking lot and at the south end of the parking lot. In heavy snow conditions, which occur a few times a year, some of the south parking spaces may be used for snow storage. However, during the winter, the outdoor areas will rarely be used, and fewer parking spaces will be needed.

17. **Storm Water Detention Pond:** The stormwater detention area has been designed as a dry pond, similar to the existing pond directly to the west. To make this a feature that would hold water throughout the summer, water would need to be added to it. This would be an unnecessary cost for the Township and a waste of natural resources. As designed, the pond will be part of the open natural landscape south of the Township Hall.

Environmental Assessment

1. Flora:
 - The existing site is all mowed lawns, trees, and planned plantings. The site is used for recreation purposes. There are no woods, forests, open meadows, wetlands, or other natural features. The site is relatively flat.
 - The proposed sitework will rework the yard areas but the use will remain the same. There will be no impact to the existing site's flora or natural resources. There will be no hazardous materials involved in this project. There will be no erosion, or pollution caused by this project.
2. Fauna:
 - The current fauna would include typical suburban wildlife. Animals such as birds, rabbits, field mice, other small rodents, opossums, raccoons, and deer are common in southeast Michigan. These may wander through the site. They may occasionally nest in more remote areas of the site.
 - The proposed project and its sitework will not displace any animals and will not have an impact on their territory.

Required Township, County, and State Licenses and Permits

1. Van Buren Charter Township
 - Site Plan Approval
 - Engineering Review
 - Sanitary Sewer (Private Lead)
 - Building Permit and Trade Permits
2. Wayne County
 - SESC Permit (Dept of Environment)
 - Storm Water (DPS)
3. State of Michigan
 - Public Watermain - EGLE

Basic Code Information

1. Building Addition Code of Jurisdiction: 2015 Michigan Building Code, 2015 Michigan Mechanical Code, 2018 Michigan Plumbing Code, 2017 Michigan Electrical Code, 2015 Michigan Energy Code, 2010 Michigan Elevator Rules.
2. Building Renovation Code of Jurisdiction: Michigan Rehabilitation Code for Existing Buildings.

3. Fire Code of Jurisdiction: 2015 International Fire Code
4. Use Group: Mixed use, A-3, Assembly, B, Business, and S-2, Storage. Follow A-3, Assembly requirements.
5. Construction Type: 2B, Noncombustible, Unprotected
6. Addition and renovation area will be fully fire suppressed.
7. The new addition is separated from the existing building by a three-hour rated fire wall.
8. Fire Apparatus Access: Fire apparatus have access to the east and west sides of the building. The south perimeter of the building is within 150' of the parking lots. Therefore, a fire lane is not required.

End of Narrative



Report on Geotechnical
Investigation

**Proposed Van Buren Township
Community Recreation Center
46425 Tyler Road
Van Buren Charter Township,
Wayne County, Michigan**

Latitude 42.23259 ° N
Longitude -83.49406 ° W

Prepared for:

Plante Moran CRESA
3000 Town Center, Suite 100
Southfield, MI 48075

G2 Project No. 213596
October 18, 2021



October 18, 2021

Mr. Robert Stempien, AIA
Sr. Vice President
Plante Moran CRESA
3000 Town Center, Suite 100
Southfield, Michigan 48075

Re: Report on Geotechnical Investigation
Proposed Van Buren Township Community Recreation Center
46425 Tyler Road
Van Buren Charter Township, Michigan 48111
G2 Project No. 213596

Greetings Mr. Stempien,

We have completed the geotechnical investigation for the construction of the proposed Van Buren Township Community Recreation Center to be constructed in Van Buren Township, Wayne County, Michigan. This report presents the results of our observations and analyses and our recommendations for earthwork operations, foundation design, and construction considerations as they relate to the geotechnical conditions on site.

We appreciate the opportunity to be of service to Plante Moran CRESA and look forward to discussing the recommendations presented herein. In the meantime, if you have any questions regarding the report or any other matter pertaining to the project, please call us.

Sincerely,

G2 Consulting Group, LLC

Ryan Carpus, E.I.T.
Staff Engineer

RPC/JBS/jbs

Jason B. Stoops, P.E.
Project Manager/Office Manager

EXECUTIVE SUMMARY

The proposed development will include the construction of a new gymnasium addition adjacent to the existing municipal building, renovations to the existing building, and the construction of associated pavements and utilities. The addition includes a high bay and mezzanine running track. Information related to structural loading conditions was not available at the time of this report; however, we anticipate the structure will be lightly to moderately loaded with single column loads will range from approximately 75 to 150 kips, and wall loads will range from approximately 5 to 7 kips per linear foot. The proposed finished floor elevation of 699.20 matches the finished floor elevation of the existing building.

Approximately 3 to 8 inches of topsoil, bituminous concrete, or Portland cement concrete are present at the ground surface of the soil boring locations. Within borings B-1, B-2, B-4, P-2, and P-6, fill soils consisting of hard silty clay, sandy clay, and medium compact clayey sand underlie the topsoil or pavement section extending to depths ranging from 3 to 4-1/2 feet. Within borings B-1, B-2, B-4, and P-6, a layer of organic peat consisting of loose clayey sand and stiff sandy clay underlies the fill soil extending to depths ranging from 4 to 5-1/2 feet. Within borings B-3 and P-3 through P-5, native granular soils with trace organic matter consisting of loose to medium compact sand, silty sand, and hard sandy clay underlie the topsoil or pavement section extending to depths ranging from 3-1/2 to 6 feet. Within each soil boring, native granular soils generally consisting of loose to medium compact sand and silty sand extend to the explored depth of 10 feet within borings P-1 through P-1 and OS-1, and to depths ranging from 17 to 19 feet within borings B-1 through B-4. Within borings B-1 through B-4, native very stiff silty clay underlies the granular soils extending to the explored depth of 20 feet.

Groundwater was observed during drilling within each soil boring at depths ranging from 3-1/2 to 6-1/2 feet. Upon completion of drilling, wet caving was observed within borings B-1 through B-4, P-1 through P-4, P-6, P-7, and OS-1 at depths ranging from 4 to 6 feet.

A one-foot layer of organic peat soil is present throughout most of the footprint of the proposed building. These soils are not suitable for the support of foundations or floor slabs and must be removed in their entirety and replaced with engineered fill. We anticipate foundations will bear on engineered fill within these areas. Due to the proximity of the groundwater table to the anticipated bearing depth and loose granular soils within the influence of the proposed foundations, foundations bearing on engineered fill or native clean granular soils may be designed using a lower allowable bearing capacity of 2,500 psf. We recommend a qualified geotechnical engineer/technician be on site during construction to observe the excavations, measure the bearing depth, and confirm the adequacy of the bearing soils.

We anticipate that groundwater will be encountered within foundation and utility excavations for excavations that extend approximately 3-1/2 to 4 feet below existing grades. We anticipate groundwater can be controlled with properly constructed sumps and pumps for excavations within a foot or two of the groundwater table. However, for deeper utility excavations, we anticipate that a system of perimeter shallow well points will be required to control groundwater. We recommend that foundation and utility installation be performed during the summer when the groundwater table should be lower in elevation.

Depending on the depth of the fuel tank, permanent measures may need to be implemented to prevent buoyancy (floating) of the tank out of the ground. We recommend remediation measures, such as deadman anchors, be used to off-set buoyancy forces. We recommend a factor of safety of 1.2 for design of systems to prevent buoyancy of the tank.

This summary is not to be considered separate from the entire text of this report, with all the conclusions and qualifications mentioned herein. Details of our analysis and recommendations are discussed in the following sections and in the Appendix of this report.

PROJECT DESCRIPTION

The proposed development will include the construction of a new gymnasium addition adjacent to the existing municipal building, renovations to the existing building, and the construction of associated pavements and utilities. The addition includes a high bay and mezzanine running track. Information related to structural loading conditions was not available at the time of this report; however, we anticipate the structure will be lightly to moderately loaded with single column loads will range from approximately 75 to 150 kips, and wall loads will range from approximately 5 to 7 kips per linear foot. The proposed finished floor elevation of 699.20 matches the finished floor elevation of the existing building. Existing site grades have been estimated using the provided "Preliminary Building Layout Plan", dated October 5, 2021. Additionally, one soil boring was performed near the water tower west of the existing municipal building for the relocation of an underground fuel tank.

SCOPE OF SERVICES

The field operations, and construction considerations related to site preparations and foundation construction, laboratory testing, and engineering report preparation were performed under direction and supervision of a licensed professional engineer. Our services were performed according to generally accepted standards and procedures in the practice of geotechnical engineering in this area. Our scope of services for this project is as follows:

1. We drilled twelve (12) soil borings. Soil borings B-1 through B-4 were performed within the footprint of the proposed building addition extending to a depth of 20 feet each. Soil borings P-1 through P-7 will be performed within the proposed pavement areas extending to a depth of 10 feet each. Soil boring OS-1 was performed near the water tower to the west of the project site extending to a depth of 10 feet.
2. We performed laboratory testing on representative samples obtained from the soil borings.
3. We prepared this engineering report. Our report includes recommendations regarding foundation types suitable for the soil conditions encountered, allowable bearing capacities of the anticipated bearing soil layers, estimated settlement, bituminous pavement design, and construction considerations related to site preparations and foundation construction.

FIELD OPERATIONS

Neumann/Smith Architecture selected the number, depth, and location of the soil borings. The soil boring locations were determined in the field by measuring from known landmarks by a G2 staff engineer. The approximate soil boring locations are shown on the Soil Boring Location Plan, Plate Nos. 1 and 2.

The soil borings were drilled using a truck-mounted rotary drill rig. Continuous flight, 2-1/4-inch inside diameter, hollow-stem augers were used to advance the boreholes to the explored depths. Soil samples were obtained at intervals of 2-1/2 feet within the upper 10 feet and at 5 foot intervals thereafter. These samples were obtained by the Standard Penetration Test method (ASTM D 1586), which involves driving a 2-inch diameter split-spoon sampler into the soil with a 140-pound weight falling 30 inches. The sampler is generally driven three successive 6-inch increments with the number of blows for each increment recorded. The number of blows required to advance the sampler the last 12 inches is termed the Standard Penetration Resistance (N). Blow counts for each 6-inch increment and the resulting N-values are presented on the individual soil boring logs.

Soil samples were placed in sealed containers in the field and brought to our laboratory for testing and classification. During field operations, the driller maintained logs of the encountered subsurface

conditions, including changes in stratigraphy and observed groundwater levels. The final boring logs are based on the field logs supplemented by laboratory classification and test results. After completion of drilling operations, the boreholes were backfilled with auger cuttings and capped with cold patch where applicable.

LABORATORY TESTING

Representative soil samples were subjected to laboratory testing to determine soil parameters pertinent to foundation design and site preparation. An experienced geotechnical engineer classified the soils in general conformance with the Unified Soil Classification System.

Laboratory testing included testing in general accordance with the following standards:

- ASTM D2216—Standard Test Methods for Laboratory Determination of Moisture Content of Soil and Rock by Mass
- ASTM D2974—Standard Test Methods for Moisture, Ash, and Organic Matter of Peat and Other Organic Soils
- ASTM C136—Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates
- ASTM D4318—Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils

Additional unconfined compressive strengths were determined using a spring-loaded hand penetrometer. The hand penetrometer estimates the unconfined compressive strength to a maximum of 4-1/2 tons per square foot (tsf) by measuring the resistance of the soil sample to the penetration of a calibrated spring-loaded cylinder.

The results of the moisture content, unconfined compressive strength tests, and organic content are presented on the soil boring logs, Figure Nos. 1 through 12, at the depths the samples were obtained. Results of Atterberg Limits tests are presented on Figure No. 13, Atterberg Limits. Results of sieve analyses are presented on Figure No. 14, Grain Size Distribution. We will hold the soil samples for 60 days from the date of this report, after which time they will be discarded. If you would like the samples, please let us know.

SITE CONDITIONS

The site is currently a municipal building containing the Van Buren Township Hall, water department, and senior center. The building is surrounded by driveways and parking areas. A park is located directly to the south of the parking areas. Site grades are mostly flat. However, a short hill about 2 feet deep is located directly south of boring location P-6. Site grades range between 696 and 699 within the soil boring locations.

SOIL CONDITIONS

Approximately 3 to 8 inches of topsoil are present at the ground surface of borings B-1 through B-3, P-3, P-6, and OS-1. Approximately 3 inches of Portland cement concrete supported by 2-1/2 inches of aggregate base are present at the ground surface of boring B-4. Approximately 3 to 5 inches of bituminous concrete are present at the ground surface of borings P-1, P-2, P-4, P-5, and P-7. Within borings P-1, P-2, and P-7, 2 to 3 inches of asphalt millings underlie the bituminous concrete. Within borings P-1, P-2, P-4, P-5, and P-7, 5 to 8 inches of aggregate base consisting of sand and gravel underlie the bituminous concrete or asphalt millings. Within borings B-1, B-2, B-4, P-2, and P-6, fill soils consisting of silty clay, sandy clay, and clayey sand underlie the topsoil or pavement section extending to depths ranging from 3 to 4-1/2 feet. Within borings B-1, B-2, B-4, and P-6, a layer of organic peat

consisting of clayey sand and sandy clay underlies the fill soil extending to depths ranging from 4 to 5-1/2 feet. Within borings B-3 and P-3 through P-5, native granular soils with trace organic matter consisting of sand, silty sand, and sandy clay underlie the topsoil or pavement section extending to depths ranging from 3-1/2 to 6 feet. Within each soil boring, native granular soils generally consisting of sand and silty sand extend to the explored depth of 10 feet within borings P-1 through P-1 and OS-1, and to depths ranging from 17 to 19 feet within borings B-1 through B-4. Within borings B-1 through B-4, native silty clay underlies the granular soils extending to the explored depth of 20 feet.

The peat soils have an organic content ranging from 12 to 16 percent. The cohesive peat soils are stiff in consistency with natural moisture contents ranging between 38 and 45 percent and unconfined compressive strength between 2,000 and 3,000 pounds per square foot (psf). The granular peat soils are loose to medium compact in relative density with SPT N-values between 5 and 12 blows per foot (bpf). Within boring P-6, the clayey sand fill has an organic content of 7.2 percent.

The cohesive fill soils are hard in consistency with moisture contents ranging from 13 to 16 percent and unconfined compressive strength of 9,000 psf. The granular fill soils are medium compact in relative density with SPT N-values of 11 bpf.

Where trace organic content is present with in the native soils, organic content ranges from 1 to 4 percent. The native granular soils are generally loose to medium compact in relative density with SPT N-values ranging from 8 to 30 bpf. The native sandy clay within the upper 4 feet within borings P-1 and P-3 is hard in consistency with natural moisture contents between 12 and 14 percent and unconfined compressive strength of 9,000 psf. The deeper silty clay with borings B-1 through B-4 is very stiff in consistency with natural moisture content ranging from 13 to 23 percent and unconfined compressive strength of 4,000 psf.

The stratification depths shown on the soil boring logs represent the soil conditions at the boring locations. Variations may occur between borings. Additionally, the stratigraphic lines represent the approximate boundaries between soil types. The transitions may be more gradual than what are shown. We have prepared the boring logs on the basis of laboratory classification and testing as well as field logs of the soils encountered.

Soil profiles described above are generalized descriptions of the conditions encountered at the boring locations. General Notes Terminology defining the nomenclature used on the boring logs and elsewhere in this report are presented on Figure No. 15.

GROUNDWATER CONDITIONS

Groundwater measurements were performed during and upon completion of drilling operations. Groundwater was observed during drilling within each soil boring at depths ranging from 3-1/2 to 6-1/2 feet. Upon completion of drilling, wet caving was observed within borings B-1 through B-4, P-1 through P-4, P-6, P-7, and OS-1 at depths ranging from 4 to 6 feet. Within boring P-5, groundwater was measured at 4-1/2 feet upon completion of drilling. Fluctuations in perched and long-term groundwater levels should be anticipated due to seasonal variation and following periods of prolonged precipitation.

SITE PREPARATION RECOMMENDATIONS

A one-foot layer of organic peat soil is present throughout most of the footprint of the proposed building. These organic soils are unsuitable for the support of foundations. Additionally, because grades are being raised by up to approximately 2 feet within some areas of the building pad, we anticipate the additional overburden pressure would cause significant consolidation settlement of the organic soils that would result in settlement and cracking of the floor slab. Therefore, the organic soils should be removed in their entirety and replaced with engineered fill. Within the vicinity of boring B-3,

the brown sand with trace organic content is marginally suitable for the support of floor slabs and may be left in place if some risk of settlement is tolerable. However, foundation excavations would need to extend through the brown sand with trace organic matter within the vicinity of boring B-3 which would require excavations of up to approximately 6 feet.

We anticipate earthwork operations will consist of demolishing the existing pavements and park area within the footprint of the proposed building addition and pavement reconstruction, removing any underground utilities within the footprint of the proposed building and backfilling with engineered fill, excavating the organic peat soils within the footprint of the proposed building and backfilling with engineered fill, proof rolling the exposed subgrade, raising grades to the proposed subgrade elevation with engineered fill, excavating for utilities and foundations, and preparing subgrade for floor slab and pavement support. We recommend all earthwork operations be performed in accordance with comprehensive specifications and be properly monitored in the field by qualified personnel under the direction of a licensed engineer.

At the start of earthwork operations, the existing vegetation and topsoil must be completely removed. The organic peat soils, any existing utilities and associated backfill located within the proposed building footprints should be completely removed and backfilled with engineered fill. After removal of the vegetation and topsoil, the exposed subgrade should be thoroughly evaluated for stability. Given the granular nature of the site, we recommend the subgrade be proof compacted with a vibratory roller making overlapping passes across the subgrade in two perpendicular directions. We recommend evaluating the depth of groundwater, in relation to the subgrade elevation. If groundwater is within 2 feet of the cut subgrade elevation, we recommend dead-rolling the granular soils during proof compaction operations. Any unstable or unsuitable areas noted during proof compaction operations should be improved by additional compaction or removed and replaced with engineered fill. Any soils that are disturbed during grading operations should be removed and replaced with engineered fill.

Engineered fill should be free of organic matter, frozen soil, clods, or other harmful material. Frozen material should not be used as fill, nor should fill be placed on a frozen subgrade. Engineered fill should be placed in uniform horizontal layers, not more than 9 inches in loose thickness. Shallower lift thicknesses will be required within areas that are static rolled. The engineered fill should be compacted to achieve a density of at least 95 percent of the maximum dry density as determined by the Modified Proctor compaction test (ASTM D 1557). Any cohesive engineered fill material should be placed and compacted at moisture contents within 3 percent above and 1 percent below the moisture content. Any granular engineered fill material should be placed and compacted at moisture contents within 2 percent above or below the optimum moisture content.

We anticipate the existing non-organic fill soils above the peat layers could be re-used as engineered fill within the site. However, some moisture conditioning (drying) of the clay fill soils will be required. Therefore, if it is desired to re-use the existing non-organic fill clay soils, we recommend earthwork operations be performed during periods of warm, dry weather to facility moisture conditioning of the clay fills.

We recommend using an imported granular engineered fill within confined areas such as adjacent to foundation walls or utility trenches. Granular engineered fill is generally more easily compacted than cohesive soils within these confined areas. Additionally, the proper placement and compaction of backfill within these areas is imperative to provide adequate support for overlying floor slabs and pavements.

FOUNDATION RECOMMENDATIONS

As previously stated, the organic peat soils within most of the building footprint are not suitable for the support of foundations or floor slabs and must be removed in their entirety and replaced with

engineered fill. We anticipate foundations will bear on engineered fill within these areas. The sand with trace organic matter within boring B-3 is also unsuitable for support of foundations, but is marginally supportable for support of floor slabs and may be left in place provided it passes a proof compaction. If the sand with trace organic matter is left in place, foundation excavations must extend through organic soil and bear on the underlying medium compact gray silty sand. This would require foundation excavations of up to approximately 6 feet within this area. Due to the proximity of the groundwater table to the anticipated bearing depth and loose granular soils within the influence of the proposed foundations, foundations bearing on engineered fill or native clean granular soils may be designed using a lower allowable bearing capacity of 2,500 psf. We recommend a qualified geotechnical engineer/technician be on site during construction to observe the excavations, measure the bearing depth, and confirm the adequacy of the bearing soils.

Continuous wall or strip footings should be at least 12 inches in width and isolated spread footings should be at least 30 inches in their least dimension. Adjacent spread footings at different levels should be designed and constructed so the least lateral distance between them is equivalent to or more than the difference in their bearing levels. To achieve a change in the level of a strip foundation, the foundation should be gradually stepped at a grade no steeper than two units horizontal to one unit vertical.

Exterior footings should bear at a minimum depth of 3-1/2 feet below finished grade for protection against frost heave. Interior footings may bear at shallower depths provided suitable native soils are available for support, and provided the foundation soils are continuously protected from frost penetration during construction.

If the recommendations outlined in this report are adhered to, total and differential settlements for the completed structure should be within 1 inch and ½ inch, respectively. We expect settlements of these magnitudes are within tolerable limits for the type of structure proposed. We recommend all foundations be suitably reinforce to minimize the effects of differential settlements associated with local variations in subsoil conditions.

FLOOR SLAB RECOMMENDATIONS

As previously stated, a one-foot layer of organic peat soil is present throughout most of the footprint of the proposed building. These organic soils are unsuitable for the support of foundations. Additionally, because grades are being raised by up to approximately 2 feet within some areas of the building pad, we anticipate the additional overburden pressure would cause significant consolidation settlement of the organic soils that would result in settlement and cracking of the floor slab over time. Therefore, the organic soils should be removed in their entirety and replaced with engineered fill. Within the vicinity of boring B-3, the brown sand with trace organic content is marginally suitable for the support of floor slabs, following earthwork operations as described in the Site Preparation section of this report. Given the consistency and strength of the fill soils, we anticipate the risk is low of excessive floor slab settlement. If the sand with trace organic content is left in place, floor slabs may be designed using a subgrade modulus of up to 100 pounds per cubic inch (pci). If the sand with trace organic content is removed and replaced with engineered fill, floor slabs may be designed using a subgrade modulus of 150 pci.

We recommend that at least 4 inches of pea gravel/clean coarse gravel be placed between the subgrade and the bottom of the floor slab for use as a capillary break to reduce moisture transmission through the concrete floors and to reduce the potential for concrete curling. If moisture sensitive floor coverings are planned, or if greater protection against vapor transmission is desired, a vapor barrier, consisting of at least 10-mil plastic sheeting, may be placed over the capillary break layer beneath floor slabs. We

recommend all concrete floor slabs be suitably reinforced and separated from the foundation system to allow for independent movement.

PAVEMENT RECOMMENDATIONS

Proposed pavement grades or locations were not available at the time of this report. However, we anticipate the proposed pavement surface will be at or near the existing grades. Based on the estimated grades, we anticipate subgrade soils will primarily consist of medium compact native and fill granular soils or hard native or fill sandy clay. We anticipate the existing subgrade soils will generally be suitable for support of the proposed pavements provided subgrade preparation is performed as outlined in the Site Preparation section of this report. However, within the vicinity of boring P-6, organic peat soil was encountered between depths of 3 and 4-1/2 feet. We recommend removing the peat soil and replacing with engineered fill in this area prior to constructing the pavement section. We recommend the subgrade not be exposed to prolonged periods of precipitation, and that the reconstruction be performed during the summer months to ensure dry, warm weather to optimize working conditions.

We anticipate the proposed pavement areas will consist of light-duty flexible bituminous concrete pavement sections in driveways and parking areas. We assume vehicle traffic will primarily consist of passenger vehicles, snow plow trucks, delivery vans, and garbage trucks. We have provided pavement sections based on the following design parameters, with the corresponding traffic loads. If design traffic volumes are determined to be more than what is presented here, G2 should be notified so we can evaluate the pavement sections based on actual design traffic conditions.

We performed pavement design analyses in accordance with the “AASHTO Guide for Design of Pavement Structures”. We recommend the subgrade soils be assigned an effective roadbed soil resilient modulus of 8,000 psi for use in pavement design. For evaluation purposes, we estimated a serviceability loss of 2.0, a standard deviation of 0.45 for bituminous pavements and a reliability factor of 0.85. For the standard flexible pavement sections, we recommend the following cross-sections:

Typical Light-Duty Flexible Pavement Section		
Material	Thickness	Structural Coefficient
MDOT 5E1 Bituminous Wearing Course	2 inches	0.42
MDOT 3C Bituminous Leveling Course	2 inches	0.42
MDOT 21AA Aggregate Base Course (dense-graded)	8 inches	0.14
		Total SN = 2.80

Based on the results of our analysis, we predict the proposed light-duty pavement section is suitable for 50,000 18-kip equivalent single-axle loads (ESALs) over a 20-year design life.

Proper pavement drainage is essential given the presence of sandy clay and clayey sand subgrade soils. We recommend “stub” or “finger” drains be provided around catch basins to minimize the accumulation of water above and within any frost susceptible subgrade soils. We recommend edge drains be provided continuously along curbs since they can become a source of water infiltration into the pavement subgrade. Such drains should extend to minimum depths of 4 inches below the bottom of the proposed aggregate base course. These drains could be connected to nearby catch basins.

The pavement and subgrade should be properly sloped to promote effective surface and subsurface drainage and prevent water from ponding. We also recommend pavement subbase materials consist of non-frost susceptible aggregates where possible.

Regular timely maintenance should be performed on the bituminous pavement to reduce the potential deterioration associated with moisture infiltration through surface cracks. The owner should be prepared

to seal the cracks with hot-applied elastic crack filler as soon as possible after cracking develops and as often as necessary to block the passage of water to the subgrade soils.

OFFSITE FUEL TANK CONSIDERATIONS

Details regarding the size and depth of the proposed fuel tank were unknown at the time of this investigation. The native granular soils encountered within soil boring OH-1 are suitable for the support of a fuel tank. If the excavation extends below 4 feet, we anticipate significant groundwater accumulation within the excavation. We recommend dewatering the fuel tank excavation in accordance with the subsequent Construction Considerations section of this report. In addition, depending on the depth of the tank, permanent measures may need to be implemented to prevent buoyancy (floating) of the tank out of the ground. We recommend remediation measures, such as deadman anchors, be used to off-set buoyancy forces. We recommend a factor of safety of 1.2 for design of systems to prevent buoyancy of the tank.

CONSTRUCTION CONSIDERATIONS

We anticipate that caving and/or sloughing of the granular soils will occur; therefore, the contractor should be prepared to over excavate and form foundations. The sides of the spread and/or strip footing foundations should be constructed straight and vertical to reduce the risk of frozen soil adhering to the concrete and raising foundations.

We anticipate that groundwater will be encountered within foundation and utility excavations for excavations that extend approximately 3-1/2 to 4 feet below existing grades. We anticipate groundwater can be controlled with properly constructed sumps and pumps for excavations within a foot or two of the groundwater table. However, for deeper utility excavations, we anticipate that a system of perimeter shallow well points will be required to control groundwater. We recommend that foundation and utility installation be performed during the summer when the groundwater table should be lower in elevation.

The anticipated invert depths for underground utilities were not provided at the time of this report. However, the clean native soils encountered are suitable for support of utilities. The sand with trace silt encountered within borings P-1 through P-4, and P-7 appears to generally conform to the MDOT specification for Class II sand and may be suitable for use as engineered backfill for utilities or elsewhere free-draining conditions are required.

For deeper utilities, we recommend that well points be installed to lower the groundwater level prior to beginning trenching operations. The groundwater level should be lowered to at least (2) feet below the expected depth of excavation. The well points should be installed by a qualified dewatering contractor. The spacing of the well points will depend on the depth of the well points, the size of the pump that will be used, and the effective hydraulic conductivity of the soils being dewatered. We estimate the onsite silty sand will have a hydraulic conductivity of 2.5×10^{-5} cm/s, and the onsite sand with trace silt to have a hydraulic conductivity of 5×10^{-4} cm/s. The dewatering contractor should perform their own pump tests to determine the actual hydraulic conductivity of the soil.

Where excavations extend below a depth of 5 feet and sufficient space is available, we recommend a maximum slope of two horizontal units to one vertical unit (2H:1V) within the loose to medium compact granular soils. When seepage from excavation cuts is observed, the slopes must be flattened sufficiently to achieve stability, but in no case left steeper than 3H:1V at and below the seepage level. All excavations should be safely sheeting, shored, sloped, or braced in accordance with MI-OSHA requirements. If material is stored or equipment is operated near an excavation, stronger shoring must be used to resist the extra pressure due to superimposed loads.

GENERAL COMMENTS

We have formulated the evaluations and recommendations presented in this report relative to site preparation and improvements on the basis of data provided to us relating to the project location, scope, and surface grade for the proposed site. Any significant change in this data should be brought to our attention for review and evaluation with respect to prevailing subsurface conditions. Furthermore, if changes occur in the design, location, or concept of the project, conclusions and recommendations contained in this report are not valid unless G2 Consulting Group, LLC reviews the changes. G2 Consulting Group, LLC will then confirm the recommendations presented herein or make changes in writing.

The scope of the present investigation was limited to evaluation of subsurface conditions for the proposed building and pavement areas and other related aspects of the development. No chemical, environmental, or hydrogeological testing or analyses were included in the scope of this investigation.

We base the analyses and recommendations submitted in this report upon the data from the soil borings performed at the approximate locations shown on the Soil Boring Location Plan, Plate Nos. 1 and 2. This report does not reflect variations that may occur between the actual boring locations and the actual structure locations. The nature and extent of any such variations may not become clear until the time of construction. If significant variations then become evident, it may be necessary for us to re-evaluate our report recommendations.

Soil conditions at the site could vary from those generalized on the basis of soil borings made at specific locations. It is, therefore, recommended that G2 Consulting Group, LLC be retained to provide soil engineering services during site preparation, excavation, and foundation construction phases of the proposed project. This is to observe compliance with the design concepts, specifications, and recommendations. Also, this allows design changes to be made in the event that subsurface conditions differ from those anticipated prior to the start of construction.

APPENDIX

Soil Boring Location Plan	Plate No. 1
Soil Boring Logs	Figure Nos. 1 through 12
Atterberg Limits	Figure No. 13
Grain Size Distribution	Figure No. 14
General Notes Terminology	Figure No. 15



February 28, 2022

Mr. Dan Power
Director of Planning and Economic Development,
Van Buren Charter Township, MI, 48111

Subject: Van Buren Charter Township Community Center
Response to Planning Department's Site Plan Approval Comments

Dear Dan:

Below, in **bold red** text, are Neumann/Smith's (N/S) responses to your comments regarding the site plan approval submission for the Van Buren Charter Township Community Center project. The response follows the format requested in your memo but only lists the comments and not the entire general text.

The responses below are based on your memo of February 17, 2022, as well as the original memo of February 15, 2022, and your email "Follow-up comments on Community Center" of February 22, 2022. They are also based on the meeting held on February 24, 2022.

Project Summary

Zoning and Use

The latest anticipated hours for events at the site should be listed on the site plan.

N/S Response: This has been addressed in the narrative. In brief, events at the Community Center's outdoor performance plaza will occur between 10:00 AM and 8:00 PM on any given day. Approximately three times a year, there will be movie nights that will end by midnight. There may be rare exceptions to this scheduling.

Required Information and Overall Formatting Comments

- A civil sheet index is provided. Add architectural and landscaping sheets to an overall master sheet index.
- **N/S Response: The sheet index is on the title sheet of the drawing set. It has been adjusted to only show site plan approval sheets.**
- Include the architectural site plan sheet near the front of the proposed sheet set.
- **N/S Response: The architectural site plan has been relocated to the front of the set. The order will be cover sheet, architectural site plan, site survey, civil drawings, landscape drawings and architectural plans and elevations.**
- Plan sheets can be submitted at a scale as little as 1:100'. Consolidate the civil sheets such that there is a single sheet for each the demolition plan, utility plan, pavement layout and plan, topographical survey, and grading plan sheets rather than three of each.
- **N/S Response: The plans have been consolidated as requested.**
- Provide an overall existing condition plan with the existing building footprint and survey for the site.
- **N/S Response: This was provided in the original set, drawings C7.1, C7.2, and C7.3. We have moved these sheets to the front of the set.**
- Include a clear delineation between the existing building and proposed addition on all plan sheets. The Grading Plan Area "B" sheet appears to mislabel some of the existing building as proposed addition and does not delineate existing vs. proposed addition.

- **N/S Response: The drawing has been updated to show the proposed addition.**
- List the required permits on the architectural site plan sheet or title sheet.
- **N/S response: These are listed in the narrative and have been added to the drawings.**
- Do not include any utility detail sheets in the submittal to the Planning Commission.
- **N/S Response: These sheets have been deleted.**
- Any easements on the site must be shown on the existing conditions or topographic survey plan sheets.
- **N/S Response: The Township has informed us that they found no easements recorded for this property. The existing conditions plan (i.e. "Site Survey") is included in the set. Conditions will be verified during construction via the preconstruction process and Miss Dig.**
- Provide a scale on all plan sheets.
- **N/S Response: A scale has been added to all plan sheets for reference.**

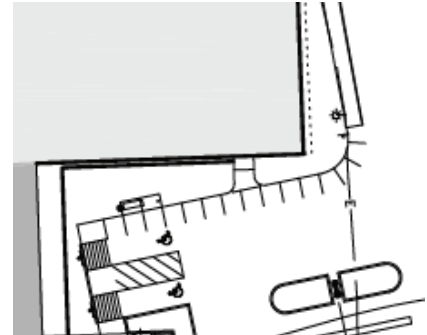
Dimensional Requirements.:

- Adjust the front lot line to be the southernmost right-of-way boundary for Tyler Road.
- **N/S Response: The front yard setback has been adjusted. It starts 33' from the centerline of Tyler Road (66' ROW). No impact on the design.**
- Adjust the noted side yard setback on the east side of the site to be 50', per Section 4.102(V) of the Zoning Ordinance.
- **N/S Response: The east side yard setback has been shown as 50-feet as required by the zoning ordinance. No impact on the design.**
- Provide dimensions for the space between the east edge of the east parking lot and the east lot line.
- **N/S Response: Dimensions have been added. The existing greenspace is 5-foot wide.**
- Some references to the east lot line on the plans indicate this is an "approximate" property line. Verify this property line.
- **N/S Response: The "approximate property line" text has been removed from the site survey and the civil drawings.**

Access, Circulation and Traffic Impacts

- **Overall traffic and circulation**
 - Provide a basic traffic impact narrative with supporting data to justify that there will not be excessive delays or stacking for vehicles using this driveway during high occupancy times.
 - **N/S Response: A Traffic Impact Statement has been added to the narrative to address parking lot usage.**
 - Provide written justification for the closure of access between the site's northwest parking area and the main Police Department parking to the west of the Police Department.
 - **N/S Response: This has been addressed in the narrative. In brief, this site modification was undertaken at the direction of the police department and was accepted by the Township officials. The intent is to help secure police vehicles and police department employee's private vehicles.**

- Access to the south end of the building does not have a fire lane adjacent to it. This must be approved by the Van Buren Township Fire Marshal.
- **N/S Response: This has been addressed in the narrative. In brief, the south end of the building is within 150-foot of the location of a fire apparatus. Therefore, a fire lane is not required.**
- **Location of Curb Cuts and Cross Access.**
- **Sidewalks.**
- A sidewalk is recommended in this location to connect to existing sidewalk near the front of the property
- **N/S Response: The intent is to have a sidewalk in this location. The linework has been corrected to show the sidewalk.**



Parking and Loading

- **Space Dimensions.** Add the parking space minimum dimensions (20' deep, 9.5' wide) and access aisle minimum dimensions (24' wide) to the proposed site plan on either the overall architectural site plan or the pavement and layout plan.
- **N/S Response: The dimensions have been added to the architectural site plan.**
- Adequate **snow storage** must be accounted for.
- **N/S Response: Snow storage has been addressed in the narrative. Snow from the east parking lot will mostly be placed in the greenspace along the west side of the parking lot (south end) and at the south end of the parking lot. In heavy snow conditions, which occur a few times a year, some of the south parking spaces may be used for snow storage. However, during the winter, the outdoor areas will rarely be used, and the parking spaces will not be needed.**

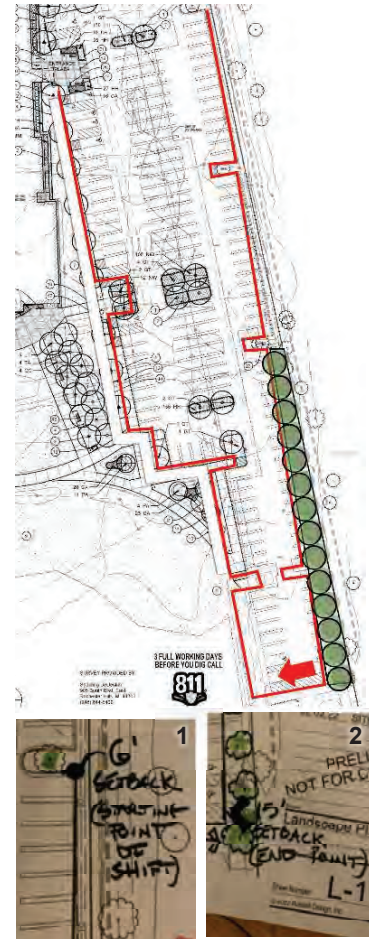
Landscaping and Screening.

Applicable landscaping standards and required additional information on the landscaping plan related to these standards is listed below.

- **Overall formatting comments.** The existing format for the proposed plant list may remain in the plan submittal. In addition, provide a full **schedule of required landscaping** for the Affected Area. This should be based on the relevant sections from Article 10 of the Van Buren Township Zoning Ordinance, as listed below in items 10.103(A)-(G). The required landscaping may include credit for existing trees in the Affected Area.
- **N/S Response: The landscaping schedule has been added to the drawings.**
- **10.103(B).**
 - **Interior Parking Lot Landscaping.** Verify the total interior parking lot landscaping in the Affected Area and list the required number of trees based on this in the **Schedule of Required Landscaping.**
 - **N/S Response: The calculation and related information have been added to the landscape drawings. The landscaped islands have been adjusted to achieve the required 10-foot minimum width dimension. We omitted the sidewalk across the larger island as it would only see limited use. We used some of the additional area gained by this omission to enlarge the other islands without sacrificing parking spaces.**



- **10.103(E). Greenbelt Buffering.** The Affected Area includes roughly 585' of site perimeter which borders on a residential zoning district, giving it a "Type B" greenbelt buffering requirement. The Type B Greenbelt requires a 20' wide green space with one tree every 20', or installation of a 6' high masonry wall. We recommend the following listings in the landscaping schedule:
 - Required Type B Greenbelt landscaping: 30 trees (585 / 20 = 29.25) would be required for a 585' long Type B border. Verify the length of Type B boundary in the Affected Area and list the required number of trees based on this in the **Schedule of Required Landscaping.**
 - **N/S Response: Trees cannot be placed in this area as discussed at the 2-24-2022 meeting. A Modification Request is being requested per section 10.106. Refer to the Site Plan Approval Narrative, "Zoning Information, Item 5 "Landscape Buffering Planting."**
 - The greenbelt is not wide enough to sustain healthy tree growth.
 - There are electrical utilities running down the middle of the greenbelt. This is also a snow storage area.
 - The masonry wall would be subject to damage by vehicles pulling into the parking spaces. The extremely long walls appearance would be very austere and less acceptable in appearance from both sides than the current combined properties greenbelt. The wall may not be permitted due to DTE power service lines for the building that run directly overhead.
 - A modification may also be requested to allow a buffer less than 20' wide.
 - **N/S Response: A Modification Request is being requested per section 10.106. Refer to the Site Plan Approval Narrative, "Zoning Information, Item 4 "Landscape Buffer."**
 - A buffer less than 20-foot wide already exists, and has been existing for many years, possibly two decades or more. The dimension from the existing parking lot to the east property line is 5-feet.
 - In order to achieve the 20-foot greenbelt, the parking lot would need to lose a row of parking. This parking is needed due to its proximity to the building entrance and due to the number of spaces required on the site.
 - If an attempt is made to keep all parking, then the narrow greenspace directly in front of the building would be significantly reduced. In some areas it would be reduced to almost nothing.
 - Moving the existing building to gain more greenspace is not practical or feasible.
 - The residential property to the east is bounded by a street, Sage Circle. There are no homes directly abutting the Township's property. The greenbelt between the Township property and Sage Drive is not buildable due to its long narrow dimensions. The dimension from the Township's parking lot to Sage Drive appears to be about 25 feet at its narrowest and about 60 feet in other areas as the road undulates east and west.
 - A row of 2.5-foot to 3-foot tall bushes has been added along the east edge of the parking lot to help buffer headlights.



- All feasible efforts should be made to plant a dense line of trees along the east edge of the east parking lot adjacent to the Meadows of Van Buren Condominiums. Slightly alter the parking lot design to pivot the parking area slightly west starting at the Welcome Plaza. This will provide a gradually increasing greenbelt buffer from north to south along the east end of the parking lot, per the drawing on the graphic to the right (“East Greenbelt Alternate”), which will allow some space for trees to the east of the parking lot. This should be done unless this is found to be infeasible due to significant design constraints.
- **N/S Response: Per the email from Dan Power, dated 2-22-2022, this direction is no longer being required.**
- **10.103(F). Office Technology (O-T) District Landscaping**
 - In the O-T zoning district, perimeter landscaping around a building is required at a rate of one (1) deciduous or evergreen tree per 100’, one (1) ornamental tree per 40’, and one (1) shrub per 10’. Calculate the total perimeter of the proposed building addition and include the required plantings based on this number in the **Schedule of Required Landscaping**. If the building addition has a perimeter area of 630’, 16 deciduous or evergreen trees and seven (7) ornamental trees are required.
 - **N/S Response: The calculation has been made the trees added to the schedule and landscape plan.**
- **10.103(G). Open Space Landscaping**
 - Calculate the total amount of open space in the Affected Area and demonstrate that additional landscaping will be provided at a rate of 1 deciduous or evergreen tree will be provided for every 3,000 square feet of open space in the **schedule of required landscaping**. If there is an open space that is not already landscaped equaling 32,000 square feet, 11 trees would be required (32,000 / 3,000).
 - **N/S Response: The calculation has been made the trees added to the schedule and landscape plan.**
- **Detention Pond Landscaping** does not require any additions on the **schedule of required landscaping**. In the submittals, demonstrate that Storm drainage and detention/retention basins are designed and located to function as an amenity feature of the site, per Section 3.114(F) of the Zoning Ordinance.
- **N/S Response: The stormwater detention area has been designed as a dry pond, similar to the existing pond directly to the west. To make this a feature that would hold water throughout the summer, water would need to be added to it. This would be an unnecessary cost for the Township and a waste of natural resources. As designed, the pond will be part of the open natural landscape south of the Township Hall.**
- **Miscellaneous landscaping plan comments.**
 - Upgrade the caliper of any proposed deciduous tree from 2.5” to 3” where applicable.
 - **N/S Response: Calipers have been updated.**
 - Verify that skyline Honey Locust does not have thorns. Honey Locusts with thorns are prohibited.
 - **N/S Response: The Skyline Honey Locusts will not have thorns.**
 - Under the “landscape maintenance” section, add the note, “Owner agrees to seasonal maintenance program and will replace all diseased, dead, or damaged plants, replenish mulch, control weeds, fertilize, and prune beginning upon completion of construction of landscaping.
 - **N/S Response: This statement has been provided. Refer to Architectural Site Plan and narrative, item 8 under “Project Statements per Site Plan Approval Checklist.”**
 - Keep a radius around the proposed parking lot fire hydrant clear of landscaping other than low grass.
 - **N/S Response: Fire hydrants will be kept clear of landscaping other than low grass.**
 - Provide a written justification for any requested modifications from Section 10.106.
 - **N/S Response: A modification for the east greenbelt is being requested. See 10.103 “Greenbelt Buffering” on the previous page.**

Lighting. Lighting on the site will be expanded. Below are conditions related to lighting.

- Provide an elevation view of any proposed pole lighting so as to show it will not exceed 25' in height. If it exceeds 25' in height but does not exceed 35', it may be acceptable subject to Planning Commission review.
- **N/S Response: This comment is disregarded per Dan Power's email of 2-22-2022. The parking lot lighting has been provided by and is maintained by DTE. The light poles are being relocated, but not replaced. A note to this affect has been added to the lighting plans.**
- **Cut sheets of the pedestrian poles and fixtures have been provided.**
- Adjust the photometric plan so as to ensure there are no more than 0.5 foot candles emitted anywhere along property lines, and so that there is an average emittance of 1.0 foot candles in the parking lot, per Section 8.105 of the Zoning Ordinance.
- **N/S Response: This comment is disregarded per Dan Power's email of 2-22-2022. The parking lot lighting has been provided by and is maintained by DTE. The light poles are being relocated, but not replaced. A note to this affect has been added to the lighting plans.**

Fencing. New security fencing is proposed to provide only secure access for employee parking at the entrance to the site on Tyler Road. Provide a fencing detail.

N/S Response: Refer to landscape sheet L-5. The fence has been changed to 5-foot tall from 6-foot tall per owner's request.

Architecture and Building Details

- Provide an elevation view drawing of the new performance plaza with dimensions and a material schedule for this.
- **N/S Response: Dimensions have been provided for the Performance Plaza. The plaza is "flat" concrete pavement. There is no raised stage or other structure. No additional details are required. The Township may use a temporary stage or podium for some events. Temporary tents may also be set up in this area. This would all be temporary and generally not in place for more than a few days.**
- The Planning Commission should review the plans for consistency with the requirements of Section 3.114(F) of the Van Buren Township Zoning Ordinance as it pertains to building architecture. While flat roofs are discouraged under Section 3.114(F), a series of flat roofs in this site as designed with a series of tiered features will provide consistency with the architecture of the existing building and will provide some visual interest.
- **N/S Response: This has been addressed in the narrative. The design of the addition complies with the requirements of Section 3.114(F) "Development Standards Applicable to the OT Zoning District." The mass of the addition has been "designed to incorporate vertical design elements, building off-sets, façade articulation....to break up the horizontal mass of the building and to reflect an office or administrative appearance." "Variations in the form of the building, including horizontal and vertical indentations and projections, which contribute to the non-box like appearance" are provided. The materials used are not only harmonious with the rest of the building, but they represent and an improvement.**

Brick is the predominant material used with metal panel used as an accent. Fenestration is used where needed to provide natural light into the building. It is integrated into the overall exterior design concept.

An attractive entrance has been provided and signage is minimal.

Sloped roofs, which are encouraged but not required by the ordinance, were not provided for the addition. Due to the plan dimensions of the building, sloped roofs would have been

very tall and out of scale and proportion with the existing building. Sloped roofs would also have been out of character with the design of the existing building.

Signs. The applicant indicates that signage will be limited to wall mounted lettering and Township logo as shown in the attached elevations. The Township will file a permit for signage separately from the requested site plan review, however, please provide dimensions for all proposed signage on the site plan application.

N/S Response: Dimensions of the proposed signage have been added to the elevations.

Topographic and Grading Information. The proposed grading is relatively flat. In the proposed renovated east parking lot, stormwater drains to central catch basins on the inside of the parking lot. It is unclear in some areas whether a curb is proposed adjacent to new proposed landscaping areas. The image on title sheet A001 appears to show an at-grade sidewalk adjacent to the proposed parking area. A 6" curb or raised sidewalk must be provided adjacent to all parking areas other than at accessible ramps and crossings.

N/S Response: 6" high curbs have been provided as required.

Other Specific O-T District Requirements.

- Review, verify the proposed building's site amenities consistency with, and reference the Premiere Community Amenity Plan adopted by the Township in 2000, per Section 3.114(F) of the Zoning Ordinance.
- **N/S Response: The Premier Community Amenities Plan has been reviewed and is now addressed in the narrative. The project meets many of the goals of the plan.**

Enhancement of the community center and senior center are significant amenities to the community. They offer a wider variety of recreation opportunities, more space for community gatherings, events, and all-inclusive activities. The performance plaza on the south side of the building is also a significant improvement offering a venue for a wide variety of community events and happenings.

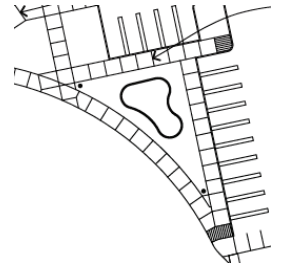
The design includes preserving the rural character and natural features of the site, most notably the open areas and park areas. Future outdoor activity amenities, such as sand volleyball courts and pickleball courts, are being considered by the Township.

The sidewalk on the west side of the parking lot has been extended to south end of the existing parking lot. It now fully ties into the Quirk Park pathway system.

Miscellaneous Site Plan Clarifications

- The existing fuel station is listed as "to be removed." This will be relocated as part of a separate project.
- Show the new location of the emergency generator. The new location may require landscape screening consistent with Article 10 of the Zoning Ordinance.
- **N/S Response: The generator has been shown on the architectural site plan. It is near the DPW yard truck shelters where the existing generator is located. The existing generator is being removed.**

- Describe the demolition of the existing plaza to the southeast of the employee parking and whether its components will be repurposed elsewhere on the redeveloped site.
- **N/S Response: The existing plaza will be demolished and removed from the site. There are no plans at this time to save or repurpose any of the existing amenities. The Township may opt to save some of these items before the demolition begins.**
- The fitness patio is listed as “alternate”. Describe what “alternate” means on the site plan.
- **N/S Response: Clarification was added for all the alternates. The alternates are listed on the cover sheet. These items will be provided if the project budget allows or, in some cases, may be added in the future.**
- Provide dimensions, an outline and other relevant site plan design details for the proposed new performance plaza on the architectural site plan sheet.
- **N/S Response: Dimensions have been provided for the Performance Plaza. The plaza is “flat” concrete pavement. There is no raised stage or other structure. No additional details required. The Township may use a temporary stage or podium for some events. Temporary tents may also be set up in this area. This would all be temporary and generally not in place for more than a few days.**
- Provide a description of the organic shaped feature shown here on the architectural site plan sheet:
- **N/S Response: This is a landscape edging line that will be removed. It only shows up on the landscape plans.**



Stormwater Management comments will be provided by the Township Engineer.

N/S Response: To date (2-28-2022) no comments have been received from the Township Engineer or the Fire Marshal.

I look forward to plan resubmittals. Please provide one (1) single hard copy plan resubmittal set along with a .pdf link at your earliest ability. In creating revisions, please place revision clouds around changes in the plan set where possible / feasible. If the applicant seeks to provide written comments in response to the comments in this report, please do so by listing the comments individually and providing a response in bold or red font.

- **N/S Response: We will reply as directed by noon on Tuesday, 3-1-2022 (per Dan Power’s 2-22-2022 email clarification.)**

Sincerely,

NEUMANN/SMITH ARCHITECTURE

Stephen J. Gedert, AIA
Principal-in-Charge

Enclosures:

- Revised Site Plan Approval drawings and narrative. (Hard copy and digital copy.)

Copies:

- Elizabeth Renaud – Van Buren Township
- Robert Stempien – Plante Moran CRESA
- Eric Henry – Neumann/Smith.

PLANNING & ZONING APPLICATION

Case number _____

Date Submitted _____

APPLICANT INFORMATION

Applicant Sam Patel **Phone** 734 222-4177
Address 210 Little Lake Dr, Suite#9 **Fax** _____
City, State Ann Arbor, MI **Zip** 48103
E:mail jsbuilders2020@gmail.com **Cell Phone Number** 734 222-4177
Property Owner _____ **Phone** _____
(if different than applicant)
Address _____ **Fax** _____
City, State _____ **Zip** _____
Billing Contact Sam Patel **Phone** 734 222-4177
Address 210 Little Lake Dr, Suite#9 **Fax** _____
City, State Ann Arbor, MI **Zip** 48103

SITE/ PROJECT INFORMATION

Name of Project New Building for: JSB Builders, LLC
Parcel Id No. V125-83- 018-99-0003-706 **Project Address** 6032 Schooner Road
Attach Legal Description of Property
Property Location: On the south Side of Michigan Ave. Road; Between Beck Road
and Denton Road. **Size of Lot Width** 501.42' **Depth** 385.89'
Acreage of Site 4.478 **Total Acres of Site to Review** 1.8 **Current Zoning of Site** M-1
Project Description: New 16,000 s.f. single story multi-tenant light industrial building with truck well and site improvements.

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

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) (NO)
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? No **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

Sam Patel
Print Property Owners Name: _____
Sam Patel
Signature of Property Owner _____

1/13/2021
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____



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: JSB Builders Final Site Plan Review
DATE: March 4, 2022

The Planning Commission will review the request by applicant Sam Patel, on behalf of JSB Builders, LLC, for final site plan review to construct a 16,280 square foot multi-tenant light industrial building with truck well and related site improvements at 6032 Schooner Drive (tax parcel ID number V-125-83-018-99-0003-706). The site is Zoned M-1 (Light Industrial District) and has a total area of 4.478 Acres. The site is located on the west side of Schooner Drive which is located on the south side of Michigan Ave between Beck and Denton Roads. The Planning Commission's packet for this request contains a completed application form, reports from the Township Principal Planner / Planning Consultant, the Township Engineer, and the Township Fire Marshall. Project plans will be posted to the Township's website.

If the Planning Commission recommends approval of the final site plan, the project will undergo additional review prior to a preconstruction meeting being scheduled and construction beginning.

I look forward to assisting with this review. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power'.

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

CC: Todd Saums and Lawrence Lockett, Van Buren Township Public Services Department



February 9, 2022

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

Subject: VBT-21-004 JSB Builders LLC / next to 6032 Schooner Drive; Site Plan Review #5 – Final 2; Revised Site Plans Dated January 27, 2022, recd. By Township on February 1, 2022.

Dear Commissioners:

We have received revised plans from Sam Patel, on behalf of JSB Builders, LLC to construct a 16,280 square foot multi-tenant light industrial building with truck well and site improvements at 6032 Schooner Drive. The site is located on the west side of Schooner Drive between Beck and Denton Roads, is zoned M-1 (Light Industrial District) with a total area of 4.478 acres. The applicant received preliminary site plan approval from the Planning Commission on September 8, 2021, subject to several conditions.

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

COMMENTS

1. **Striping of a crosswalk connection from the sidewalk on the south side of the building to the sidewalk along Schooner Drive.** This condition has been met. The revised submission includes the site plan showing a striped crosswalk connection as noted and other pedestrian connections on site.
2. **Correction of notation of number of spaces on northwest side of building to 6.** This condition has been met. The revised plan includes parking calculations noting a total requirement of 35 spaces. The site plan provides for 35 spaces, all of which meet ordinance standards, are concrete curbed and double striped.
3. **Clarification regarding on-site loading space for use by various tenants.** This condition has been met. Per the applicant the truck well is provided with a door on both sides and will be available for use by any tenant (based on lease agreement). In addition, each individual tenant unit has an overhead door on the north side.
4. **Timeline regarding development of remaining portion of site or installation of frontage landscaping at this time.** This condition has not been met. The site plan notes that future development of the site is contingent upon the owner's occupancy of the new building and economic conditions at the time. We had noted at the PC meeting during preliminary approval that unless the

applicant had a reasonable timeframe for future development, the frontage trees must be installed along the site's future development area which is bare of any vegetation. Based on the applicant's note, the future development may/may not occur. We recommend that the Planning Commission set a condition of 3 years for the applicant to begin the application process for the future development area. If no such formal application is received by April 2025, the frontage must be landscaped in compliance with the Ordinance standards.

5. **Provision of a 45' wide greenbelt with berm and a screen wall/fence, in lieu of a 60' wide greenbelt berm, as required by Section 10.103 (E) (c) of the Zoning Ordinance.** This condition has been met. The narrower greenbelt with a wall was approved by the Planning Commission and are now shown on the landscape plan.
6. **Removal of off-site trees from tree survey and revision to tree list to identify trees to be preserved/removed.** This condition has been met. The tree survey delineates the tree protection fence and all trees to be removed are located within areas of the building, driveway or other site improvements. A couple of trees proposed for removal 'off-site' are located on a detention pond berm which extends onto the subject site from the abutting site to the north.
7. **Township Engineer approval of storm water detention facilities.** This condition can be met with a letter of approval from the Township Engineer.
8. **Addition of a single pole light at the main access drive for safety.** This condition has been met. All of the other industrial developments on Schooner Drive have a pole mounted fixture at the main access drive. A single 15' tall pole has now been added to the access drive for safety and clear visibility for emergency vehicles accessing the site.
9. **Revised building architecture to add banding or some detail in addition to the decorative block facing Schooner Drive.** This condition has been met. The plans submitted include architectural elevations. The proposed building is to be constructed of block with standing seam metal panel walls and a metal roof. Due to the single-story low stature of the building and the incorporation of the windows, the proposed structure does not appear to be imposing on the site.
10. **Notation of all building colors and submission of colored renderings of the proposed building.** This condition has been met. The plans submitted include architectural elevations and the applicant has also included a rendering of the site.

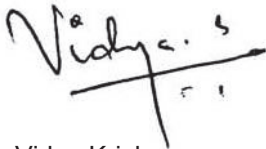
RECOMMENDATION

All of the conditions of preliminary plan approval have been met at this time, with the exception of landscaping along the site's 'future development area'. Therefore, we recommend that the Planning Commission grant final site plan approval for JSB builders to construct a new industrial building on Schooner Drive, subject to:

1. Installation of landscaping along the site's remaining frontage (future development area) if no formal plan for the development of the area is submitted to the Township officially by April 2025.



Respectfully,
McKENNA

A handwritten signature in black ink that reads "Vidya Krishnan". The signature is written in a cursive style with a horizontal line crossing through the middle of the name.

Vidya Krishnan
Senior Principal Planner

cc: Dan Power, Director of Planning & Economic Development
Paul Kammer, FTCH, Township Engineers
David McNally, Van Buren Township Fire Chief



February 22, 2022
Fishbeck Project No. 210238
Van Buren Township Project No. 21-004

Todd Saums
Director of Water and Sewer
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

JSB Builders Engineering and Final Site Plan Review

Dear Director Saums:

At the request of Van Buren Township (Township), Fishbeck has reviewed the Engineering Site Plan resubmitted to the Township for the Engineering and Final Site plan approval for the proposed JSB Building, located on Schooner Road south of Michigan Road.

This project entails construction of a 16,280 Square-foot building with a 33-space parking lot at parcel No. 83-018-99-0003-708; construction of a driveway connecting to Schooner Road and one access driveway to the remaining undeveloped lot to the south; construction of storm water improvements including several catch basins and storm drain pipes; construction of a sanitary sewer service lead; construction of a water main, water service lead, and additional hydrant; and other various site plan improvements.

Our review comments are as follows:

General

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

1. Limits of proposed pavement and sidewalk must be clearly indicated on the plans. Is the proposed sidewalk connecting to the existing sidewalk on the south side of the parcel? The note on sheet C-106 indicates removing the existing walk to the expansion joint on the south side of the proposed driveway, but there is no existing sidewalk within this area on the survey sheet.
2. Applicant must indicate the limits of the proposed asphalt pavement as shown in the legend on sheet C-106.
3. Note on sheet C-105 is cut off.

Water Main Service

Existing: The Township's Geographic Information System (GIS) records indicate a publicly owned 12-inch ductile iron water main running north-south along the east side of Schooner Road and a publicly owned eight-inch ductile iron water main servicing the existing property at 6032 Schooner Road. Additionally, a Township 12-inch ductile iron water main also runs west-east along the southern side of the property.

Proposed: The applicant's plan proposes servicing the property via an 8-inch water main loop, connecting to the Township's existing 12-inch water main running parallel to the south property line of the development and also connecting to the existing 8-inch water main at the 6032 Schooner Road property north of the development. The plans show a proposed hydrant and a two-inch Type-K water copper service line to the proposed building.

Comments:

1. The watermain easement must extend 6 feet beyond the fire hydrant.

2. The existing 8-inch watermain on sheet C-105 and sheet C-100 do not match at the proposed point of connection at the northwest corner of the proposed development. Show the existing linework consistent between drawings.
3. The proposed watermain alignment will require an easement from the adjacent property owners north and south of the proposed development. Has the developer been in contact with these property owners regarding the proposed easements?
4. The water main running along the western curb line should be a minimum of 6 feet west of the back of curb. This will allow the proposed easement to be completely off the pavement. Additionally, the water main along the southern border should be aligned with the property line and be offset 6 feet to ensure there is no “gap” between the proposed easement and the property line.
5. Once finalized, the applicant will be required to submit plans to the Township for submission to EGLE for a Drinking Water Supply System permit. The applicant will be responsible for verifying the plans and application are sufficient for EGLE Permit approval.

Sanitary Sewer

Existing: The Township’s GIS records indicates a public 10-inch reinforced concrete sanitary sewer running north-south along the west side of Schooner Road.

Proposed: The applicant’s plan proposes a privately owned six-inch Rigid Poly Vinyl Chloride (PVC) sanitary sewer service connecting via a wye connection to the existing 10-inch sanitary sewer on the west side of Schooner Road.

Comments:

1. Applicant must include the following sanitary sewer note: “Sand backfill is required for sanitary sewer trench located under or within three feet of pavement”.

Storm Sewer

Existing: The Township’s GIS records indicates a publicly owned 30-inch stormwater pipe running north-south along the west side of Schooner Road, conveying stormwater south to the county-owned Denton Drain.

Proposed: The applicant proposes collecting the onsite stormwater runoff through a network of new catch basins and storm sewers and proposed to outlet into the existing Wayne County owned stormwater manhole on the west side of Schooner Road.

Comments:

1. There is no indication of a stormwater detention system. Applicant has indicated onsite storm water detention is not required in accordance with the property deed restrictions and design of the Schooner Road detention system.
Applicant must provide these referenced documents that exempts the site from stormwater detention requirements for the Townships review.
2. **The applicant must submit calculations for the total additional runoff volume for the ten year storm for the proposed development including calculations for the composite C factor for the entire site.**
3. Applicant has submitted and obtained stormwater approval from Wayne County consultant [OHM] dated August 6, 2021 (R21-351) with several contingencies.
4. The grading plans must indicate how the improvements will tie into the existing conditions on the south side of the property and ensure drainage across adjacent sites is avoided unless an easement is provided for that purpose. In particular, the plans must show that the drainage swale along the western property line has positive drainage from the property to the north, through the proposed property and into the Denton Drain system. If a drainage ditch profile is necessary to show this, please provide.

Paving and Grading

1. Sidewalk connection to the Schooner Road sidewalk must be provided and with more detail indicated on the plans.
2. See storm sewer section above for requirements of the onsite ditch grades.

Soil Erosion and Sedimentation Control (SESC)

1. The SESC plan provided must be in accordance with the Township *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency.
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>

Recommendation

At this time, we are recommending Engineering and Final Site Plan approval for the JSB Builders site, subject to the comments listed above and in accordance with the Township's Engineering Standards manual. The applicant must amend the plans in accordance with the comments listed and submit documentation indicating previous approvals for no required internal stormwater management prior to the Issued for Construction plan set. If said documents cannot be supplied or if Wayne County does not accept the storm water design, or lack there of, the applicant will be responsible for resubmitting for Engineering review. If you have any questions regarding this project, please contact me at 248.324.2137 or pkammer@fishbeck.com.

Sincerely,


Paul J. Kammer, PE
Senior Civil Engineer


Stephen C. Clayton, PE
Civil Engineer

By email

Copy: Dan Powers – Township
Brittney Williams – Township
Vidya Krishnan – McKenna
Dave Potter – Fishbeck

Andrew Lenaghan
Fire Marshal
O: 734-699-8900 ext 9426

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



February 16, 2022

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

JSB Builders LLC.
Schooner Dr.
Van Buren Township, MI 48111

21-004
Preliminary Site Plan Resubmittal

I have reviewed a set of plans from D.S. Wright and Assoc. P.C. and have the following comments:

The adopted fire code for Van Buren Township is NFPA 1 2018

Site Access:

~~Fire Department access roads shall have an unobstructed width of not less than 20 feet.~~
NFPA 1 18.2.3.5.1.1

~~Fire Department access roads shall not have an unobstructed vertical clearance of not less than 13 feet 6 inches, including the future canopy of large landscaping trees.~~
NFPA 1 18.2.3.5.1.2

~~The turning radius of a Fire Department access road shall be as approved by the AHJ, and maintain the minimum road width.~~
NFPA 1 18.2.3.5.3.1 and .2

~~Marking of Fire Apparatus Access Road "No Parking Fire Lane" shall be shown.~~
NFPA 1 18.2.3.6

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

Address Numbers shall be provided on the street side of each building. They shall be visible from the street and of contrasting colors to their background. Where required by the fire code official, address identification shall be provided in additional locations to facilitate emergency response.

MBC 501.2

Fire Protection/Water Supply

No part of any buildings, and structures shall be more than 250 feet from a hydrant.

Van Buren Township Water Main Standards Chap 3 Section 3

1 Fire hydrant located on Schooner Dr. is shown on the plans, ~~2 1 Additional Hydrant will need to be installed on the North side of the building, and 1 on the south side of the building, half the length of the building.~~

The north side of the building is over 250 feet from either hydrant.

An approved water supply capable of supplying the needed fire flow must be provided for all new buildings.

NFPA 1 18.3.1

Building Access/Communications

The installation of an ELOCK Knox box is required for all tenants within the building. The Knox Box location will be verified prior to the installation on the building.

NFPA 1 18.2.2.1

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

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

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

Andrew Lenaghan
Fire Marshal
Van Buren Township

SP-001

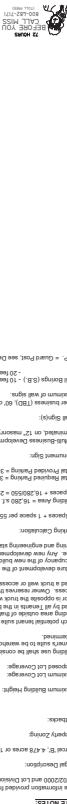
PROJECT NUMBER	SP-4823
DATE	08/20/2023
DRAWN BY	J.S. SHREVE
SCALE	AS SHOWN
REVISIONS	
PROJECT TITLE	New Building for JSB Builders LLC
CUSTOMER	JSB Builders LLC
PROJECT LOCATION	6032 Schooner Road, Van Buren Township, MI 48111
PROPOSED	Site Plan

DATE	08/20/2023
PROJECT TITLE	New Building for JSB Builders LLC
CUSTOMER	JSB Builders LLC
PROJECT LOCATION	6032 Schooner Road, Van Buren Township, MI 48111
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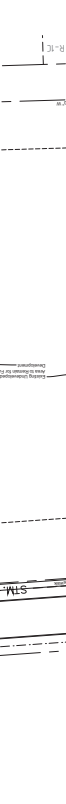
SITE NOTES:

- The information provided herein is for the use of the client only. It is not to be used for any other purpose without the written consent of D.S. Whight & Associates, P.C.
- Each proposed building shall have access to an overhead door with a minimum clear height of 8 feet.
- Maximum Building Height: 18' - 0"
- Maximum Building Footprint: 10,000 sq. ft.
- Maximum Building Density: 50 units per acre.
- Maximum Building Spacing: 10 feet between buildings.
- Maximum Building Setback: 10 feet from all property lines.
- Maximum Building Coverage: 50% of lot area.
- Maximum Building Area: 10,000 sq. ft.
- Maximum Building Volume: 180,000 cubic ft.
- Maximum Building Spacing: 10 feet between buildings.
- Maximum Building Setback: 10 feet from all property lines.
- Maximum Building Coverage: 50% of lot area.
- Maximum Building Area: 10,000 sq. ft.
- Maximum Building Volume: 180,000 cubic ft.



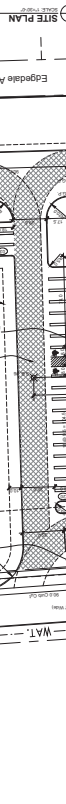
SHEET INDEX

101-101	Site Plan
101-102	Site Plan
101-103	Site Plan
101-104	Site Plan
101-105	Site Plan
101-106	Site Plan
101-107	Site Plan
101-108	Site Plan
101-109	Site Plan
101-110	Site Plan
101-111	Site Plan
101-112	Site Plan
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101-120	Site Plan
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101-122	Site Plan
101-123	Site Plan
101-124	Site Plan
101-125	Site Plan
101-126	Site Plan
101-127	Site Plan
101-128	Site Plan
101-129	Site Plan
101-130	Site Plan



CS-001

PROJECT NUMBER	CS-4823
DATE	08/20/2023
DRAWN BY	J.S. SHREVE
SCALE	AS SHOWN
REVISIONS	
PROJECT TITLE	New Building for JSB Builders LLC
CUSTOMER	JSB Builders LLC
PROJECT LOCATION	6032 Schooner Road, Van Buren Township, MI 48111
PROPOSED	Site Plan



SHEET INDEX

101-101	Site Plan
101-102	Site Plan
101-103	Site Plan
101-104	Site Plan
101-105	Site Plan
101-106	Site Plan
101-107	Site Plan
101-108	Site Plan
101-109	Site Plan
101-110	Site Plan
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101-126	Site Plan
101-127	Site Plan
101-128	Site Plan
101-129	Site Plan
101-130	Site Plan

JSB BUILDERS LLC
6032 Schooner Road
Van Buren Township, Michigan 48111



CS-001

DATE	08/20/2023
PROJECT TITLE	New Building for JSB Builders LLC
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PROJECT LOCATION	6032 Schooner Road, Van Buren Township, MI 48111
PROPOSED	Site Plan

D. S. WHIGHT & ASSOCIATES, P. C.
ARCHITECTS
4000 WEST WISCONSIN AVENUE, SUITE 200
ANN ARBOR, MICHIGAN 48106
TEL: 734.769.1234



ALL CONSTRUCTION SHALL OCCUR TO THE DEEPEST STANDARDS PERMITTED BY ALL APPLICABLE REGULATORY AGENCIES AND AGENCIES ACTING THEREON. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.

EXISTING TREE INVENTORY LIST

NO.	TREE SPECIES	DBH (IN)	HEIGHT (FT)	CONDITION	REMARKS
1
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JAN. 27, 2022 SITE REVISIONS
SEP. 30, 2021 SPA REVISION # 4
JULY 9, 2021 SPA REVISION # 2

PROPOSED COMMERCIAL DEVELOPMENT
J&S BUILDERS, LLC
120 1/2th St. SW, Suite #1
MARIETTA, GA 30067

MAKON REMOVING & RESTORATION, LLC
1000 W. Peachtree Street, Suite 200
Atlanta, GA 30309

SCALE: 1" = 40 FT.

DATE: 07/27/2022

PROJECT NO: 2022-001

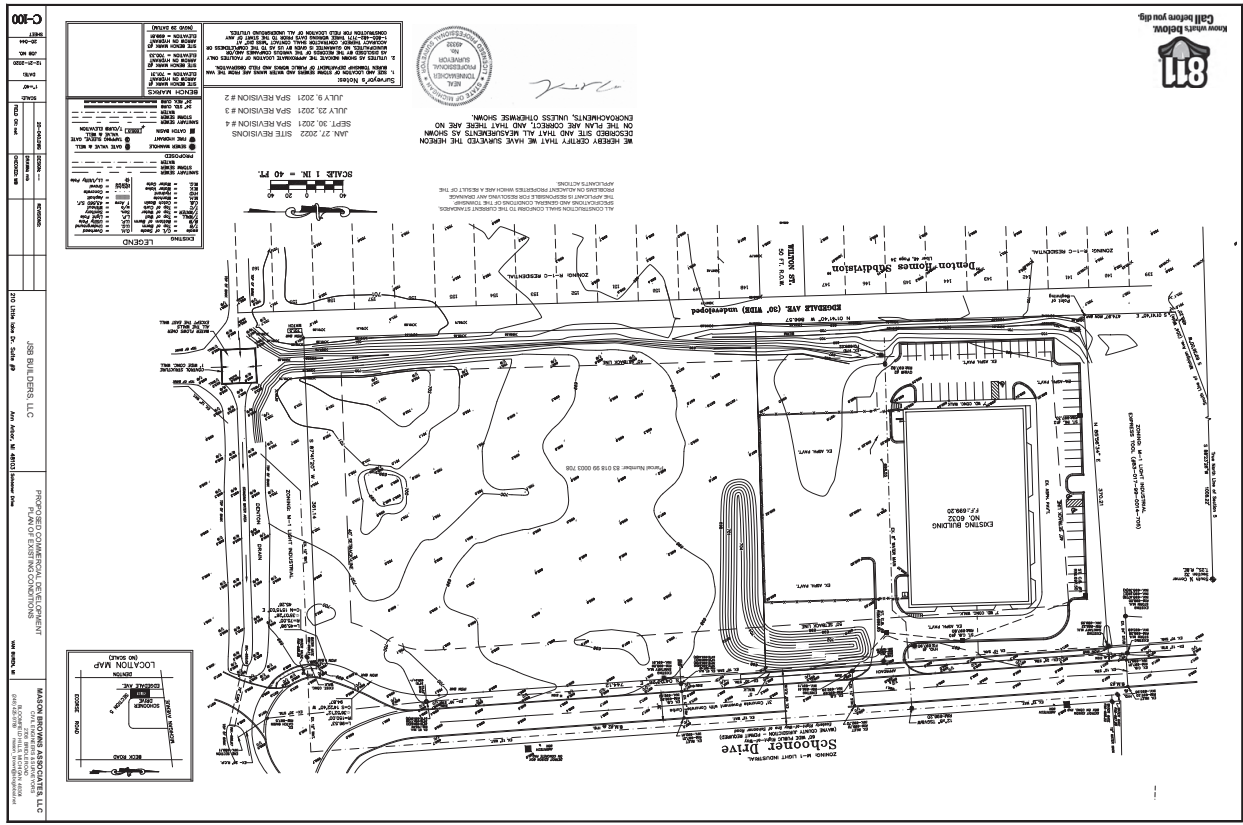
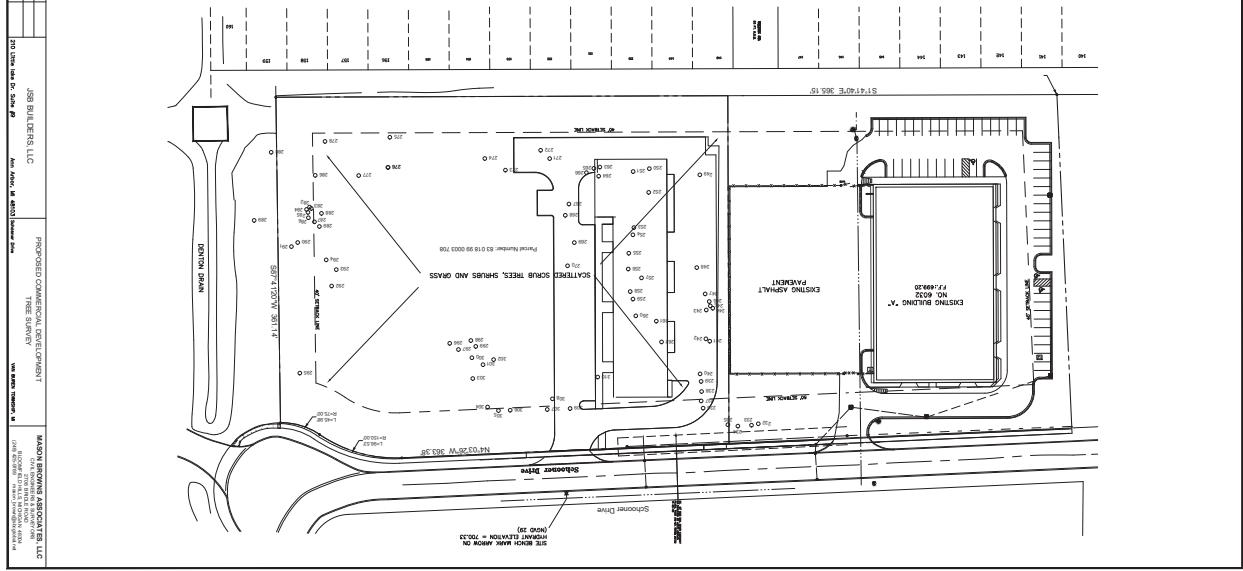
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DESIGNER: MAKON REMOVING & RESTORATION, LLC

DRAWN BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]



ALL CONSTRUCTION SHALL OCCUR TO THE DEEPEST STANDARDS PERMITTED BY ALL APPLICABLE REGULATORY AGENCIES AND AGENCIES ACTING THEREON. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.

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JAN. 27, 2022 SITE REVISIONS
SEP. 30, 2021 SPA REVISION # 4
JULY 9, 2021 SPA REVISION # 2

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J&S BUILDERS, LLC
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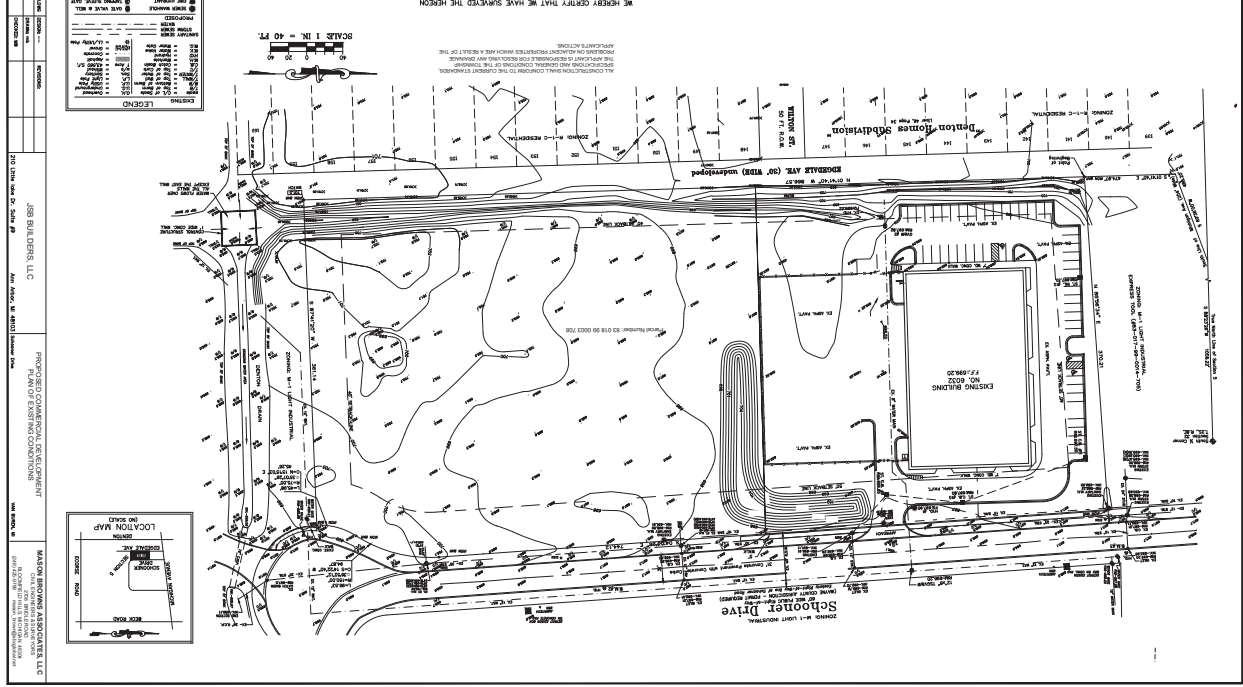
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DRAWN BY: [Signature]

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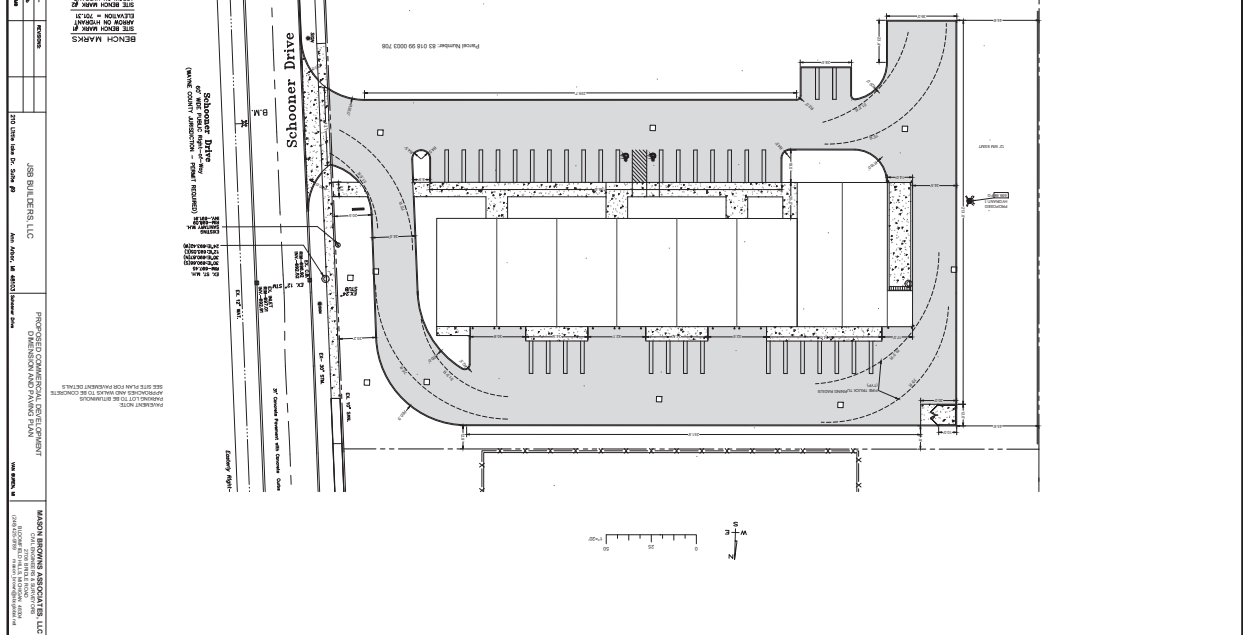
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[Symbol]	Proposed Parking
[Symbol]	Proposed Driveway
[Symbol]	Proposed Sidewalk
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Stormwater Management
[Symbol]	Proposed Utility Lines
[Symbol]	Proposed Erosion Control
[Symbol]	Proposed Site Access
[Symbol]	Proposed Site Boundary
[Symbol]	Proposed Site Elevation
[Symbol]	Proposed Site Slope
[Symbol]	Proposed Site Orientation
[Symbol]	Proposed Site Orientation

JAN 27, 2022 SITE REVISIONS
 JUN 26, 2022 OWNER REVIEW # 4
 SEPT 20, 2021 SPA REVISION # 4
 JULY 23, 2021 SPA REVISION # 3
 JULY 9, 2021 SPA REVISION # 2
 MARCH 12, 2021 SPA REVISION # 1

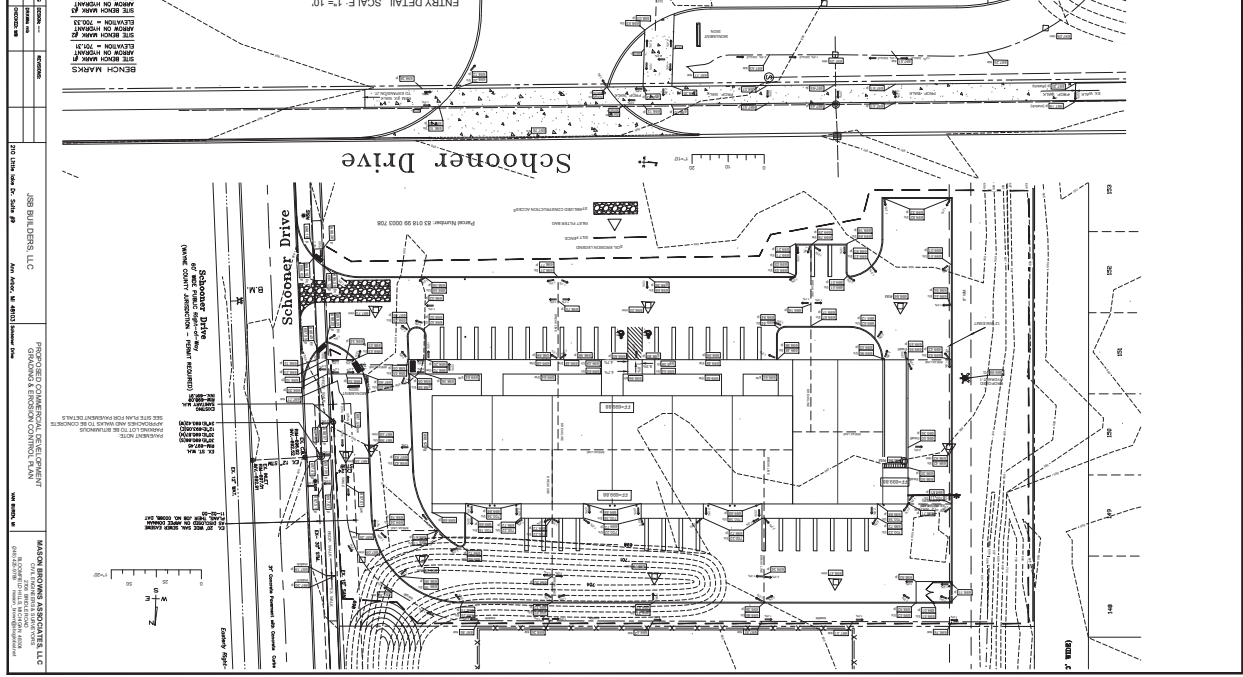
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2	06/26/2022	Owner Review #4
3	09/20/2021	SPA Revision #4
4	07/23/2021	SPA Revision #3
5	07/09/2021	SPA Revision #2
6	03/12/2021	SPA Revision #1




Symbol	Description
[Symbol]	Proposed Building Footprint
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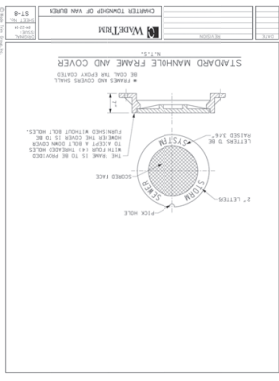
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 JUN 26, 2022 OWNER REVIEW # 4
 SEPT 20, 2021 SPA REVISION # 4
 JULY 23, 2021 SPA REVISION # 3
 JULY 9, 2021 SPA REVISION # 2
 MARCH 12, 2021 SPA REVISION # 1

NO.	DATE	DESCRIPTION
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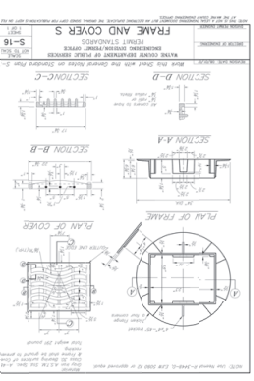


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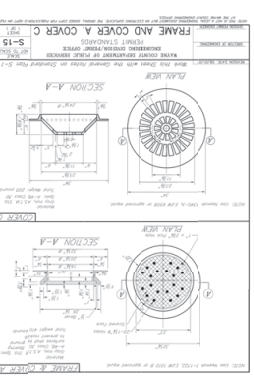


STANDARD MANHOLE FRAME AND COVER

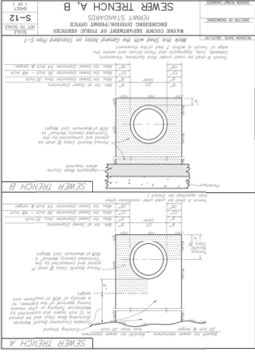
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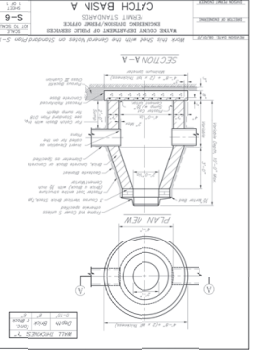
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FRAME AND COVER C



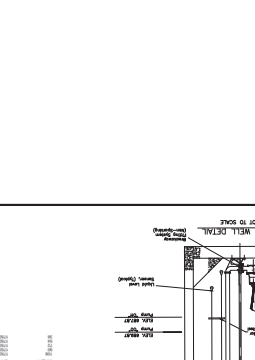
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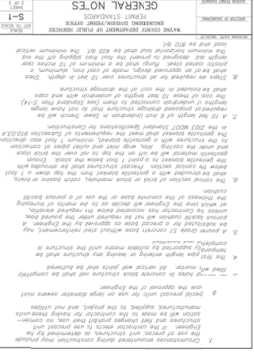
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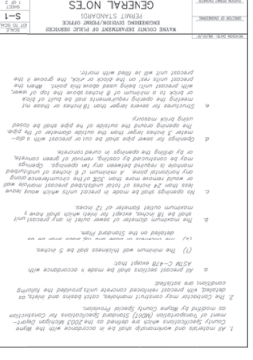
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CATCH BASIN B




GENERAL NOTES S-1



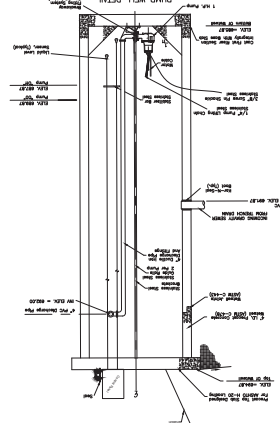
GENERAL NOTES S-2

PROJECT: COMMERCIAL SITE DEVELOPMENT
 OWNER: MASON BUILDERS, LLC
 DESIGNER: MASON BUILDERS, LLC
 DATE: JULY 9, 2021 SPA REVISION # 2

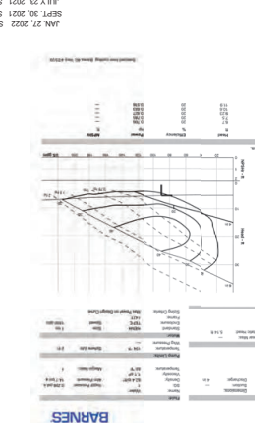
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 OWNER: MASON BUILDERS, LLC
 DESIGNER: MASON BUILDERS, LLC
 DATE: JULY 9, 2021 SPA REVISION # 2



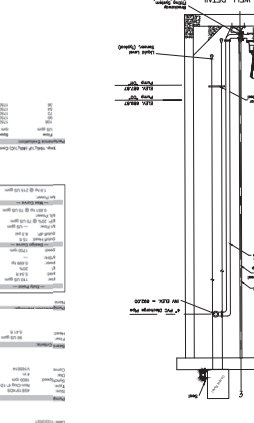
Call before you dig



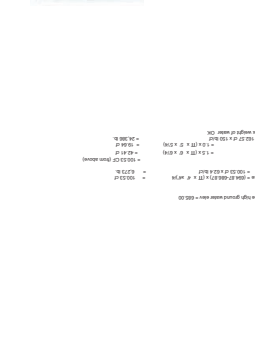
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SEWER TRENCH A



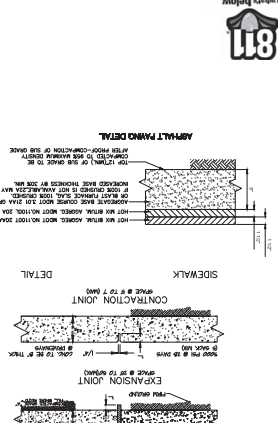
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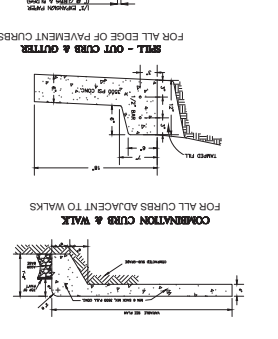
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SEWER TRENCH D



CURB AND WALK

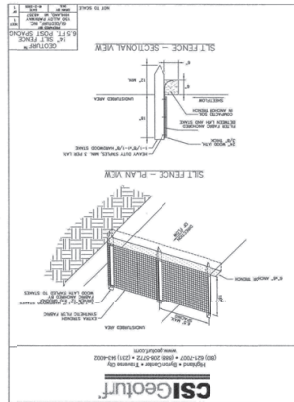
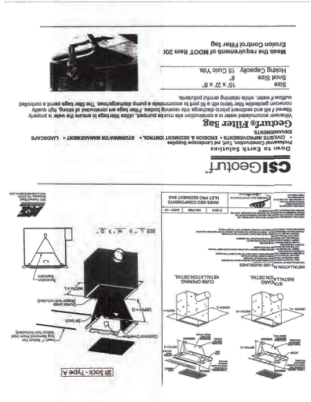
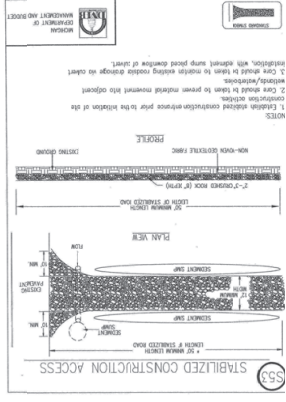


CURB AND WALK

PROJECT: COMMERCIAL SITE DEVELOPMENT
 OWNER: MASON BUILDERS, LLC
 DESIGNER: MASON BUILDERS, LLC
 DATE: JULY 9, 2021 SPA REVISION # 2

PROJECT: COMMERCIAL SITE DEVELOPMENT
 OWNER: MASON BUILDERS, LLC
 DESIGNER: MASON BUILDERS, LLC
 DATE: JULY 9, 2021 SPA REVISION # 2

DATE	REVISION
JULY 9, 2021	SPA REVISION # 2
JULY 23, 2021	SPA REVISION # 3
JAN 27, 2022	SITE REVISIONS
JAN 27, 2022	SPA REVISION # 2
JULY 9, 2021	SPA REVISION # 2
JULY 23, 2021	SPA REVISION # 3
JAN 27, 2022	SITE REVISIONS
JAN 27, 2022	SPA REVISION # 2



NOTES

1. Contractor shall stabilize construction entrances prior to initiation of the project.
2. Curb shall be placed on compacted subgrade.
3. Curb shall be placed on compacted subgrade.

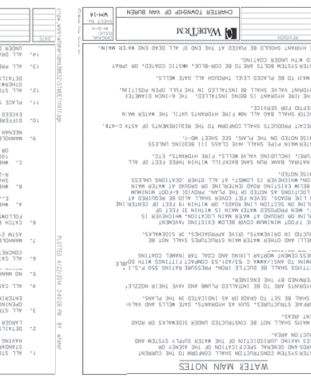
CONCRETE TIE-BACK

1. Concrete tie-back shall be placed on compacted subgrade.
2. Concrete tie-back shall be placed on compacted subgrade.
3. Concrete tie-back shall be placed on compacted subgrade.

SILT FENCE - PLAIN WIRE

1. Silty fence shall be placed on compacted subgrade.
2. Silty fence shall be placed on compacted subgrade.
3. Silty fence shall be placed on compacted subgrade.

DATE	REVISION
JULY 9, 2021	SPA REVISION # 2
JULY 23, 2021	SPA REVISION # 3
JAN 27, 2022	SITE REVISIONS
JAN 27, 2022	SPA REVISION # 2
JULY 9, 2021	SPA REVISION # 2
JULY 23, 2021	SPA REVISION # 3
JAN 27, 2022	SITE REVISIONS
JAN 27, 2022	SPA REVISION # 2



STORM SWER NOTES

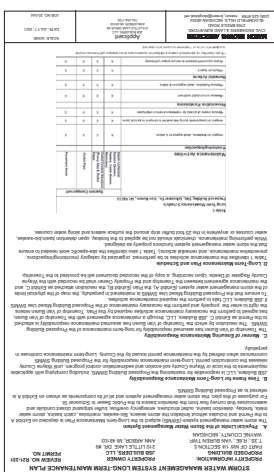
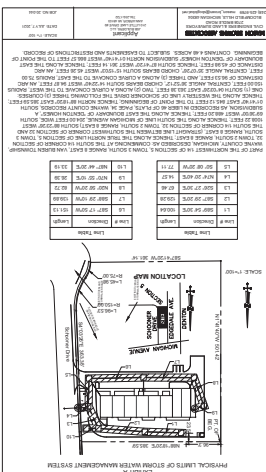
1. Storm sewer shall be placed on compacted subgrade.
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3. Storm sewer shall be placed on compacted subgrade.

WATER MAIN NOTES

1. Water main shall be placed on compacted subgrade.
2. Water main shall be placed on compacted subgrade.
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GENERAL NOTES

1. General note about the construction of the curb and subgrade.
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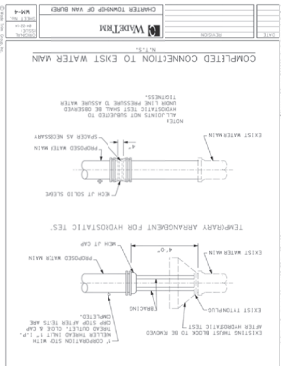
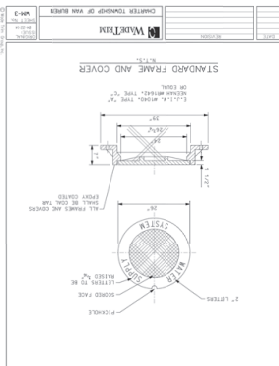
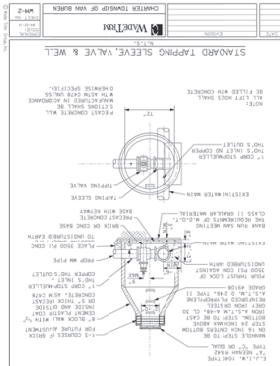
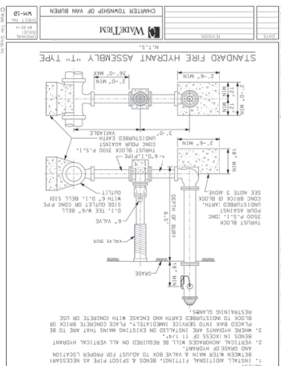
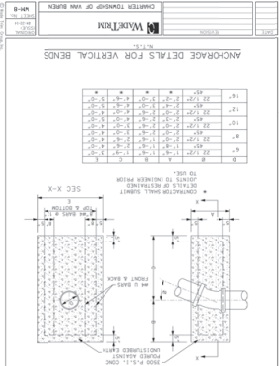
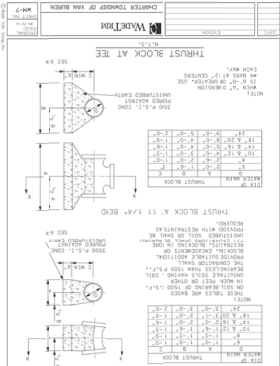
REVISIONS

NO.	DATE	DESCRIPTION
1	JAN 27, 2022	SITE REVISIONS # 1
2	SEPT 30, 2021	SPA REVISION # 4
3	JULY 9, 2021	SPA REVISION # 2

JOB BUILDERS, LLC
7500 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

PROPOSED COMMERCIAL DEVELOPMENT
WARRANTY EXHIBIT 2.0.5

MASON BUILDING ASSOCIATES, LLC
10000 E. HIGHWAY 10, SUITE 100, DENVER, CO 80231



REVISIONS

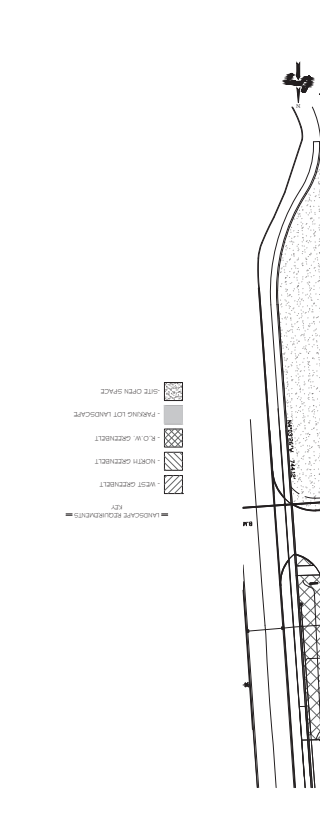
NO.	DATE	DESCRIPTION
1	JAN 27, 2022	SITE REVISIONS # 1
2	SEPT 30, 2021	SPA REVISION # 4
3	JULY 9, 2021	SPA REVISION # 2

JOB BUILDERS, LLC
7500 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

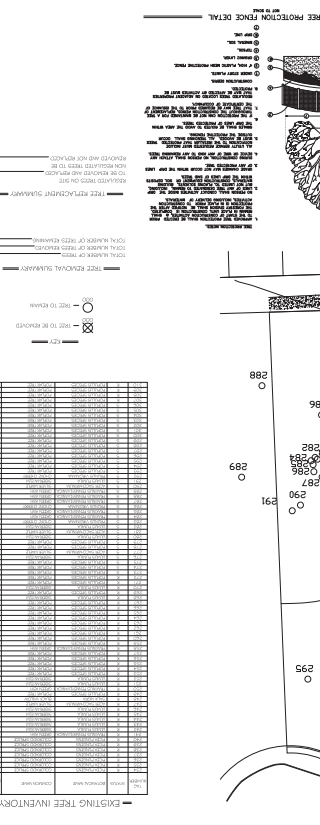
PROPOSED COMMERCIAL DEVELOPMENT
TOWNHOMES WATER MAIN DETAILS

MASON BUILDING ASSOCIATES, LLC
10000 E. HIGHWAY 10, SUITE 100, DENVER, CO 80231

DATE	20.1.30
DRAWN BY	1-11-2021
PROJECT	JSD PLAZA JASONSONS INVESTMENTS
CLIENT	JASONSONS INVESTMENTS 275 WASHINGTON, LA 80139
SITE NO.	
SCALE	
DATE	
REVISION	
NO.	
DATE	
BY	

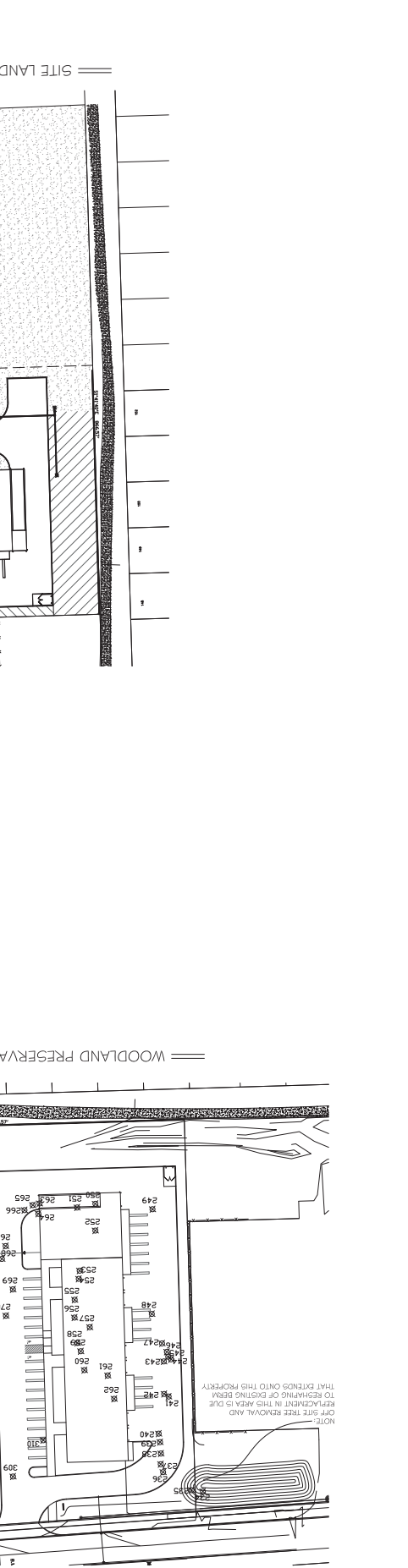


DATE	20.1.30
DRAWN BY	1-11-2021
PROJECT	JSD PLAZA JASONSONS INVESTMENTS
CLIENT	JASONSONS INVESTMENTS 275 WASHINGTON, LA 80139
SITE NO.	
SCALE	
DATE	
REVISION	
NO.	
DATE	
BY	



EXISTING TREE INVENTORY LIST

TREE ID	TREE SPECIES	TREE STATUS	TREE HEIGHT	TREE DBH	TREE HEALTH	TREE LOCATION
249
252
253
254
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NOTE: TREE REMOVAL AND REPLACEMENT IN THIS AREA IS DUE TO REPAIRING OF EXISTING BEAM THAT EXTENDS ONTO THIS PROPERTY

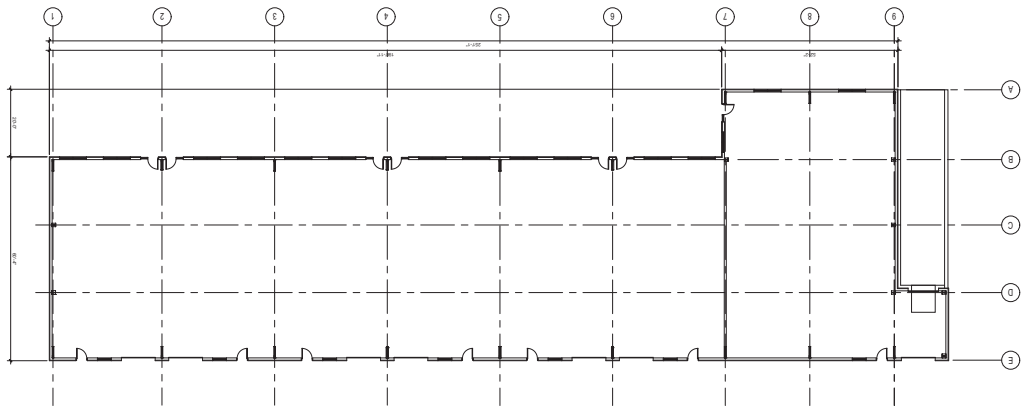
A - 210

PROJECT NUMBER: 10-10000
 PROJECT NAME: NEW BUILDING BY JSS BUILDERS, LLC
 PROJECT LOCATION: 10000 JSS BUILDERS, LLC
 PROJECT TYPE: Composite Floor
 PROJECT DATE: 10/1/2021

D. S. WRIGHT & ASSOCIATES, P. C.
 ARCHITECT
 10000 JSS BUILDERS, LLC
 10000 JSS BUILDERS, LLC
 10000 JSS BUILDERS, LLC

PRELIMINARY

COMPOSITE FLOOR PLAN

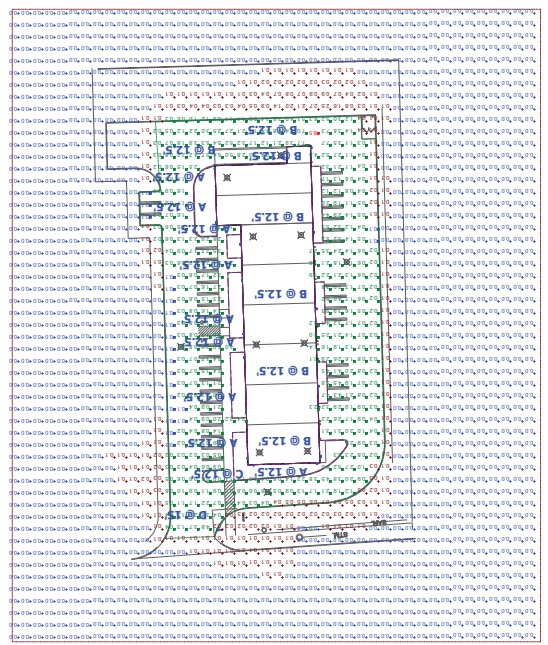


1 of 2

PROJECT NUMBER: 10-10000
 PROJECT NAME: NEW BUILDING BY JSS BUILDERS, LLC
 PROJECT LOCATION: 10000 JSS BUILDERS, LLC
 PROJECT TYPE: Composite Floor
 PROJECT DATE: 10/1/2021

D. S. WRIGHT & ASSOCIATES, P. C.
 ARCHITECT
 10000 JSS BUILDERS, LLC
 10000 JSS BUILDERS, LLC
 10000 JSS BUILDERS, LLC

Statistics	Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
	Grade	+	0.3 ft	8.5 ft	0.0 ft	N/A	N/A	0.0:1
	Parking and Drives	X	1.7 ft	8.5 ft	0.1 ft	85.0:1	17.0:1	0.2:1



Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Light Factor
D	Lighting	1	LED	DSX0 LED 40K	LED	0.9
C	Lighting	7	LED	DSX0 LED 40K	LED	0.9
B	Lighting	1	LED	DSX0 LED 40K	LED	0.9
A	Lighting	9	LED	DSX0 LED 40K	LED	0.9

Schedule

D-Series Size 0

LED Area Luminaire

Product Description: D-Series Size 0 LED Area Luminaire. This luminaire is designed for use in composite floor applications. It features a compact, square design with a recessed mounting and a clear lens. The luminaire is available in multiple finishes and is compatible with various LED lamp types.

Technical Specifications:

- Model: DSX0 LED 40K
- Power: 40W
- Beam Spread: 120°
- Mounting: Recessed
- Finish: White, Black, or Silver
- Dimensions: 12" x 12" x 4"

Manufacturer: LED Area Luminaire

General Note

1. ILLUMINATION LEVELS SHALL BE CALCULATED AT 30" HEIGHT AND SHALL BE REPORTED TO THE ARCHITECT FOR APPROVAL.

2. ILLUMINATION LEVELS SHALL BE CALCULATED AT 30" HEIGHT AND SHALL BE REPORTED TO THE ARCHITECT FOR APPROVAL.

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10. ILLUMINATION LEVELS SHALL BE CALCULATED AT 30" HEIGHT AND SHALL BE REPORTED TO THE ARCHITECT FOR APPROVAL.

PROJECT NUMBER	A - 301
PROJECT NAME	
DATE	04/22/2010
SCALE	1/8" = 1'-0"
DATE	04/22/2010
DESIGNED BY	DM
CHECKED BY	DM
DATE	04/22/2010
PROJECT LOCATION	500 WEST BROAD STREET DALLAS, TEXAS 75201
CLIENT	North Building by SSS Builders LLC 500 West Broad Street, Suite 800 Dallas, Texas 75201
ARCHITECT	CHRYSTON

DATE	04/22/2010
PROJECT NUMBER	A - 301
PROJECT NAME	
DATE	04/22/2010
SCALE	1/8" = 1'-0"
DATE	04/22/2010
DESIGNED BY	DM
CHECKED BY	DM
DATE	04/22/2010
PROJECT LOCATION	500 WEST BROAD STREET DALLAS, TEXAS 75201
CLIENT	North Building by SSS Builders LLC 500 West Broad Street, Suite 800 Dallas, Texas 75201
ARCHITECT	CHRYSTON

DATE	04/22/2010
PROJECT NUMBER	A - 301
PROJECT NAME	
DATE	04/22/2010
SCALE	1/8" = 1'-0"
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PROJECT LOCATION	500 WEST BROAD STREET DALLAS, TEXAS 75201
CLIENT	North Building by SSS Builders LLC 500 West Broad Street, Suite 800 Dallas, Texas 75201
ARCHITECT	CHRYSTON

PRELIMINARY

