

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, November 14, 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 October 24, 2018.

CORRESPONDENCE:

PUBLIC HEARING:

NEW BUSINESS:

ITEM #1: CASE 18-0021 – PHASE TWO (2) FINAL SITE PLAN APPROVAL

TITLE: THE APPLICANT, ACS MICHIGAN (SUBARU RESEARCH & DEVELOPMENT), IS REQUESTING PHASE TWO (2) FINAL 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.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers phase 2 final site plan approval.

ITEM #2: 18-028 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, KOJAIAN VAN BUREN ACQUISITIONS (NEAPCO), IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A 72,630 SQUARE FOOT LIGHT INDUSTRIAL BUILDING.

LOCATION: Parcel number V-125-83-002-99-0026-706 (6615 Haggerty Road). The site is approximately 5.3 acres. This site is located on the east side of Haggerty Road between Van Born Road and Ecorse Road.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers preliminary site plan approval.

GENERAL DISCUSSION:

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
OCTOBER 24, 2018
MINUTES - DRAFT**

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

ROLL CALL:

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

Excused: Kelley.

Staff: Director Akers, Planning Intern Moore and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan and Fishbeck Associates, David Potter.

Audience: Eight (8).

APPROVAL OF AGENDA:

Motion Boynton, Atchinson second to approve the agenda of October 24, 2018 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Boynton second to approve the regular meeting minutes of September 26, 2018 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 17-018 – FINAL SITE PLAN APPROVAL

TITLE: THE APPLICANT, PARALLEL INFRASTRUCTURE, IS REQUESTING FINAL SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A WIRELESS COMMUNICATION FACILITY (125-FOOT-TALL MONOPOLE CELL PHONE TOWER AND ASSOCIATED SUPPORT STRUCTURES) AT 43430 ECORSE ROAD, VAN BUREN TOWNSHIP, MI 48111.

LOCATION: PARCEL NUMBER V-125-83-012-99-0028-000 (43430 ECORSE ROAD). THE PROPERTY IS LOCATED AROUND THE NORTHWEST CORNER OF ECORSE ROAD AND MORTON TAYLOR ROAD AND IS LOCATED IN THE R-1B, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.

Civil Engineer Jonathan Crane gave the presentation for the applicant. The applicant is requesting final site plan approval to construct a 125-foot tall monopole cell tower for Verizon Wireless and other carriers. The applicant has driveway and sediment plans approved by Wayne County Soil Erosion and added arborvitae to the site plan.

Patrick Sloan of McKenna Associates presented his final site plan review letter dated 10-19-18 recommending the Planning Commission approve the final site plan for the proposed wireless communication tower, subject to the landscape maintenance agreement being acceptable to the Township Attorney.

David Potter of Fishbeck Associates presented his site plan review letter dated 10-19-18 recommending the Planning Commission grant final site plan approval subject to the following concerns and comments:

1. Sheet DA-1: The applicant must indicate the proposed bioretention area has capacity to meet the Van Buren Township requirement for flow restriction ($Q_a = 0.10Ac$).
2. Sheets DA-1 & Z3 (A, B, C): Confirm final bioretention outlet pipe size, slope and type (perforated or non-perforated).
3. Sheets DA-1 & Z3 (A, B, C): Confirm the final upstream and downstream elevations of the driveway culvert. Sheets indicate differing invert elevations.

Commissioner Boynton presented the Fire Department review letter dated 10-11-18 recommending approval.

No comments from the Commission or the audience. The applicant is willing to meet all concerns.

Motion Boynton, Franzoi second to grant Parallel Infrastructure final site plan approval to construct a 125-foot monopole cell phone tower and associated support structures, located at parcel number V-125-83-012-99-0028-000 (43430 Ecorse Road), the northwest corner of Ecorse Road and Morton Taylor Road and located in the R-1B, Single Family Residential Zoning District, subject to the recommendations in the McKenna Associates review letter dated 10-19-18, Fishbeck Associates review letter dated 10-19-18 and Fire Department review letter dated 10-11-18. Motion Carried. (Letters Attached)

ITEM # 2 18-030 – SITE PLAN APPROVAL

TITLE: THE APPLICANT, BELLEVILLE YACHT CLUB, IS REQUESTING SITE PLAN APPROVAL TO BUILD AND ACCESSORY BUILDING AND A POOL.

LOCATION: PARCEL NUMBER V-125-83-088-99-0005-000 (831 E. HURON RIVER DRIVE). THE SITE IS APPROXIMATELY 3.980 ACRES. IT IS LOCATED IN THE R1-C, SINGLE FAMILY RESIDENTIAL DISTRICT. THIS SITE IS LOCATED ON THE NORTH SIDE OF HURON RIVER DRIVE BETWEEN EDGEMONT AND MARTINSVILLE ROADS.

Commissioner Atchinson asked to be recused from the Belleville Yacht Club (BYC) motion, as her husband is a member.

Motion Budd, Boynton second to recuse Commissioner Atchinson from the BYC motion. Motion Carried.

Scott Jones, President of the Belleville Yacht Club gave the presentation. The applicant is requesting to construct a 24 ft. x 50 ft. pool between the existing building and the lake and to put a portable storage building on the site for chairs, cushions for the pool and back deck area. The applicant has DEQ approval for the project.

Director Akers presented his staff review letter dated 10-20-18 recommending the Planning Commission grant site plan approval for the Belleville Yacht Club at 831 E. Huron River Drive to

construct a swimming pool in accordance with the provided site plan dated 10-19-17 with the following conditions:

1. The Planning Commission authorizes the applicant to place a 12' x 40 ' prefabricated storage shed on the property subject to its location being reviewed and approved by the Director of Planning & Economic Development and the Township Fire Marshal for compliance with the Township's Zoning Ordinance and Fire Code.
2. That the applicant obtain all required permits from the County, State and/or Federal Government.

Commissioners inquired if the shed will be used year round, the pool location in relation to the tiki bar, what the ease of access is from the tiki bar to the pool. The shed will be used year round, access from the tiki bar to the pool will be a paver sidewalk, a 5-foot fence with magnetic latch gate around the pool and the pool will be covered when not in use for safety.

Motion Jahr, Budd second to grant the Belleville Yacht Club site plan approval to build an accessory building and a pool, located at parcel number V-125-83-088-99-0005-000 (831 E. Huron River Drive), subject to the recommendations in the staff review letter dated 10-20-18 and asking Director Akers and Fire Marshal McInally to review and approve the location of the storage shed on the subject property. (Letter Attached)

ITEM # 3 18-032 – TEMPORARY LAND USE APPROVAL

TITLE: THE APPLICANT, COSTCO WHOLESALE CORPORATION, IS REQUESTING TEMPORARY LAND USE APPROVAL TO CONSTRUCT TEMPORARY PARKING ON THE WEST SIDE OF THEIR EXISTING TRUCK DEPOT.

LOCATION: 5860 BELLEVILLE ROAD. THE PROPERTY IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN VAN BORN ROAD AND MICHIGAN AVENUE.

Daniel Free gave the presentation. The applicant is requesting temporary land use approval for additional parking needed for the holiday season; plans for a permanent parking solution are in the works. The original request was for the additional parking to be on the east side of the building, the applicant has asked to change the location to the west side of the building, which is further from Belleville Road and would be less impactful.

Director Akers presented his staff review letter dated 10-20-18 recommending the Planning Commission approve the temporary land use permit for Costco Wholesale to construct a temporary gravel parking/storage area subject to the following conditions:

1. That the applicant provides a revised plan which depicts the access areas to the additional parking areas to be kept open and depicts what measures are going to be taken to ensure they stay open.
2. That the applicant provides a cross section of the gravel temporary parking area to be reviewed by the Township Engineer in order to verify adequate drainage of the temporary parking area.
3. That the applicant provides a dust control schedule and plan for the temporary parking area.

4. That the applicant provides an engineer's opinion of cost for the removal of the temporary parking area and restoration of the area to grass and provide a performance bond to the Township for that amount. This estimate shall be reviewed by the township Engineer for verification.
5. That the temporary gravel parking area shall be removed no later than 30 days after the completion of the proposed parking and building expansion or prior to October 24, 2019 whichever comes first.
6. The applicant shall obtain any necessary County, State or Federal permits necessary to perform the work.

Director Akers presented the Fire Department review letter dated 10-19-18 recommending approval.

Commissioners inquired about the one-year time frame for the temporary gravel parking area. The time frame will carry the applicant into their next construction cycle and will keep from leaving the land use approval open-ended.

Motion Boynton, Franzoi second to grant Costco Wholesale Corporation temporary land use approval to construct temporary parking on the west side of their existing truck depot, located at 5860 Belleville Road, subject to the recommendations in Director Akers staff review letter dated 10-20-18, Fire Department review letter dated 10-19-18 and the applicant to provide a revised plan for the west side of the building. Motion Carried. (Letters Attached)

GENERAL DISCUSSION:

ITEM # 1 PUBLIC PARTICIPATION PLAN

Planning Intern Grace Moore presented the Public Participation Plan to the Commission and the audience. The Public Participation Plan is a written commitment to involve the community in Van Buren Township's planning and development process and a guide for when and how to do so. It sets public participation standards and practices in the Township, ranging from informative and educational to involvement and partnership. Intern Moore is looking for a recommendation to the Township Board for approval of the plan.

Commissions commended Intern Moore for doing a great job on the plan and were glad to see their feedback integrated into the plan.

Motion Boynton, Jahr second to recommend the Public Participation Plan to the Township Board of Trustees for approval. Motion Carried.

ADJOURNMENT:

Motion Boynton, Franzoi second to adjourn at 8:37 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

PLANNING & ZONING APPLICATION

Case number 18-021

Date Submitted 7-20-18

APPLICANT INFORMATION

Applicant ACS, Michigan **Phone** (248) 385-5269
Address 901 Wilshire Dr, Suite 260 **Fax** (248) 385-5261
City, State Troy, Michigan **Zip** 48084
E:mail dgoldman@acscm.com **Cell Phone Number** (248) 568-0745
Property Owner Harold W. Smith **Phone** (734) 482-0360
(if different than applicant)
Address 50015 Michigan Ave. **Fax** _____
City, State Belleville, Michigan **Zip** 48111
Billing Contact ACS, Michigan **Phone** (248) 385-5269
Address 901 Wilshire Dr, Suite 260 **Fax** (248) 385-5261
City, State Troy, Michigan **Zip** 48084

SITE/ PROJECT INFORMATION

Name of Project Project Pancake
Parcel Id No. V125-83- see attachment **Project Address** see attachment

Attach Legal Description of Property

Property Location: On the south Side of US-12 Road; Between Ecorse Road and Cemetery Road. **Size of Lot** Width varies Depth varies
Acreage of Site 75 **Total Acres of Site to Review** 75 **Current Zoning of Site** R1-C
Project Description: Phase One of Development Agreement: Mass grading, building foundation and shell, detention basin, and soil erosion.

Is a re-zoning of this parcel being requested? Yes YES (if yes complete next line) NO
Current Zoning of Site R1-C Requested Zoning M-1, with Conditions

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? No 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** 0 acres
List total number of regulated trees outside the Woodland area? N/A **Total number of trees** N/A
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

HAROLD W. SMITH

Print Property Owners Name

Harold W. Smith

Signature of Property Owner

JUL 20, 2018

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this _____ day of _____, 20____.

_____, Notary Public, _____ County, Michigan My Commission expires _____, 20____.

Rev 1/12/06

Parcel ID	Address
83021990001000	50061 Michigan Ave
83022010003004	
83022010004003	
83022010005005	
83022010006001	
83022010007001	
83022010008003	
83023990005000	

PRINCIPALS

Daniel W. Mitchell
Nancy M. D. Faught
Keith D. McCormack
Jesse B. VanDeCreek
Roland N. Alix
Michael C. MacDonald
James F. Burton
Charles E. Hart
Todd J. Sneathen

CONTROLLER

Donna M. Martin

SENIOR ASSOCIATES

Gary J. Tressel
Randal L. Ford
William R. Davis
Dennis J. Benoit
Robert F. DeFrain
Thomas D. LaCross
Albert P. Mickalich
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Thomas G. Maxwell

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Melissa A. Coatta
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Brian K. Davies
James E. Scholl
Matthew G. Slicker
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OTHER OFFICE LOCATIONS

Delhi Township
Detroit
Grand Rapids
Howell
Jackson
Kalamazoo
Lansing

October 26, 2018

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

Attn: Planning Commission

Re: Project Pancake Phase 2
Preliminary Site Plan Review #4 – Revised Plans dated 9-17-2018

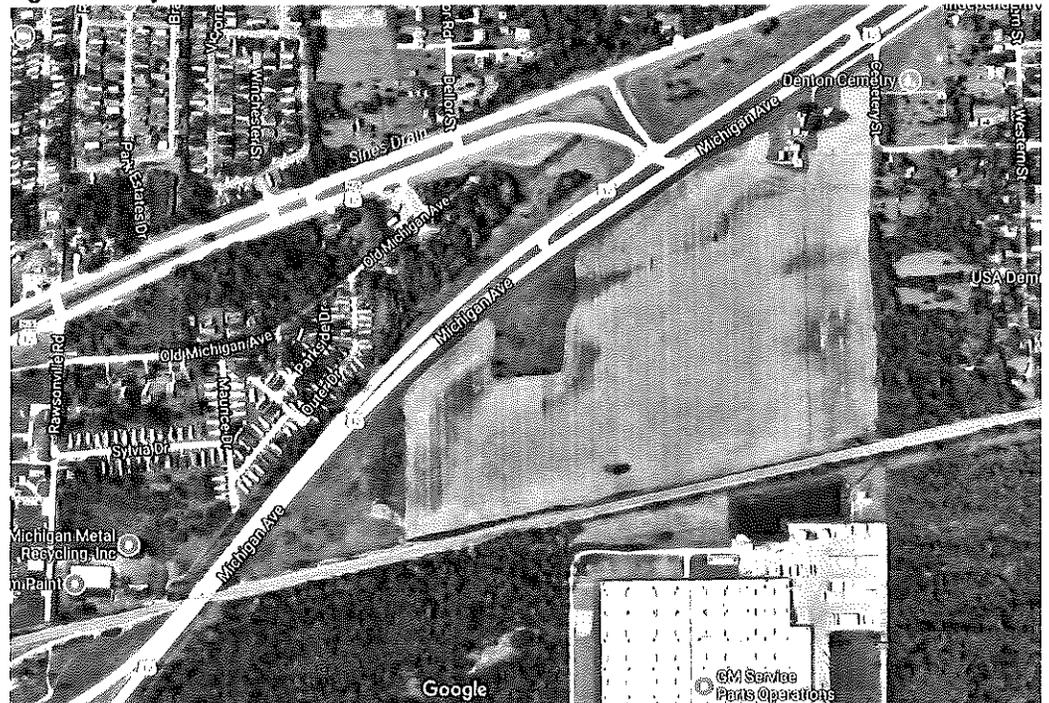
HRC Job No. 20170986

Commissioners:

The following are out responses to McKenna and Associates letter dated September 20, 2018:

The applicant, ACS Michigan proposes to build a 2-story 63,574-square foot research and development facility building and associated site improvements. The 75-acre site is located on the south side of Michigan Avenue, bound by single family residential neighborhoods to the east and Conrail railroad to the south, and is commonly referred to as the "Harold Smith Farm" parcel.

Figure 1. Subject Site Location



The site was recently rezoned from R-1C (Single Family Residential) to M-1 (Light Industrial), with conditions. The rezoning is subject to the Rezoning with Conditions Agreement ("RCA"), and the applicable provisions of the CRA are addressed in this letter.

A Development Agreement ("DA") for the subject site was approved by the Township Board of Trustees on July 17, 2018. The DA calls for the development of the site in two (2) phases as follows:

- **Phase 1** – The applicant appeared before the Planning Commission on August 8th, 2018, and received site plan approval with conditions for Phase 1, which included site grading, and construction of the stormwater detention pond, the building footprint and shell, the parking lot, and the berms.
- **Phase 2, which is addressed in this letter, consists of all other remaining items including, but not limited to, landscaping and screening, signage, woodland and tree preservation, exterior lighting, loading and unloading, site engineering, and utilities.**

At its meeting on August 8, 2018, the Planning Commission approved the Phase 1 site plan, subject to conditions. At its meeting on August 22, 2018, the Planning Commission reviewed the Phase 2 site plan and deferred action on the Phase 2 site plan and recommended plan modifications to be compliant with the Zoning Ordinance. The applicants have resubmitted the Phase 2 site plans, which are accompanied by a response letter (dated 9/17/18) to our most recent site plan review letter of September 7, 2018. We have reviewed the site plan for compliance with the conditions of Phase 1 approval, Zoning Ordinance standards, terms of the CRA and DA, and sound planning and design principles. We offer the following comments for your consideration: **(Any items that require changes or additional information are underlined.)**

COMMENTS

1. **Zoning and Use.** The site is zoned M-1 (Light Industrial) district with conditions. The surrounding zoning includes M-2 (General Industrial) to the south, R-1C (Single Family Residential), C-1 (General Business) and RMH (Mobile Home Park) to the north across Michigan Avenue, R-1C (Single Family Residential) to the east and RMH (Mobile Home Park) and M-1 (Light Industrial) to the west.

The proposed use is a research and development facility with laboratories. Laboratories, major and minor are permitted as principal land use in the M-1 district per Section 3.104 of the Zoning Ordinance. The "tire/vehicle storage" structure is minor enough to be considered accessory to the principal permitted use and is permitted by right, subject to compliance with Zoning Ordinance standards accessory buildings. The revised site plan includes a general use statement and phasing plan for the project, as required under conditions of approval for Phase 1.

Response: No further action required by Owner.

2. **Dimensional Requirements.** The revised site plan notes the size of the proposed building as 63,574 square feet. The proposed height of the 2-story building was previously noted as 28 feet, which was within the maximum permitted height of 30 feet for the buildings in the M-1 district. The revised architectural elevations submitted indicate a building height of 36 feet, 10 inches to the highest parapet of the building, with height of 30 feet in many other areas of the building. Per Section 4.103 of the Zoning

Ordinance, buildings of greater than the maximum height allowed in Section 4.102 may be allowed in the M-1 district provided front, side, and rear yards are increased by one (1) foot for each additional foot of building height that exceeds the maximum height allowed. The M-1 district has a minimum required front yard setback of 50 feet, a minimum side yard setback of 40 feet, and a minimum rear yard setback of 40 feet, which would correspondingly be increased to 56'-10", 46'-10" and 46'-10", respectively. The site plan has been revised to note the setbacks as 57 feet, 47 feet, and 47 feet respectively and complies with the Zoning Ordinance.

The maximum lot coverage is 35%. Proposed lot coverage is 1.36% with parking lots and other impervious surfaces occupying an additional 8.15%. The 2000 Ecorse and Haggerty Road Corridor Plan added Residential Protection Areas to many areas of the township, including industrial areas that abutted residential areas in the northwest part of the township. The subject site was not part of that consideration at that time because it was zoned R-1C; however, a change of the zoning to M-1 with conditions placed an industrial use on the site next to residential areas to the east. As part of the CRA, the applicant is required to maintain the 400-foot residential buffer along the east and west property lines. The site plan indicates the required residential buffer zones.

Response: No further action required by Owner.

- 3. Required Information.** The revised site plan at this time includes all of the site plan information required per Section 12.203 of the Zoning Ordinance. The proposed hours of operation are noted as 6 am – 11 pm, Monday through Friday. The plan notes that the hours of operation may extend to 24 hours a day/7 days a week; however any such operation will conform to the noise ordinance established in the Township. Such a notation is acceptable to ensure that any noise related nuisance issues can be addressed by the Township.

Response: No further action required by Owner.

- 4. Detention Pond.** The site plan proposes a large detention pond along the east side of the site, located within the 400-foot residential buffer zone. We defer to the Township Engineer's regarding the proposed design and capacity of the pond. At the Planning Commission meeting on August 8th, 2018, there was some discussion on location of the berm on the west side of the pond, rather than east side abutting the single-family residential boundary. The Planning Commission found the proposed berm location acceptable.

The site plan shows the slope of the detention pond is shown extending up to the east property line and appears to be separated from the abutting parcels by a chain link fence only. Section 10.103(K) includes specific standards for landscaping around storm water detention ponds; however, Wayne County regulates much of planting around detention ponds, so we will defer to Wayne County requirements. The revised landscape plan at this time indicates grouping of *Viburnum*, *Red Twig Dogwood*, and *Gray Dogwood* shrubs around the main detention pond and grouping of *Red Maple* and *Swamp White Oak* trees around the forebay area. Once Wayne County approval of the

stormwater permit and detention pond landscaping is obtained, the final landscaping information must be provided to the Township.

Response: Understood.

Section 8.107(D)(2) requires chain link fence to be vinyl-coated black. The site plan and landscape plans has been revised to note the provision of a 6-foot high black vinyl coated chain link fence around the detention pond and perimeter of the site.

5. **Access and Circulation.** There is one (1) proposed entrance to the site from Michigan Avenue. The applicant has stated that the approach is still pending MDOT approval. The access drive branches off to provide access to a parking lot on the north side of the building, while the main access drive continues south and forks into 2, allowing access to the vehicle evaluation area and parking lot on the east side of the building. The drive aisles within the parking lot areas are 24 feet wide while the main internal circulation drives through the site vary in width from 30 feet to 32 feet. The south side of the access drive on the south side of the building is missing curbing, which is required by Section 9.104(l) of the Zoning Ordinance. However, the Planning Commission may approve an alternative design when opportunity exists to substantially improve the water quality of the site. Per the applicant, the curb has been eliminated to allow for sheet flow drainage into the swale to its south. We defer to the Township Engineer regarding sheet flow drainage in the uncurbed portion of the interior access drive. The following items regrading access must be addressed:

- a. Delineate with pavement striping lanes for ingress and egress. Pages OS 02 and 03 identify a driveway width of 28 feet and directional signage; however, no pavement striping is shown to delineate ingress and egress. The applicant has stated that the information will be provided final site plan submittal, which is acceptable.

Response: See sheet C-03A for information.

- b. The plan indicates a cantilever gate mid-way through the access drive. Per the applicant, details of the gate, including its operation will be provided with final site plan submittal, which is acceptable.

Response: Final details of gate operation is being resolved by SRD and will be submitted when known.

- c. The plan notes that signage will be installed in the access drive, at the fork to the vehicle evaluation area. The applicant has stated that the information will be provided final site plan submittal, which is acceptable.

Response: See sheet C-03A for information.

Per the applicant's presentation at the August 8, 2018 Planning Commission meeting, the proposed research and development facility receives very limited traffic, and the maximum number of employees at the present time is 100. Although the site is large, the facility is of limited size and has frontage and accesses onto a State Trunk line

(pending MDOT approval). The applicant has submitted copy of a traffic impact study conducted by their consultants HRC, dated July 13, 2018. The study includes trip generation data, condition of existing roadways, improvements, access management, turn movements etc. The recommendations of the study include a modification to signal timing and addition of a right-hand turn lane (deceleration lane) on east bund Michigan Avenue. The improvements proposed are under the jurisdiction and review authority of MDOT.

Response: See documents for required improvements for Michigan Avenue under MDOT Permit No. 82061-056332-18-101018.

6. **Sidewalks.** Section 9.107 of the Zoning Ordinance requires the provision of a sidewalk long all public streets and major thoroughfares. The site plan does not indicate any sidewalk along Michigan Avenue frontage. *The Planning Commission has the ability to modify the location of interior sidewalks only.* The site plan also indicates 7-foot wide sidewalks next to the parking lots on the north and west side of the building and location of barrier free access ramps. The following items must be addressed:

- a. A 5-foot wide concrete sidewalk is required along the site's Michigan Avenue frontage. It is our understanding that the applicant has submitted a plan to MDOT requesting approval for placement of the sidewalk along Michigan Avenue, which is under MDOT's jurisdiction. The applicant has concerns that the placement of the sidewalk will result in its termination at the railroad intersection, and has asked to defer it till final site plan submittal. While the issue can be further discussed and deferred for approval prior to final site plan approval, at this time we believe a sidewalk should be installed as required as it would provide significant pedestrian connectivity in the whole area. Although a sidewalk along the frontage of Michigan Avenue would not currently connect to any sidewalks, it would encourage future connections to the subdivision to the east as well as a possible connection to Michigan Ave. and Ecorse Road to the west. Further, several communities have rails to trails programs that actually include sidewalks and trails located within the railroad right-of-way. While a deviation from this standard cannot be granted by the Planning Commission, a variance can be considered by the Zoning Board of Appeals. Additionally, the Planning Commission can authorize a phased plan for installation of the sidewalk or a plan requiring a sidewalk from the entrance of the development to the east to connect to the Denton Village neighborhood. This issue can be further discussed at the Planning Commission meeting.

Response: Agreement between Township and SRD to be prepared that SRD will install sidewalk from their driveway east to Cemetery Road when Township installs sidewalk east of Cemetery Street.

- b. The site plan includes 52 parking spaces on the east side of the building. The area is clearly identified as "test vehicle parking only" on the revised plans. Therefore, crosswalks and other pedestrian connections are not required. A note must be added stating that all vehicles in this area shall be fully operable and not junk or dismantled vehicles.

Response: See plans for note added.

7. Parking and Loading.

- a. **Number of Parking Spaces.** Per Section 9.102(E) of the Zoning Ordinance, parking requirements for research and development and testing facilities are five (5) spaces plus four (4) spaces per 1,000 square feet of gross floor area plus one (1) per employee in peak shift.

Per the applicant's representation at the August 8, 2018 Planning Commission meeting, the proposed building has a gross floor area of 63,500 sq. ft. and a total of 100 employees in a peak shift (as represented by applicant's engineer HRC). Based on the information provided, the site requires **359 spaces** (i.e., **259 spaces** for the floor area and **100 spaces** for the employees). The site plan indicates a total of **204 (previously 194) parking spaces**. Of the proposed parking, 152 spaces are intended for employees and an additional 52 spaces are test vehicle parking spaces. Per the applicant the spaces proposed are more than adequate to meet the needs of the facility at least for the anticipated future. The proposed parking is deficient by 155 (previously deficient by 165) spaces. As allowed by Section 9.101(J) of the Zoning Ordinance, the Planning Commission granted a deviation for the minimum required parking spaces at the August 8, 2018 Planning Commission meeting, as presented by the applicant. The parking calculations have been noted on the cover sheet as required.

While the applicant previously stated to the Planning Commission that the maximum number of employees on the site will be 100; the traffic study submitted noted the number of proposed employees as "starting with 120 to 140 employees up to a maximum of 180." Per the applicant, the facility is intended to start with less than 100 employees, and eventually grow to the number anticipated. Should the need for additional parking arise, it will be accommodated through the land banked "future parking" expansion area shown.

The site plan also proposes two (2) "future building expansion areas" and "future parking expansion area" with 51 spaces (previously 80 spaces). Section 9.101(H) of the Zoning Ordinance allows for parking deferment where a property owner can demonstrate that the required number of parking spaces is excessive. We recommend that the deferment request be addressed at the time the future building expansions are reviewed by the Township.

Response: See information provided on cover sheet.

- b. **Space Dimensions.** All the proposed parking spaces are 9.5 feet wide and 20 feet deep. The spaces are also shown with double striping, as required by Section 9.104(C) of the Zoning Ordinance.

Section 10.103(B)(2) of the Zoning Ordinance requires the provision of an interior landscape island for every 20 spaces. The site plan and landscape plan have been revised to include landscape islands to comply with this standard.

- c. **Barrier Free Spaces.** For parking lots between 151-200 spaces, the ADA requires six

(6) barrier free spaces. The revised site plan indicates the required number of spaces. The dimensions of barrier free spaces have been noted and are ADA compliant. The future parking area indicates 55 spaces for which the applicant is seeking a deferment. Because the layout approval is being sought at this time, the total number of spaces on the site will eventually exceed 200, which would require one (1) additional barrier free space. The additional barrier free space is shown in the western parking lot.

- d. **Loading.** Per Section 9.105 of the Zoning Ordinance, the proposed building will require a total of two (2) 10-foot by 50-foot loadings spaces. The revised site plan indicates two (2) 10' x 50' spaces placed side-by-side on the east side of the building.

8. **Architecture and Building Details.** The applicant presented elevations for the building shell at the August 8, 2018 Planning Commission meeting and received approval for the same; however, the approval was subject to detailed elevations being provided. At this time, the submittal includes elevations and an artistic rendering that indicates the structure will be constructed in shades of silver and black with glass panels and metal panel "wall assembly A and B." The site plan identifies the only ground mounted mechanical equipment to be a transformer pad located on the east side of the building and concealed from view of any public right-of-way by a landscaped berm and fencing. The roof mounted mechanical equipment is shown on sheet A-103, placed centrally on the roof, and concealed from view by the building parapet and screen walls around it. The plan refers to sheet A-511 for screen wall details; however the sheet is not in the submittal package. The detail sheet must be included for final site plan review.

Response: See sheet A-531 for details.

At the August 8, 2018 Planning Commission meeting the applicant also noted that the tire/vehicle storage shown along the southeast corner of the east parking lot area is a structure and not merely a parking surface. Sheet APC-01 of the revised plan submittal includes elevations of the structure to be constructed of "wall system B," which is also a metal panel system. Proposed colors are designed to match the principal building.

9. **Landscaping.** Landscaping is subject to the provisions of Section 10.103 of the Zoning Ordinance. Sheets L-0 through L-11 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. Our comments are as follows:
- a. **Frontage Landscaping.** Section 10.103(A) states that when a site abuts a public right-of-way, frontage landscaping shall include 1 deciduous or evergreen tree per 40 lineal feet of road frontage + 1 ornamental tree per 100 feet of lineal frontage + 8 shrubs per 40 lineal feet of frontage. Based on a frontage of 1,100 feet on Michigan Avenue, the site requires a total of 28 deciduous or evergreen trees + 11 ornamental trees + 220 shrubs. The plan proposes a total of 33 deciduous trees + 14 ornamental trees + 229 shrubs to meet this requirement. The ornamental and deciduous trees are placed almost entirely with the greenbelt area on the north side of the proposed building and near the main access drive off Michigan Avenue. The northwest frontage of the site along Michigan Avenue has no vegetation; however, the applicant is proposing the installation of a 60-foot wide, 10-foot high berm landscaped with evergreen trees, placed between 50 feet – 360 feet away from the

front property line. The area between the berm and the right-of-way line is to be maintained as "non-irrigated" seeded lawn. The applicant has stated that the lawn area will be warranted to have no weeds prior to acceptance by the owner. Sheet L-10 states that all landscaped areas will be irrigated with an automatic irrigation system, and the limits of irrigation are shown on the preceding landscaping sheets.

b. Parking Lot Landscaping.

Screening. Section 101.03(B)(1) requires parking lots to be screened from public rights-of-way by landscaping. The parking lots located on the north and west sides of the building are to be screened by the landscaping noted in comment **a** above. Additionally, 229 Hicks Yew shrubs will be planted on the north sides of these parking lots to screen the lots from the road. The shrubs will be planted at 30 inches in height, so they should attain the required height of 3 feet within 1-2 years. The frontage is also to be planted by a variety of perennials, which enhance the appearance of the frontage. The easternmost parking lot will be screened by the berm.

Interior Lot Landscaping. Section 10.103(B)(2) requires parking lot landscaped areas to be at least 5% of all the paved areas. The site plan shows vehicular surface area as 86,044 square feet, thus requiring 4,302 square feet of landscaped area. The revised plans include calculations of all interior landscape areas, which provide a total interior landscaping of 5,019 square feet, eliminating the previous shortfall.

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 lots include several islands which meet the minimum size requirement, and each is planted with 2 deciduous trees. Based on the interior lot landscaping standards, a total of 17 trees are required and 18 are proposed. The Zoning Ordinance does not allow for more than 20 spaces in an uninterrupted row without a landscape island. The landscape plans have been revised to correspond with the site plan and show the required islands with plantings.

- c. Loading Area Landscaping.** Section 10.103(C) requires loading areas to be screened from view of any adjacent residential district by a fence and/or landscaping. The loading dock area appears to be located on the east side of the proposed building and is screened from view of the residential district to the east by a 60-foot wide, 10-foot high berm to be planted with a double staggered row of evergreen trees placed 15 feet on center.
- d. 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. The landscape plan proposes a 60-foot wide, 10-foot high berm on the east side of the building and parking lot, set 320 feet away from the east property line abutting the residential district. The berm is to be planted with a mix of White Spruce, White

Pine and Norway Spruce trees placed 15 feet on center with a minimum height of 8 feet at the time of planting.

- e. **Open Space Landscaping.** Per Section 10.103(G), all open areas of the site that are not required landscaping areas must be planted with one tree per 3,000 square feet of open area. The site has a total open area of 1,219,484 square feet, which translates to 406 trees, of which 35% (142 trees) are required to be deciduous. Per the applicant *"the landscaping within the open space will likely be removed as this site develops due to the need to elevate the site due to ground water levels and existing contours requiring extensive changes in order for the site to be expanded and fully utilized. The site has been a farm absent of trees for over 100 years..."* The applicant is seeking a waiver from this Zoning Ordinance provision. We had previously recommended that the area be recalculated to deduct structures (including future expansion areas), ponds, and required landscaping areas, and show the required trees. The revised plan includes these calculations and notes that the trees provided within the detention pond area and the trees included within the berm to the north and, south and east would total 406 trees. Although part of the greenbelt and detention pond landscaping, which are required, we believe the installation of greenbelt and detention pond trees provides adequate justification for the Planning Commission to revise the open space landscaping requirements.

Response: No further action required by Owner.

- f. **Other Requirements.** Sheet L-10 notes that all landscape areas will be irrigated with an automatic irrigation system. The limits of irrigation are shown on Sheet L-0 and include the main entrance area and building frontage on Michigan Avenue only. The applicant requests a waiver to provide irrigation in a very limited area only, with the justification that the cost of an irrigation system along the Michigan Avenue frontage would be \$35,000-\$45,000 and would cost more to use and maintain. We had previously recommended that at a minimum, irrigation be provided for the berm and plantings along the site's entire Michigan Avenue frontage since it would be critical to the appearance of the site. We acknowledge that irrigation along the other berms would be excessive. Section 10.105(C) of the Zoning Ordinance allows the Planning Commission to waive or modify the irrigation requirements if irrigation is not necessary for keeping the landscaping in good condition. The applicant has added a note to the landscape plan stating that the plants will be kept in a living condition by the contractor for a period of 2 years, and the Zoning Ordinance requires replacement of any dead trees. A response letter from the applicant notes that the plantings will be deep watered after that by the applicant. We recommend that this note be added to the plans and that a specific watering schedule be included.

Response: See sheet L-11 for added note.

- g. **Residential Buffer.** Per the DA, the plans submitted include 400-foot wide residential buffer zones along the east and west property boundaries. The parcel is triangle-shaped and the narrow corner at the southwest end is covered by existing vegetation. The plan also indicates a berm along a part of the south property line for screening.

- h. **Stormwater Pond.** Section 10.103(K) requires a buffer around the detention pond. As noted previously, the detention pond is graded to the east property line with the entire vegetative buffer located along its west boundary. It is our understanding that planting in and around the basin is regulated by the County. The applicant has stated that no mechanical equipment is proposed for the pond.
10. **Tree Removal Permit.** The site was previously farmed and as a result does not have a significant vegetation cover, except for a few trees on the southwest side and a grouping along the site's Michigan Avenue frontage. A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger per Section 8.106 of the Zoning Ordinance (Woodland and Tree Preservation). Per the plans only one 8" tree is to be removed from the entire site for the berm construction. The proposed landscaping for the site exceeds the requirement and some of the excess trees can be counted towards the required replacement.
11. **Fencing.** The revised site plan notes the provision of a 6-foot high black vinyl coated chain link fence around the entire property as required by Section 8.107(D)(2) of the Zoning Ordinance. We had previously recommended that the fence be replaced with a decorative fence along the site's Michigan Avenue frontage. The revised plan notes the provision of a short stretch of "screen fence" along the main entrance drive, and west and east parking lot areas. Details of the fence are noted on Sheet C 06A, and are not considered decorative. The fence material has not been labeled, but appears like flat metal panels with steel frames. We recommend the use of an alternate fence design that is functional to meet the applicant's security needs, but also decorative. As proposed, the fence does not present an attractive appearance from Michigan Avenue.

Response: Per meeting on October 1, 2018, the Township advised what it shown is adequate.

12. **Trash Disposal.** The site plan indicates a dual dumpster with gates at the southeast corner of the proposed building. Typical dumpster enclosure details have been noted on Sheet C 06A, but are incomplete. The details only indicate an 8-foot high enclosure with wooden slat gates. Section 7.122 of the Zoning Ordinance requires the enclosure to be constructed of decorative masonry, and provided with steel reinforced wooden gates. The enclosure should be provided with bollards outside the gates to protect them.

Response: See details on Drawing C-06A for information.

13. **Lighting.** The site plan package includes proposed lighting plans on Sheets E01 and E02. The plan indicates single- and dual-head light poles placed in the parking lots and along the drive aisles within the site. A photometric plan noted on sheet FC01 indicates illumination in areas of vehicular traffic on site in compliance with the standards noted in Section 8.105(B)(2) of the Zoning Ordinance. Section 8.105(C) allows for a maximum height of 25 feet to the top of the fixture from grade. In industrial Districts, the Planning Commission may approve lighting fixtures up to a maximum height of thirty-five (35) feet if the proposed lighting over twenty-five (25) feet in height has no adverse impacts on the surrounding land uses and on the natural environment. The revised plans note the mounting height to the bottom of the fixture as 35 feet (raised from 22 feet). The actual pole height from grade to top

of fixture will likely be taller. The pole height must be reduced to show compliance with this standard. We previously noted that wall mounted light fixtures will be required to illuminate entrances and the loading dock areas. The revised elevations and photometric plan identify the locations of the all mounted fixtures and sheet EBL01 includes cut sheet details of shielded wall mounted fixtures for the building exterior. Information regarding any proposed ground mounted fixtures to enhance landscaping on the site must be provided with final site plan submission.

Response: See Sheet E02 for pole height information: No ground mounted fixtures are proposed on this project.

14. **Signs.** A ground-mounted sign is shown on the site plan. Information regarding proposed ground sign and wall mounted signage, if any, must be provided to determine if it meets the Zoning Ordinance requirements for area, height, setbacks, and design. The applicant notes that the information will be provided with final site plan submission.

Response: Will be provided by SDR once details have been resolved and separate approval will be requested.

15. **Other.** Additional information about the following site plan items must be provided:
- a. **Refrigerated Storage.** At the August 8, 2018 Planning Commission meeting, the applicant stated that the refrigerated storage unit would appear like a "shipping container." The revised plan at this time includes a picture of a "prefabricated cold soak chamber" on Sheet C 60A, which appears like a large metal freight container. While the unit is placed on the east parking lot, south of the proposed building and concealed from the public right-of-way, it is an unattractive structure, with no screening of any type around it. We recommend that the be screened by placement of upright evergreen shrubs around it.

Response: Per October 1, 2018 meeting, the screening provided by the berms, solid fencing and building are adequate to screen this area.

- b. **Vehicle Evaluation Area.** The site plan notes that no outdoor parking of vehicles or storage will take place in this area.
- c. **Notes.** Information required for compliance to site plan requirements, has been noted on the site plan as required instead of being included in a response letter only.

RECOMMENDATION

At the August 8, 2018 Planning Commission meeting, the applicant received approval for Phase 1 subject to conditions, which allows for them to proceed with engineering and site grading. However, Phase 2 calls for a more detailed review of the plans and with an intention of coverings all the items that were not included as part of Phase 1 or were conditions of approval of Phase 1.

Since then, we have worked with the applicant to get all of the information required to determine compliance with standards of the Zoning Ordinance. At this time, the revised plans include most of the required information, with a few exceptions. Therefore, we recommend that the Planning Commission grant preliminary site plan approval for the above project, subject to the following

items being addressed on revised and dated plans submitted for final site plan review and approval:

1. Once Wayne County approval of the stormwater permit and detention pond landscaping is obtained, the final landscaping information must be provided to the Township.

Response: See landscaping plans provided for this information.

2. That the Township Engineer determine whether the sheet flow drainage in the uncurbed portion of the interior access drive is appropriate.

Response: FTC & H reviewing separately.

3. That the plans include the pavement striping lanes for ingress and egress.

Response: See sheet C-03A for information.

4. That the details of the cantilever gate mid-way through the access drive, including its operation, be provided.

Response: Final details of gate operations being resolved by SRD and will be submitted when known.

5. That all signage information be included.

Response: See sheet C-03A for information.

6. That a recommendation on the sidewalk be deferred until MDOT decides whether a sidewalk will be approved.

Response: Agreement between Township and SRD to be prepared that SRD will install sidewalk from their driveway east to Cemetery Road when Township installs sidewalk east of Cemetery.

7. That a note be added stating that all vehicles parked in the "test vehicle parking only" area shall be fully operable and not junk or dismantled vehicles.

Response: See plans for note added.

8. That the detail sheet of the screen wall on the building must be included.

Response: See sheet A-531 for details.

9. That no open space trees required by Section 10.103(G) be required because the berm trees and storm water pond trees provide a sufficient number of trees on the site.

Response: No further action required by Owner.

10. Per Section 10.105(C) of the Zoning Ordinance, that the irrigation requirements be modified but that the plans include a specific watering schedule for the berm trees.

Response: See sheet L-11 for information.

11. That an alternate fence design to the steel panels be submitted that is functional to meet the applicant's security needs, but also decorative.

Response: Per meeting on October 1, 2018, the Township advised what is shown is adequate.

12. That the dumpster enclosure include the required bollards.

Response: See details on sheet C-06A.

13. That the light fixture heights be lowered so that they do not exceed 35 feet from the grade to the top of the fixture.

Response: See sheet E-02 for information.

14. Information regarding any proposed ground mounted fixtures to enhance landscaping on the site must be provided.

Response: No ground mounted fixtures are proposed on this project.

15. That the "prefabricated cold soak chamber" be screened by upright evergreen shrubs.

Response: Per October 1, 2018 meeting, the screening provided by the berms, solid fencing and building are adequate to screen this area.

This concludes our responses to this letter. If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Gary J. Tressel
Senior Associate



Melissa A. Coatta, P.E.
Associate

GJT/nef

pc: Van Buren Township; R. Akers, M. Best, D. McInally Fire Marshall
FTCH; D. Potter
ACS; Chris Miller, David Goldman
HRC; File



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OCT 29 2018

BY: _____

October 26, 2018

Van Buren Township
46425 Tyler Road
Van Buren Township, Michigan 48311

Attn: Carol Thompson, Chairperson

Re: Project Pancake Phase 2
Preliminary Plan Review
FTCH No. 181273 / VBT No. 18-021

HRC Job No. 20170986

Dear Ms. Thompson:

The following are our responses to FTCH letter dated September 7, 2018:

Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has completed the third review of the Preliminary Plans, dated August 24, 2018, for the proposed Project Pancake – Phase 2.

FTCH has reviewed and forwarded the two (2) previous review letters, dated August 10, 2018 and August 20, 2018, to the applicant for their review and response prior to submitting the Preliminary Plans to be reviewed for approval. The previous letters were never submitted to the Planning Commission because the applicant was in the process of updating the plans. The most up to date plans, dated August 24, 2018, are the version of the Preliminary Plans used for this review.

In this letter, any previous comments from the second review that have not been completed will remain. The applicant's response to each comment, as documented in a letter to Ms. Carol Thompson, Chairperson on August 24, 2018, will be listed and any additional action items required by the *Engineering Standards Manual, Charter Township of Van Buren (VBT) (April 2014)* that were not completed in this submittal will be listed.

The proposed project is part of a multi-phased construction project. The overall proposed project entails constructing a Research and Development Facility which includes a 2-story 63,500 square foot building, parking lots with 194 spaces, a separate paved low speed vehicle evaluation area, and room for future building and evaluation area expansion. The proposed site utility layout includes a 12-inch water main loop which crosses Michigan Avenue (US-12) northwest of the site and ties into the existing 8-inch system to the east at Cross Street; a proposed 10-inch sanitary system extension; and a storm sewer system to accommodate building, parking lot, and site runoff with a dual forebay detention basin system, with no water surface.

Below, responses from the Applicant and additional items will be addressed as:

R) Applicant Response

C) Additional Comment

Phase 1 Review Compliance

The items listed below are items that were listed as part of the Phase 1 review, which were not completed with the updated plan set dated August 3, 2018. It is our understanding the plans

were produced prior to receiving the Phase 1 Plan Review Letter, thus they are listed for reference and shall be included in the next submittal.

Comments:

1. *Site Drainage, Storm Sewer, and Storm Water Storage Comment No. 1:* The updated plans have addressed the "trapped water" issue flowing south to north by adding culverts through the berms; however, the overall flow route once it hits the berm is still not displayed. Add flow arrows indicating the concentrated flow from each district as it hits the berms.

- R) **Flow arrows have been added to the plans.**

- C) *The Applicant has indicated flow arrows for surrounding areas, but additional arrows must also be indicated along the berms to show concentrated flow towards the proposed cross culverts.*

Response: See Sheet C-21: Proposed Drainage Areas for flow arrows along the berms to show concentrated flow toward the proposed cross culverts.

2. *Site Drainage, Storm Sewer, Storm Water Storage Comment No. 5:* There has been no official documentation received from the Federal Aviation Administration (FAA) by the Township regarding the requirement for "No Permanent Pools" within the vicinity of the airport. The applicant is to forward on correspondence to the Township for their records.

- R) **Correspondence with the FAA at Detroit Metro Airport is being submitted by ACS, and will be forwarded to all parties when received.**

- C) *Correspondence has been received indicating the WCAA requirement for dry basin (8/30/18).*

Response: Correspondence with the FAA at Detroit Metro Airport was submitted by ACS, and correspondence has been received indicating the WCAA requirement for dry basin (8/30/18) – attached.

3. *Paving and Grading Comment No. 1:* For land balancing operations, is there a truck haul route established?

- R) **If off site fill is required to bring the site to the proposed elevations, the access for all traffic will be from Michigan Avenue only. HRC has applied to MDOT for both the temporary and permanent connection to Michigan Avenue.**

Response: Attached is the MDOT Permit for the temporary and permanent approach to Michigan Avenue.

Following is a summary of our Phase 2 review comments for plans dated August 3, 2018.

General

The following items are general requirements established as part of the VBT *Engineering Standards Manual*, which the applicant must include as part of the preliminary plans.

1. The following items must be included on the project title sheet:

a. Provide a list of private utility contacts with facilities within the project limits.

-R) **HRC will provide this at the time of Final Site Plan approvals.**

Response: Cover sheet has been revised to include a list of private utility contacts.

- b. Provide a listing of permits required.
-R) See attached list for permits and status, and list will be provided on cover sheet in Final Site Plan approval.
- C) No list was attached. Include in Final Site Plan review set.

Response: The Cover Sheet has been revised to include a list of permits required.

2. Existing utility information must be included on the plans. Provide existing information including pipe diameter and material for all utility types, including the force mains within the Michigan Avenue right-of-way (ROW). Update legend to show all utility types (i.e. force mains).
- R) The legend has been updated for force main. HRC has been researching the existing utilities along Michigan Avenue to add to the documents. If the Township has this information available, please provide so we can add to the drawings.
- C) Township will look for information on force mains.

Response: Known existing utilities shown on the plans. If some utilities are missing and the Township has this information available, please provide so we can add to the plans.

3. Indicate and label all existing and proposed easements; those anticipated to be abandoned shall be labeled as such (i.e. the Denton Drain easement).
- R) Existing easements are shown on Sheet C05 – Alta Survey. HRC will add proposed easement to the ring documents once the reviews are completed for utility alignments and any adjustments are made.

Response: Existing easements are shown on Sheet C-02 – Boundary Survey. HRC will add proposed easement to the permitting documents once the reviews are completed for utility alignments and any adjustments are made.

4. Basis for design flow computations for sanitary sewers and storm sewers shall be submitted for both phases and total development. Calculations for total development shall include all development phases, present and future, and existing and future offsite areas tributary to the system.
- R) Basis of design of total development for sanitary and storm have been provided on plans. HRC is developing the phasing information and will provide it on the Final Site Plan submission package.
- C) Basis of Design shows feasibility. Indicate all equations as listed in the VBT Engineering Standards Manual. Peaking Factor equation should be $PF = 18 + \sqrt{P} / 4 + \sqrt{P}$.

Response: See Sheet C 18 for Sanitary Sewer Basis of Design with the above Peaking Factor equation.

5. Soil borings indicating the ground water elevation must be provided.

- R) The soil borings will be contained within the contract documents that address ground water elevations, and as these fluctuate, we prefer to leave the soil reports to address this issue.

- C) The fluctuating depth of the ground water in the area of the proposed detention basin is critical. The applicant shall make this information known at this time.

Response: Sheet C04 – Existing Topography and Removals indicate the soil boring locations and attached is the soil boring report. Underdrains have been added to the bottom of the detention basin to drain the ground water elevation during construction and afterwards.

6. The following required notes must be added to the plans:

a. A statement that all construction shall conform to the current standards, specifications, and general conditions to the Township.

-R) The note has been added to the cover sheet.

b. The Developer is responsible for resolving any drainage problems on adjacent properties which are the result of the Developer's actions.

-R) Understood – none anticipated.

- C) The Applicant needs to add this note to the plans, whether or not there are anticipated drainage problems.

Response: The Cover Sheet has been revised to add this note.

7. Show and label underground utilities (existing to remain and proposed) on grading plans and all other sheets that have potential earth disturbance.

- R) The proposed utility structures are referenced on the grading plans.

- C) The Applicant must show underground utility lines on grading sheets. The lines can be weighted differently or shaded to be less prominent, but the plans must show underground features anywhere that excavation and earth disturbance is anticipated.

Response: HRC will provide a P.D.F. to Township engineer for review separately from Final Site Plan documents.

8. The final location of perimeter fencing relative to the proposed alignment of public utilities will be determined during final engineering plan review by the Township.

- R) Understood.

Water Main Service

Existing:

The Township water main records indicate an existing asbestos cement (AC) 8-inch water main running east to west along Cross Street on the east side of the property. In addition, there is a 12-inch Township water main located northwest of the property, on the north side of Michigan Avenue (US-12) at Old Michigan Avenue.

Proposed:

The applicant's plan shows a proposed 12-inch water main loop connection to the existing 12-inch water main near Old Michigan Avenue. The proposed 12-inch main then extends southeasterly, crosses Michigan Avenue (US-12), and enters the proposed site near the

proposed main driveway entrance, loops around the proposed building, connecting to onsite fire hydrants and the building service taps, before continuing through the site to the east side of the property where it ties into the existing 8-inch water main on Cross Street.

Comments:

1. The proposed water main profile indicates the entire 12-inch water main being encased in a 20-inch steel casing. What is the reasoning behind the encasement? Any unnecessary encasement makes maintenance and repair very difficult. Eliminate the unnecessary casing or provide explanation for its need.

- R) Casing has been eliminated.

- C) The Applicant must update the profile line type to indicate and distinguish between the two (2) types of installation.

Response: Casing has been eliminated except the crossing of Michigan Avenue.

2. Label all water main fittings in both plan and profile views. Indicate description of each fitting and give rim elevations for any water structure.

-R) HRC will provide this at the time of Final Site Plan approvals.

Response: All labeling has been added to the Drawings.

3. Indicate connection type to the existing mains: tee (cut-in or tapping sleeve) or direct connection with reducer.

-R) HRC will provide this at the time of Final Site Plan approvals.

Response: All labeling has been added to the Drawings.

4. Label all existing water main sizes and clearly indicate removal limits for any existing pipe and features to be removed.

-R) HRC will provide this at the time of Final Site Plan approvals.

Response: All labeling has been added to the Drawings.

5. Label proposed water main material, where encasement begins and ends, and any other items associated with the water main construction (plan and profile).

-R) HRC will provide this at the time of Final Site Plan approvals.

Response: All labeling has been added to the Drawings.

6. Prior to Engineering Plan Approval, the Township Water & Sewer Department will review and determine final hydrant and valve needs and locations.

-R) Understood.

Response: Understood, will adjust required after review comments received.

7. Verify and indicate how the existing Smith Farm building and the building located in the separate lot northeast of the Smith Farm building is being currently serviced by water. In addition, the applicant must show how these two buildings will be serviced via connections to the proposed water main.

-R) Water services to these structures already exist and will not be impacted by this development.

- C) The Applicant needs to show the location of the lines relative to the proposed water main and sanitary work. Based on existing plans we have reviewed, the service lines connect in close proximity of the 12" watermain connection.

Response: No water services exist to these structures and they are proposed to remain on existing well.

8. Final required water main easements will be determined by the Township during the final engineering plan review phase.

- R) Understood.

Response: Once received these will be added to the plans.

Water Demand Analysis

During the previous review process, the applicant requested that FTCH model the water system without the proposed Michigan Avenue (US-12) crossing being installed as part of this project. Instead, they wanted to see the available flows from the existing 8-inch AC water main along Cross Street. Based on the current water main system and planned pressure reducing valve (PRV) settings for the inclusion of the Project Pancake site, the available flows are as follows:

VB-6 PRV Setting	Available Fire Flow (existing system)	Available Fire Flow (Proposed US-12 loop)
53 psi (Current)	950 gpm	3,300 gpm
58 psi (Future)	970 gpm	3,500 gpm

In discussions with the Township, any additional normal demand that may be proposed to be placed on the existing Cross Street water main without the proposed US-12 water main loop will first need to be discussed with the Water and Sewer Department. There are concerns with the age and condition of the AC pipe if the applicant requests to add in its own pump station or fire flow booster pumps for fire flows. Further discussion will be necessary.

- R) 12" water main crossing Michigan Avenue will be installed as part of this project.

Response: 12" water main crossing Michigan Avenue will be installed as part of this project and is shown with the Final Site Plan package.

Site Drainage, Storm Sewer, and Storm Water Storage

Existing:

Existing topography shows drainage flowing predominately north toward the center and north side of the property, into a regulated Michigan Department of Environmental Quality (MDEQ)

wetland. The wetland discharges into the enclosed existing Denton Drain, a Wayne County legally-established county drain established in the early 1900s. It is believed the enclosed drain is an 8-inch drain. The Denton Drain flows easterly.

Proposed:

The applicant's proposed plan indicates a combination of overland flow through swales, earthen berms, and open-ended culverts; an underground storm drainage collection system that intercepts flow from paved areas; and a detention basin system that collects all flow through two separate forebays. A new pipe run is proposed to replace the existing enclosed Denton Drain from the wetland, which outlets into the detention basin system as well. The culvert and sewer sizes within the proposed drainage system range from 12-inch to 36-inch. The overall detention for the site is controlled by a single 36-inch riser with a restricted 8-inch outlet. The outlet taps and discharges into the existing 12-inch storm system (enclosed Denton Drain) that also collects runoff from Cemetery Road.

Comments:

1. The restricted discharge from the proposed detention basin is flowing into the existing 12-inch Denton Drain. It is assumed the applicant has investigated and received approval from the Wayne County Drain Commissioner to connect and discharge into the Denton Drain.
-R) Approvals are being reviewed by Wayne County and are anticipated shortly.
2. The detention basin overflow in excess of the 100-year storm is shown to discharge easterly, to flow toward the existing Denton Drain via overland surface flow through private properties also located to the east. The applicant must show that concentrated flow is not being directed to the property immediately east of the discharge point. A stormwater mitigation measure, such as a level spreader, may be considered and must be addressed during engineering plan level drawings.
-R) Will be addressed at Final Site Plan submission.

Response: The proposed detention basin meets the 100 year capacity of 348,459 cubic feet and the pond capacity at a freeboard to elevation 706 is 844,127 cubic feet or 495,660 cubic feet (142% excess capacity) of storage for storm events larger than 100 year events.

3. No flow is accounted for from MH28 (future development) for any downstream features in the sewer calculations. Based on capacity checks for storm sewer, the outlet pipe between MH22 and ES-21 does not have capacity as currently designed and does not include future expansion. How is this pipe going to handle future capacity?
-R) Will be addressed at Final Site Plan submission.

Response: The calculations have been revised per meetings and review with Wayne County D.P.S. to address current and future needs. Resubmission to Wayne County D.P.S. to be done on Monday, October 29, 2018.

4. Clarify the asterisk within the storm drain calculations for the wetland inlet (IN-10). The area contributing to the wetland inlet is in excess of 22 acres, but not accounted for within the applicant's calculations. Does this storm drain have capacity? What impacts does the apparent lack of capacity have on Michigan Avenue, when large storm events occur. Does Michigan Avenue drain to this wetland as well?

-R) The note was revised to provide clarification. Details will be addressed at Final Site Plan submission.

Response: The note was revised to provide clarification. Plans have been revised per Wayne County D.P.S.

5. Applicant must provide certified documentation that the Denton Drain easement has been successfully vacated in its current alignment and location.
- R) August 22, 2018 the Township Board passed a resolution to vacate the drain, which will be finalized at the Wayne County Commissioner's meeting of September 5, 2018.
 - C) The Applicant must provide the Township with verification that the easement has been finalized by Wayne County.

Response: August 22, 2018 the Township Board passed a resolution to vacate the drain, which was finalized at the Wayne County Commissioner's meeting of September 5, 2018, see attached copy of Final Documents.

6. The applicant must include culvert location markers to indicate the location of the culvert inlet, so in the event the culvert is plugged, it can be readily located and cleared by the applicant.
- R) Understood.

Response: 4"x4"x3'-0" high markers were added at all culvert end sections.

Sanitary Sewer

Existing:

The existing property is serviced by a 10-inch gravity sewer which extends westerly from Cross Street and terminates at the applicant's noted structure as MH1. The Smith Farm building are currently serviced via two 6-inch sanitary service leads.

Proposed:

The applicant's proposed plan is to tie into the existing 10-inch sewer onsite, via a sanitary sewer system consisting of 10-inch PVC pipe discharging from the north side of the proposed building.

The proposed sanitary sewer service lead is shown to tap directly into the existing sanitary manhole, noted as MH1, in the northeast corner of the property, where flow then heads easterly to the Cross Street sanitary sewer main. No additional improvements to the onsite sanitary line are shown on the plans.

Comments:

1. See Note No. 6 under General Comments. A basis of design must be included.
 - R) Basis of design is shown on Sheet 18.
 - C) The Applicant shall show calculations that follow the VBT Engineering Standards Manual, Chapter 4.

Response: See sheet C-18 for sanitary sewer basis or design.

2. Indicate the existing sanitary service lead tap locations on the profile.
-R) Understood – will be submitted as a part of Final Site Plan package.

Response: Is now shown on Final Site Plan package.

3. All service leads must be connected via a wye connection to the proposed sanitary sewer downstream of the final upstream manhole. No direct connection of a sanitary sewer service lead directly to a sanitary manhole will be permitted.
-R) Understood – will be submitted as a part of Final Site Plan package.

Response: This is now shown on Final Site Plan package.

4. Label sanitary sewer material type, lengths, and slope for each segment on all utility sheets.
-R) Understood – will be submitted as a part of Final Site Plan package.

Response: This is now shown on Final Site Plan package.

5. Final required sanitary sewer easements will be determined by the Township during final engineering plan review phase.
-R) Understood.

Response: Understood, once determined the easements will be added to the documents.

Paving and Grading

1. Clarify the location of curb types vs. detail names. The plans show Type "A" and Type "B" curb, but only indicate Type "B" in the legend. Plans do not make it clear where one curb type begins and one curb type ends. The typical section for Michigan Avenue calls out DET F4 curb, but shows a DET D type curb. Clarify all cur
- R) Understood – will be submitted as a part of Final Site Plan package.

Response: Clarifications have been added to the Documents.

2. All driveways and all sides of parking lots must have concrete curb and gutter to delineate the drive aisles and to direct storm runoff to the stormwater management system.
- R) The plans show areas along driveways and the evaluation area will not be curbed to allow runoff to filtrate thru the vegetation before draining to the forebay for water quality.
- C) Further discussion with the Township will be required during Final Plan review.

Response: The plans show the south portion of the service drive and the evaluation area will not be curbed to allow runoff to filtrate thru the vegetation before draining to the forebay for water quality.

3. Grading plans need to show proposed flow arrows and have proposed contours to clearly indicate the overland flow route. Proposed flow arrows along the berms must show high/low points and reflect the overall drainage flow to the cross culverts.

-R) Understood – will be submitted as a part of Final Site Plan package.

Response: This is now shown on Final Site Plan package.

4. Show limits of disturbance around all proposed earthwork on any sheet that shows "Approximate limits of grading." Berm edges indicate grading out to match existing; however, it is only indicated on some sheets.

-R) Understood – will be submitted as a part of Final Site Plan package.

Response: This is now shown on Final Site Plan package.

Soil Erosion and Sedimentation Control (SESC)

1. An SESC Plan shall be provided in accordance with the VBT *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 (CEA).

<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>

- R) Permit has been approved and is awaiting the storm water approvals from Wayne County prior to issuance.

Response: Permit has been approved and is issued by Wayne County Permit No. 18-234 dated October 5, 2018 (see attachment).

General Plan Sheet Comments

1. All Sheets – Label section lines with type and section number, carrying this through to all locations.

- R) Understood – will add at time of Final Site Plan approval.

Response: Please see sheet C-02 for information.

2. Sheet C02 – Indicate Section, Township, Range info for each section within the property. Indicate proposed utility lines to give overall site reference to all utilities.

- R) Understood – will add at time of Final Site Plan approval.

Response: This is now shown on the Final Site Plan package.

3. Sheet C03 – Provide Bench Mark and Control Point numbers and provide soil boring locations (when available).

- R) Bench marks have been added to the cover sheets. Do you want to use NAV88 instead of NGVD29? The rest of the information will be provided at Final Site Plan approval.

Response: Bench marks have been added to the cover sheet. Bench marks used were NAV88 instead of NGVD29. The conversion factor to NGVD29 is to add 0.427 feet to shown elevations.

4. Sheet C04 – Provide aerial photo date captured for future reference.
- R) Understood.

Response: Please see sheet C-05 for information.

5. Sheet C18 – Label manhole numbers on plan view.
- R) This information has been added.
- C) Labels for the manholes have been added, however, there are no numbers on the labels. Include the manhole numbers on the plan view labels so the plan view manholes can easily be found in profile view.

Response: Sheet C-18 was revised to include manhole numbers on the plan view.

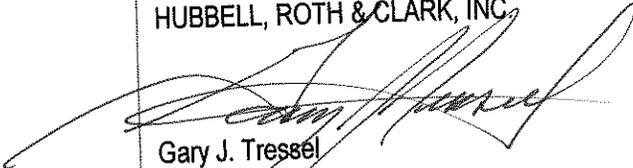
Recommendation

The Applicant has indicated that many of the items requested will be addressed prior to or during the Engineering Review and Final Site Plan approval process, which is acceptable at this time. Accordingly, we are recommending the Planning Commission grant Project Pancake – Phase 2 Preliminary Site Plan approval, subject to the review comments noted above and in accordance with the VBT *Engineering Standards Manual*.

This concludes our responses to this letter. If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC


Gary J. Tressel
Senior Associate



Melissa A. Coatta, P.E.
Associate

GJT/nef

pc: Van Buren Township; Ron Akers,
FTCH; David Potter, Paul Kammer
ACS; Chris Miller, David Goldman
HRC; File



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OTHER OFFICE LOCATIONS

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Detroit
Grand Rapids
Howell
Jackson
Kalamazoo
Lansing

October 26, 2018

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

Attn: Building and Planning Department

Re: Project Pancake – Phase 2
Fire Department Review Letter Response 18-021

HRC Job No. 20170986

Ladies and Gentlemen:

The following are our responses to your letter dated September 20, 2018:

Project Overview:

The proposal is to build unknown vehicle testing facility. The plan set was reviewed for Fire and Life Safety using the Township adopted fire code NFPA 1 and NFPA 101 2012 editions.

Again, please note that all applicable NFPA codes and standards apply as adopted by the Township of Van Buren.

1. Van Buren Fire Department apparatus require a 65ft outside wheel turning radius. Turning radius of a fire department access road shall be approved by the AHJ. Proposed hammer head turn is not big enough for fire apparatus.

Per phone message from Melissa Coatta on 9-20-2018, enough room will be addressed at final engineering review.

Response: See Sheet C-46: Proposed Fire Department Apparatus Route for turning of fire truck through the site.

NFPA 1 18.2.3.4.3.1

- ~~2. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 ft. from fire department access roads as measured by an approved route around the exterior of the building or facility.~~

3. Dead-end fire department access roads in excess of 150ft. in length shall be provided with approved provisions for fire apparatus to turn around. Loop access between parking lots is requested to accommodate requirements and provide access to current and future buildings proposed.

NFPA 1 18.2.3.4.4

Per phone call message from Melissa Coatta on 9-20-2018 berm will be removed when future building is built.

Response: See Sheet C-46: Proposed Fire Department Apparatus Route for turning of fire truck through the site. For future east expansion, the berm in front will be removed.

- ~~4. Sliding gate access, how does the company plan on allowing access to fire department?~~

5. Building construction and use is needed to identify, suppression requirements and subsequent placement of hydrants and fire department connections. FDC connection shown on plans and placement ok with AHJ.

Response: Sheet G-002: Code Summary includes building information and Sheet C07 – Overall Utility Plan shows location of proposed first hydrants and fire department connection.

- ~~6. How will fire department have access to future vehicle evaluation area listed on plans?~~
- ~~7. Vehicle evaluation area building, use and construction, will determine hydrant and FDC locations around that building as well.~~
FDC will be placed within 50ft of hydrant on South side of building per phone call on 9-6-2018
- ~~8. 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. NFPA 1 2012 11.10.1 In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. I have attached the requirements for the above required equipment regulated by the State of Michigan.~~

NFPA 72.24.5.2.2.3

Plans are approved with exceptions

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Gary J. Tressel
Senior Associate



Melissa A. Coatta, P.E.
Associate

GJT/nef
Attachment
Enclosure

pc: Van Buren Fire Department; David McInally
ACS; Chris Miller, David Goldman
HRC; File



MCKENNA

November 9, 2018

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

Subject: VBT-18-021; Project Pancake – Phase 2/Michigan Avenue; Final Site Plan Review #5; Revised Site Plans Dated October 26, 2018.

Dear Commissioners:

The applicant, ACS Michigan proposes to build a 2-story 63,574-square foot research and development facility building and associated site improvements. The 75-acre site is located on the south side of Michigan Avenue, bound by single family residential neighborhoods to the east and Conrail railroad to the south, and is commonly referred to as the “Harold Smith Farm” parcel. The applicant received preliminary site plan approval from the Planning Commission on September 26, 2018, 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. Delineation with pavement striping lanes for ingress and egress off Michigan Avenue.** This condition has been partly met. The applicant’s response letter dated 10/26/18 (hereinafter referred to as “the applicant’s response letter”) states that lane markings are shown on Sheet C-03A. However, the sheet includes only signage identifying right turn in and out of the site and refers to sheets OS 02 and 03 for pavement markings. A note on this sheet also refers to Sheet C 06A for pavement markings; however the information is on none of those sheets. Sheets OS 02 and 03 indicate a barely visible right arrow on one lane with no notations. The plan must include clear demarcation of the 2 lanes, with one inbound and the other outbound. This can be achieved administratively as a condition of final site plan approval.
- 2. Details of the proposed cantilever gate at the main access drive entrance, including its operation.** This condition has not been met. The applicant’s response letter states: “Final details of gate operation is being resolved with SRD and will be submitted when known.” Sheet C 06A includes detail for “6’ high decorative fence exhibits.” The applicant must clarify if this is the proposed fence. Section 7.205(B)(4) of the Zoning Ordinance allows for decorative stockade fence, which is subjective for a security fence for an industrial use. However, the final review of this gate/fence can be achieved administratively as a condition of final site plan approval. Also, while the plans refer to a “screen fence,” it is unclear on Sheet C 06A includes a detail of the screen fence. If this fence is the solid metal stockade fence on Sheet C 06A, it may be approved. However, Section 7.205(B)(4) of the Zoning Ordinance does not permit chain link or other non-decorative fence in a front yard.
- 3. Details of proposed signage be included, including along the access drive at the fork to the vehicle evaluation area.** This condition has not been met. The applicant’s response letter refers to sheet C 03A for the information; however, there is no signage shown or labeled anywhere on the plan This can be achieved

HEADQUARTERS

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administratively as a condition of final site plan approval, provided all signage complies with the Zoning Ordinance.

4. **Installation of a sidewalk along the site's Michigan Avenue frontage.** This condition can be met. After the September 26, 2018 Planning Commission meeting, we met with the applicants to discuss this requirement. The applicant has proposed to construct the required sidewalk along the Michigan Avenue frontage extending from the main access drive east towards Cemetery Road, at such time when the Township installs (or causes to install) its portion of the sidewalk on the adjacent property to the east. We agree with this proposal at this time, as constructing a sidewalk west of the driveway along the Michigan Avenue frontage will terminate at the railroad tracks. At the same time, the Township should reserve the right to require the construction of the sidewalk along the Michigan Avenue frontage. Therefore, we recommend that the requirements of Section 9.107 of the Zoning Ordinance be included in a Development Agreement as a condition of approval, including a provision that the Township may require the applicant to construct the required sidewalk along Michigan Avenue at such time when the Township installs or causes to install its portion of sidewalk on the adjacent property to the east. The revised site plan notes the location of a "future sidewalk" and the applicant's letter states that an agreement will be prepared. We recommend that a note be added that the Township reserves the right to require the construction of the sidewalk along the entire Michigan Avenue frontage even though a future sidewalk is not illustrated west of the driveway. We believe the Development Agreement can be reviewed and approved administratively as a condition of final site plan approval. If the applicant does not want to be required to construct a sidewalk west of the driveway at any time in the future, the applicant may apply for a variance by showing a practical difficulty with the requirement.
5. **Notation that all of the test vehicles in the east parking area shall be fully operable and not junk or dismantled vehicles.** This condition has been met. The required noted has been added to sheet C 03A.
6. **Detail of the roof mounted mechanical equipment screen wall details.** This condition has been met. The roof mounted mechanical equipment is shown on sheet A-103, placed centrally on the roof, and concealed from view by the building parapet and screen walls around it. The details of the screen wall and parapet are noted on Sheet A-531.
7. **Notation of a specific watering schedule for plantings on the berm along the site's Michigan Avenue frontage.** This condition has been met. The Planning Commission waived the installation of an automatic irrigation system along the site's entire frontage (though an automatic irrigation system is installed at and around the entrance frontage), but required a landscape maintenance agreement that guarantees the plantings and required a watering schedule. Sheet L-11 notes that the plants will be kept in a living condition by the contractor for a period of 2 years, and the Zoning Ordinance requires replacement of any dead trees. Sheet L-11 of the plan also notes that if rain water is insufficient, the plants will be hand watered.
8. **Details of proposed decorative fence at main entrance drive.** This condition can be met. Sheet C 06A includes detail of a "decorative fence" detail and exhibit. The applicant must clarify if this is the intended "screen fence" at the main access drive and in other areas of the site. Section 7.205(B)(4) of the Zoning Ordinance allows for decorative stockade fence in a front yard. The fence proposed appears to be opaque with grey vertical panels reinforced/framed with steel.
9. **Details of proposed trash enclosure to be constructed of masonry.** This condition can be met. Sheet C 06A includes details of a proposed split face block dual dumpster enclosure with steel reinforced wooden



gates. The plan indicates bollards inside the enclosure placed behind the units. The Zoning Ordinance requires bollards on the outside to protect the gates, so we recommend that bollards be included outside of the gate or that the gate posts be designed to be as durable as a bollard.

10. Reduction in light pole height to comply with maximum permitted height of 35' from grade to top of fixture. This condition has been met. The revised detail on Sheet E02 notes the height from grade to the top of the pole light fixtures as 35 feet, as permitted by the Zoning Ordinance with Planning Commission approval. The detail notes that the light pole at the entrance will have a camera, bracket, and extended pole with an additional height of 3'-4'. We recommend that the light pole be lowered so that the top of the structure (including the camera) does not exceed 35 feet in height.

11. Details of proposed ground mounted signage to determine compliance with Zoning Ordinance requirements for area, height, setbacks, and design. This condition has not been met. The applicant had previously stated that such detail would be provided with final site plan submission. At this time, the applicant's response letter notes that the details will be provided once they have been resolved and will be submitted for separate approval. This can be achieved administratively as a condition of final site plan approval, provided all signage complies with the Zoning Ordinance.

12. Other.

- a. **Chillers and Prefabricated Cold Soak Chamber.** The site plan submitted at this time indicates two "chillers" on the south side of the proposed building in the area marked future building expansion, which were previously not shown on any plans and not approved by the Planning Commission. Because these 2 chillers as well as the prefabricated cold soak chamber are behind the building and within the evergreen berm enclosure, we recommend that they be approved as proposed provided that the architectural details of the chillers are included on the plans and that they meet the Zoning Ordinance requirements for height.
- b. **Front Yard Fence.** Section 7.205(B)(4) of the Zoning Ordinance requires that any fence located in the front yard be ornamental/decorative, which excludes chain link or other non-decorative fence in a front yard. A 6-foot high black aluminum fence is proposed along the frontage of Michigan Avenue except for the area east of the driveway. Vinyl coated chain link fence is proposed east of the front parking lot. We recommend that the vinyl coated chain link fence from the east of the parking lot to the northeast corner of the detention pond be replaced with 6-foot high black aluminum fence, which will comply with Section 7.205(B)(4). The remainder of the fence on the east and south sides of the lot may be vinyl coated chain link because they are in the rear.

RECOMMENDATION

While some of the conditions of preliminary site plan review have not yet been included on the plans, they are relatively minor and can be included administratively as conditions of final site plan approval. The applicant's response letter refers to the plans for some details which are not shown, so these details must also be included on the plans. For some other items, the applicant had previously stated that information will be provided at the time of final plan submission. If the Planning Commission is satisfied including these items for administrative approval after final site plan review, we recommend the following conditions of approval:

1. The pavement markings must be included on the sheets as required, including clear demarcation of the two lanes, with one inbound and the other outbound.
2. The applicant must clarify the details of the proposed gate, which must meet the requirements of Section 7.205(B)(4) of the Zoning Ordinance.



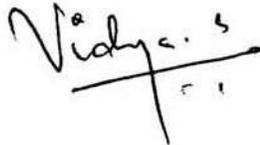
3. That signage be reviewed administratively, provided all signage complies with the Zoning Ordinance.
4. That the sidewalk requirements of Section 9.107 of the Zoning Ordinance be included in a Development Agreement, including a provision that the Township may require the applicant to construct the required sidewalk along Michigan Avenue at such time when the Township installs or causes to install its portion of sidewalk on the adjacent property to the east. Also, a note must be added to the plans that the Township reserves the right to require the construction of the sidewalk along the entire Michigan Avenue frontage even though a future sidewalk is not illustrated west of the driveway. We recommend that the Development Agreement be reviewed and approved administratively, subject to approval by the Township Attorney.
5. The applicant must clarify if the “decorative fence” on Sheet C 06A is the intended “screen fence” at the main access drive and in other areas of the site.
6. That bollards be included outside of the dumpster gate or that the gate posts be designed to be as durable as a bollard.
7. That any light pole be lowered so that the top of the structure (including the camera) does not exceed 35 feet in height.
8. That that screening of the 2 chillers and the prefabricated cold soak chamber be approved, as they are located are behind the building and within the evergreen berm enclosure. This is subject to the condition that the architectural details of the chillers be included on the plans and that they meet the Zoning Ordinance requirements for height.
9. That the vinyl coated chain link fence from the east of the parking lot to the northeast corner of the detention pond be replaced with 6-foot high black aluminum fence, which will comply with Section 7.205(B)(4).

Respectfully submitted,

McKENNA



Patrick J. Sloan, AICP
Senior Principal Planner



Vidya Krishnan
Senior 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





November 9, 2018
FTCH Project No. 181273
VBT Project No. 18-021

Mr. Jim Taylor, Director of Water and Sewer
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

Re: Project Pancake – Phase 2 Engineering Plan Review & Final Site Plan Review
Van Buren Township, Michigan

Dear Mr. Taylor:

At the request of Van Buren Township (Township), Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has completed the first review of the Engineering Site Plans, dated October 26, 2018, for the proposed Subaru Research and Development Project, formerly known as Project Pancake – Phase 2. The preliminary plans were approved at the September 26, 2018, Planning Commission Meeting.

The proposed project is part of a multi-phased construction project. The overall proposed project entails constructing a Research and Development Facility which includes a 2-story 63,574-square-foot building, multiple parking lots with a combined 204 spaces, a separate paved low speed vehicle evaluation area, and room for future building and evaluation area expansion. The proposed site utility layout includes a 12-inch water main which crosses Michigan Avenue (US-12) northwest of the site and ties into the existing 8-inch system to the east at Cross Street; a proposed 10-inch sanitary system extension; and an underground storm sewer system to convey building, parking lot, and site surface runoff to a proposed detention basin system, with no permanent pool.

Phase 1 Review Compliance

The following items were listed as part of the Phase 1 review.

Comments:

1. Regarding the requirement from the Federal Aviation Administration (FAA) for “No Permanent Pools” within the vicinity of the airport, correspondence has been received indicating the Wayne County Airport Authority (WCAA) requirement for the dry basin (August 30, 2018).
2. Regarding land balancing operations and a truck haul route, HRC has applied to and obtained approval from the Michigan Department of Transportation (MDOT) for both the temporary and permanent connection to Michigan Avenue (October 10, 2018). The provided permit (Permit #82061-056322-18-101018) shows an effective date of October 10, 2018, through November 1, 2018. Has this permit been extended or updated?

Phase 2 Review Compliance

Following is a summary of our Phase 2 review comments for plans dated October 26, 2018.

General

The following items are general requirements established as part of the Township's *Engineering Standards Manual*, which the applicant must include as part of the Engineering plans.

1. Indicate and label all existing and proposed easements.



2. Soil borings indicating the ground water elevations have been provided in accordance with the Report of Geotechnical Investigation letter dated August 16, 2018, from G2 Consulting Group. Groundwater was observed at elevations ranging from 704 to 706 feet within the proposed detention basin area, indicating that standing water should be anticipated. Per our conversation with HRC on November 8, 2018, the underground drains within the basin will address the shallow groundwater concerns and the geotechnical recommendations in the Stormwater Detention Basin Design section of the Geotechnical Report. The applicant will be responsible for any standing water or soil stabilization problems that may arise due to groundwater within the basin.
3. Applicant must clearly label side slopes of detention basin and confirm the detention basin slopes are stable under groundwater flow conditions.
4. Show and label underground utilities (existing to remain and proposed) on grading plans and all other sheets that have potential earth disturbance. The lines can be weighted differently or shaded to be less prominent, but the plans must show underground features anywhere that excavation and earth disturbance is anticipated. If the applicant plans to provide a separate PDF for review from the Final Site Plan documents showing this information, the PDF must be provided prior to final site plan approval.
5. Plan sheets must be correctly numbered according to the plan index on the title sheet:
 - a. Sheet C-30A was placed between Sheets C-26 and C-27. If this is intentional, Sheet 30A must be re-numbered.
 - b. Plans must include only one TS-01 sheet.
 - c. Plans must include only one C-23 sheet.
 - d. Sheets E-04 and FC-01 are missing from the plan set.
6. Plans must indicate whether the proposed building will have a basement.
7. All hatches must be labeled (wetland area and proposed grass pavers).
8. Rear/side yard and front yard setbacks are shown on plans as 40 and 50 feet, respectively, but called out as 47 and 57 feet in the side note (Sheets C-28 through C-35).
9. Scale and north arrow must be shown on all plan view sheets (Sheet C-25).
10. Linework and text on Sheets OS-02 and OS-03 must be clearly shown.
11. A quantity list itemizing all proposed public sanitary sewer, storm sewer, and water main construction must appear on each sheet showing such construction. A quantity list showing the total quantities of construction for the entire project must also be provided.

Water Main Service

Existing:

The Township water main records indicate an existing asbestos cement (AC) 8-inch water main running east to west along Cross Street on the east side of the property. In addition, there is a 12-inch Township water main located northwest of the property, on the north side of Michigan Avenue (US-12) at Old Michigan Avenue.

Proposed:

The applicant's plan shows a proposed 12-inch water main loop connection to the existing 12-inch water main near Old Michigan Avenue. The proposed 12-inch main then extends southeasterly, crosses Michigan Avenue (US-12), and enters the proposed site near the proposed main driveway entrance, then tees into an 8-inch line and a 12-inch line. The 8-inch line extends along the west side of the proposed building and connects to a proposed fire hydrant. The 12-inch line continues around the north and east sides of the proposed building, connecting to onsite fire hydrants and the building service taps, continuing to the east side of the property where it ties into the existing 8-inch water main on Cross Street.



Comments:

1. Indicate connection type to the existing mains: tee (cut-in or tapping sleeve) or direct connection with reducer.
2. Label proposed water main material, where encasement begins and ends, and any other items associated with the water main construction (plan and profile), including building water service lead and fire lead sizes (Sheet C-11). Label all existing water main sizes and clearly indicate removal limits for any existing pipe and features to be removed.
3. We have reviewed the fire hydrant and water valve locations with the fire department and have the following additions and adjustments:
 - a. Add gate valve near Station 100+30 (Sheet C-11).
 - b. Add gate valve near Station 21+40 (Sheet C-11).
 - c. Near the point of connection to the 8-inch water main, move gate valve from Station 28+30 (approximately) to the west side of the road and then reduce to 8-inch (Sheet C-09).
4. The following note must be included on the plan view for the water main connection: "Connection to the existing water main shall not occur until all required hydrostatic and bacteriological testing has been successfully completed and accepted by the township engineer."
5. Final water main easements must be executed prior to scheduling the Preconstruction Meeting.
6. The applicant has indicated the buildings located at and adjacent to 50015 Michigan Avenue are both currently serviced by an onsite well and will not be connected to the proposed water main system.
7. Applicant must take note that a future building expansion will most likely include a requirement to loop the 8-inch water main around the future development.

Site Drainage, Storm Sewer, and Storm Water Storage

Existing:

Existing topography shows drainage flowing predominately north toward the center and north side of the property, into a regulated Michigan Department of Environmental Quality wetland. The wetland discharges into the enclosed existing 8-inch Denton Drain, which flows easterly and is a former Wayne County legally-established county drain established in the early 1900s, and recently vacated over the subject property.

Proposed:

The applicant's proposed plan indicates a combination of overland flow through swales, earthen berms, and open-ended culverts; an underground storm drainage collection system that intercepts flow from paved areas; and a detention basin system that collects all flow through a forebay. A new pipe run is proposed to replace the former drain, known as the Denton Drain, from the wetland, which outlets into the proposed detention basin system. The culvert and storm sewer sizes within the proposed drainage system range from 12-inch to 36-inch Reinforced Concrete Pipe (RCP). The overall detention for the site is controlled by a single 48-inch riser with a restricted 10-inch outlet. The outlet connects and discharges into the existing 12-inch storm system (enclosed Denton Drain) that also collects runoff from Cemetery Road.

Comments:

1. The restricted discharge from the proposed detention basin is to be connected and discharged into the existing 12-inch Denton Drain. The applicant has investigated and received approval from the Wayne County Drain Commissioner to connect and discharge into the Denton Drain.
2. The Denton Drain easement has been successfully vacated in its current alignment and location over the subject property. The drain was abandoned by Wayne County at the Drain Commissioner's meeting on September 5, 2018.
3. Clarify the swale centerline label near the vehicle evaluation area (Sheets C-08, C-13, etc.).



4. Clarify the storm drain calculations for the wetland inlet (Sheet IN-10) and the end section near the vehicle evaluation area (Sheet ES-32). The areas contributing to these locations have been shown as reduced in the storm drain calculations, but the contributing areas have remained the same on the drainage area maps (Sheets C-21 and C-22). Per our phone conversation with HRC on November 8, 2018, flow into these end sections is designed to be restricted per a request from Wayne County. Applicant must include a note on the storm drain calculation sheets (C-23) to justify the use of adjusted areas and include language that future expansion storm runoff must be routed away from the wetland area.
5. All culverts must be identified and labeled, including those underneath the proposed berm.
6. Minimum pipe slope for a 15-inch storm sewer pipe is 0.23% (Sheet C-16).
7. Catch Basin 13-A should be labeled (Sheet C-08).
8. Catch Basin CB-5 is sized too small for the angle. Either an 11-foot manhole or a new configuration will be needed (Sheet C-11).
9. Duplicate profiles should be removed (MH-2 to CB-17, Sheets C-16 & C-17).
10. Clarify proposed detention basin stand pipe label, currently shown as SP-35, SP-37, and SP-39 on Sheets C-25 and C-26. Clarify stand pipe diameter, which is labeled 36-inch on Sheet C-25 and 48-inch on Sheet C-26.
11. The applicant must indicate predevelopment overland flow routes and post development overland flow routes and show that post development flow route is consistently directed toward existing developments east of the subject property.
12. The applicant must include an armored overflow weir system downstream of Stand pipe SP-37, that will safely convey stormwater discharges in excess of the detention basin storage elevation to the predevelopment downstream overland flow route.

Sanitary Sewer

Existing:

The existing property is serviced by a 10-inch gravity sewer which extends westerly from Cross Street and terminates at the applicant's noted structure as MH-1. The Smith Farm building is currently serviced via two 6-inch sanitary service leads.

Proposed:

The applicant's proposed plan is to tie into the existing 10-inch sewer onsite, via a sanitary sewer system consisting of a 10-inch PVC pipe discharging from the north side of the proposed building.

The proposed sanitary sewer service lead is shown to tap directly into the existing sanitary manhole, noted as MH-1, in the northeast corner of the property, where flow then heads easterly to the Cross Street sanitary sewer main. No additional improvements to the onsite sanitary line are shown on the plans.

Comments:

1. All service leads must be connected via a wye connection to the proposed sanitary sewer downstream of the final upstream manhole. No direct connection of a sanitary sewer service lead directly to a sanitary manhole will be permitted. Applicant must extend sewer and move MH-5, or shift building connection point.
2. Plans must include a note to verify depth and location of sewer tie-in in the field.
3. The existing 10-inch sanitary sewer line between MH-7 and MH-A (inclusive) will remain a public sewer. The proposed 10-inch sanitary sewer from existing MH-A (shown as MH-1) to proposed MH-5 will be a private sewer, exclusive of MH-A (shown as MH-1) and will not require an easement, per the Township.



Paving and Grading

1. Grading plans need to show proposed flow arrows with slopes and have proposed contours to clearly indicate the drainage patterns in paved areas, along gutter lines, and ADA ramp areas.

Soil Erosion and Sedimentation Control (SESC)

1. An SESC Plan is provided in accordance with the Township's *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit has been acquired from the Wayne County SESC County Enforcing Agency (CEA) and was issued October 5, 2018.

Recommendation

We are recommending the Planning Commission grant Project Pancake – Phase 2 Engineering Site Plan and Final Site Plan approval, subject to the review comments noted above and in the marked-up Project Pancake plans, and in accordance with the Township's *Engineering Standards Manual*. All comments must be addressed and resubmitted for final approval in an Issued-For-Construction plan set prior to the scheduling of the Preconstruction Meeting.

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.

A handwritten signature in black ink, appearing to read 'David L. Potter', is written over a light blue horizontal line.

David L. Potter, PE, CSI-CCCA

A handwritten signature in black ink, appearing to read 'Paul J. Kammer', is written over a light blue horizontal line.

Paul J. Kammer, PE

nac

Attachments

By email

- cc: Mr. Ron Akers – Township
Mr. Gary Tressel – HRC
Mr. Stephen Clayton – FTCH

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

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



November 1st 2018

Department Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Project Pancake

18-021

To whom it may concern:

I have reviewed a set of plans dated June of 2018 and is labeled preliminary site plan approval, by Hubbell, Roth & Clark, INC 555 Hulet Drive Bloomfield Hills, MI

Project Overview:

The proposal is to build unknown vehicle testing facility. The plan set was reviewed for Fire and Life Safety using the township adopted fire code NFPA 1 and NFPA 101 2012 editions.

Again, please note that **all** applicable **NFPA** codes and standards apply as adopted by the Township of Van Buren.

- ~~1. Van Buren Fire Department apparatus require a **65ft** outside wheel turning radius. Turning radius of a fire department access road shall be as approved by the AHJ. **Proposed hammer head turn is not big enough for fire apparatus.**~~

~~Per phone message from Melissa Coatta on 9-20-18, enough room will be addressed at final engineering review.~~

NFPA 1 18.2.3.4.3.1

- ~~2. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 ft. from fire department access roads as measured by an approved route around the exterior of the building or facility.~~

NFPA 1 18.2.3.2.2

- ~~3. Dead end fire department access roads in excess of 150ft. in length shall be provided with approved provisions for fire apparatus to turn around. Loop access between parking lots is~~

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.

~~requested to accommodate requirements and provide access to current and future buildings proposed.~~

NFPA 1 18.2.3.4.4

Per phone message from Melissa Coatta on 9-20-18 berm will be removed when future building is built.

- ~~4. Sliding gate access, how does the company plan on allowing access to fire department?~~
- ~~5. Building construction and use is needed to identify, suppression requirements and subsequent placement of hydrants and fire department connections. FDC connection shown on plans and placement ok with AHJ.~~
- ~~6. How will fire department have access to future vehicle evaluation area listed on plans?~~
- ~~7. Vehicle evaluation area building, use and construction, will determine hydrant and FDC locations around that building as well.~~
FDC will be placed within 50ft of hydrant on South side of building per phone call on 9-6-2018
- ~~8. 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. NFPA 1 2012 11.10.1 In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. I have attached the requirements for the above required equipment regulated by the State of Michigan.~~

NFPA 72.24.5.2.2.3

Plans are approved

If you have any questions about this plan review report, please feel free to contact me

Respectfully submitted,

David C McInally
Fire Marshal
Van Buren Fire Department

PLANNING & ZONING APPLICATION

Case number 18-028

Date Submitted 10-1-18

APPLICANT INFORMATION

Applicant	Kojaian Van Buren Acquisitions, LLC - Tony Antone	Phone	(248) 644 - 7600
Address	39400 Woodward Avenue, Suite 250	Fax	(248) 644 - 7630
City, State	Bloomfield Hills, Michigan	Zip	48304
E-mail	tantone@kojaian.com	Cell Phone Number	
Property Owner	Kojaian Van Buren Acquisitions, L.L.C.	Phone	
	(if different than applicant)		
Address		Fax	
City, State		Zip	
Billing Contact	Cunningham-Limp - Steve Schimpke	Phone	(248) 488 - 7758
Address	28970 Cabot Drive, Suite 100	Fax	
City, State	Novi, Michigan	Zip	48377

SITE/PROJECT INFORMATION

Name of Project Neapco Development

Parcel Id No. V125-83-002-99-028-00, 83-002-99-029-000, 83-003-99-0002-006 Project Address 6515, 6601, & 6671 Haggerty Road
83-003-99-0001-700; & Part of 83-002-99-0026-704

Attach Legal Description of Property _____

Property Location: On the East Side of Haggerty Road; Between Esorce Road and Van Bom Road
 Size of Lot Width 937 Ft Depth 230 Ft.

Acreage of Site 4.95 Ac Total Acres of Site to Review 4.95 Ac. Current Zoning of Site M-1

Project Description Proposed development of a light industrial building with the associated parking, site utilities, and detention basin.

Is a re-zoning of this parcel being requested? No YES (YES, COMPLETELY) NO

Current Zoning of Site M-1 Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? No YES (YES, COMPLETELY) NO

Section of Zoning Ordinance for which you are applying n/a

Is there an official Woodland within parcel? No Woodland acreage n/a

List total number of regulated trees outside the Woodland area? n/a Total number of trees n/a

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.

OWNERS AFFIDAVIT

KOJAIAN VAN BUREN ACQUISITIONS, L.L.C., a Michigan limited liability company
 By: KOJAIAN VAN BUREN ACQUISITIONS-MM, INC., a Michigan corporation
 Its: Manager Anthony G. Antone, Esq.
 By: Anthony G. Antone, Esq. Its: Authorized Representative

Date: 9/28/18

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 23rd day of September 2018

Notary Public: Chadwick County, Michigan My Commission expires 9/11, 2021
Rev 1/12/04

PROPOSED LEGAL DESCRIPTION:

(Combined Parcels per PEA, INC.)

Land in a part of the Southwest 1/4 and Northwest 1/4 of Section 1, Town 3 South, Range 8 East, Van Buren Township, Wayne County Michigan being more particularly described as:

Commencing at the West 1/4 Corner of said Section 1; thence S89°39'31"E, 60.03 feet to the east line of Haggerty Road (120' wide) and the **POINT OF BEGINNING**; thence along said east line N01°32'03"W, 1.95 feet; thence N01°30'53"W, 422.80 feet; thence S89°39'41"E, 230.40 feet (recorded as 230.38 feet); thence S01°30'47"E, 424.75 feet to the east and west 1/4 line of said Section 1; thence along said 1/4 line S89°39'41"E, 0.15 feet; thence S01°31'58"E, 118.27 feet; thence N89°39'41"W, 0.15 feet; thence S01°31'58"E, 393.54 feet; thence N89°39'41"W, 230.38 feet to the aforementioned east line of Haggerty Road; thence along said east line, N01°32'03"W, 511.81 feet to the **POINT OF BEGINNING**.
Containing 4.95± acres of land more or less.



Civil Engineers | Land Surveyors | Landscape Architects

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t: 248.689.9090 • f: 248.689.1044 • www.peainc.com

Date: November 2, 2018
PEA Project No: 2007-148

Mr. Ron Akers
Planning Department Director
Charter Township of Van Buren
46425 Tyler Road
Belleville, MI 48111

**RE: Site Plan Review Letter #1
Neapco Development
Haggerty Road
VBT 18-028-SPR#1**

Dear Mr. Akers:

This office is in receipt of your review letters dated October 19, 2018, regarding the subject development. We have revised the plans accordingly and attached the following:

- 12 complete sets of sealed preliminary site plans

Please note the following revisions and clarifications in response to the review letter comments:

McKenna Planning Letter, dated October 19, 2018:

1. Zoning and Use – additional clarification and project use information was added to the Project Description on the Cover Sheet.
2. Required Information – a note for the debris pick-up was added on Sheet C-2.1. A note was also added to Sheet C-3.1 Grading Plan to indicate that the required soil erosion and sedimentation control measures and permit from Wayne County will be followed as part of Final Site Plan approval.
3. Lot – a note indicating that a parcel split and combination for the subject parcel will be required was added to Sheets C-2.1 & C-2.2.
4. Dimensional Requirements – the yard setback lines have been labeled accordingly. Additionally, the overhang along the front of the building was reduced to be only 3 feet past the building setback line and was labeled accordingly.
5. Access and Circulation
 - a. Location of Curb Cuts – dimensions for both drive approaches to Haggerty Road have been added to the plans.
 - b. Cross Access – an additional cross access drive at the northeast corner of the property was added to the site plans and agreements will be provided with adjoining parcel.
 - c. Sidewalks – the existing sidewalk along Haggerty Road at the south end of the parcel will remain and has been labeled accordingly. Additional sidewalks are now provided for access to the Haggerty Road sidewalk.
6. Parking and Loading
 - a. Space Dimensions – a note has been added to Sheet C-2.1 to indicate that double line striping for proposed parking spaces.

- b. Number of Parking Spaces – a note was added to the Site Data Table that indicates the approximate number of employees on the largest shift would be 40, which is less than using the floor area calculations for the required amount of parking spaces.
- c. Barrier Free Spaces – the site has been maintained to have six (6) proposed barrier free spaces.
- d. Loading – the site maintains to have three (3) truck dock doors and one (1) overhead door for site loading and unloading.
7. Landscaping and Screening
 - a. Frontage Landscaping – shrubs have been added to the landscape plans along the frontage of the property.
 - b. Parking Lot Landscaping – detailed species and amount for the hedge rows are now included within the Landscape Plans. The interior parking lot landscape islands have been modified to contain the required 360 sf and labeled accordingly on the Landscape Plans.
 - c. Loading Area Landscaping – the loading area landscaping continues to be along the south side of the parking lot.
 - d. Display Area Buffering – n/a
 - e. Greenbelt Buffering – it has been noted on the plans that a waiver will be requested from the Township for the existing landscape berm along the east property line to be a shared greenbelt buffer between both properties as it currently is acting as such.
 - f. Specific Landscaping Requirements for Zoning District – n/a
 - g. Open Space Landscaping – the open space landscape calculations are provided on Sheet L-1.0.
 - h. Other Requirements – it has been noted on Sheet L-1.0 that underground irrigation is required for the site.
 - i. Detention Pond Landscaping – it has been noted on Sheet L-1.0 that the proposed detention basin landscaping will be required to be reviewed and approved by Wayne County.
8. Tree Removal Permit – the tree list has been updated to indicate the trees that will be removed as part of the tree removal permit.
9. Stormwater Pond – no aboveground storm water equipment will be needed for the detention basin.
10. Lighting – a note was added to the Photometric Plan that the pole color will be black for the subject site.
11. Architecture and Building Details – n/a.
12. Dumpster – it has been noted on Sheet C-6.1 for the dumpster enclosure detail that the proposed block material is to match the same color as the building.
13. Signs
 - a. Wall Signs – to be determined.
 - b. Monument Signs – the approximate size and location for the proposed monument sign is noted on the Site Plan.
 - c. At this time no additional internal signs are proposed for the subject site.

Van Buren Fire Department Letter, dated October 3, 2018:

1. Additional Fire Department Notes have been added to Sheet C-2.1 that indicates the Fire Department Connection requirements.
2. Additional Fire Department Notes have been added to Sheet C-2.1 that indicates the required signage for the FDC.
3. Additional Fire Department Notes have been added to Sheet C-2.1 that indicates the requirements for the know boxes.
4. Additional Fire Department Notes have been added to Sheet C-2.1 that indicates the requirements for Two-Way Radio Communication Enhancement Systems.
5. Additional Fire Department Notes have been added to Sheet C-2.1 that indicates the approved flagging for fire hydrants.
6. As discussed during previous planning meetings, Haggerty Road will serve as a possible route for fire access in case of an emergency.

7. A second cross access with the adjacent property owner was added in the northeast corner of the property.
8. Additional egress doors have been added to the west side of the building.

FTC&H Review Letter, dated October 19, 2018:

General

1. A conversion factor note has been added to the benchmark notes.
2. It has been noted on Sheet C-3.1 that the geotechnical investigation report will be provided as part of the Final Site Plan approval.
3. It has been noted on Sheet C-2.1 that a parcel split and combination will be required for the proposed subject parcel.
4. It has been noted on Sheet C-5.1 that the individual drainage areas and weighted "c" factors will be provided as part of Final Site design.
5. The setback lines have been labeled on Sheet C-3.1 & C-3.2.
6. A list of the utility contacts was added to the Cover Sheet.

Water Main Service

1. Dimensions to the proposed hydrant locations have been added to Sheets C-4.1 & C-4.2.
2. Given the existing hydrants along the adjacent parcel, one of the proposed hydrants was removed from our site as it was not needed for the hydrant coverage to our building.
3. A gate valve at the connection point near the northeast corner of the parcel and a second valve along the Haggerty Road right-of-way will allow for the building leads to be isolated if needed.
4. It has been noted that the water flows and pressures will be determined as part of Final Site Plan design.
5. The existing and proposed water and sanitary sewer easements are provided on Sheets C-4.1 & C-4.2.
6. The locations of the proposed water main easements on the adjacent property has been noted on Sheets C-4.1 & C-4.2.

Sanitary Sewer

1. The proposed 6" service lead inverts have been added to Sheet C-4.1 to indicate no anticipated crossing conflict.
2. The proposed REU calculations can be found on Sheet C-4.1.
3. The existing sanitary sewer pipe along Haggerty Road has been updated accordingly to indicate a 21" sewer.

Storm Sewer

1. It has been noted on Sheet C-5.1 that the Proposed Detention Basin and Storm Sewer design will be required to be reviewed and approved by Wayne County.
2. Both Wayne County detention basin calculations for the required release rate have been included on Sheet C-5.1.
3. The most recent Wayne County detention requirements have been used for the current design.
4. The storm detention basin labels have been modified to be 100-year storm events given the increase in parcel size to be greater than 5 acres.
5. A proposed grading easement has been indicated along the east property line to accommodate the required Wayne County buffer and slopes.

If you should have any questions or require any additional information, please feel free to contact this office.

Sincerely,

PEA, Inc.

Doug Brinker, PE
Senior Project Engineer



MCKENNA

November 8, 2018

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

**Subject: VBT-18-028; Neapco – 6703 Haggerty Road; Preliminary Site Plan Review #2
Revised Site Plans Dated November 2, 2018.**

Dear Commissioners:

The applicant, Neapco Development proposes to construct a 72,630 square foot light industrial and warehouse building on a vacant 4.95 acres site located on the east side of Haggerty Road, north of Ecorse Road. We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

COMMENTS

- 1. Zoning and Use.** The site is zoned M-1 Light Industrial District. The applicant notes that the proposed use is light industrial and warehousing. Warehousing uses are permitted by right per Section 3.115(A) of the Zoning Ordinance. Light Manufacturing and processing uses are also permitted by right. Sheet C-0.0 notes that 43,000 sq. ft. of the building will be used for light industrial use and 29,630 sq. ft. will be used for warehouse use (material storage of purchase parts, work in process, and finished goods material). The light manufacturing and processing uses will include forming of steel tubes, laser welding of automotive components, light assembly, and final balancing. There will be no machining or milling of components.
- 2. Required Information.** The site plan at this time includes all of the site plan information required per Section 12.203 of the Zoning Ordinance.
- 3. Lot.** The subject site has multiple parcels of land with five (5) different tax identifications numbers. The sheets include a combined legal description for the entire site. The parcels must be combined and a single tax parcel ID noted, which can be a condition of approval.
- 4. Dimensional Requirements.** The M-1 district requires a minimum front yard setback of 50 feet, a minimum side yard setback of 40 feet, and a minimum rear yard setback of 40 feet. The overhang on the northwest corner of the building is shown extending into the front yard setbacks. Per Section 7.118, architectural features may extend or project into a required front yard or rear yard not more than three (3) feet. The overhang is shown as a 3-foot encroachment, so it is permitted.

The parking lot is located 11.51 feet from the northern side lot line, and Section 4.102(P) of the Zoning Ordinance permits a parking lot to be located in a required side yard setback. The parking lot is located 2.28 feet from the rear lot line, and Section 9.101(A) permits a parking lot to be located in a required rear yard setback.

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

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The maximum lot coverage (i.e., buildings and roofed structures) in the M-1 district is 35%, and the applicant calculates the lot coverage at 33.7%.

The maximum building height in the M-1 district is 30 feet, and the proposed building height to the roof is 29 feet-4 inches. There is a 2-foot high parapet around some areas of the building and 7-foot high metal panels around the rooftop mechanical equipment. Section 7.103 of the Zoning Ordinance permits parapet walls and equipment screens to exceed the maximum height by no more than 15 feet, so the height requirements of the Zoning Ordinance are met.

5. Access and Circulation.

- a. **Location of Curb Cuts.** The site plan proposes four (4) curbs cuts – two (2) off Haggerty Road on the northwest and southwest sides of the site and two (2) onto the adjacent property to the east on the southeast and northeast sides. Both access drives off Haggerty are designed with a width of 30 feet each, while the southeast and northeast access drives are 24 feet wide. Lanes of ingress and egress must be striped on the pavement. Per the truck circulation diagram submitted, trucks will turn onto the internal drive of the adjacent property to the east via a cross access easement agreements. A copy of the agreement(s) must be submitted for review.
- b. **Cross Access.** The site plan indicates a cross access with the property to the east.
- c. **Sidewalks.** The site plan indicates a 5-foot wide concrete sidewalk along the site's Haggerty Road frontage, which connect to existing sidewalks on the north and south sides. Section 9.107 of the Zoning Ordinance also requires interior sidewalks within the development to provide circulation between the parking areas and the right-of-way; the parking areas and the building entrance(s); and adjacent development(s) where practical. The plan proposes 8-foot wide concrete sidewalks on the north and south sides of the building. The plan also proposes sidewalks on the east side of the building from the doors to the driveway. Sidewalks are proposed at the doors on the east side of the building. Finally, sidewalks are proposed between the Haggerty Road sidewalks and the sidewalks on the north and south sides of the building.

6. Parking and Loading.

- a. **Space Dimensions.** Parking spaces are dimensioned at 9.5 feet wide by 18 feet long. The spaces overhang an 8-foot wide sidewalk on the north side of the building and a 12-foot wide greenbelt along the north property line and meet the Ordinance standards. All aisles are 24 feet wide as required. Per Section 9.104 (C), all parking spaces shall be clearly striped with four (4) inch wide double lines, twenty-four (24) inches apart, to facilitate movement and to help maintain an orderly parking arrangement. We recommend that lines be shown on revised plans as a condition of approval.
- b. **Number of Parking Spaces.** The minimum number of parking spaces for light industrial uses is five (5), plus either one (1) per each 550 square feet gross floor area or one (1) per each employee at peak shift, whichever is greater. The minimum number of parking spaces for warehouse uses is five (5) plus one (1) per 1,750 square feet of gross floor area plus one (1) per 350 useable square feet of office, sales, or similar space. Per the notes on Sheet C-2.1, the parking required for the light industrial portion is 83 spaces (based on floor area and 40 employees at the peak shift), with an



additional 22 spaces required for the warehouse use, for a total requirement of 105 spaces. The site plan proposes a total of 105 parking spaces, including six (6) handicap accessible spaces.

- c. Barrier Free Spaces.** Six (6) barrier free spaces are provided, which is sufficient for a parking lot with 105 spaces.
 - d. Loading.** Section 9.105 requires three (3) usable loading spaces plus one (1) space for each 50,000 square feet in excess of 50,000 square feet each 10' x 50' in area. The 72,630 square feet building will require a total of 4 loading spaces. The site plan notes that 4 loading spaces are provided on the south side of the building, with the loading area being 45 feet wide by 75 feet deep. Although there are only 3 overhead dock doors shown on the southeast corner of the building, the area is capable of parking 4 loading vehicles.
- 7. Landscaping and Screening.** The applicant has submitted a detailed landscape plan with detailed colocations and notes. Our comments on individual landscaping requirements are reflected in the following comments:
- a. Frontage Landscaping.** Section 10.103(A) requires a site's public road frontage (exclusive of driveway openings) to be landscaped with 1 deciduous or evergreen tree per 40 lineal feet of frontage + 1 ornamental tree per 100 lineal feet of frontage + 8 shrubs per 40 lineal feet of frontage. With a frontage of 934.5 feet on Haggerty Road (minus 60 feet for driveway), the total plantings required for Haggerty Road frontage are: 22 deciduous or evergreen + 9 ornamental + 175 shrubs. The landscape plan notes that the required trees and shrubs are proposed along with 1 existing tree along the frontage. Along the frontage, we counted a total of 1 existing tree to be preserved, 9 ornamental trees proposed, 21 proposed frontage trees (19 deciduous and 2 evergreen), and 175 shrubs planted in frontage shrub beds.
 - b. Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscape and screened from adjoining public or private rights-of-way. The Zoning Ordinance recommends a combination of landscaping, berm, and screen wall to achieve this goal. The landscape plan indicates a 10-foot wide buffer on the north and south ends of the site to buffer the parking. Sheet L-1.0 states that a hedge will be planted on the north and south sides with a mix of Yew and Viburnum shrubs.

Interior parking lot landscaping. Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. At a minimum, interior landscaping must account for a minimum of 5% of all paved parking areas, each interior landscaped area must be at least 360 sq. ft., and 1 tree per 300 sq. ft. of interior landscape area is required, including 1 tree per landscape island. The plans calculate the pavement area to be 47,820 sq. ft., which requires 2,391 sq. ft. of landscape area and 8 trees. There are several landscape islands, all of which are at least 360 sq. ft. and contain at least 1 tree.
 - c. Loading Area Landscaping.** The loading area is screened by the building and the greenbelt along the south side of the parking lot.
 - d. Display Area Buffering.** This requirement is not applicable.



- e. Greenbelt Buffering.** The site abuts M-1 zoning to the north, south and east. Section 10.103(a) requires a 10-foot wide greenbelt planted with 1 tree per 30 lineal feet. The landscape plan notes that existing trees along the east and north property lines meet this requirement; however, the trees being counted towards this requirement are located outside the applicant's property lines. Also, the buffer on the east side is 2.28 feet. The Planning Commission has the discretion to modify the setback and screening standards by determining if the existing and proposed screening is adequate or needs to be substituted with additional plantings. We recommend approval of this modification.
- f. Specific Landscaping Requirements for Zoning Districts.** There is no specific landscaping requirement for parcels in the M-1 District.
- g. Open Space Landscaping.** The Ordinance requires 1 tree per 3,000 square feet of open space area not occupied by buildings or parking. There are 8 trees proposed to meet this standard, which include ground cover.
- h. Other Requirements.** Underground irrigation is required, and Sheet L-1.0 states that this will be included during construction.
- i. Detention Pond Landscaping.** Section 10.103(K) required landscaping around the detention pond. The landscape plan includes calculations to demonstrate conformance. It is our understanding that Wayne County has jurisdiction over the landscaping around detention ponds. The proposed plan should be submitted to the County for its approval.
- 8. Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger. Per a tree survey on Sheet L-1.0 there are a total of 30 protected trees removed that require replacement. There are 13 deciduous trees (3" caliper) and 12 evergreen trees (8 feet high) proposed. Because the evergreen trees are 8 feet instead of the required height of 6 feet, each 8-foot high evergreen trees counts as 1.5 replacement trees. Therefore, the 12 evergreen trees count as 18 replacement trees. Therefore, this standard is met.
- 9. Stormwater Pond.** The site plan indicates a proposed detention pond on the south side of the site. Storm water detention calculations are subject to review and approval by the Township Engineer. The location of any mechanical equipment for operation of the pond must be noted on the plan with screening.
- 10. Lighting.** The plan submitted includes a site lighting plan. Several single and dual-head light poles are proposed at the access drives and within the parking lot areas. Typical fixture detail indicates a flat lens box design fixture that is downward directed. Proposed pole height is 25 feet from grade to top of fixture and meets ordinance standards. The plan also indicates wall mounted light fixtures on the east and south sides of the building. The west side of the building facing Haggerty Road is almost entirely unlit. The sidewalk that is on Neapco's property is sufficiently illuminated. While the Zoning Ordinance limits light intensity and trespass onto adjacent properties, some illumination is provided along the west side of the site for safety along the public right-of-way.
- 11. Architecture and Building Details.** The applicant has submitted detailed elevations and an artistic rendering for the proposed building which is to be constructed of concrete panels in three different colors. The main body of the building is to be constructed of light beige panels while the northwest, southwest



corner, and middle will have darker brown panels with an accent band in blue across the entire façade. The façade mass is broken up by creating jogs in the wall and adding narrow banding of vertical elements in different color panels. The roof is prefinished metal and the rooftop mechanical units are screened by metal panels. There are windows along the front of the façade, and many window areas concentrated at the entrance at the northwest corner.

12. **Dumpster.** The site plan indicates two (2) new dumpster enclosures placed side-by-side at an angle, along the east property line. Typical enclosure details have been noted and indicate a masonry block enclosure to match the color of the building with steel reinforced wooden gates. Bollards are noted on Sheet C-6.1 to protect the gates. The enclosures are screened from view of Haggerty Road by the building, and a few existing trees provide some screening on the east side.
13. **Signs.** The site plan indicates a proposed monument sign along the site's Haggerty Road frontage, near the northwest access drive. No other details have been provided at this time. Section 11.108(D) regulates various signs permitted on the subject site as follows:
 - a. **Wall Signs.** The Zoning Ordinance allows 3 square feet of wall sign area per linear foot of building frontage, not to exceed 200 square feet. If the wall sign is known by the applicant, we recommend that it be added to the plans.
 - b. **Monument Sign.** The Zoning Ordinance allows for 1 monument sign, not to exceed 18 feet in height, with a maximum area of 64 square feet and a minimum setback of 10 feet. The proposed sign is shown at a setback of 11 feet, and Sheet C-2.1 notes that the sign will be 56 sq. ft. If the design is known, we recommend that it be added to the plans.

RECOMMENDATION

The site plan includes most of the required details required by the Zoning Ordinance. Any items that are either missing or require additional information can be included at final site plan review. Therefore, we recommend that the Planning Commission approve the preliminary site plan, subject to the following conditions:

1. The parcels must be combined and a single tax parcel ID noted.
2. Lanes of ingress and egress must be striped on the pavement.
3. The cross access agreement(s) must be submitted for review.
4. The double striped parking lines must be shown on the plans.
5. That the Planning Commission approve a modification to the greenbelt standards of Section 10.103(a) to allow the existing trees along the east and north property lines (located on the adjacent lots) to meet this requirement.
6. The location of any mechanical equipment for operation of the pond must be noted on the plan with screening.
7. If the wall sign is known by the applicant, we recommend that it be added to the plans.
8. If the design is of the monument sign is known, we recommend that it be added to the plans.

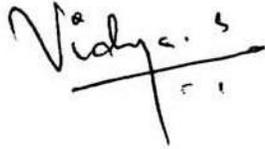


Respectfully submitted,

McKENNA



Patrick J. Sloan, AICP
Senior Principal Planner



Vidya Krishnan
Senior 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





November 9, 2018
FTCH Project Number 181554
VBT Project Number 18-028

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

Re: Neapco Development
6601 Haggerty Road
Preliminary Plan – Review No. 1

Dear Ms. Thompson:

At the request of Van Buren Township (VBT), Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has reviewed the Site Plan dated November 2, 2018, submitted to VBT for the preliminary plan approval for the proposed Neapco Development project located at 6601 Haggerty Road.

This proposed project entails: construction of a 72,630-square-foot building; construction of a 105-space bituminous pavement parking lot; installation of two drive approaches to Haggerty Road and two drive approaches onto the adjacent property (6735 Haggerty Road); construction of storm sewer improvements including a storm sewer pipe network, a proposed pre-treatment storm water structure, and a storm water detention basin – which will connect to and discharge into the existing storm sewer system along Haggerty Road; construction of underground utilities including sanitary sewer and water; and other various landscaping and site plan improvements.

We have attached a summary of our review comments below:

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. The plans indicate that the three separate parcels making up the proposed property have been combined and the applicant has provided data verifying combination (parcel ID: 83-002-99-0026-706; dated 6/23/2016). Applicant should remove the note on the plans stating, “A proposed parcel split and combination will be required for subject parcel”.
2. Grading plans need to indicate proposed flow arrows and have proposed contours to clearly indicate the overland flow route.
3. An overall drainage area map must be provided indicating all areas tributary to the proposed storm water system. Each area shall include the area “A” and weighted “C” values contributing to that individual system inlet.
4. Provide a list of private utility contacts with facilities within the project limits including individual contact information.

Water Main Service

Existing: The Township Geographic Information System (GIS) records indicate an existing 12-inch water main running north-south along the west side of Haggerty Road and running north-south along the west side of the adjacent 6735 Haggerty Road property.

Proposed: The applicant's proposed plan shows an 8-inch water main loop with two connections to the existing 12-inch water main running north-south near the proposed east property line. Connections are shown near both of the driveways connecting to the 6735 Haggerty Road property. The proposed water main loops around the proposed building and feeds two fire hydrants and the service leads into the building; a 6-inch fire lead and a 4-inch domestic service lead. A separate fire hydrant and lead are proposed on the east side of the property connecting to the existing 12-inch water main.

Comments:

1. Final gate valve locations must be approved by the VBT Water and Sewer Department. The applicant may need to add an additional valve in order to isolate either side of the service connection.
2. Plans indicate a proposed easement for the existing water main running north-south near the east property line and has noted on the plans where separate water easements will be required at the proposed water mains located on the adjacent property.

Sanitary Sewer

Existing: The Township GIS records indicate there is an existing 21-inch Reinforced Concrete Pipe (RCP) gravity-fed sanitary sewer pipeline running north-south along the east side of Haggerty Road. There is also an existing 10-inch sanitary sewer pipeline running north-south along the west side of the adjacent property (6735 Haggerty Road). Both sanitary sewer pipelines are indicated on the Township GIS to flow to the south.

Proposed: The applicant is proposing to construct a 6-inch sanitary sewer lead from the proposed building connecting via a blind wye tap to the existing 21-inch sanitary sewer running north-south along Haggerty Road.

Comments:

1. Applicant shall submit all work to calculate REUs as part of the basis of design.
2. Proposed tap shall be labeled as a wye connection.
3. The locations of the clean-outs shall be shown on the drawings.

Storm Sewer

Existing: Site Plan topography indicates the proposed project area (mostly earth and grass) drains east and west into the existing storm drain inlets and ditches along Haggerty Road and the existing property to the east (6735 Haggerty Road). The existing storm drain system for 6735 Haggerty Road drains into an existing drainage basin on the north side of the property, which discharges into Bell Drain to the north, a Wayne County drain.

Soil borings indicate no ground water was present at time of drilling. The referenced Geotechnical report dated October 13, 2007, has been provided to FTCH on November 7, 2018, subsequent to the application submittal for preliminary site plan approval.

Ms. Carol Thompson, Chairperson

Page 3

November 9, 2018

Proposed: The applicant is proposing to capture storm water runoff from the site by roof drain leads, and storm drain inlets through an underground storm system and route the runoff into a water quality pre-treatment structure (Vortechs 11000) prior to discharging into a proposed onsite detention basin. The applicant is proposing to install an outlet control/overflow structure as part of the proposed detention basin, which discharges into the existing 18-inch storm sewer pipe running north-south along the east side of Haggerty Road. The applicant has included storm water calculations indicating the storm water detention basin has been sized utilizing Wayne County's maximum allowable release rate of 0.15 CFS/Ac for a 100-yr design.

Comments:

1. Applicant must submit and obtain storm water and right-of-way (ROW) approval from Wayne County prior to VBT granting final site plan approval.
2. Detention Basin calculations must show that the system has capacity for a 100-year storm, providing a maximum allowable discharge rate of 0.10 CFS/Ac (Van Buren Township requirement).

Recommendation

At this time, the proposed site plans indicate feasibility and we are recommending the Planning Commission grant preliminary site plan approval, subject to the comments listed above and in accordance with the VBT *Engineering Standards Manual*.

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



Paul J. Kammer, PE

ag2

By email

cc: Mr. Ron Akers – Director Planning and Economic Development
Mr. Matthew Best – Deputy Director Planning and Economic Development
Mr. James Taylor – Director of Public Works
Mr. Stephan Clayton, PE, FTCH

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

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



11-5-2018

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

Re: Neapco Development
East side of Haggerty, North of Ecorse
(No physical address yet assigned)

To Whom it may concern:

I have reviewed a set of plans drawn by Cunningham Limp 28970 Cabot Drive Suite 100 Novi, Michigan 48377. These were received 11-5-2018 for the above referenced project. All NFPA guidelines adopted by the Township of Van Buren were used in referencing this project.

Project Overview:

The submitted preliminary site plans are for a new construction of a 72,630 ft. warehouse.

1. The Fire Department Connection will be a 4" Storz with a 30-degree downturn. Adding fire lane to West side of building will allow for FDC to stay where proposed.
2. A red sign with white lettering saying (FDC) and below that (150PSI) will be mounted 8ft. above the FDC.
3. Knox boxes shall be mounted at the entrance of every suite and at all fire pump rooms. Knox box can be ordered on line at www.knoxbox.com. Do not mount until location has been verified with Fire Marshal.
4. 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. **NFPA 1 2012 11.10.1** In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. I have attached the requirements for the above required equipment regulated by the State of Michigan.

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.

5. Fire hydrants shall be marked with an approved flag where required by fire department NFPA 1.18.5.7.2
6. ~~Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility.~~ NFPA 1 2012 18.2.3.2.2
7. ~~Multiple Access Roads More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, or other factors that could limit access. A proposed cross access with property owner to the East was mentioned for the South drive, we would like to see the same for the North drive as well.~~ NFPA 1 2012 18.2.3.3
8. ~~There are no exit doors on the West side of the building. Please explain.~~
9. **Fire Hydrant on North West drive will be moved closer to building and FDC but no further off driveway**, per phone conversation with architect.

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

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.

Respectfully submitted,

David McInally
 Van Buren Fire Department
 Fire Marshal