

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, August 22, 2018 – 7:30 PM, Board of Trustees Room**

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of August 8, 2018.

CORRESPONDENCE:

PUBLIC HEARING:

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1: CASE 18-025 – SITE PLAN APPROVAL

TITLE: THE APPLICANT, ASHLEY CROSSROADS SOUTH, LLC, IS REQUESTING SITE PLAN APPROVAL TO ADD ADDITIONAL CAR PARKING TO SERVICE THE EXISTING BUILDING 1.

LOCATION: SUBJECT PROPERTY IS LOCATED AT THE CROSSROADS SOUTH DEVELOPMENT WHOSE ADDRESS IS 41775 & 41873 ECORSE ROAD.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers site plan approval.

GENERAL DISCUSSION:

ITEM #1: PUBLIC PARTICIPATION PLAN PRESENTATION/DISCUSSION

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
AUGUST 8, 2018
MINUTES - DRAFT**

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:

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

Excused: None.

Staff: Director Akers and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan and Fishbeck Associate, David Potter.

Audience: Fifteen (15).

APPROVAL OF AGENDA:

Motion Boynton, Kelley second to approve the agenda of August 8, 2018 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Boynton second to approve the regular meeting minutes of July 25, 2018 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 18-0014 – SPECIAL APPROVAL REQUEST

TITLE: THE APPLICANT, RA CHIESA ARCHITECTS, IS REQUESTING SPECIAL APPROVAL TO CONSTRUCT A MULTI TENANT RETAIL BUILDING WITH A DRIVE-THRU RESTAURANT.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 10573 AND 10551 BELLEVILLE ROAD.

Motion Boynton, Franzoi second to open the public hearing. Motion Carried.

Ron Chiesa of RA Chiesa Architects and property owner Jason Kishmish gave the presentation. The applicant came before the Planning Commission three (3) years ago for a similar project in which he received preliminary site plan approval. However, there were difficulties with the previous location due to the lot size. Mr. Chiesa and Mr. Kishmish are requesting special approval and preliminary site plan approval to construct a multi-tenant retail building with a drive-thru restaurant located at 10573 and 10551 Belleville Road.

No comments from the Commission or the audience.

Motion Franzoi, Kelley second to close the public hearing. Motion Carried.

ITEM # 2 18-0019 - REZONING

TITLE: THE APPLICANT, US SIGNAL PROPERTIES, LLC, IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 9275 HAGGERTY ROAD FROM C-1, GENERAL BUSINESS TO OT, OFFICE TECHNOLOGY.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 9275 HAGGERTY ROAD.

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

Dave Wisz of US Signal Properties, LLC gave the presentation. The applicant is a Michigan based information technology (IT) solutions provider and is requesting to rezone the property located at 9275 Haggerty Road from C-1, general business to OT, office technology to construct their second data center facility in the Metro Detroit area. The use would be tech in nature, meeting the office technology standards.

No comments from the Commission or the audience.

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

ITEM # 3 ZONING ORDINANCE TEXT AMENDMENT

TITLE: A PROPOSED AMENDMENT OF THE ZONING ORDINANCE WHICH ADDS, "HIGH TECH, DATA PROCESSING, AND COMPUTER CENTERS" AS PERMITTED USE IN THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT.

Motion Boyton, Atchinson to open the public hearing. Motion Carried.

Director Akers gave the presentation referencing his staff memo dated 8-1-18. High tech, data processing and computer centers are current uses that are limited to the OT, office technology district. Currently there is a facility located on an industrially zoned property. These types of land uses are appropriate for industrial areas as they tend to have similar power requirements, utilize similar building types and are typically less intensive uses that are very compatible uses in industrial districts. The main intent of the change is to allow these uses in other areas of the Township and clarify our requirements for existing facilities within.

Motion Franzoi, Boynton to close the public hearing. Motion Carried.

NEW BUSINESS:

ITEM # 1 18-0021 – PHASE ONE (1) SITE PLAN APPROVAL

TITLE: THE APPLICANT, ACS MICHIGAN, IS REQUESTING PHASE ONE (1) SITE PLAN APPROVAL (PER THE APPROVED DEVELOPMENT AGREEMENT) TO CONSTRUCT AN AUTOMOTIVE RESEARCH AND DEVELOPMENT FACILITY.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 50015 MICHIGAN AVENUE, OTHERWISE KNOWN AS THE HAROLD SMITH FARM.

Gary Tressel and Melissa Kota of Hubble, Roth and Clark Engineering gave the presentation. The applicant has an offshore firm that wants to build an automotive research and development facility in Van Buren Township that is looking to occupy the facility by the end of 2019. The site will have one owner, will not be split in the future and the easterly side will be kept as a buffered berm to protect the neighborhood. The research and development facility to develop test vehicles, low-speed testing facility and will have one driveway off of Michigan Avenue, the parking is less than what the ordinance requires but there is plenty of room add spaces if needed. The applicant displayed different points of view of the facility. The retention pond area plans have been submitted to Wayne County for review and the applicant is requesting to vacate the Denton Drain as it is no longer a functional drain. Jerry Filo, the architect for the project displayed samples of siding colors and glass. ACS Michigan's goal is for phase 1 of the development agreement approved in order to get contractors on site as the buyer is on a tight schedule.

Director Akers discussed the approved Project Pancake development agreement of which the approval process is split into 2 phases. Phase 1 approval includes site grading, storm water management, the parking lot, shell of the facility, landscaping and berms. If phase 1 is approved the township can grant construction approval. The applicant is providing a performance guarantee for the cost of the berm and landscaping. Phase 2 will encompass all other items and will have both preliminary and final site plan approvals.

Vidya Krishnan of McKenna Associates presented her site plan phase I review letter dated 8-3-18. If the Planning Commission is in agreement with the plan layout and allowing the Planning Director to approve the revised Phase 1 plans to confirm conditions of approval, then McKenna Associates recommends approval of the preliminary and final site plan of Phase 1 of Project Pancake subject to the conditions referenced in the review letter.

David Potter of Fishbeck Associates presented his review letter dated 8-3-18 recommending conditional phase 1 site plan grading approval, subject to the applicant revising the grading plan per the comments in the review letter.

Director Akers presented the Fire Department review letter dated 7-31-18 recommending approval subject to the conditions in the letter, most of which will be addressed in Phase 2.

Commissioners discussed the berm along the southern border by the railroad, the refrigerated storage on the site, the number of parking spaces at the facility. No comments from the audience.

Motion Boynton, Kelley second to grant phase 1 site plan approval per the approved development agreement to ACS Michigan to construct an automotive research and development facility located at 50015 Michigan Avenue, also known as the Harold Smith Farm, subject to the recommendations in the McKenna Associates review letter dated 8-3-18, Fishbeck Associates review letter dated 8-3-18 and Fire Department review letter dated 7-31-18 to include the adjustment of the parking calculation to 359 from 337 and approval of the modified parking submitted to 194 spaces. Motion Carried. (Letters Attached)

ITEM # 2 18-0019 – REZONING

TITLE: THE APPLICANT, US SIGNAL PROPERTIES, LLC, IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 9275 HAGGERTY ROAD FROM C-1, GENERAL BUSINESS TO OT, OFFICE TECHNOLOGY.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 9275 HAGGERTY ROAD.

The applicant had no further comments.

Vidya Krishnan of McKenna Associates presented her review letter dated 8-1-18 recommending the Planning Commission recommend approval of the application to rezone the subject parcel from C-1, general business to OT, office technology designation.

Motion Kelley, Jahr second to recommend the Township Board grant the applicants request to rezone the property located at 9275 Haggerty Road from C-1, General Business to OT, Office Technology based on the analysis and subject to the conditions in the McKenna Associates review letter dated 8-1-18.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried. (Letter Attached).

ITEM # 3 18-0014 – SPECIAL APPROVAL REQUEST

TITLE: THE APPLICANT, RA CHIESA ARCHITECTS, IS REQUESTING SPECIAL APPROVAL TO CONSTRUCT A MULTI TENANT RETAIL BUILDING WITH A DRIVE-THRU RESTAURANT.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 10573 AND 10551 BELLEVILLE ROAD.

Ron Chiesa and Jason Kishmish gave the presentation. The applicant received preliminary site plan approval back in November of 2016 for a similar building on a different lot. Mr. Chiesa is requesting special approval to construct a 9,900 square foot multi-tenant retail building with a drive-thru restaurant. A rendering of the front building elevation was displayed and the applicant has a design for car stacking at the site.

Vidya Krishnan of McKenna Associates presented her review letter dated 8-2-18 recommending the Planning Commission approve the special use request subject to all conditions in the McKenna Associates 8-2-18 site plan review letter being met.

No comments from the Commission or the audience.

Motion Kelley, Boynton second to recommend special approval to the Township Board of Trustees to construct a multi-tenant retail building with a drive-thru restaurant located at 10573 and 10551 Belleville Road based on the analysis and subject to the findings in the McKenna Associates review letter dated 8-2-18.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried. (Letter Attached)

ITEM # 4 18-0014 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, RA CHIESA ARCHITECTS, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A MULTI TENANT RETAIL BUILDING WITH A DRIVE-THRU RESTAURANT.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 10573 AND 10551 BELLEVILLE ROAD.

Ron Chiesa of RA Chiesa Architects and property owner Jason Kishmish gave the presentation. The applicant started the approval process three (3) years ago, but withdrew due to lot size complications. The site plan includes more green area and trees and the applicant has interest from national tenants. Mr. Chiesa thanked Director Akers and his staff for their hard work. The applicant is willing to address and fulfill any requirements.

Vidya Krishnan of McKenna Associates presented her site plan review letter dated 8-2-18 recommending preliminary site plan approval once the Planning Commission has decided on the landscape buffer requirements on the south side of the lot and subject to the conditions referenced in the review letter.

David Potter of Fishbeck Associates presented his review letter dated 7-5-18 recommending the Planning Commission grant preliminary site approval subject to the following conditions: The applicant shall submit detailed engineering plans that are prepared in accordance with the Van Buren Township Engineering Standards Manual and incorporate and address the comments listed in the review letter.

Director Akers presented the Fire Department review letter dated 6-27-18 recommending approval subject to the conditions in the review letter.

Commissioners discussed and agreed the existing buffer from Belle Tire is sufficient and to eliminate the ten (10) foot buffer with trees requirement along the south side of the lot.

Motion Kelley, Boynton second to grant preliminary site plan approval to construct a multi tenant retail building with a drive-thru restaurant located at 10573 and 10551 Belleville Road based on the analysis and subject to the conditions in the McKenna Associates review letter dated 8-2-18,

Fishbeck Associates review letter dated 7-5-18 and Fire Department review letter dated 6-27-18 and the approved deviated landscape buffer. Motion Carried. (Letters Attached)

ITEM # 5 ZONING ORDINANCE TEXT AMENDMENT

TITLE: A PROPOSED AMENDMENT OF THE ZONING ORDINANCE WHICH ADDS, "HIGH TECH, DATA PROCESSING, AND COMPUTER CENTERS" AS A PERMITTED USE IN THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT.

Director Akers had no further comments.

No comments from the audience or the Commission.

Motion Kelley, Budd second to recommend the Township Board add the proposed amendment to the zoning ordinance "high tech, data processing, and computer centers" as a permitted use in the M-1, Light Industrial Zoning District.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

GENERAL DISCUSSION:

Director Akers introduced Planning Intern, Grace Moore. She is helping to answer rezoning questions and helping developers comply with zoning requirements. Ms. Moore will be giving a presentation at the August 22, 2108 Planning Commission meeting.

ADJOURNMENT:

Motion Boynton, Atchinson second to adjourn at 9:22 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



August 3, 2018

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

Subject: PC: #18-004 (SPR); Ashley Crossroads South Parking Lot Expansion; Site Plan Review #1; 41775 & 41873 Ecorse Road; Site plans received on July 24, 2018.

Dear Commissioners:

The applicant, Ashley Crossroads South, LLC, proposes to expand its passenger vehicle parking lot in the southwest corner of Building #1 (i.e., the southern building) by 59 spaces. The parcel (V125-83-041-99-0005-704) is 85.31 acres, and the proposed area subject to change is approximately 3 acres. The site is part of a larger parcel occupied by large industrial warehouse buildings (“Building #1” and “Building #2”) that extends from Ecorse Road, almost to Tyler Road to the south. Specifically, the portion of the site under review is located southwest of Building #1 and just north of the Post Drain. Because additional parking and layout changes are proposed, site plan review is required by the Planning Commission.

In addition to the proposed 59 parking spaces, changes also include replacing a driveway, replacing removed trees, and installing additional parking lot landscaping. Because the site changes are limited to these changes within an interior 3-acre area of the site, our review is mostly confined to this 3-acre area only and will only include other site elements as needed.

The 59 parking spaces are for passenger vehicles only. No truck parking spaces will be added to the site.

We have reviewed the plans in accordance with the standards of the Van Buren Township Zoning Ordinance and sound planning principles. Our comments are as follows (items requiring additional information are underlined):

COMMENTS

- Zoning and Use.** The parcel at 41775 & 41873 Ecorse Road is zoned M-1 on the north side and R-1C on the south side. The area where the parking lot changes are proposed is located in the M-1 district. The site is used for warehousing. Warehousing is a permitted use in the M-1 district. There are no changes proposed to the uses or buildings.
- Setbacks and Dimensional Requirements.** The dimensional requirements of the Zoning Ordinance are as follows:

Subject	Dimensional Requirement	Proposed Dimension (Parking Lot Expansion Only)
Front Yard Setback	50 feet minimum	>50 feet from Ecorse Rd. Right-of-Way
Side Yard Setback	40 feet minimum	±100 feet from western lot line
Rear Yard Setback	40 feet minimum	±140 feet from southern lot line, and 70.6 feet from the R-1C zoning district to the south.

Sheet C1 of the plans must be updated to correct the minimum setback requirements.

3. Parking and Loading.

- a. **Number of Passenger Vehicle Parking Spaces.** Per Section 9.102(E) of the Zoning Ordinance, parking requirements for the warehousing facility is five (5) spaces plus one (1) space per 1,500 square feet of gross floor area of warehouse plus one (1) space per 350 square feet of usable office area. Based on the floor area of Building #1 (535,200 sq. ft. of warehouse and 20,000 sq. ft. of office), **418 parking spaces are required.** There are currently **266 parking spaces** servicing Building #1, and the **proposed 59 parking spaces** will raise the total number of parking spaces to **325.** Therefore, the addition of 59 spaces will make the parking lot more conforming.
- b. **Space Dimensions and Striping.** The proposed spaces are 9.5 feet wide by 18 feet deep, and the aisles are 24 feet wide. Although the Zoning Ordinance requires a minimum parking stall depth of 20 feet, the stall depth may be lowered to 18 feet where the stall abuts a sodded area in front of the stall to allow for vehicle overhang. The areas in front of the 59 parking spaces will be grass, so a stall depth of 18 feet is acceptable. All parking spaces must be double striped as required by Section 9.104(C) of the Zoning Ordinance. While Note 17 on Sheet C1 states that single striping is shown on the plan view for clarity, Sheets C2 and L1 must be revised to show the required double striping. Additionally, we recommend a condition of approval that all other parking spaces on the parcel be double striped the next time they are repainted.
- c. **Barrier Free Spaces.** The total number of barrier free spaces for Building #1 are not shown. For parking lots between 301-400 spaces, the ADA requires eight (8) barrier free spaces. We recommend that the required barrier free spaces be shown on the plans.
- d. **Other Parking Items.** The applicant has recently submitted an application to rezone, with conditions, the 13.79-acre area on the south side of the site from R-1C to M-1 to allow for truck parking. The original site plan approved in 2003 for this 13.79-acre portion of the site included an area to locate 117 parking spaces, and a detention pond south of it. The approved 117 spaces were constructed. Subsequently, at some point after, the applicant filled in the pond with asphalt millings, paved over it and created an extended parking area for trucks and trailers, as part of the industrial warehouse use of the parcel. Such a modification did not receive any approval from the Township Planning Commission or, to our knowledge, Wayne County at that time. This issue came to light in 2015 when the applicant applied for an electrical permit to install new light poles for this truck parking area. Since becoming aware of the violation, the Township has attempted to work with the applicant to correct the violation. The current site plan application is accompanied by a letter from Wayne County, dated June 29, 2017, approving plans submitted to Wayne County insofar as the interest of Wayne County is concerned. To the best of our knowledge, the area where the pond was filled in and replaced with additional truck parking remains in violation with the Township's Zoning Ordinance and the 2003 site plan. While it will take time for the outcome rezoning application for this 13.79-acre portion of the site to be complete, we recommend that the plans include a note that the filling and parking in the southern part of the property was not approved by the Township. Additionally, we recommend that a note be added to the plans stating that the proposed changes to the site explicitly exclude any facilities outside of the subject 3-acre review area. Additional truck parking areas are illustrated in light gray lines on the plans, and these areas should be removed from the plans if they were not previously approved by the Township.



4. **Lighting.** Per Section 154.030 of the Zoning Ordinance, all parking areas, driveways, and walkways shall be illuminated to ensure the security of property and the safety of persons using those areas. Section 154.030 also requires the light intensity of parking areas to average at least 1.0 footcandle and the light intensity of pedestrian areas to average at least 2.0 footcandles. We recommend a lighting plan and photometric plan for the proposed parking area that meets the requirements of Section 154.030.

5. **Landscaping and Screening.** Landscaping is subject to the provisions of Section 10.103 of the Zoning Ordinance. Sheet L-1 of the site plan submission includes details of proposed landscaping for the site. The Zoning Ordinance describes the landscaping requirements that must be met individually, and our comments on the applicable requirements (Interior Parking Lot Landscaping, Greenbelt Buffering, and Tree Replacement) are as follows:

a. **Interior Parking Lot Landscaping.** Section 10.103(B)(2) of the Zoning Ordinance requires parking lot landscaped areas to be at least 5% of all the paved areas. The site plan shows new vehicular surface area as 29,479 square feet, thus requiring 1,474 square feet of landscaped area. There is more than 1,474 sq. ft. of interior landscape area added, so this requirement is met.

Each landscaped island must be at least 360 square feet and shall have at least one (1) tree. Also, there must be at least 1 tree per 300 square feet of vehicular surface landscaped area. The parking lot islands comply with this requirement and 15 trees are proposed for interior parking. The height of the evergreen trees must be at least 8 feet, pursuant to Section 10.104(B) of the Zoning Ordinance.

b. **Greenbelt Buffering.** Section 10.103(E) requires screening between a use on an M-1 zoned property and abutting single family residential districts. The Zoning Ordinance requires a 60-foot wide buffer with a double staggered row of evergreens placed 15 feet on center, with a flat horizontal crest area of at least 3 feet. Although the existing greenbelt to the south is outside of the project area and pre-dates the current greenbelt buffering requirement of the Zoning Ordinance, we recommend that the existing greenbelt area be illustrated on the plans. We also recommend that additional evergreen trees be planted in the buffer area south of the proposed parking lot in accordance with Section 10.103(E) if there is sufficient area to plant additional evergreen trees in the buffer/berm area.

c. **Tree Replacement.** Sheet C-2 shows the removal of 9 trees, and Sheet L1 shows the planting of 9 replacement trees. While the sizes and species of the 9 trees to be removed are not included on the plans, these trees are assumed to be protected trees that require replacement pursuant to Section 8.106 of the Zoning Ordinance. Therefore, this requirement is met.

RECOMMENDATION

The site plan complies with most of the technical requirements of the Zoning Ordinance. However, we recommend that the following revisions be made to the plans. The Planning Commission may approve the following as conditions of approval to be confirmed by the Planning Director or may require revised plans for Planning Commission review prior to site plan approval:

1. That Sheet C1 of the plans be updated to correct the minimum setback requirements.
2. That all proposed parking spaces be double striped per Section 9.104(C) of the Zoning Ordinance and that Sheets C2 and L1 be revised to show the required double striping.



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3. That a note be added to the plans that all other parking spaces on the parcel be double striped per Section 9.104(C) the next time they are repainted.
 4. That the required barrier free spaces be shown on the plans.
 5. That the plans include a note that the filling and truck parking in the southern part of the property was not approved by the Township, and that a note be added to the plans stating that the proposed changes to the site explicitly excludes any facilities outside of the subject 3-acre review area.
 6. That the additional truck parking areas illustrated in light gray lines on the plans be removed from the plans if they were not previously approved by the Township.
 7. That a lighting plan and photometric plan for the proposed parking area be submitted that meets the requirements of Section 154.030.
 8. That the height of the evergreen trees be increased to at least 8 feet, pursuant to Section 10.104(B) of the Zoning Ordinance.
 9. That the existing greenbelt area located south of the proposed parking lot be illustrated on the plans, and that additional evergreen trees be planted in this greenbelt area in accordance with Section 10.103(E) if there is sufficient area to plant additional evergreen trees in the buffer/berm area.

We look forward to reviewing these findings and recommendations with you.

Respectfully submitted,



Patrick J. Sloan, AICP
Senior Principal Planner

c: Ron Akers, Van Buren Township Director of Planning & Economic Development
Matt Best, Van Buren Township Director of Public Services
David Potter, FTCH, Township Engineers
David McNally, Van Buren Township Fire Marshal





August 7, 2018
VBT Project No. 18-004
FTCH Project No. 181304

Ms. Carol Thompson
Planning Commission Chairperson
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

Re: Crossroads Distribution Center – South Building No. 1 Parking Lot Expansion
South Side of Ecorse Road, West of Haggerty Road, Section 2

Dear Ms. Thompson:

At the request of Van Buren Township (VBT), Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has reviewed the Site Plan dated June 22, 2018, for the proposed Additional Car Parking at the Crossroads Distribution Center South Building No. 1 Project, which is located at 41775 and 41873 Ecorse Road, Van Buren Township, MI.

This proposed project entails constructing a new 59-space, bituminous pavement parking lot; removing and replacing an existing bituminous driveway with concrete curb and gutter; and adding to the existing underground drainage system to accommodate the parking lot runoff with catch basins and storm sewer that will tie into the existing system.

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)*, which the applicant must include as part of the construction plans.

1. All elevations shall be on NGVD 29 Datum.
2. Location map shall include the township and range number for reference.
3. List all private utility contacts within the project area.
4. Soil borings indicating ground water elevations must be provided.
5. Add required note: The Developer is responsible for resolving any drainage problems on adjacent properties that are the result of the Developer's actions.

Storm Sewer

Existing:

Existing topography shows the project area drains south, via sheet flow, into the Post Drain. The existing parking lots, driveways, and buildings drain to an underground drainage system. The existing underground drainage system includes water quality and stormwater detention facilities that treat and detain runoff onsite.

Proposed:

The applicant is proposing to connect to an existing drainage system manhole (No. 67), extend two 12-inch diameter drainage pipes, and add two catch basins.

Comments:

1. An overall drainage area map must be provided indicating all areas tributary to the proposed stormwater system.
2. Storm water conveyance and detention storage calculations must be provided to verify stormwater pipe capacity and storage capacity. Calculations for composite C factor for the entire site must be updated and provided.
3. Applicant must submit stormwater conveyance and detention plans, including water quality best management practices (BMPs), for review to Wayne County for approval and receive a permit before completion of the VBT construction plan review.

Paving and Grading

1. Plans must include typical sections for pavement, parking lots, driveways, and sidewalks. Curb and gutter details must also be provided.
2. Verify removal limits and constructability of the new 12-inch storm sewer near existing Manhole No. 67. It is apparent that the existing pavement and curb and gutter near the ADA accessible parking areas will be disturbed during construction. The applicant must include details for replacing the disturbed areas.

Recommendation

We are recommending the Planning Commission grant preliminary approval at this time, subject to the comments listed above.

If you have any questions regarding this project, please contact me at 248.324.4791 or dpotter@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.



David L. Potter, PE, CSI-CCCA



Paul J. Kammer, PE

nac

By email

cc: Mr. Ron Akers – Director of Planning and Economic Development
Mr. Joseph Webb, PE – Webb Engineering, Inc.

David C. McInally II
Fire Marshal
O: 734-699-8900 ext. 9416

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



July 31st 2018

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

Re: Ashley Capital,

To Whom it may concern:

I have reviewed the plans for the parking lot addition and find no issues from the life safety standpoint. Please feel free to contact me if anything further is required.

Project Overview:

With information provided, I can approve the progression of the project with the site plans submitted.

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

Respectfully submitted,

David McInally
Van Buren Fire Department

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.

PLANS FOR ADDITIONAL CAR PARKING AT THE CROSSROADS DISTRIBUTION CENTER SOUTH BUILDING No. 1

41775 & 41873 ECORSE ROAD, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

PROPERTY DESCRIPTION OF CROSSROADS DISTRIBUTION CENTER BUILDINGS #2 & #3 (PARCEL # 83 041 99 0005 704)

PARCEL #2 - A PARCEL OF LAND IN THE EAST ONE-HALF (1/2) OF SECTION 11, TOWN 3, SOUTH, RANGE 8, EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN.
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SECTION 11; TOWN 3, SOUTH, RANGE 8, EAST, AND PROCEEDING THENCE ALONG THE NORTH LINE OF SAID SECTION 11, S. 88° 46' 07" E., 597.70'; THENCE S. 01° 13' 53" W., 435.60'; THENCE S. 88° 46' 07" E., 5.77'; THENCE S. 00° 28' 45" W., 409.36' TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S. 86° 56' 42" E., 805.61'; THENCE S. 00° 43' 42" W., 1,793.76' TO A POINT ON THE EAST AND WEST ONE-QUARTER (1/4) LINE OF SECTION 11; THENCE S. 00° 12' 44" W., 1,375.76'; THENCE N. 88° 02' 33" W., 1,051.45'; THENCE N. 00° 28' 45" E., 1,360.37' TO A POINT ON THE EAST AND WEST ONE-QUARTER (1/4) LINE OF SECTION 11; THENCE N. 00° 28' 45" E., 1,333.02'; THENCE S. 88° 49' 21" E., 247.72'; THENCE N. 00° 28' 45" E., 488.19' TO THE POINT OF BEGINNING CONTAINING 73.72 ACRES. AND

PARCEL #3 - A PARCEL OF LAND IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 11, TOWN 3, SOUTH, RANGE 8, EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN.
DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER (1/4) CORNER OF SECTION 11; TOWN 3, SOUTH, RANGE 8, EAST, AND PROCEEDING THENCE ALONG THE EAST AND WEST ONE-QUARTER (1/4) LINE OF SAID SECTION 11, N. 88° 52' 36" W., 1,394.78'; THENCE S. 00° 12' 44" W., 1,375.76' TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S. 00° 12' 44" W., 934.79'; THENCE N. 88° 02' 33" W., 500.92'; THENCE N. 00° 28' 45" E., 875.17'; THENCE S. 89° 31' 15" W., 554.71'; THENCE N. 00° 28' 45" E., 73.82'; THENCE S. 88° 02' 33" E., 1,051.45' TO THE POINT OF BEGINNING, CONTAINING 11.55 ACRES.

SITE NOTES

1. SITE IS ZONED M-1, LIGHT INDUSTRIAL
2. SITE AREAS:
SITE AREA = 85.31 ACRES
BUILDING COMBINED FOOTPRINTS (CRS1 & CRS2) = 535,200 x 2 = 1,071,200 SF
BUILDING COVERAGE = 1,071,200 SF / 85.31 ACRES = 28.8%
3. REQUIRED BUILDING SETBACKS:
FRONT = 50 FT
SIDE = 50 FT
REAR = 50 FT
4. PARKING REQUIREMENTS
VAN BUREN PARKING REQUIREMENT FOR DISTRIBUTION
= 5 + 1 SPACE / 1,500 SF (WAREHOUSE) + 1 SPACE / 350 SF (OFFICE)
= 5 + 535,200 / 1,500 + 20,000 / 350 = 418 SPACES REQUIRED
PROPOSED USE IS WAREHOUSE
BUILDING FOOTPRINT = GROSS FLOOR AREA = 535,600 SF
EXISTING PARKING PROVIDED
EXISTING PARKING SPACES = 266 SPACES
EXISTING PARKING RATIO = 535,600 SF / 266 SPACES = 1 SPACE / 2,010 SF
PROPOSED PARKING
ADDITIONAL PARKING SPACES PROPOSED = 59 SPACES
TOTAL CAR PARKING PROVIDED = 266 + 59 = 325 SPACES
PROPOSED PARKING RATIO = 535,600 SF / 325 SPACES = 1 SPACE / 1,648 SF
**ADDITIONAL CAR PARKING MAY BE PROVIDED WITHIN THE EXISTING TRAILER STAGING AREAS LOCATED ON SITE.
5. LOADING AND UNLOADING WILL OCCUR AT LOADING DOCKS AND GRADE DOORS ON SIDES & REARS OF THE BUILDINGS. NO ADDITIONAL DOCKS OR GRADE LEVEL DOORS ARE PROPOSED BY THIS SITE PLAN.
6. ALL SITE LIGHTING SHALL BE SHIELDED OR DIRECTED TO REMAIN WITHIN THE SITE BOUNDARIES, THIS SHALL INCLUDE SHIELDING FROM VIEW FROM OFF SITE THE HOT SPOT OF ALL LIGHTS.
7. NO SIGNS ARE PROPOSED BY THIS SITE PLAN.
8. 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.
9. NO HAZARDOUS MATERIALS ARE PROPOSED TO BE USED, STORED, OR PROCESSED ON SITE BY THIS SITE PLAN.
10. OWNER AGREES TO PICK UP DEBRIS ON PROPERTY AND KEEP DEBRIS FROM BLOWING OFF PROPERTY WEEKLY OR AS NEEDED.
11. OWNER AGREES TO MAINTAIN 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 MARKING SHALL BE MAINTAINED IN A CLEARLY VISIBLE CONDITION.
12. NO OUTDOOR STORAGE ON SITE, PROPOSED BY THIS SITE PLAN.
13. NO UNDERGROUND STORAGE TANKS ARE PROPOSED, BY THIS SITE PLAN.
14. NO ADDITIONAL TRASH COMPACTORS ARE PROPOSED BY THIS SITE PLAN.
15. THERE ARE NO KNOWN WETLANDS ON SITE.
16. BARRIER-FREE RESERVED PARKING SIGNS TO BE PLACED IN FRONT OF ALL A.D.A. ACCESSIBLE PARKING SPACES.
17. ALL PARKING SPACES TO BE DOUBLE STRIPED. NOTE: SINGLE STRIPING SHOWN ON PLAN VIEW FOR CLARITY.
18. TOPOGRAPHIC SURVEY COMPLETED BY RJD SURVEYORS, INC., PROJECT No. 2014-04.

WAYNE COUNTY DPS GENERAL NOTES:

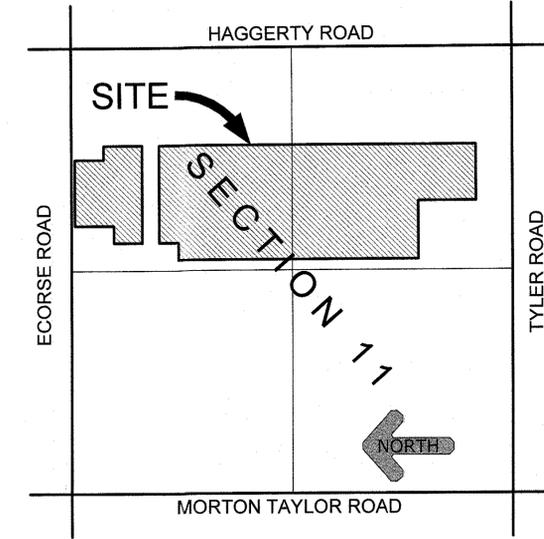
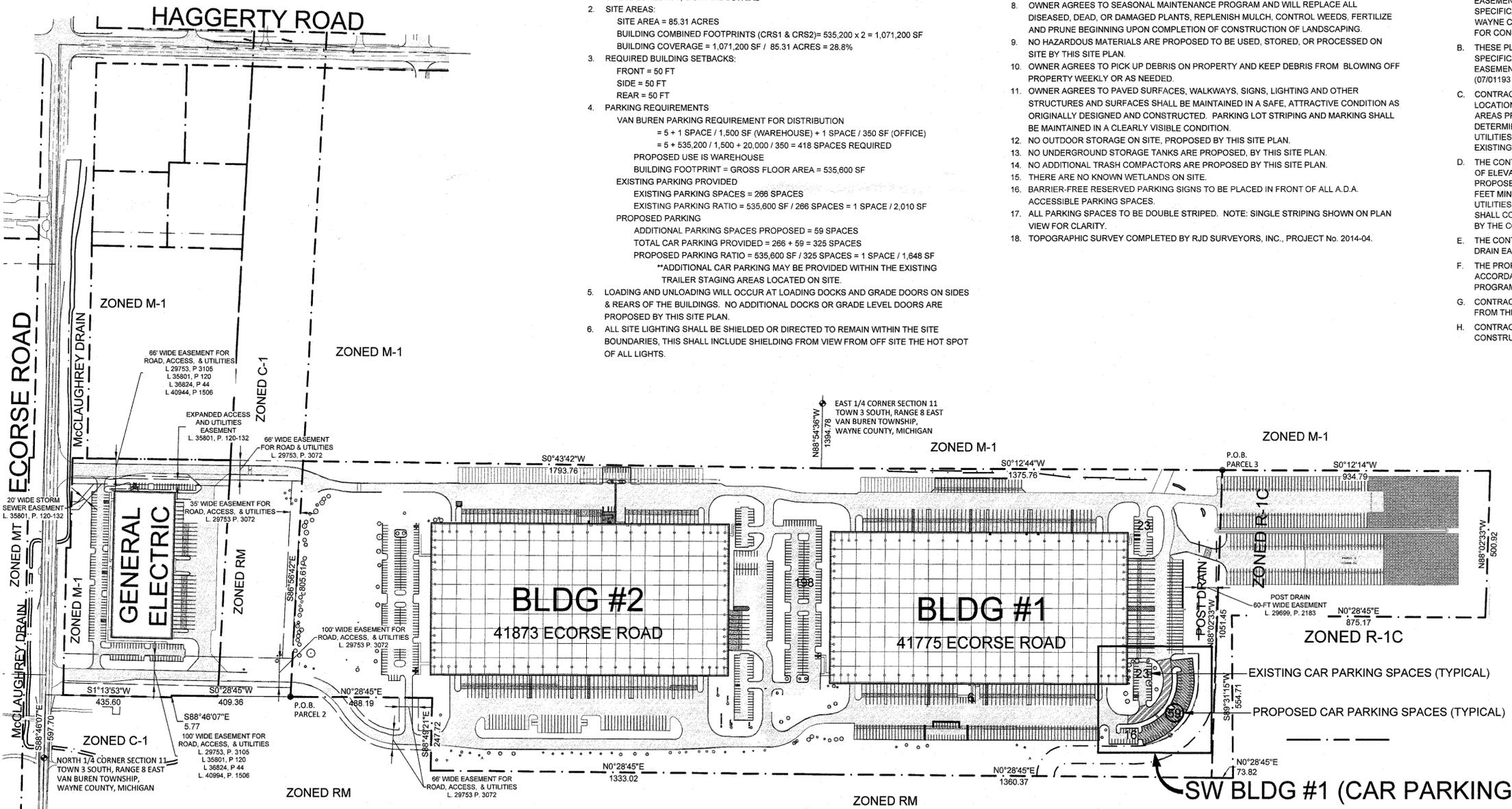
- A. ALL WORK WITHIN THE WAYNE COUNTY ROAD RIGHT-OF-WAY (ROW) AND DRAIN EASEMENT SHALL BE IN ACCORDANCE WITH ALL CURRENT STANDARDS AND GENERAL SPECIFICATIONS, INCLUDING SOIL EROSION AND SEDIMENTATION CONTROL OF THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES, AND MOOT 2012 SPECIFICATIONS FOR CONSTRUCTION
- B. THESE PLANS ARE NOT VALID WITHOUT ATTACHMENT OF THE WAYNE COUNTY PERMIT SPECIFICATIONS FOR CONSTRUCTION WITHIN THE ROAD ROW, PARKS, DRAIN EASEMENT OR SANITARY SEWER UNDER JURISDICTION OF THE WAYNE COUNTY (07/01/93 REVISED 12/15/2004)
- C. CONTRACTOR SHALL CONTACT MISS DIG AT 811 TO IDENTIFY AND FLAG/ MARK THE LOCATIONS OF ALL UNDERGROUND UTILITIES AT THE PROPOSED CONSTRUCTION AREAS PRIOR TO START OF CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES, AND RESOLVE ANY CONFLICT BETWEEN THE PROPOSED WORK AND THE EXISTING UNDERGROUND OR ABOVEGROUND UTILITIES.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ELEVATION OF ALL UTILITIES AND RESOLVE ANY UTILITY CONFLICT DUE TO THE PROPOSED CONSTRUCTION. MAINTAIN 18" MINIMUM VERTICAL CLEARANCE AND 3 FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN THE PROPOSED AND EXISTING UTILITIES. TO RELOCATE ANY UTILITY WITHIN THE ROAD R.O.W., THE CONTRACTOR SHALL COORDINATE THE RELOCATION WITH THE UTILITY COMPANY AND AS DIRECTED BY THE COUNTY ENGINEER.
- E. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITHIN THE COUNTY DRAIN EASEMENT LIMITS AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
- F. THE PROPOSED STORM WATER MANAGEMENT SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT WAYNE COUNTY STORM WATER MANAGEMENT PROGRAM.
- G. CONTRACTOR SHOULD OBTAIN SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FROM THE WAYNE COUNTY DOE. CONTACT MR. JOHN JONES AT (734) 328-5585.
- H. CONTRACTOR SHALL NOTIFY WAYNE COUNTY 3 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. CONTACT THE PERMIT OFFICE AT (734) 595-6504 EXTENSION 2009.

PROJECT CONTACT

MR. DENNIS SCHULZ
ASHLEY CROSSROADS, LLC
2575 HAGGERTY ROAD, SUITE 500
CANTON, MICHIGAN 48188
T (734) 394-1900
F (734) 394-1925
E dschultz@ashleycapital.com

SHEET INDEX

- C1 COVER SHEET
- C2 GENERAL PLAN - SW CORNER BUILDING #1
- LS1 LANDSCAPE PLAN



LOCATION MAP
NO SCALE

WEBB ENGINEERING, INC.
Civil Site Design & Planning
3315 N. Cambridge Road, Suite 200
Livonia, Michigan 48150
OFFICE: 248.783.1109
FAX: 248.783.1109
EMAIL: info@webbeng.com



NOTE: AS AN AID TO THE CONTRACTOR, VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING UTILITIES SHOWN ON THESE PLANS AND PROFILES IS BASED UPON THE TOPOGRAPHIC AND AVAILABLE RECORDS. BUT THE CONTRACTOR AND ENGINEER DO NOT GUARANTEE THE ACCURACY OR LOCATION OF ANY ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER AN UNIDENTIFIED UTILITY OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS IS NOT PROPERLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED.

THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY MISS DIG. TOLL FREE @ 800.482.7171 or 811. THREE (3) DAYS PRIOR TO THE START OF ANY CONSTRUCTION.

AshleyCapital
ASHLEY CROSSROADS
SOUTH, LLC
2575 South Haggerty Road, Suite 500
Livonia, Michigan 48150
Office: 734.394.1900
Fax: 734.394.1925
Email: detsch@ashleycapital.com

SUBMITTALS & REVISIONS	
NO.	DESCRIPTION
1	10/06/16 SUBMITTAL TO INDPS
2	09/30/17 REVISION PER INDPS COMMENTS
3	08/22/17 REVISION PER INDPS COMMENTS

COVER SHEET
CROSSROADS DISTRIBUTION CENTER - SOUTH
VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN



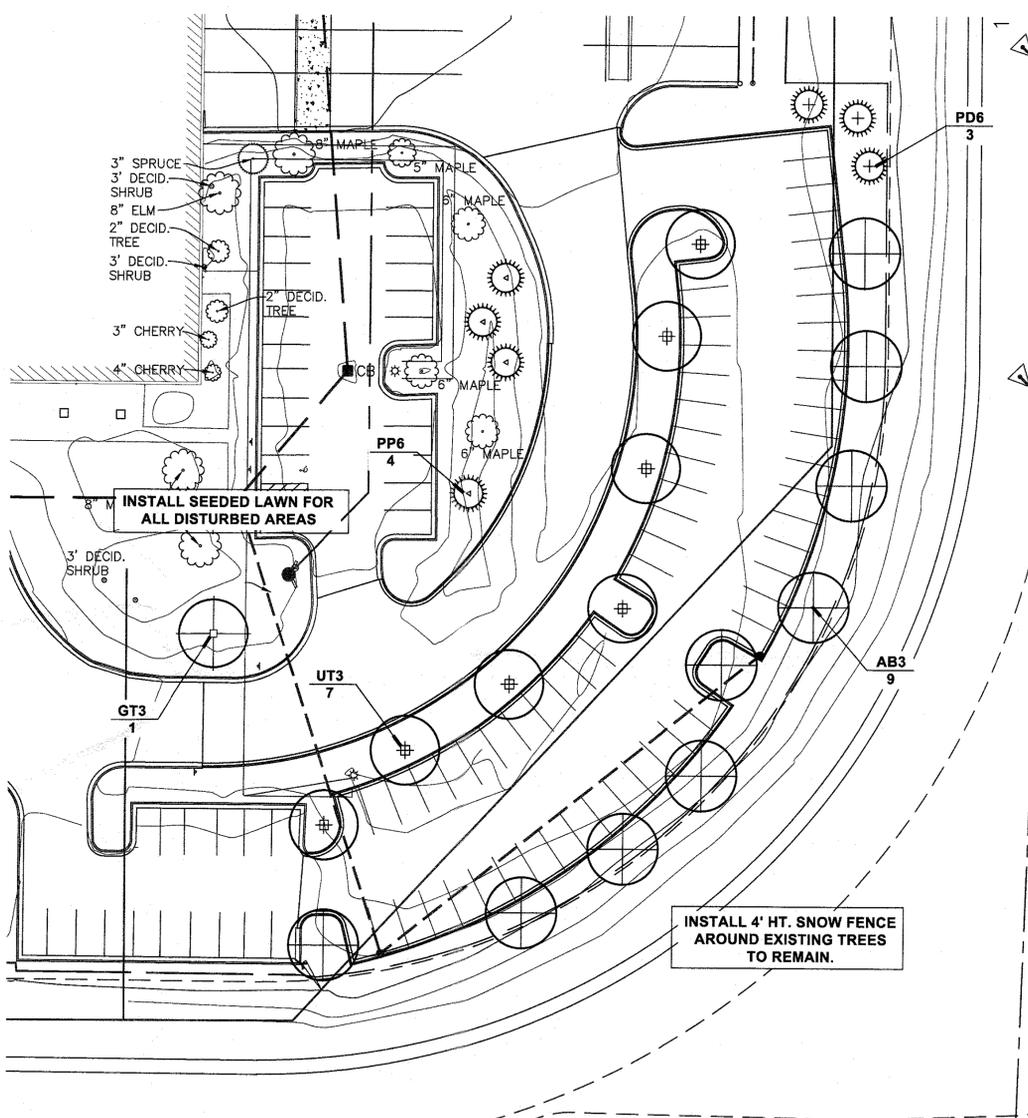
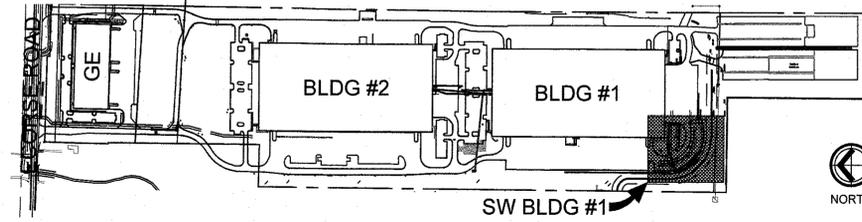
RECEIVED
JUL 24 2018

BY: _____

1 INCH = 200 FEET
WEI PROJECT No. 14-156
WCDS REVIEW No. R16-498
C1
SITE PLAN

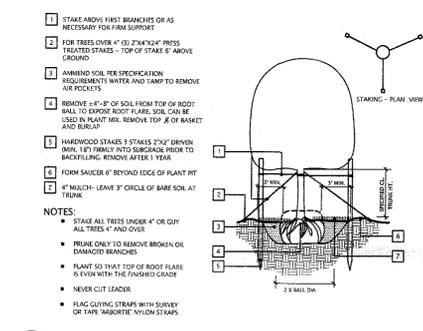
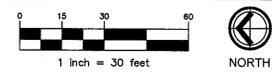
KEY MAP

SCALE 1" = 500'



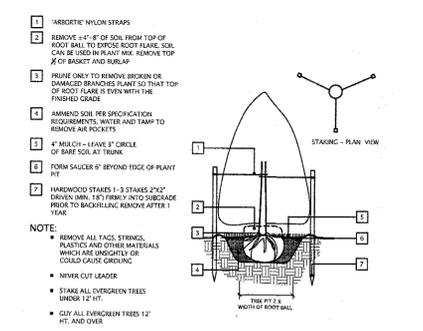
PLANTING PLAN - SW CORNER BLDG #1

SCALE 1" = 30'



1 DECIDUOUS TREE PLANTING

NOT TO SCALE



2 EVERGREEN TREE PLANTING

NOT TO SCALE

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
9	AB3	Autumn Blaze Maple <i>Acer x. freemanii 'Autumn Blaze'</i>	3" Cal.	B&B
1	GT3	Thornless Honeylocust <i>Gleditsia 'Skyline'</i>	3" Cal.	B&B
7	UT3	Triumph Elm <i>Ulmus 'Triumph'</i>	3" Cal.	B&B
3	PD6	Black Hills Spruce <i>Picea g. 'Densata'</i>	6' Ht.	B&B
4	PP6	Colorado Green Spruce <i>Picea pungens</i>	6' Ht.	B&B

NOTE: CONTRACTOR TO VERIFY ALL PLANT QUANTITIES

LANDSCAPE DATA

PARKING LOTS TREES	
SW CORNER BLDG. #1	
NEW PARKING AREA:	29,479 S.F.
REQ. LAND. AREA (5%):	1474 S.F.
TREES REQUIRED:	15 TREES
(1 TREE/100 S.F.)	
EXISTING TREES REMOVED:	9 TREES
TREES PROVIDED:	24 TREES

VAN BUREN TWP. REQ.

- 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 STRIPPING AND MARKINGS SHALL BE MAINTAINED IN CLEARLY VISIBLE CONDITION.
- ALL AREAS WITHOUT SHRUBS OR GRASS SHALL BE PLANTED WITH HYDROSEED OR SOD AND ALL LAWN AREAS SHALL BE IRRIGATED PER TOWNSHIP REQUIREMENTS.
- REQUIRED LANDSCAPING 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 UPON NOTICE FROM THE BUILDING OFFICIAL. UNLESS THE SEASON IS NOT APPROPRIATE FOR PLANTING, IN WHICH CASE SUCH PLANT MATERIAL SHALL BE REPLACED AT THE BEGINNING OF THE NEXT SEASON.

GENERAL PLANTING NOTES:

- ALL TREES TO HAVE CLAY OR LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER. TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- NO MACHINERY IS TO BE USED WITHIN THE DRIPLINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIPLINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

GENERAL GRADING NOTES:

- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS, TYP.
- PROVIDE POSITIVE DRAINAGE ON ALL WALKS.
- DO NOT SCALE PRINTS.
- CONTRACTOR TO CONTACT CIVIL ENGINEER AND LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES BETWEEN GRADES SHOWN AND ACTUAL GRADES ON SITE. DO NOT MAKE ADJUSTMENTS WITHOUT APPROVAL OF THE CIVIL ENGINEER AND/OR THE LANDSCAPE ARCHITECT.
- SEE CIVIL ENGINEERING DRAWINGS FOR UTILITY STRUCTURE LOCATIONS.
- ALL TOP OF CURB ELEVATIONS SHOWN ARE FROM OR CALCULATED BASED ON THE CIVIL ENGINEERING DRGWS.
- SEE CIVIL ENGINEERING DRAWINGS FOR GRADING AND PAVEMENT ELEVATIONS FOR ALL ROADS, CURBS, BUILDINGS, UTILITIES, ETC.

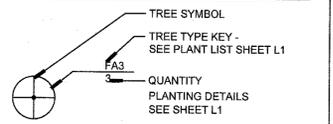
PLANT MIX

- ALL PLANTING/ PERENNIAL BEDS TO RECEIVE:
- 1 6 CU FT. BALE CANADIAN PEAT
 - 1 40LB BAG DRAMAMURE
 - 1 10LB BAG SHERMINS 13-13-13 MULTI PURPOSE FERTILIZER
- PER 100 SQ FT BED AREA.
- HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM
- TOPSOIL**
- CONTRACTOR TO TILL OR DISK SUBGRADE TO 6" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS - FROM ONSITE STOCKPILE OR PROVIDED TO COMPLETE THE PROJECT

MULCH

- MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH
- NO GROUND WOOD PALLETTE MULCH PERMITTED

PLANT KEY



NOT TO BE USED AS CONSTRUCTION DRAWING

WEBB ENGINEERING, INC
Civil Site Design & Planning
20488 Woodward Avenue, Suite 101
Royal Oak, Michigan 48073
Office 248.783.1105
Fax 248.783.1109
Email info@webbeng.com

811
Know what's below
Call before you dig.

NOTE: AS AN AD TO THE CONTRACTOR, THESE UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES IS FROM RECORD INFORMATION AND AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DO NOT GUARANTEE THE LOCATION & ELEVATION AND THAT ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR DOES NOT ENCOUNTER AN UNIDENTIFIED UTILITY OR STRUCTURE OR STRUCTURES SHOWN ON THESE PLANS IS DEEMED TO BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED.

AshleyCapital
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Canton, Michigan 48106
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Email detroit.office@ashleycapital.com

NO.	DATE	DESCRIPTION

5/18/14 5/18 SUBMITTAL TO VAN BUREN TOWNSHIP

GENERAL PLAN
CROSSROADS DISTRIBUTION CENTER - SOUTH
VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN
STEPHEN L. DEAK
LANDSCAPE ARCHITECT
No. 1245
REGISTERED LANDSCAPE ARCHITECT

deak
PLANNING + DESIGN
143 cadycentre #79
northville, mi 48167
[T] 866 355-4204
deakplanningdesign.com

L1
LANDSCAPE PLAN
1 INCH = 30 FEET
DPD PROJECT # 91495

Public Participation Plans

1. Identify internal stakeholders
2. Develop Scope of Work
3. Develop Elevator Pitch on what it is, what its gonna do, why were doing it.