CHARTER TOWNSHIP OF VAN BUREN
PLANNING STAFF REVIEW AGENDA
Wednesday, January 5th   – 3:00 PM
REMOTE Meeting: Instructions Below

Topic: 1/5/2022 Planning Staff Review meeting: Temporary Concrete Batch Plant Review (6887-6957 Haggerty Road)

Time: Jan 5, 2022 3:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:
https://us06web.zoom.us/j/81718309894

Meeting ID: 817 1830 9894
One tap mobile
+16465588656,,81718309894# US (New York)
+13017158592,,81718309894# US (Washington DC)
+1 312 626 6799 US (Chicago)

Meeting ID: 817 1830 9894

Time: 3:00 pm
Case Number: 21-042
Title: Ajax Temporary Concrete Batch Plant
Address: 6887-6957 Haggerty Road

Topics
- Introductions
- VBT Temporary Land Uses Overview
- Planning / Zoning Comments
- Engineering Comments
- Fire Department Comments

VBT Temporary Land Uses Overview

Section 7.120 Temporary Land Uses, Buildings, and Structures

(C) The Township Planning Director, Building Official, and/or Planning Commission shall consider the impacts (both on-site and off-site) of all of the following items in review of an application for a temporary use, temporary building or temporary structure:

    (1)   Adequacy of parking and access.
    (2)   Adequate drainage.
    (3)   Compatibility with surrounding land uses.
    (4)   Size, height and type of construction of proposed buildings and structures in relation to surrounding site.
    (5)   Sufficient setbacks form road right-of-ways and lot lines.
    (6)   Adequate utilities.
    (7)   Trash disposal and site clean up.
    (8)   Sanitary facilities.
    (9)   Hours of operation.
    (10)   Outdoor lighting and signs.
    (11)   Other licenses or permits required.
    (12)   Potential noise, odors, dust and glare.
    (13)   Fire lanes, fire protection and security.
    (14)   Off-site impacts of traffic volumes.
    (15)   Necessity of a performance guarantee or insurance to ensure prompt termination and removal of the use, clean up or compensation for impacts of the temporary use.
    (16)   Other concerns which may impact the public health, safety or general welfare.

DETAILED SITE PLAN

1,200 Ft

Existing Aggregate Driveway Approaches (Typ)

1x3 Crushed Concrete Mud Mat (Min. 50'-0")(Typ.)

210 Ft

+/- 100 Ft

70 ft min

40 ft min

40 ft min

40 ft min

HAGGERTY ROAD

Employee / Truck Parking

Dumpsters

Porta-Johns

Mail Box (Future)

PCC PLANT

Stone Pile (30 ft max)

Stone Pile (30 ft max)

Sand Pile (30 ft max)

Parcel Line

CTPB PLANT

Conc Agg Pile (30 ft max)

CRUSHER

Broken Conc Pile (30 ft max)

Broken Conc Pile (30 ft max)

Parcel Line

130 Ft

Parcel Line

400 Ft

+/- 100 ft

700 Ft

+/- 75 ft

50 Ft

** Plant site footprint is subject to change in differing site locations

LEGEND

PARCEL LIMITS	
PLANT SITE LIMITS	
SILT FENCE	
EARTH BERM	
TEMP. DITCH / STORAGE	
MUD MATS	
EXISTING DRIVEWAYS	
PARKING AREA	

DATE 12/20/21

DESIGN ENGR B. KOHLER

Ajax I-275 Reconstruction Project

6837 Haggerty Road SESC Plan

1" = 40'

Haggerty Rd

CTPB BATCH PLANT DIMENSIONS

Attachment "B"

PCC BATCH PLANT DIMENSIONS

SESC PLAN

1,200 Ft

210 Ft

HAGGERTY ROAD

Existing Aggregate Driveway Approaches (Typ.)

1x3 Crushed Concrete Mud Mat (Min. 50'-0")(Typ.)

Employee / Truck Parking

Dumpsters

PCC PLANT

Stone Pile (30 ft max)

Stone Pile (30 ft max)

Sand Pile (30 ft max)

Parcel Line

CTPB PLANT

Conc Agg Pile (30 ft max)

CRUSHER

Broken Conc Pile (30 ft max)

Broken Conc Pile (30 ft max)

R/O/W Line

Parcel Line

Parcel Line

130 Ft

400 Ft

700 Ft

50 Ft

** Plant site footprint is subject to change in differing site locations

PLAN NOTES
1. AJAX TO OBTAIN A SESC PERMIT THROUGH THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES LAND MANAGEMENT DIVISION.
2. AJAX TO PROVIDE SURETY BOND FOR SESC PERMIT FROM DATE OF ISSUE OF THE PERMIT AND REMAIN IN FULL FORCE AND EFFECT FOR A MAINTENANCE PERIOD OF ONE YEAR AFTER THE PROJECT IS COMPLETED.
3. SILT SACKS TO BE PLACED AND MAINTAINED ON ALL EXISTING STRUCTURES.
4. 1x3 CRUSHED AGGREGATE TO BE PLACED AT ALL INGRESS/EGRESS POINTS.
5. AGGREGATE STOCKPILES TO BE WATERED DAILY.
6. A FULL TIME BROOM TRACTOR WILL BE ONSITE TO HELP CONTROL TRACK OFF. HAGGERTY ROAD TO BE SCRAPED. SWEPT ON A REGULAR BASIS DURING HAULING OPERATIONS.

LEGEND
PARCEL LIMITS
PLANT SITE LIMITS
SILT FENCE
EARTH BERM
TEMP. DITCH / STORAGE
MUD MATS
EXISTING DRIVEWAYS
PARKING AREA

1" = 40'

DATE 12/20/21
DESIGN ENGR: B. KOHLER

Ajax I-275 Reconstruction Project
6887 Haggerty Road SESC Plan

**6887 HAGGERTY ROAD
VAN BUREN TWP, MI 48111
+/- 4.6 ACRES**

**EXISTING SOIL
TYPE MAP**

+/- 1,200 Ft

+/- 330 Ft

LEGEND

GREENBELT / GRASS AREA

GREENBELT / TREES

GRAVEL/DIRT DRIVEWAY

PAVEMENT

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

**6887 HAGGERTY ROAD
VAN BUREN TWP, MI 48111
+/- 4.6 ACRES**

RESTORATION MAP

+/- 1,200 Ft

+/- 330 Ft

LEGEND

PLACE TOPSOIL, SEED & MULCH

EXISTING TREES

AGGREGATE DRIVEWAY / ACCESS ROAD

EXISTING PAVEMENT

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA