

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, February 22, 2017 – 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 February 8, 2017.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1 **CASE #14-007**

THE APPLICANT, MENARD, INC., IS REQUESTING APPROVAL FOR THE DEVELOPMENT OF A RETAIL BUILDING WITH OUTSIDE STORAGE OF SUPPLIES. OUTDOOR STORAGE OF SUPPLIES IS A SPECIAL LAND USE IN THE C-2 DISTRICT, AND REQUIRES A PUBLIC HEARING. THIS HEARING IS BEING HELD IN ACCORDANCE WITH SECTION 13.03 (PERMITTED USES WITH SPECIAL APPROVAL) OF THE ZONING ORDINANCE.

LOCATION: **PARCEL NUMBER V125-83-061-99-0005-721, WHICH IS CURRENTLY VACANT, IS THE SUBJECT OF THIS HEARING. THE SITE IS APPROXIMATELY 27.24 ACRES AND IS LOCATED IN THE C-2, EXTENSIVE HIGHWAY BUSINESS ZONING DISTRICT. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD TO THE NORTH AND I-94 TO THE SOUTH:**

- A. Commission opens Public Hearing
- B. Presentation by the applicant.
- C. Receipt of public comment.
- D. Commission closes Public Hearing.

UNFINISHED BUSINESS:

NEW BUSINESS:

ITEM #1 **CASE #14-007 (SLU, TRP, & SPR)**

TITLE: **THE APPLICANT, MENARD, INC. IS REQUESTING SPECIAL APPROVAL RECOMMENDATION, A TREE REMOVAL PERMIT, AND FINAL SITE PLAN APPROVAL FOR THE DEVELOPMENT OF A RETAIL BUILDING WITH OUTSIDE STORAGE AND SALE OF SUPPLIES. OUTDOOR STORAGE AND SALE OF SUPPLIES IS A SPECIAL LAND USE IN THE C-2 DISTRICT**

LOCATION: **PARCEL NUMBER V125-83-061-99-0005-721. THIS SITE IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD BETWEEN TYLER ROAD TO THE NORTH AND I-94 TO THE SOUTH.**

- A. Presentation by the applicant.
- B. Presentation by Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers recommendation to the Township Board on the Special Land Use.
- E. Planning Commission considers action on the Tree Removal Permit.
- F. Planning Commission considers action on the Final Site Plan.

ITEM # 2

CASE # SPR 17-005

TITLE:

THE APPLICANT, ALLEN EDWIN HOMES IS REQUESTING AN AMENDMENT TO THE APPROVED COUNTRY WALK SITE PLAN FOR REVISED SINGLE FAMILY ARCHITECTURAL ELEVATIONS.

LOCATION:

THE UNFINISHED COUNTRY WALK SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF MARTINSVILLE ROAD, NORTH OF SAVAGE ROAD.

- A. Presentation by the applicant.
- B. Presentation by Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on Architectural approval.

GENERAL DISCUSSION:

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
FEBRUARY 8, 2017
MINUTES - DRAFT**

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

ROLL CALL:

Present: Jackson, Kelley, Atchinson, Budd and Thompson.

Excused: Franzoi and Boynton.

Staff: Director Akers and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan.

Audience: One (1).

APPROVAL OF AGENDA:

Motion Kelley, Jackson second to approve the agenda of February 8, 2017 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Kelley second to approve the regular meeting minutes of January 25, 2017 with the correction of Commissioner Kelley listed as excused under roll call. Motion Carried.

NEW BUSINESS:

ITEM # 1 BELLEVILLE LAKE SHORELINE DISTRICTS ORDINANCE

TITLE: CONSIDER AMENDING THE TEXT OF THE VAN BUREN CHARTER TOWNSHIP ZONING ORDINANCE NO. 6-2-92 BY ADDING A NEW ARTICLE XVIC, BELLEVILLE LAKE SHORELINE DISTRICTS, SECTIONS 16.01C. – 16.06C.

Commissioner Kelley asked that he be recused from the Belleville Lake Shoreline Districts Ordinance discussion and any motion made as he represents several clients on Belleville Lake.

Motion Budd, Jackson second to accept Commissioner Kelley's request to be recused.

Motion Carried.

Commissioner Kelley left the Board Room.

Director Akers gave a brief update on the modifications made to the ordinance by staff since the public hearing on January 25, 2017. Staff has clarified the language addressing temporary docks/structures; no application is required for their removal and/or repair.

Director Akers provided the Commission with feedback from residents' questions at the public hearing regarding permits being required only for permanent not seasonal docks/structures, the response to the resident letter submitted at the public hearing and the timeframe for the approval of the ordinance once sent to the Township Board for review and approval.

Motion Budd, Atchinson second to send the Belleville Lake Shoreline Districts Ordinance to the Van Buren Township Board with recommendation to approve from the Planning Commission.

Roll Call:

Yeas: Atchinson, Budd, Jackson and Thompson.

Nays: None.

Absent: Franzoi and Boynton.

Recused: Kelley

Motion Carried.

Commissioner Kelley returned to the Board Room.

ITEM # 2 ZONING ORDINANCE UPDATE

TITLE: THE VAN BUREN TOWNSHIP PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS PROPOSED A COMPREHENSIVE UPDATE OF THE ZONING ORDINANCE. THE DEPARTMENT WILL EVENTUALLY ASK THE COMMISSION FOR A RECOMMENDATION FOR THE UPDATED ZONING ORDINANCE TO THE TOWNSHIP BOARD OF TRUSTEES.

INFORMATION: The updated Zoning ordinance is presented to the Planning Commission for eventual review and recommendation to the Township Board of Trustees. The Ordinance is being presented in multiple parts to the Commission. At this meeting, the discussion will focus on the following sections:

- 1. Article 2 (Definitions)**
- 2. Mixed Use District (Article 3.119)**
- 3. Belleville Road Overlay District (Chapter 4)**

Patrick Sloan of McKenna Associates presented the Zoning Ordinance update. Mr. Sloan discussed the changes to the following sections: Article 2 (Definitions), Mixed Use Districts (Article 3.119) and the Belleville Road Overlay District (Chapter 4).

Commissioners discussed bicycle rack requirements based on the number of parking spaces and their location, the Planning Commission having the ability to make adjustments to the requirement, changing the ratio of bicycle racks/parking spaces when needed and locating bike racks along the streetscape where benches exist as an alternative to storefronts when space is limited.

No comments from the audience. Mr. Sloan informed the Commission and the audience that a public hearing will need to be held to discuss and highlight the changes to the ordinance. The public will have access to view the ordinance and its updates on the township website; a strikethrough version with comments will be available as well.

Motion Kelley, Budd second to send the Zoning Ordinance update to a public hearing.

Motion Carried.

GENERAL DISCUSSION:

ITEM #1: AIRPORT ZONING

Director Akers gave an update on public airport zoning regulations. He presented a handout to Commissioners, which he read aloud to the audience. Mr. Akers discussed the application and site plan review process for airports owned by a public governmental agency.

Motion Jackson, Kelley second to adjourn at 8:37 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR Kevin McNamara	CLERK Leon Wright	TREASURER Sharry A. Budd	
TRUSTEE Sherry A. Frazier	TRUSTEE Kevin Martin	TRUSTEE Reggie Miller	TRUSTEE Paul D. White

February 17, 2017

Staff Review of Menards Approval Renewals

RE: Menards Renewal of Special Land Use Recommendation, Tree Removal Permit, & Final Site Plan Approval.

Commissioners,

The following is the review of Menard, Inc's request to renew their prior Township approvals in order for the store to begin construction in the spring. The format of this review will include a background of the project and an individual review for each action item that the Planning Commission is required to address. Please consider the following:

Background

Menards has been in discussion with the Township to construct a store on the Belleville Road corridor since prior to 2012. The most recent iteration obtained final site plan approval from the Township Planning Commission in June of 2015 and decided early in 2016 that they would postpone store construction nationally in order to reevaluate the economic conditions after the presidential election. Representatives from Menards contacted the Township in late 2016 and indicated that they planned to resume the construction of the Van Buren Township store. Based on this Township staff reviewed the project and determined that the prior approvals had expired and they needed to be renewed in order to move forward. Menards was before the Board of Zoning Appeals on February 14, 2017 where they renewed several variances that they had been previously granted. These are as follows:

1. Variance in order to allow Menards to store materials up to 14 feet in height, which is 8 feet greater than the maximum allowed in the Zoning Ordinance.
2. Allow the total area of signage to be 407.7 square feet, which is greater than the maximum allowable signage.
3. Granted a variance to allow a 317.7 square foot wall sign on the main building, which is 117.7 square feet greater than the maximum allowed by the Zoning Ordinance.
4. Approved variances from the maximum height and area of directional signs.

The draft minutes of the February 14, 2017 Board of Zoning Appeals meeting has been attached to this letter for your reference. The Planning Commission is required to renew the final site plan approval, the tree permit approval, and the recommendation to the Township Board for the special use approval. The following items are a review of those approvals which require Planning Commission action:

Special Land Use Recommendation

Based on the prior approval, and the limited changes to the site plan staff makes the following recommendation:

Recommend approval to the Township Board of Trustees of the special use request to construct a home improvement store with outdoor sales and outdoor storage of landscaping and home improvement supplies at parcel number V125-83-061-99-0005-721, based on the findings of the December 4, 2014 McKenna & Associates letter, subject to the following:



Charter Township of Van Buren

BOARD OF TRUSTEES

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TRUSTEE Sherry A. Frazier	TRUSTEE Kevin Marlin	TRUSTEE Reggie Miller	TRUSTEE Paul D. White

1. The Planning Commission determines that the fence/wall combination at the front of the garden center is not subject to the height limit of Section 4.27d.
2. Conditioned upon the approval of the tree removal permit and final site plan.

Tree Removal Permit

Staff has reviewed the previous McKenna & Associates review letter dated June 18, 2015 with the proposed site plan dated January 19, 2017 and the calculations are consistent with the provided plans. The breakdown is addressed in the McKenna letter. The application will plant 236 (equivalent to 390) trees to replace the 1,709 that are being removed. While this is a deficiency of 574 park grade trees and 69 nursery grade trees, Menards has proposed to make up the difference by paying the Township's fee of \$350 per standard tree and \$100 per park tree for a total of \$81,550. Based on this staff is recommending the following action:

Approval of the tree removal permit for the Menards project located at parcel number V125-83-061-99-0005-721, based on the findings of the June 18, 2015 McKenna & Associates letter, subject to the condition that the applicant obtain special use approval from the Township Board of Trustees.

Final Site Plan Approval

Staff has reviewed the submitted site plans dated January 19, 2017 and has compared them to previously submitted site plans and the McKenna & Associates review letters dated June 18, 2017 and December 3, 2014. There are a few minor items to be addressed on the site plan. They are as follows:

- A. The street light in the northeast corner of the parking lot should be located in the parking lot island and not in the parking spaces.
- B. It has been previously discussed that the entrance onto Belleville Road immediately to the north of Walgreens should be removed. It has been recognized that the Menards ownership does not solely own this and thus we cannot make this a condition of approval, but the Planning Commission should clearly indicate their preference and request that Menards seek the closure of the curb opening.
- C. The mechanical equipment located in a parking lot island should be painted dark green in order to add to the existing screening. This should be marked on the plan.
- D. The site plans will need to be sealed and signed by a licensed engineer or architect.

Based on the above mentioned comments staff recommends the following:

Approval of the final site plan submittal for the Menards project located at parcel number V125-83-061-99-0005-721, based on the findings of the McKenna & Associate review letters dated December 4, 2014 and June 18, 2015, and the February 17, 2017 Township Planning review letter. This approval is subject to the following conditions:

1. The street light in the northeast corner of the parking lot should be located in the parking lot island rather than the parking space.
2. The mechanical equipment located in a parking lot island should be painted a dark green to blend in with the existing landscape screening.
3. The site plan shall be sealed and signed by a licensed engineer or architect.
4. Final site plan approval shall be conditioned upon Menards obtaining special use approval from the Township Board of Trustees.



Charter Township of Van Buren

BOARD OF TRUSTEES

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In addition to this approval the Planning Commission shall recommend that Menards seek permission from Walgreens in order to close the existing curb cut from Belleville Road which is located to the north of Walgreens.

If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development

January 30, 2017

VIA 2ND DAY DELIVERY

Charter Township of Van Buren
Attn: Matthew Best
46425 Tyler Road
Van Buren Township, MI 48111

Re: Menards Site Plan & Special Use Permit

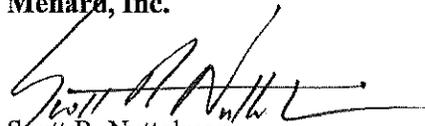
Dear Matthew:

Please find enclosed the updated site plan package for the Menards project on Belleville Road along with a check in the amount of One Thousand Five Hundred Fifty and No/100 Dollars (\$1,550.00) for the applicable site plan review, SUP and variance request fees. I have included twelve 24"x36" sets of the following plan sheets:

- CT1 – Site Plan with Survey Overlay
- CT2 – Landscape Plan
- CT3 – Building Elevations
- CT4 – Landscape Details
- CT5 – Details
- CT6 – Building Signage
- CT7 – Photometric Plan
- CT8 – Structures and Paving Plan
- CT9 – Warehouse Elevations
- CT10 – Stormwater & Utility Plan
- CT11 – Landscaping w/Aerial
- CT12 – Pond Landscaping
- CT13 – Tree Inventory Sheet 1
- CT14 – Tree Inventory Sheet 2

These plans reflect a few changes to the previously approved site plan package. The most significant difference is that the covered storage ("warehouse") building behind the store has been reduced in size to 43,808 sq. ft. from the previously-approved 56,043 sq. ft. There have also been some changes to the types and sizes of doors on the south side of the building in the garden center area. Other major site details, such as parking, landscaping, setbacks, tree removals, building materials and lighting are all unchanged from the previously-approved plans. Please let me know if you have any questions or if you need anything else to process the re-approval of the project. Thank you.

Very truly yours,
Menard, Inc.



Scott R. Nuttelman
Real Estate Representative
Phone: (715) 876-2383
Fax: (715) 876-5998
Mobile: (715) 577-0363
snuttelm@menard-inc.com

CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS
Tuesday - February 14, 2017
MINUTES

The Meeting was called to order at 7:02pm in the Board of Trustees room by Chairperson McKenna.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: McKenna, Grissett, Martin, Sellers

Absent Excused: Barnabei, Kelley, Miller, Senters

Staff: Best, Akers, Halstead

Audience: 4

ACCEPTANCE OF AGENDA:

Motion to accept agenda as presented Martin, Seconded by Grissett.

Motion Carried

APPROVAL OF MINUTES: Motion to approve minutes from December 13, 2016 Grissett, Seconded by Sellers.

Motion Carried

CORRESPONDENCE: None

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS

1.) MENARD, INC.

Case # BZA 17-001

Location: Parcel Number V-125-83-061-99-0005-721, which is vacant. The site is located on the west side of Belleville Road between Tyler Road to the north and I-94 to the south.

The applicant is requesting a variance from the following sections of the Charter Township of Van Buren Zoning Ordinance:

- **Article 13, Section 13.03(c)(5): All materials stored outdoors shall not be piled to a height of more than 6 feet.** The proposed height of the uncovered materials stored outdoors on the south and west sides of the building is 14 feet.
- **Article 4, Section 4.23 (Total Signage): The total permitted area of outdoor signage is 339 square feet.** The total proposed signage is 407.7 square feet.
- **Article 4, Section 4.23 (Building Wall Signage): The total permitted area of**

wall signage on a building is 200 sq. ft. The proposed wall signage on the principal building is 317.7 square feet.

- **Article 4, Section 4.23 (Directional Signage):** Directional signage is permitted, provided they do not exceed 6 sq. ft. in area of 4 feet in height. 1 “IN” and 2 “OUT” signs are proposed to be 17.5 feet high, 1 lumber yard entrance sign and 1 thank you sign are proposed to be 24 sq. ft. and 19 feet high.

Best gave the staff presentation for approval of the requested variances by Menards Inc.

Motion to open Public Hearing Martin, Seconded by Grissett. Motion Carried. Public hearing opened at 7:15.

Representative Tyler Edwards from Menards Inc. gave his presentation to the board. He stated the delay in starting the project was caused by the redesigning and restructuring of the store floor plan. Under the new plan, mezzanines were now three times larger and desk, office and product locations were changed. This caused a delay as design work was completed. Mr. Edwards stated that Menard Inc. plans to begin construction in spring 2016.

Motion to close Public Hearing Grissett, Seconded by Sellers. Motion Carried. Public hearing closed at 7:20

Martin motioned, seconded by Sellers to approve the following...

1. Approve the requested variance from Article 13, Section 13.03(c)(5) to permit outdoor storage of materials to a height of 14 feet – 8 feet greater than the maximum height of 6 feet permitted, based on the following findings and conclusions:
 - a. All outdoor storage greater than 6 feet in height will not be “piled” as regulated by the Ordinance. The materials will be stacked, organized, securely bound, and palletized within an engineered steel rack specifically designed to bear the load of materials, and will only be accessed by employees. To allow outdoor storage higher than 6 feet that is contained in the proposed rack system, and not in piles as limited by the Ordinance will do substantial justice to the applicant and other property owners in the district.
 - b. All outdoor storage will be screened by the main building, the warehouse building, the 14-foot high pallet racking building, and 14-foot high fence which will enclose the outdoor storage area. Light, air and public safety will not be negatively impacted if the variance is granted.
 - c. Strict compliance with the 6 foot height limit on piled materials stored outdoors is unnecessarily burdensome in this case where the outdoor storage is stacked, organized, securely bound, and palletized within an engineered steel rack, not in piles as regulated by the Ordinance
 - d. The proposed outdoor storage meets all the standards of Sections 19.07.3 and 19.07.4 of the Zoning Ordinance, as stated in the McKenna letter.

2. Approve the requested variance from Section 4.23 to permit the total area of outdoor signage to be greater than the area permitted, to a total of 407.7 square feet, based on the following findings and conclusions:
 - a. Permitting an area of 407.7 square feet for total outdoor signage meets all the standards of Sections 19.07.3 and 19.07.4 of the Zoning Ordinance, as stated in the McKenna letter.
 - b. Requiring compliance with the maximum permitted outdoor signage area of 290 square feet is unnecessarily burdensome.
 - c. Allowing total signage of 407.7 square feet does do substantial justice to surrounding commercial property owners and does substantial justice to the applicant.
 - d. Drivers along Belleville Road can identify Menards from the conforming 90-square foot monument sign along Belleville Road.

3. Approve a modified variance from Section 4.23 to permit 317.7 square feet of wall signage on the main building – 117.7 square feet greater than the maximum area of 200 square feet permitted, based on the following findings and conclusions:
 - i. With Section 4.23 permitting 339 square feet of outdoor signage and the maximum allowable monument signage of 90 square feet proposed, 249 square feet remain which can only be used for building signage; however, the Zoning Ordinance only permits a maximum area of 200 square feet.
 - ii. Limiting the main wall sign to be not more than 200 sq. ft. is unnecessarily burdensome and would not do substantial justice to the applicant and surrounding property owners.
 - iii. A unique circumstance exists because the Menards building is setback about 500 feet from Belleville Road and will be somewhat screened from direct view from Belleville Road when the out lots are developed in the future. A larger wall sign area than permitted by the Zoning Ordinance will improve visibility of the building from Belleville Road, and will do substantial justice to the applicant and to other property owners in the district.
 - iv. Permitting an area of 317.7 square feet for wall signage on the building meets all the standards of Sections 19.07.3 and 19.07.4 of the Zoning Ordinance, as stated in the McKenna letter.

4. Approve variances from the maximum height (4 feet) and area (6 square feet) requirements for directional signs in Section 4.23 to permit the 1 “IN” and 2 “OUT” signs to be 17.5 feet high, and 1 lumber yard entrance sign and 1 “Thank you” sign to be 24 square feet and 19 feet high, based on the following findings and conclusions:
 - a. Permitting the requested area and height of directional signs meets all the standards of Sections 19.07.3 and 19.07.4 of the Zoning Ordinance, as stated in the McKenna letter.
 - b. A practical difficulty exists because strict compliance with the height and area limits for directional signage is unreasonably burdensome for a large

- home improvement store that relies on higher and larger directional signage to promote safe ingress to and egress from the yard area for large trucks and customers. As such, a unique circumstance exists for this property as well as any other property of a large home improvement store that must have directional signage for customer traffic to and from a yard area.
- c. The area and height of the proposed directional signage is the minimum necessary to be visible to vehicles approaching the yard entrance/exit area.

Motion carried with four votes. Variances Approved.

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION:

Motion Grissett, seconded by Sellers to adjourn at 7:42 p.m.

Motion Carried

Respectfully submitted,

Anna Halstead, Recording Secretary

December 3, 2014

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

**Subject: VBT-14-007 SPR, Menards; West side of Belleville Road north of Walmart;
Site Plan Review #5; Plans Dated 11/18/14**

Dear Commissioners:

The applicant, Menards proposes to build a home improvement store on the west side of Belleville Road, north of Walmart. The site is zoned C-2 Extensive Highway Business District, is 27.24 acres in area and heavily treed. Two future out lots are illustrated between Menards and Belleville Rd. The proposed home improvement store includes outdoor sales and storage, which is a special land use in the zoning district. The special approval public hearing was held on August 27, 2014, and many comments were made by the public. Our recommendations regarding the special use request are under separate cover.

Following are our site plan comments:

1. Site Layout and Dimensional Requirements.

- a. **Layout.** The Menards building is approximately 340 feet from Belleville Rd. The site will take access from the north-south cross access drive that parallels Belleville Rd. and extends from the former Farmer Jack at the south to the subject site on the north. A new north driveway will connect the cross access drive and Menards to the new traffic light on Belleville Rd., across from Auto Zone.
- b. **Attached Accessory Buildings.** The pallet racking building and customer warehouse enclose the rear and south side yard area behind the main building. Because the pallet racking building is attached to the main building and then is attached to the warehouse, both structures are attached accessory buildings. Both attached accessory buildings comply with the height and setback requirements for a principal building in the C-2 District, as required.
- c. **Land Division.** The boundaries of the land to be owned by Menards must be dimensioned and shown on the site plan. Prior to final site plan approval, application must be submitted to divide the parcel, separating the Menards lot and the out lots and showing the cross access drive easements. The cross access easements and maintenance agreements must be submitted for review and approval by the Township prior to the final site plan approval, and the approved easements must be recorded prior to issuance of a certificate of occupancy.

2. Circulation and Parking

- a. **Parking Requirements.**

Standard	Applicable Measurement	Number of Spaces Required
1 space per 200 sq. ft. ufa for the first 25,000 sq. ft.	25,000 sq. ft.	125 spaces
1 space per 250 sq. ft. ufa for the second 25,000 sq. ft.	25,000 sq. ft.	100 spaces
1 space per 350 sq. ft. ufa for each 25,000 sq. ft. thereafter	160,332 sq. ft.	459 spaces
	Min. Required (210,332 sq. ft.):	684 spaces
	Total Proposed:	421 spaces

Section 6.01.10 allows the Planning Commission to modify the number of required parking spaces, if it is presented with satisfactory written evidence that the parking proposed in the application is sufficient. The applicant's July 31, 2014 letter states that most of the new Menards stores have parking lots in the range of 400-450 spaces, and none of those stores have experienced any recurring parking shortages. The letter also includes exhibits showing the parking lot ranges of several of its new stores (between 318-543 spaces) and the documented parking demands at several of its stores. Based on the supporting documentation provided by the applicant, we recommend that the Planning Commission approve the required parking lot at 421 spaces. All parking spaces must be double striped and this must be noted on the plan.

- b. **Landscape Islands.** The Ordinance specifies that not more than 20 parking spaces shall be in an uninterrupted row without a landscape island. In the north part of the parking lot, one of the rows has 21 spaces and two of the rows have 22 spaces. Because the design of the parking lot is otherwise acceptable, we recommend the Planning Commission approve the landscape island locations as proposed. Detail 4 on Sheet CT4 must be revised to match the landscape plan.
- c. **Loading Area.** The site plan complies with loading space requirements.
- d. **Circulation and Access.** The site will use the existing interior cross access drive that comes north past the Walmart site and connects to Belleville Road. That drive's intersection with Belleville Road will be relocated to the north approximately 300 feet. The new intersection will be signalized and will line up with the recently-approved AutoZone cross access drive east of Belleville Road, greatly improving traffic flow and safety. The existing intersection with Belleville Road just north of Walgreens should be closed since it will not meet the Township's 500 foot minimum separation for driveways. The applicant is working with Walgreens to modify the terms of Walgreens' easement to attempt to accomplish the closure.

A 30-foot cross access easement for a future connection between Menards' drive and the shopping center to the north is shown. This would give patrons of the shopping center access to the new traffic light, reducing traffic conflicts and improving safety. Cross access easements for both the 30 foot connection and the main cross access drive must be submitted for Township review and approval prior to final site plan approval, and recorded prior to certificate of occupancy.

- e. **Sidewalks.** Sidewalks will connect Menards to Belleville Rd. and to the Walmart and Walgreens sidewalks to the south. When the out lots are developed, sidewalks will be required on the east

side of the cross access drive. When the condominium development to the north was approved, it was required to install a sidewalk stub for a future connection with the land to the south (now Menards' site), and Menards now proposes add sidewalk along its north lot line to connect the condo's sidewalk stub to Belleville Road.

3. **Landscaping and Screening.** Considerable public investment has been made in streetscape plantings, decorative lighting, amenities and aesthetic improvements along Belleville Rd., and these characteristics have been successfully mirrored in the newer development. All sites are strongly encouraged to exceed the Ordinance minimums in landscaping, site design, building appearance, and access/cross access provisions, among others.
 - a. **Landscaping Adjacent to Right-of-Way.** Although the interior cross access drive is not a road, trees are proposed along the Menards side of this frontage. Most of these trees are smaller ornamental species and spaced 40 -50 feet on center; we recommend that these be changed to deciduous shade trees to emphasize a "street" character and that the spacing of the trees be decreased to 35 feet on center with the number of trees planted correspondingly increased. The finish landscaping along Belleville Road will be the responsibility of the out lots; in the interim the out lots will be graded and seeded to present a neat appearance.
 - b. **Vehicular Surface Landscaping.** The Landscaping and Tree Preservation table lists 100 parking lot landscape trees; we count only 97 in the parking area. The trees being used to satisfy this requirement must be identified on the plan and the numbers revised to conform.
 - c. **General Landscaping.** Based on the applicant's calculation of 155,766 square feet of landscaped open space (excluding the detention ponds and non-disturb areas), 52 general landscape trees are required and 53 are provided according to Sheet CT2.
 - d. **Greenbelt adjacent to single-family residential zoning (Section 13.05).** In lieu of a 20 foot greenbelt, the applicant proposes to leave a "non-disturb" zone along the west lot line that is a minimum of 50 feet wide. We commend the applicant for saving existing woods. Some replacement trees are proposed to be planted within the non-disturb area to enhance the screening effect, additional required replacement trees should be planted to fill in the less dense portions of the woods, especially near the northwest part of the site. Native shrubs, park-grade trees, and other infill vegetation should be included.

Also, the revised plans now include single and double row sections of 14 foot tall evergreen trees along the north lot line to help screen the commercial use from the multiple family units.

 - e. **Detention Pond Landscaping.** Section 4.56.3 requires that detention ponds be landscaped with shade trees and native vegetation and be surrounded by decorative fence, unless another alternative is approved by the Planning Commission. The two detention ponds are surrounded by many replacement trees, and the south side of the southern detention pond includes some clustered shrubs. Decorative wrought iron fence is noted around the south detention pond and black chain link fence around the northwest detention pond. Because of the north pond's proximity to (and visibility from) the condominiums to the north, we recommend that the fence

- at the north pond also be decorative wrought iron-type fence, instead of chain link. Details and height of the fencing must be added to the plan.
- f. **Ground Cover.** The use of washed river rock in the landscape islands is subject to the approval of the Planning Commission.
- g. **Mechanicals Screening.** A transformer, C.T. cabinet, and generator are proposed in a landscape island in front of the building. We have asked that this equipment be located in a less visible area. However if it must remain in the front location, the equipment should be painted dark green to be compatible with the site. There are 6 Chinese Juniper trees proposed on the east side of this equipment; we recommend that more evergreens be added on all sides to screen this equipment.
4. **Buildings and Amenities.** As noted above, the site is part of the Belleville Road downtown district, the Township's primary business district. The Planning Commission has consistently required a high standard of design for developments in this area.
- a. The building facade uses red face brick with tan Belgian block trim and emerald green steel accent panels near the entrance. The remainder of the building is mostly tan block. These sides of the building will not be very visible from Belleville Road or, with proper screening, from most other surrounding areas, so the tan block is acceptable.
- b. The color of the windows must be noted on the elevations.
- c. Neither accessory building will be visible from Belleville Road, but both are still subject to approval by the Planning Commission for design and exterior materials. The warehouse will have emerald green steel siding to match the emerald green siding of the store. The pallet racking building uses "2 x 8 treated wood fence" as its outer wall. The site plan includes a regular maintenance plan to ensure that the pallet racking building wall remains attractive and in good condition.
- d. Amenities such as trash cans, benches, and bike racks are required near the front entrance to the building, along the access drives, and/or adjacent to Belleville Road. The applicant proposes 2 litter cans, 3 benches, and a picnic area at the front of the building. Details of the bench are on sheet CT4, and the details of the litter cans must be included. Because the site will have a prominent entrance at Belleville Road, we recommend that visible amenities be added near the Belleville Rd. entrance, consistent with other site-provided amenities along the corridor and using the DDA's standard details, as relevant. For example, the entrance to Walgreens from Belleville Road includes brick pavers, a decorative wall, and benches.
5. **Lighting.** A photometric plan and cut sheets of proposed light fixtures are provided, and illumination levels comply. The pole light in the northeast part of the parking lot immediately next to a landscape island should be relocated to be contained within that island.

6. Signs.

- a. **Total Signage.** The total signage permitted is 1 square foot per linear foot of frontage up to 200 linear feet, plus 1/4 square foot for each subsequent linear foot, for a total of 339 square feet. Menards proposes 742.3 square feet of signs – 652.3 square feet of wall sign on the principal building and a 90 square foot monument sign. The applicant has applied for a variance to permit the larger than permitted sign area shown.
 - b. **Directional Signage.** Directional signs are permitted, provided no sign exceeds 6 sq. ft. in area or 4 feet in height. One “IN” and 2 “OUT” signs are proposed to be 17.5 feet high, 1 “Lumber Yard Entrance” sign and 1 “Thank you” sign are each proposed to be 24 sq. ft. and 19 feet high. The applicant has applied for a variance from the directional signage requirements. 16 cart corral signs (proposed to be 8 sq. ft. and 6.5 feet high) were included in the applicant’s variance request, however we recommend that these signs be removed because patrons do not need a sign to identify a cart corral.
 - c. **Wall Signs.** The site is permitted 200 square feet of wall signage and 652.3 square feet is proposed. The applicant has applied for a variance from the wall sign area requirement.
 - d. **Monument Sign.** The proposed monument sign is 90 square feet on a 4 ft. x 20 ft. base, for a total 8 feet in height. The sign complies with the Ordinance.
- 7. Tree Removal Permit.** The site is currently heavily wooded and a tree removal permit is required prior to final site plan approval. The tree inventory, calculations, and all information required by Section 4.45.E.7 must be updated consistent with our previous comments to the applicant, and the plans must be revised and resubmitted for review and approval by the Planning Commission prior to final site plan approval.
- 8. Seal and Signature.** The site plan must be signed and sealed by the professional(s) who prepared it.

RECOMMENDATION

Since the Planning Commission’s public hearing in August, the applicant has made changes to the plans to improve compatibility with the surrounding area. While there are several outstanding items that remain to be revised on the site plan, these are mostly minor in nature. We have reviewed our comments with the applicant and he has agreed to address all our comments before returning for final site plan approval. Therefore, we recommend the Commission grant preliminary site plan approval subject to the following items being completed prior to final site plan approval:

1. The boundaries of the land to be owned by Menards must be dimensioned and shown on the site plan. A land division application to separate the Menards site from the out lots must be submitted, including the easements and maintenance agreements for the cross access drives for review and approval by the Township. The approved easements must be recorded prior to issuance of a certificate of occupancy;
2. Planning Commission approval of the applicant’s request to reduce the parking to 421 spaces;
3. All parking spaces must be double striped and this noted on the plan;

4. Planning Commission approval of the landscape island locations and correction of Detail 4 on Sheet CT4 to match the landscape plan;
5. The existing intersection with Belleville Road just north of Walgreens should be closed;
6. The cross access easement for the 30 foot connection to the shopping center to the north must be submitted for Township review and approval prior to final site plan approval, and recorded prior to certificate of occupancy;
7. The Landscaping and Screening items noted in Comment 3.a. – 3.g. must be satisfied on the plan;
8. The use of washed river rock in the landscape islands is subject to the approval of the Planning Commission;
9. The Building and Amenities items noted in Comment 4.b. & 4.d. must be satisfied on the plan;
10. The pole light in the northeast part of the parking lot immediately next to a landscape island should be relocated to be contained within that island;
11. Removal of the cart corral signs;
12. Tree removal permit approval prior to final site plan approval, as described in Comment 7.;
13. The site plan must be signed and sealed by the professional(s) who prepared it;
14. Approval of the BZA for variances or compliance with the Ordinance; and
15. Special approval by the Township Board.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President

December 4, 2014

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

Subject: VBT-14-007 SLU Menards, Belleville Road; Special Land Use Review #4; Plans Dated 11/18/14

Dear Commissioners:

The applicant, Menards, proposes to construct a home improvement store on Belleville Road, north of Walmart. The overall site is approximately 27 acres, and includes the Menards parcel and two future out lots. The site is zoned C-2 Extensive Highway Business District. The proposed home improvement store includes outdoor sales (garden center) and outdoor storage of landscaping and home improvement supplies, which are permitted by special approval in the zoning district. The special approval public hearing was held on August 27, 2014, and many comments were made by the public. Subsequently the applicant hosted a meeting with members of the public to answer specific questions about the development. Our site plan review comments are provided under separate cover.

COMMENTS

The applicant has requested several variances from the BZA, some of which are from the specific standards for special use approval. Therefore, if the Planning Commission recommends special approval, the next step would be for the applicant to be heard by the BZA – before consideration of special approval is placed on the Township Board’s agenda.

The requested special approval uses must meet both the specific standards of Sections 14.05 and 4.27 and the discretionary special approval standards listed in Section 18.08.f. of the Zoning Ordinance. Our comments that follow are based on the requirements of the Zoning Ordinance, observation of the site and surroundings, and accepted principles of good planning and design.

1. **Requirements for Special Approval.** Both the discretionary and non-discretionary standards of the Ordinance are considered below.
 - a. **Promotes the use of land in a socially and economically desirable manner for those persons who will use the proposed land or activity; for those landowners and residents who are adjacent; and for the Township as a whole.** The site is located in the Township’s primary commercial center along the Belleville Road corridor, and is the last major vacant parcel available west of Belleville Rd. between the Farmer Jack shopping center and Tyler Rd. The proposed development is economically desirable for the community, and the Township’s Belleville Road District Master Plan amendment reported a market need/demand for a home improvement store. Over the past decade, the Township has spent considerable funds on streetscape and other public improvements along Belleville Rd., and has enforced a consistent pattern of amenities and design features on new site developments, consistent with the goal of

becoming a premier community. The proposed building and site layout fronting on the cross access drive circulation system enhances the overall master plan and design for the Belleville Road corridor. These changes are socially and economically desirable.

Further, the site design incorporates desirable significant screening for abutting residential areas to the north and west, including a 14 foot tall building that surrounds the entire yard area at the rear, 14 foot tall evergreen trees planted along the north lot line to buffer the view of the building wall, and preservation of the wooded area along the west and north west perimeter which will be enhanced with plantings of replacement trees. Outdoor storage and sales are an essential part of the home improvement store's business. The screening and design measures proposed will mitigate potential off site impacts and allow this desirable use to function to the benefit of residents and the public at large.

- b. Is necessary for the public convenience at that location.** The Menards store is well situated at the north end of the established cross access drive that parallels Belleville Rd., the Township's primary commercial district. Customers and delivery traffic will be able to easily access the site using the new traffic light at the north drive and the north-south cross access drive. The use, including outdoor storage and sales, will serve the public convenience by being closer to the Township's center of population, and by offering a wide variety of home improvement supplies, a market that is underserved in the Township.
- c. Is compatible with adjacent uses of land.** The site is master planned and zoned C-2, Extensive Highway Business, and has been so for many years. C-2 is one of the most intensive commercial districts in the Township. The building and rear open storage yard surrounded by minimum 14 foot high walls, will be visually compatible with other sites in the C-2 district. The proposed landscaping, tree replacement and woods preservation, orientation of traffic flow away from residential uses, and site amenities will be compatible with the surrounding uses. Noise will be limited to daytime hours; lights are shielded and have been kept below the height of the pallet racking building around the storage yard to limit glare; dust will be minimal since the ground surfaces will be paved; a greenbelt of 14 foot tall evergreen trees will be planted along the north lot line where the buildings are closest to the condos. All these factors will make the use compatible with adjacent uses of land.
- d. Is designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.** The outdoor storage and sales yard is enclosed with buildings/fence, and screened and buffered from the neighbors. The retail store and yard will operate only during normal daytime and evening hours, not a 24 hour business. As described above, noise, lights and dust will be controlled, thus protecting the public health, safety and welfare. The convenient access to Belleville Rd. at the new traffic light will minimize traffic conflicts, particularly if the existing cross access driveway just north of Walgreens at Belleville Rd. is closed. Then the site would comply with the 500 foot driveway separation requirement, as is being recommended in our site plan review.
- e. Can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.** The site's demand for public services and facilities will increase slightly but will not adversely affect public services or facilities.

- f. **Will not cause injury to other property in the neighborhood in which it is to be located.** The site improvements are an investment in the community and the landscaping, buffering, and circulation design of the site will protect neighboring properties from harm.
- g. **Considers the natural environment and helps conserve natural resources and energy.** The site design preserves existing mature trees along the west boundary of the site in consideration of the natural environment and this helps conserve resources. By locating on an infill site in the Township's downtown, both energy and the environment are protected and sustained.
- h. **Is within the provisions of uses requiring special approval in the zoning district, is in harmony with the purposes and conforms to the applicable regulations of the zoning district, and meets applicable site design standards for special approval uses.** Sections 14.05 and 4.27 contain specific standards that apply to outdoor storage and sales uses in the C-2 District. The proposal's compliance with these standards is evaluated below.

1. **Outdoor Storage.** Uncovered storage of materials is proposed in specific areas within the "yard area" created by the pallet racking building and the warehouse building enclosure. The materials stored in the pallet racking building are not outdoor storage, they are covered. Outdoor storage in the C-2 district is subject to the following specific requirements, in addition to other general requirements of the Zoning Ordinance:

- i. **Must be located at least 100 feet from a public right of way.** This standard is met.
- ii. **Must be located at least 200 feet from a residential district.** The majority of the open storage is in the vicinity of the garden center. The southwest part of the pallet racking building enclosure is 100 feet from the single-family residential district to west, but the materials stored outside of a building are 180 feet away from the nearest residential district boundary, which is a public street. However, because of a jog in Menards' west parcel boundary, the nearest residential lot line is over 200 feet from the uncovered materials within the courtyard.

On the north part of the site, small quantities of some items are proposed to be stored next to the main building and located less than 200 feet from the lot line. The applicant has indicated that they will attempt to relocate those items to a conforming location and will show that when the site plan is resubmitted for final site plan approval. The applicant has applied for a variance from the 200 foot setback requirement; that variance request should be greatly reduced or eliminated by relocating materials out of the 200 setback.

- iii. **No required yard spaces (i.e. spaces reserved for setbacks) may be used for outdoor storage.** The proposed storage area meets the setback requirements of the C-2 district (i.e., 35 feet front yard, 25 feet side yard, and 20 feet rear yard).
- iv. **Roadway access must be provided for emergency vehicles.** There is gated access (fire lane) to the outdoor storage area both north and south of the principal building allowing circulation around the entire building. The gate has a Knox Box for Fire Department

access, with the location and mounting height to be coordinated with the Fire Department.

- v. **Must be screened from view from all streets and on all sides which border residential or commercial zoned property by a 6 ft. wall or landscaping with a fence.** The outdoor storage will be screened by the main store, the warehouse building, and the pallet racking building, a minimum of 14 feet tall.
 - vi. **Stored materials may not be stored in stacks more than 6 feet high.** This standard applies to any storage that is not within the principal or accessory buildings. The plans state that the uncovered stored materials located south of the store will be up to 14 feet in height. The applicant has also stated that the uncovered materials stored east of the warehouse would also be up to 14 feet in height. The items stored will be contained in specially designed racks which support the materials up to the 14 foot height, and some products stored will not use that entire height. The applicant has applied for a variance from the maximum storage height.
 - vii. **The outdoor storage area must be surfaced in a manner acceptable to the Planning Commission and appropriate for its intended use.** The outdoor storage area is proposed to be paved with heavy-duty asphalt.
 - viii. **Mud and debris must not be transported from the site onto adjacent roadways.** The storage area will be paved and enclosed, so this standard is met.
2. **Garden Center.** The proposed garden center is part of the outdoor storage area and is also subject to Section 4.27. Section 4.27.d requires a 6 foot high fence capable of intercepting wind-blown trash and other debris. The front fence/wall combination at the garden center is proposed to be approximately 14 feet above the grade of the parking lot. In this case, the fence is set upon a decorative wall and the total structure acts as a wall connecting the pallet racking building to the main building, and we believe it is not a fence as intended to be regulated by Section 4.27.d. The applicant has applied for a variance from the maximum fence height to permit the 14 foot high structure, but based on the above, we recommend the Planning Commission determine that the requested variance is not necessary.
- i. **Is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.** The proposed use will be consistent with the Township's police power, provided that appropriate findings are made to support such a decision.

RECOMMENDATION

We recommend the following:

1. That the Planning Commission make a determination that the fence/wall combination at the front of the garden center is not subject to the height limit of Section 4.27.d.;
2. That the Planning Commission recommend that the Township Board approve the special use for outdoor storage and sales for Menards, subject to final site plan approval; and

3. That because the applicant has several variance requests under consideration by the BZA, the Planning Commission's special approval recommendation shall be not forwarded to the Township Board until after the BZA has approved or denied those variance requests.

Respectfully submitted,

McKENNA ASSOCIATES

A handwritten signature in black ink, appearing to read "Sara J. Hodges". The signature is written in a cursive, flowing style.

Sara J. Hodges, AICP
Senior Vice President

June 18, 2015

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

**Subject: VBT-14-007 SPR, Menards; West side of Belleville Road north of Walmart;
Site Plan Review #6; Plans of Various Dates and Sealed 6/10/15**

Dear Commissioners:

The applicant, Menards proposes to build a home improvement store with outdoor sales and storage, a special approval use, on the west side of Belleville Road, north of Walmart. The special approval public hearing was held on August 27, 2014. The Planning Commission recommended special approval on December 10, 2014, subject to the applicant receiving several variances. Variances for signs and the height of outdoor storage were granted by the BZA on January 15, 2015 and the subsequently the Township Board granted special approval. The Planning Commission also granted preliminary site plan approval subject to several conditions on December 10, 2014.

We have reviewed the revised plans for compliance with the conditions of preliminary site plan approval, the variances and special approval and offer the following comments for your consideration:

- 1. *The boundaries of the land to be owned by Menards must be dimensioned and shown on the site plan. A land division application to separate the Menards site from the out lots must be submitted, including the easements and maintenance agreements for the cross access drives for review and approval by the Township. The approved easements must be recorded prior to issuance of a certificate of occupancy.*** The parcel boundaries are dimensioned and labelled on the site plan, and according to the assessor's office the necessary land division to separate the Menards parcel from the out lots has been completed. A Declaration of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions has been submitted and is subject to review by the Township. The approved easements must be recorded prior to a certificate of occupancy.
- 2. *Planning Commission approval of the applicant's request to reduce the parking to 421 spaces.*** This condition has been met.
- 3. *All parking spaces must be double striped and this must be noted on the plan.*** This condition has been met.
- 4. *Planning Commission approval of the landscape island locations and correction of Detail 4 on Sheet CT4 to match the landscape plan.*** These items have been satisfied.
- 5. *The existing intersection with Belleville Road just north of Walgreens should be closed.*** This item has not yet been accomplished; however the applicant has been reaching out to various levels of Walgreens' corporate structure trying to achieve vacation of the easement for the existing driveway

and close that extra Belleville Road access point. The site plan notes that the Owner will continue to attempt to obtain an agreement from the owner of the Walgreens property to allow removal of the existing access point and will complete the removal upon receipt of that agreement. We recommend that the Commission approve the driveway access as shown on the site plan, as this closure is an action that neither Menards nor the land owner control.

6. ***The cross access easement for the 30 foot connection to the shopping center to the north must be submitted for Township review and approval prior to final site plan approval, and recorded prior to certificate of occupancy.*** The proposed cross access easement document with legal description and map must be submitted. We previously received a draft of a proposed easement for the parcel to the north, but the currently proposed version must be provided for Township review. It also appears that the cross access easement to the shopping center to the north may be addressed in the Declaration of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions. However, that document as submitted is missing several exhibits, a map of the parcels with easements and legal descriptions of the easements. These deficiencies and any others that may be identified during Township review will need to be addressed prior to any building permit being granted for the site. The easements must be recorded prior to certificate of occupancy.
7. ***The Landscaping and Screening items noted in Comments 3.a. – 3.g. must be satisfied on the plan.***
 - a. The landscaping adjacent to the interior cross access drive has been revised to be primarily deciduous shade trees and the tree spacing is generally 35 feet on center, as required with the preliminary site plan approval. It appears that because of the light pole relocated into the north end of the northerly access drive island, 1 proposed tree has been removed.
 - b. ***Vehicular Surface Landscaping.*** Three additional trees have been added along the north parking lot perimeter to satisfy the previous 3 tree deficiency from the 100 parking lot landscape trees required. However, because of the above-noted tree removed from the access drive island, one more tree must be added in the parking area to comply with this requirement.
 - c. ***General Landscaping.*** This condition has been met.
 - d. ***Greenbelt adjacent to single-family residential zoning (Section 13.05).*** In lieu of a 20 foot greenbelt, the site plan includes a “non-disturb” zone along the west lot line that is a minimum of 50 feet wide. Some of the required replacement trees are proposed to be planted within the non-disturb area to enhance the screening effect. In order to least disturb the existing tree cover, these replacement trees will be park grade 1.5 inch caliper trees and planted at the recommended 1 tree per 400 sq. ft. of area to be covered. This condition has been met.
 - e. ***The fence at the north pond must be decorative wrought iron-type fence, instead of chain link. Details and height of the fencing must be added to the plan.*** Fence height has been noted, however the fence at the north pond is proposed as black vinyl chain link, not decorative wrought iron-type. The use of chain link in this location is subject to the approval of the Commission – we continue to recommend that because of its visibility from the condominium site, that the north pond fence be changed to decorative wrought-iron type fence.

- g. Mechanicals Screening.** A transformer, C.T. cabinet, and generator are still proposed in a landscape island in front of the building. We have asked that this equipment be located in a less visible area. If it must remain in the front location, the equipment should be painted dark green or have additional screening to be less conspicuous. This condition remains to be met.

In addition to the above, the site's landscape areas must be irrigated. We believe this was addressed previously, but it does not appear on the site plan. Drip irrigation is noted for plantings immediately adjacent to the building, but watering must be addressed for the rest of the site's landscaped areas.

- 8. *The use of washed river rock in the landscape islands is subject to the approval of the Planning Commission.*** The Commission has approved washed river rock in the landscape islands.
- 9. *The Building and Amenities items noted in Comment 4.b. & 4.d. must be satisfied on the plan.***
- a. The color of the windows is noted as clear glass with anodized bronze frames.
- b. The litter can detail on Sheet CT4 shows a plastic unit, non-decorative unit which is not decorative like those typically approved by the Commission. The proposed trash receptacles are planned to be placed at the front of the building, not along the streetscape; however this item is subject to the approval of the Commission. No additional site amenities are proposed at Belleville Road. We continue to recommend that visible amenities be added near the Belleville Rd. entrance, consistent with other site-provided amenities along the corridor and using the DDA's standard details, as relevant. For example, the entrance to Walgreens from Belleville Road includes brick pavers, a decorative wall, and benches. Enhanced landscaping with public art or other extra features could be another alternative.
- 10. *The pole light in the northeast part of the parking lot immediately next to a landscape island should be relocated to be contained within that island.*** This condition has been met.
- 11. *Removal of the cart corral signs.*** This condition has been met.
- 12. *Signs shall be reviewed at final site plan.*** Our comments on the proposed signs are below.
- a. **Total Signage.** The BZA granted a variance to permit the total site signage to be a maximum of 407.7 sq. ft. The proposed signage plan complies with this requirement.
- b. **Directional Signage.** Directional signs are permitted, and do not count toward the cap on total amount of signage on the site. The BZA granted a variance to permit 1 "IN" and 2 "OUT" signs at 17.5 feet high, and 1 "Lumber Yard Entrance" sign and 1 "Thank you" sign at 24 sq. ft. and 19 feet high. The proposed signs on the site plan comply.
- c. **Wall Signs.** The BZA granted a variance to permit the building wall signs to be up to 317.7 sq. ft. in area. The proposed signs have been reduced in size from those presented on the preliminary site plan, and now the combination of the "Menards," "Garden Center" and "Out" signs comply at a total of 317.62 sq. ft.

- d. **Monument Sign.** The proposed monument sign is 90 square feet on a 4 ft. x 20 ft. base, for a total 8 feet in height. The sign complies with the Ordinance dimensional standards; however the monument must be setback a minimum of 10 feet from any sidewalk.
13. **Tree removal permit approval prior to final site plan approval.** Our tree removal permit review under separate cover recommends approval. This condition will be met if the Commission approves.
14. **The site plan must be signed and sealed by the professional(s) who prepared it.** This condition has been met.
15. **Approval of the BZA for variances or compliance with the Ordinance.** The BZA approved several variances as discussed above. This condition has been met.
16. **Special approval by the Township Board.** Special approval was granted in February 2015.

RECOMMENDATION

Based on the above, we recommend the Commission grant final site plan approval subject to the following conditions:

1. The cross access easements and documents as described in items 1. and 6. above, are subject to review by the Township. The missing exhibits, a dimensioned map of the affected parcels with easements and legal descriptions of the easements must be provided, including the 30 ft. wide cross access easement to the shopping center to the north, and Township comments must satisfactorily address prior to any building permit being granted for the site. The approved easements must be recorded prior to a certificate of occupancy.
2. One more tree must be added in the parking area, as described in 7.b. above.
3. Commission determination of whether black chain link is acceptable in lieu of decorative fence at the north stormwater pond.
4. The mechanicals must be relocated to a less conspicuous location, or better screened if they remain as proposed, in the determination of the Commission.
5. The site's landscape areas must be irrigated.
6. The proposed litter can is subject to the approval of the Commission.
7. Additional visible amenities must be added near the Belleville Rd. entrance, as determined by the Planning Commission and as described in 9.b. above.
8. The monument sign must be setback a minimum of 10 feet from any sidewalk.
9. Tree removal permit approval by the Planning Commission.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP, IAP2
Senior Vice President

June 18, 2015

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

Subject: Tree Removal Permit Review #2, Menard's, Belleville Road

Dear Commissioners:

Menard's has applied for a tree removal permit for the proposed store on Belleville Road. In order to be approved, the proposed tree replacement plan must comply with the Zoning Ordinance and the replacement ratios for the site. Our comments follow:

A. Tree Survey and Replacement Calculations

A revised tree survey listed has been submitted dated May 11, 2015. It shows 1,868 trees that are 5 inches in caliper or greater. According to the January 5, 2015 landscape plan date stamped 6/10/15, 159 of these will be preserved or relocated, leaving 1,709 trees requested to be removed.

Because of the large number of undesirable trees (cottonwood, etc.) and trees in poor condition growing on the site, we have worked with Township staff and Menard's to agree upon adjustments to the typical formula for provision of replacements for the removed trees. The proposed formula is as follows:

1. **Any trees identified as "dead" of "very poor" do not require replacement.** Based on the revised tree inventory table (dated May 11, 2015), there are 449 existing trees that are either dead or in very poor condition, leaving 1,260 trees that must be replaced.
2. **Those trees in "poor" condition will be replaced by 1.5" D.B.H. "park grade" trees at a replacement ratio of 1 tree replaced for every 2 trees removed.** There are 454 trees in "poor" condition in the tree inventory list. The required replacement is 227 "park grade" trees at 1.5" D.B.H.
3. **Cottonwood trees in better than "poor" condition will be replaced at a 1:1 ratio with 1.5" D.B.H. "park grade" trees.** There are 485 Cottonwood trees that are rated as better than "poor" condition, so the required replacement would be 485 "park grade" trees at 1.5" D.B.H.

Combined, the requirement for Cottonwoods and trees in "poor" condition is 712 park grade trees.

4. **All other trees will be replaced with standard nursery grade trees as described in Section 4.45.E.10.a of the Zoning Ordinance.** Based on the above, there are 321 other trees on the site. The replacement ratios in the Zoning Ordinance are listed in the table below:

Replacement Trees	Replacement Ratio Tree Size (# of replacement trees per # of removed trees)
Coniferous (Height)	
4-6 feet	1 : 1.0
6-8 feet	1 : 1.5
8 feet or greater	1 : 2.0
Deciduous (D.B.H.)	
2-3 inches	1 : 1.0
3-4 inches	1 : 1.5
4 inches or greater	1 : 2.0

For larger trees, the ratios continue in the same pattern. Therefore, for 10-12 foot high coniferous trees, the ratio is 1:2.5, for 12-14 foot high coniferous trees, the ratio is 1:3, etc.

The applicant proposes 8 3-inch Red maples, 30 8-foot White pines, and 60 14-foot Colorado spruce as replacement trees. The Red maples replace 12 trees and the White pines replace 60 trees, and the Colorado spruce replace 180 trees, for a total of **252 trees replaced**.

The table below summarizes the existing trees, the above-described replacement calculation, and the proposed number of replacement trees.

Existing Tree Type	Existing Number of Trees	Replacement Ratio	Required Replacement Trees	Proposed Replacement Trees
Preserved	159	N/A	0	0
Dead/Very Poor	499	0:1	0	0
Poor Condition	454	1:2 (park grade)	227	138
Cottonwoods	485	1:1 (park grade)	485	0
Others	321	See Above	321 (or equivalent)	98 (equivalent to 252)
Total	1,868		712 park grade, 321 others (or equivalent)	236 (equivalent to 390)

Menard's is deficient by 574 additional park grade trees and the equivalent of 69 additional standard nursery grade trees on the site. They have proposed to make up the difference by paying the Township's fee of \$350 per standard tree and \$100 per park grade tree, for a total of \$81,550, to the Township for tree planting elsewhere in the community. We support this arrangement.

B. Standards for Granting Approval. (SECTION 4.45.E.9)

1. **Required Application Materials.** All required materials have been submitted.
2. **Protection and conservation of natural resources from pollution, impairment or destruction.** The vacant, wooded site is being replaced by a large building and considerable pavement, which must be mitigated through tree replacement and landscaping. Menard's has provided trees over and above those required by the Township landscape requirements, and will be enhancing a

wooded buffer area to the west of the store adjacent to residential uses. The applicant has also agreed to pay \$81,550 towards tree planting elsewhere in the Township to make up for a deficiency in replacement trees on the site.

3. **Maintenance of woodland areas.** The site was heavily wooded prior to the proposed development. The western portion of the site, near the residential uses, will remain wooded and will gain infill trees in currently clear areas. The developed portion of the site will include trees throughout the parking lot and adjacent to the building. In addition, the Township will receive funds from Menard's which will allow it enhance wooded areas throughout the community with several hundred new trees.
4. **Limitation of land clearing activity.** Only the portion of the site necessary for the development will be cleared, although that amounts to the vast majority of the site. In order to mitigate the clearing, Menard's has provided 236 replacement trees above and beyond the landscaping requirements and will provide funds for other tree planting throughout the Township.
5. **Design and construction of residential structures.** This standard is not applicable, since the proposed development is not residential.
6. **Limitations on tree removal.** Trees are proposed to be removed from the site in order to accommodate a permitted commercial land use. Removing trees is necessary to accommodate the proposed use and is acceptable in this case because the removed trees will be mitigated through new trees on and off the Menard's site.
7. **Burden of satisfying the standards to be upon applicant.** The applicant has proposed 236 replacement trees on the site and a payment of \$81,550 for tree planting. Together, these actions satisfy the requirements of the Township's Zoning Ordinance.

E. RECOMMENDATION

Based on the above, we recommend the Planning Commission approve issuance of a tree removal permit, subject to the applicant paying the amount of \$81,550 into the Township tree fund, to allow replacement trees to be planted elsewhere in the Township as permitted under Section 4.45.e.10.c.

Respectfully submitted,

McKENNA ASSOCIATES



Sara J. Hodges, AICP
Senior Vice President

PLANNING & ZONING APPLICATION

Case number _____

Date Submitted _____

APPLICANT INFORMATION

Applicant Allen Edwin Homes Phone 616-878-1748x428
Address 795 Clyde Ct Suite D Fax _____
City, State Byron Center, MI Zip 49315
E:mail dlarabel@allenedwin.com Cell Phone Number 616-450-4631
Property Owner Blue Country Walk, LLC Phone 248-642-4700
Address 32400 ^(if different than applicant) Telegraph Rd Suite 100 Fax _____
City, State Bingham Farms, MI Zip 48025
Billing Contact Same as Applicant Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project Country Walk Site Condo
Parcel Id No. V125-83- Multiple Lots Project Address Country Walk
Attach Legal Description of Property
Property Location: On the N/A Side of N/A Road; Between N/A Road
and N/A Road. Size of Lot Width N/A Depth N/A
Acreage of Site N/A Total Acres of Site to Review N/A Current Zoning of Site N/A
Project Description: Architectural elevation approval per the PRD agreement and
MOU for Country Walk

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

SPECIAL PERMIT INFORMATION

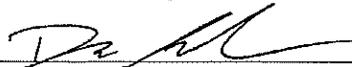
Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying N/A
Is there an official Woodland within parcel? _____ Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of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

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

OWNER'S AFFIDAVIT

DAN LARABEL - ALLEN EDWIN HOMES

Print Property Owners Name



Signature of Property Owner

Date _____

STATE OF MICHIGAN
COUNTY OF WAYNE

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

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

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

Rev 1/12/06



Memo

DATE: February 17, 2017

TO: Planning Commission

FROM: Ron Akers, AICP – Director of Planning & Economic Development

RE: SPR 17-005 Site Plan Amendment regarding Architectural Elevations in Country Walk Subdivision.

The applicant, Allen Edwin Homes, is requesting architectural approval for additional home plans and façade elevations for residential dwellings in the Country Walk development. There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 2002 and amended in 2005 which had previously expired. There were several homes completed in the development prior to the expiration of the PRD. A Memorandum of Understanding (MOU) between Van Buren Township, the Country Walk Three Homeowners Association, and Blue Country Walk, LLC was executed in July 2015 which outlined the responsibilities of the parties with regards to the completion of the development and required compliance with the PRD agreement.

These plans are subject to the PRD agreement, the MOU, and the standards of the Zoning Ordinance, specifically section 4.54 which addresses specific architectural standards in these types of development.

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

Comments

1. Site Plan

I have attached the plans for each phase to this review. The setbacks, as described in the site plan for the Country Walk approved site plan, depict a front and rear yard setback of 25' and a required side yard setback of 10'. The lots sizes in the development vary in width from 75' to 61' and in depth from 120' to 125'.

The submitted plans do not include dimensions for the various floor plans. These will need to be verified prior to final approval that the width and depth of the floor plans will fit within the required setbacks of the subdivision.

2. Floor Area

The PRD agreement requires that the square footages of homes for the 536 units in the subdivision will average at least 1,750 square feet. According to the provided plan the square footage of the proposed elevations of single family dwellings will range from 1,427 square feet to 3,054 square feet. Due to the PRD agreement requiring the square footages of the homes to average 1,750 square feet, it is allowable for the Township to approve a building elevation which is less than 1,750 square feet. Since the majority of the elevations exceed this, I do not believe that approving the smaller elevations will risk violating this standard of the PRD agreement. Staff will evaluate what is existing in the development and ensure that the entire development maintains this requirement.

3. Façade Elevations

The Zoning Ordinance and the PRD agreement have specific requirements to ensure that the Township's "Substantially Different" architectural design standard is met. Section j(ix) of the PRD agreement specifically requires that the "Substantially Different" requirement be met by varying the following two (2) criteria:

- Roof pitch by varying three or more vertical units in twelve from one another (i.e. 6/12, 9/12, 12/12, etc.)
- Location of major design features relative to main mass by varying the location of at least two major design features that include, but are not limited to dormers, gables, garages (i.e. front-entry versus side-entry), and porches.

The Zoning Ordinance requires that this substantially different requirement be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the property across the street. I have preliminarily reviewed the proposed elevations and offer the following:

Roof Pitch

There is no information provided regarding the roof pitch of the homes, based on this I cannot review this aspect of the elevations.

Location of Major Design Features

There are 58 different combinations of home style and variation in elevation. In order to meet the substantially different requirement an applicant would need to provide a total of eight (8) different elevations which are "substantially different" from one another. While it appears that the designs will meet this requirements, staff will be unable to provide an adequate review without knowing what units will be accommodating side entry garages as an option. Side entry garages are one of the major design features that can be varied and based on this staff will need to know what units can offer this as an option to determine this requirement.

4. **Building Materials**

Section i(1) of the PRD agreement requires that all 416 detached units feature brick to the belt on the front and side elevations and requires that on specific lots brick will be required on the rear elevation as well. Based on the submitted plans all proposed elevations meet the brick to the belt requirement for the front, side, and rear elevations. This requirement has been met.

5. **Side Entry Garages**

The PRD agreement requires that at least 30% of the single family detached units have side entry garages and specifically indicates which lots are required to have side entry garages. The language in the PRD Amendment states:

“6.1.11. Side enry garages are required on at least 30% of single-family detached units.

The following 125 single-family detached units will have side-entry garages.

1-4, 15, 16, 34, 36, 47-49, 58-60, 66-68, 70, 75, 76, 82, 86, 92, 93, 96-110, 115, 117, 120, 121, 128, 130, 135-137, 149-151, 153, 159, 164, 165, 171, 173, 177, 178, 185-187, 192-195, 198, 200, 204, 213, 218, 225-228, 235, 237, 240, 244, 247-250, 253, 254, 260, 261, 266, 274, 286-288, 294, 295, 297, 303, 305, 308, 311-313, 317-321, 323, 324, 326, 327, 330, 363, 368, 369, 381, 390, 398, 400, 406, 407, 411, 413-416.”

The proposed elevations do not include options for side entry garages. This is a requirement of the PRD agreement and approval cannot be issued until the applicant demonstrates they can comply with this requirement.

Recommendation

Staff recommends that the Planning Commission postpone decision on this application until the applicant can provide the following information so we can ensure the elevations can meet the requirements of the PRD agreement:

1. Depictions of the width and length of the homes proposed to be built.
2. The roof pitch for the proposed elevations.
3. Elevations with options for side entry garages as required by the First Amendment to the PRD agreement.

IF there are any questions regarding this review please feel free to contact me.

Sincerely,



Ron Akers, AICP
Director of Planning & Economic Development
Charter Township of Van Buren



We value what you value.

COUNTRY WALK 3 AND COUNTRY WALK 4

Elevation Portfolio

January 19, 2017

Table of Contents

Country Walk 3 and Country Walk 4

January 19, 2017

1. Elements 1400 – Contains three front elevations
2. Elements 1600 – Contains three front elevations
3. Elements 1680 - Contains four front elevations
4. Elements 1700 - Contains four front elevations
5. Elements 1870 - Contains four front elevations
6. Elements 2070 - Contains four front elevations
7. Elements 2100 - Contains four front elevations
8. Elements 2200 - Contains four front elevations
9. Elements 2390 - Contains two front elevations
10. Elements 2400 - Contains four front elevations
11. Elements 2600 - Contains three front elevations
12. Traditions 2200 - Contains four front elevations
13. Traditions 2300 - Contains three front elevations
14. Traditions 2330 - Contains three front elevations
15. Traditions 3100 - Contains three front elevations

E1400



2186 E. Centre Street Portage, MI 49002
 (269) 321-2600 www.allenedwin.com

BUILDER:

It is the contractor's responsibility to verify all details and dimensions.
 All work shall be performed in accordance with all applicable national, state, and local codes and regulations.
 All dimensions are to rough frame of studs or to the outside of masonry.
 All footings to be below frost line and must rest on undisturbed soil capable of handling the building.
 All penetrations are to be sealed in accordance with state and local codes.

FIRST FLOOR PLAN LAYOUT

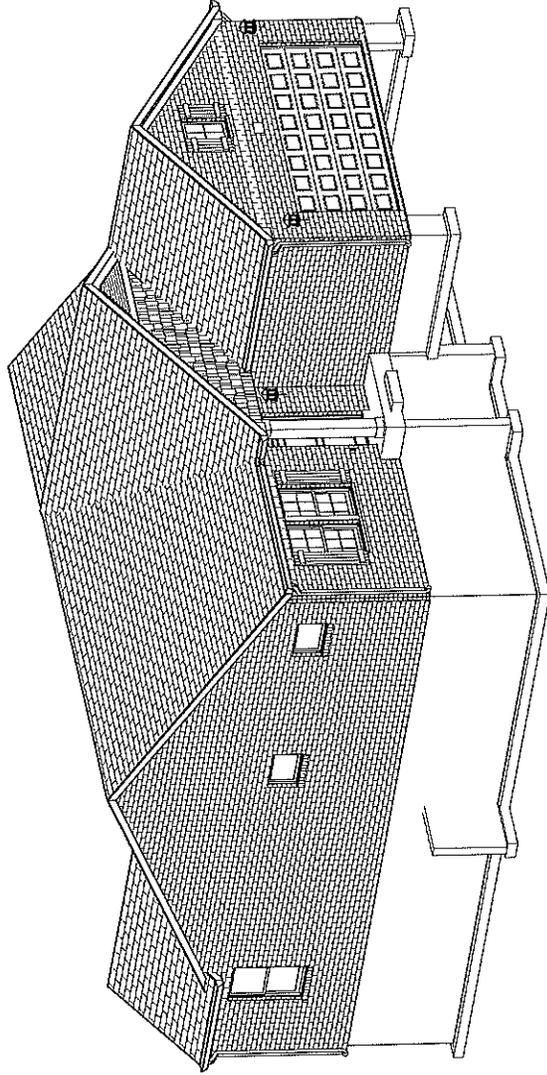
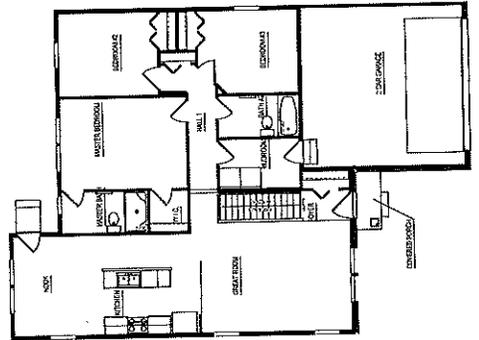


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A-07	FIRST FLOOR PLAN	
A-09	OPENING SCHEDULE AND KITCHEN LAYOUT	
S-01	SECTIONS	
R-01	ROOF PLAN	
E-01	BASEMENT ELECTRICAL PLAN	
E-02	FIRST FLOOR ELECTRICAL PLAN	

PROJECT INFORMATION

1st. FLOOR (ABOVE GRADE)	1412	SQ.FT.
2nd. FLOOR (ABOVE GRADE)	0	SQ.FT.
FINISHED BASEMENT	15	SQ.FT.
TOTAL HEATED	1427	SQ.FT.
GARAGE	401	SQ.FT.
FRONT PORCH	0	SQ.FT.
BACK PORCH	12	SQ.FT.
UNFINISHED BASEMENT	1277	SQ.FT.

*FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

REVISION					
DATE					
REV. NO.					
ELEVATION C3					
GARAGE RIGHT					
V7.0P					
WWW.ALLEDEWIN.COM					

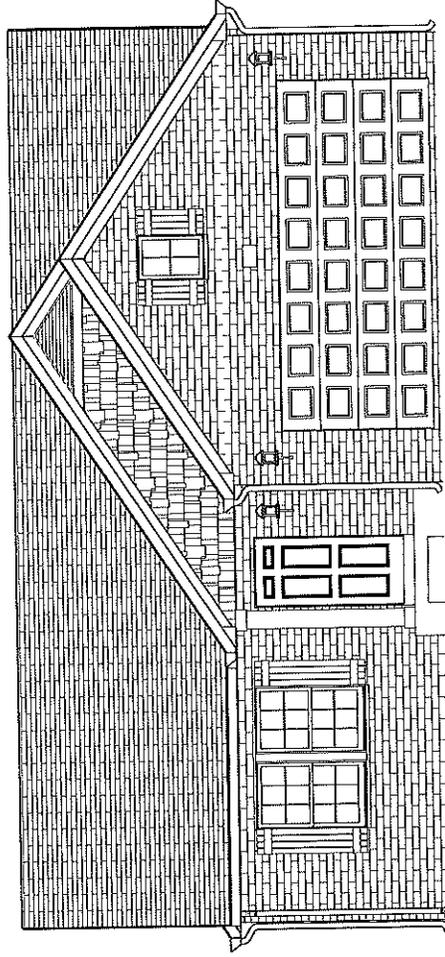
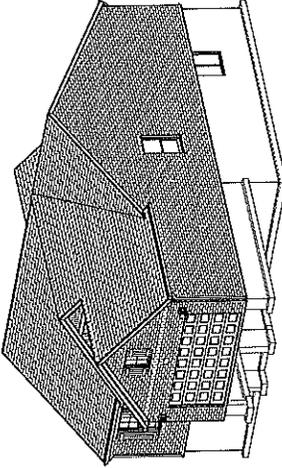
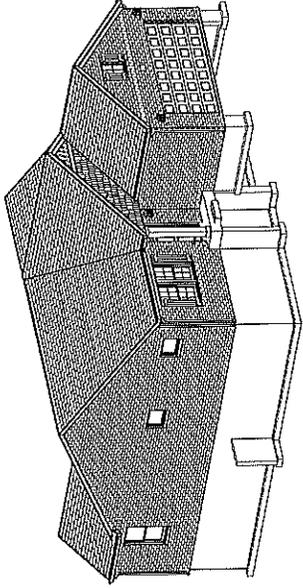
ALLEN EDWIN HOMES
 2186 E. Centre Street
 Portage, MI 49002
 (269) 321-2600
 www.allenedwin.com

PRINT DATE: 01/20/2017
 E1400
 FOR: Allen Edwin Homes
 LOT #:
 LOCATION:
 SHEET NUMBER: CS-01

REVISION	DATE	REMARKS
V7.05		
ELEVATION C3		
GARAGE RIGHT		

ALLEN EDWIN HOMES
 2166 E. Canine Street
 Portage, MI 49002
 (269) 321-2600
 www.allenedwin.com

E1400
 FOR: Allen Edwin Homes
 LOT #: _____
 LOCATION: _____
 SHEET NUMBER: A-01
 PRINT DATE: 01/20/2017



FRONT ELEVATION A3

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



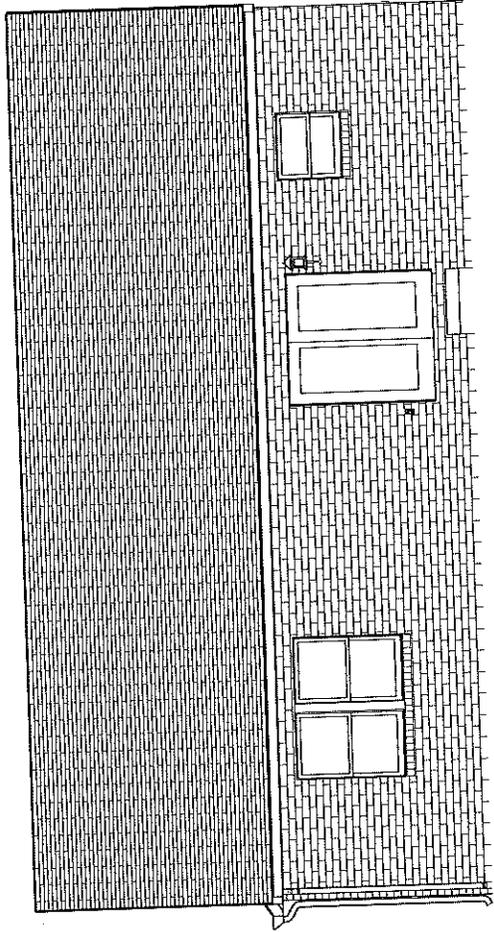
ALLEN EDVIN HOMES
2188 E. Centre Street
Portage, MI 49002
(269) 321-2800
www.allenedvin.com

ELEVATION A3

GARAGE RIGHT

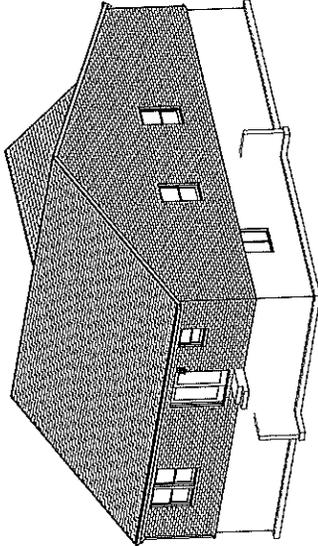
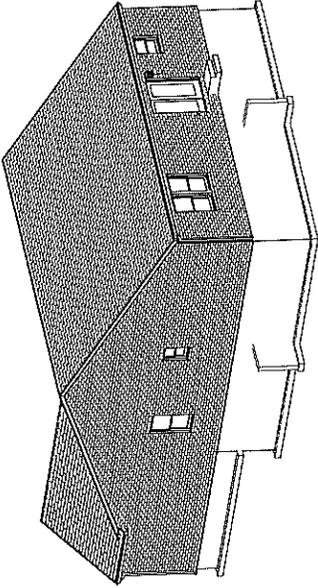
REV. NO. DATE

REMARKS



REAR ELEVATION

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



E1600



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FIRST FLOOR PLAN LAYOUT

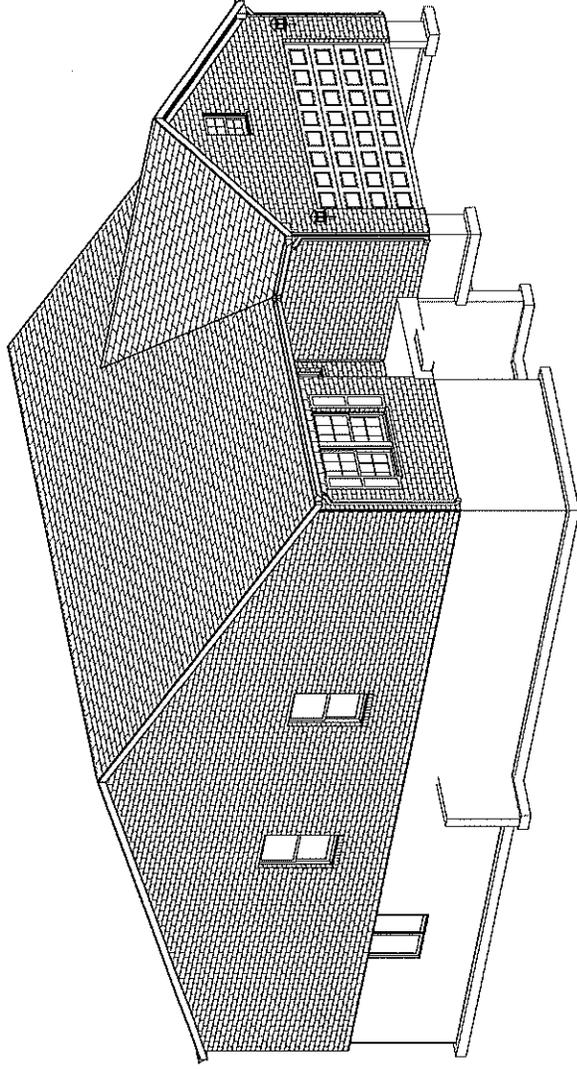
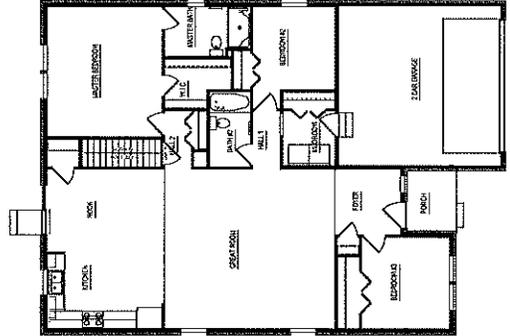


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S-01	SECTIONS
R-01	ROOF PLAN
E-01	BASEMENT ELECTRICAL PLAN
E-02	FIRST FLOOR ELECTRICAL PLAN

PROJECT INFORMATION

1st. FLOOR (ABOVE GRADE)	1687	SQ.FT.
2nd. FLOOR (ABOVE GRADE)	0	SQ.FT.
FINISHED BASEMENT	0	SQ.FT.
TOTAL HEATED	1687	SQ.FT.
GARAGE	401	SQ.FT.
FRONT PORCH	51	SQ.FT.
BACK PORCH	0	SQ.FT.
UNFINISHED BASEMENT	1555	SQ.FT.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

ELEVATION A3	REV. NO.	DATE	REMARKS
GARAGE RIGHT	7/00		
REVISION			

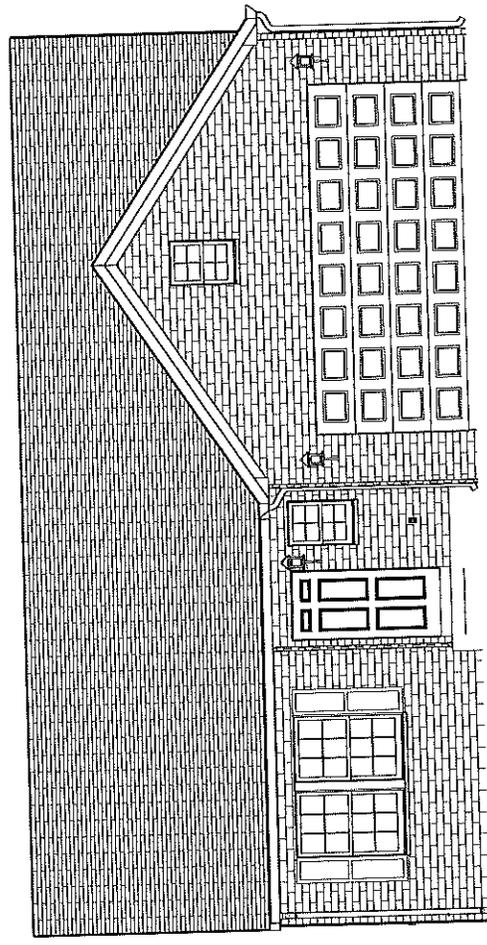
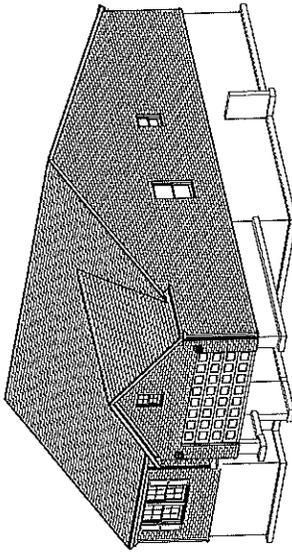
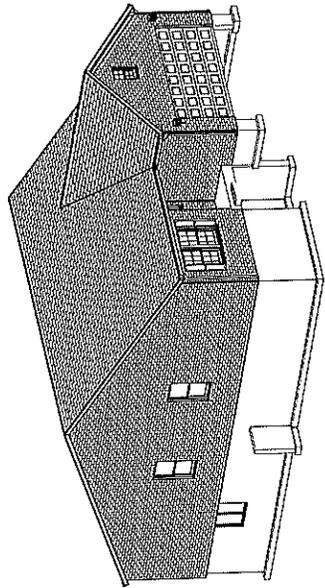
ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE: 07/20/2017
E1600
FOR: Allen Edwin Homes
LOT #: _____
LOCATION: _____
SHEET NUMBER: CS-01

REVISION	7.00
GARAGE RIGHT	
ELEVATION A3	
REV. NO.	DATE
REMARKS	

ALLEN EDWIN HOMES
 2188 E. Centre Street
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PRINT DATE: 01/20/2017
 FOR: Allen Edwin Homes
 LOT #: E1600
 LOCATION: A-01
 STREET NUMBER



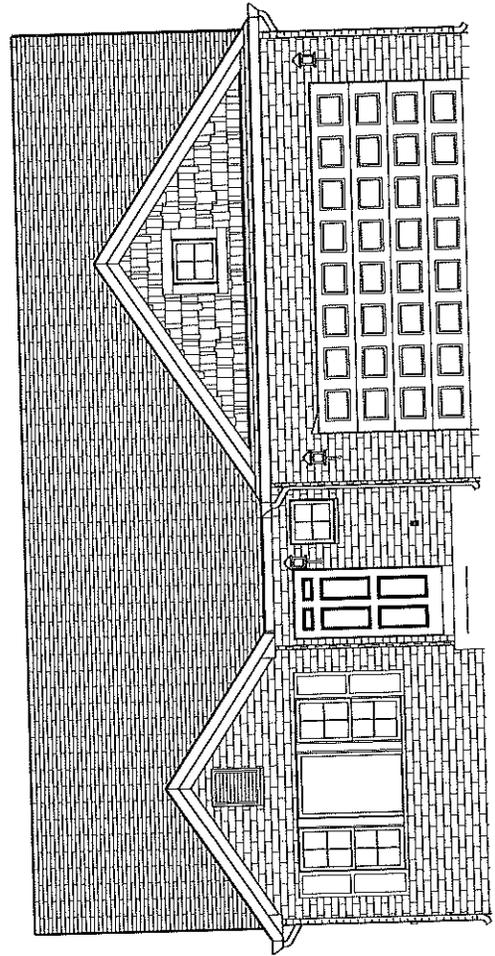
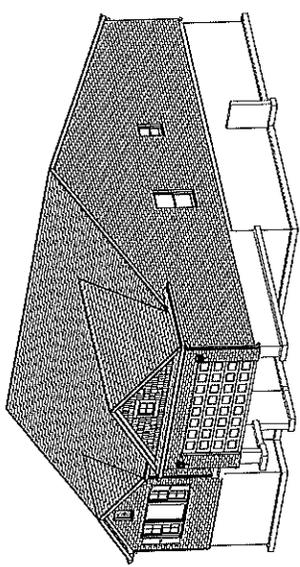
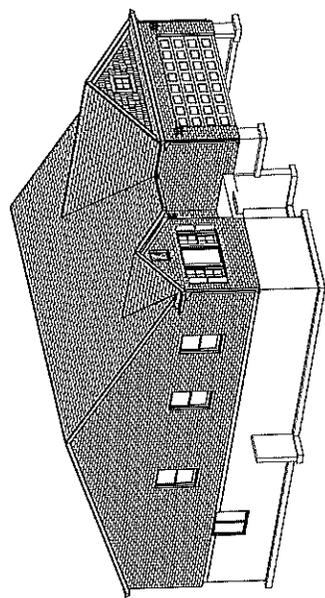
FRONT ELEVATION A3

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

REVISION	7 00
GARAGE RIGHT	
ELEVATION B3	
REV. NO.	DATE
REMARKS	

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E1600
 FOR: Allen Edwin Homes
 LOT #:
 LOCATION:
 PRINT DATE: 01/20/2017
 SHEET NUMBER: A-01



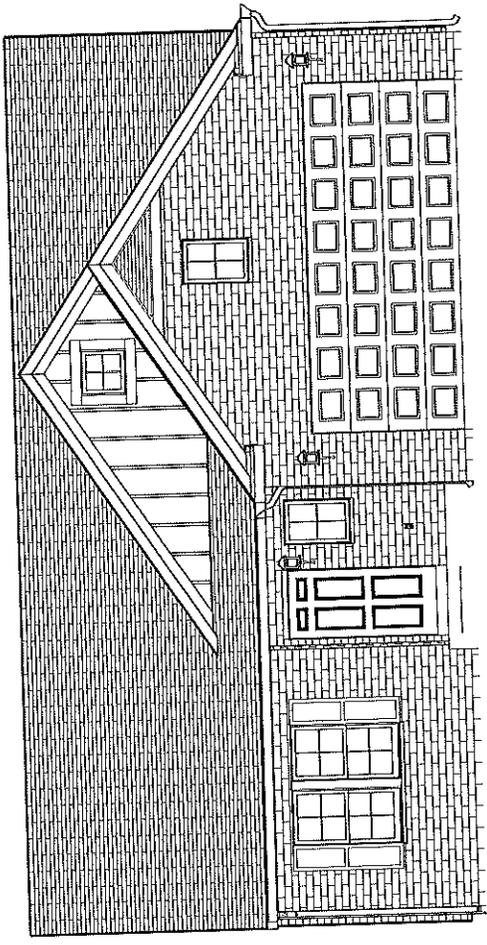
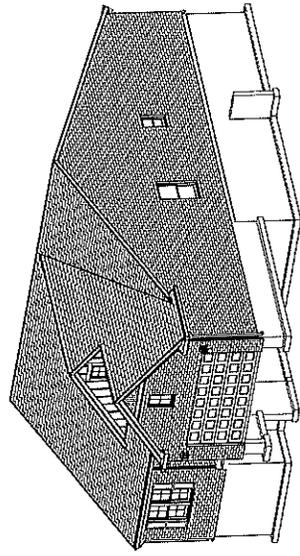
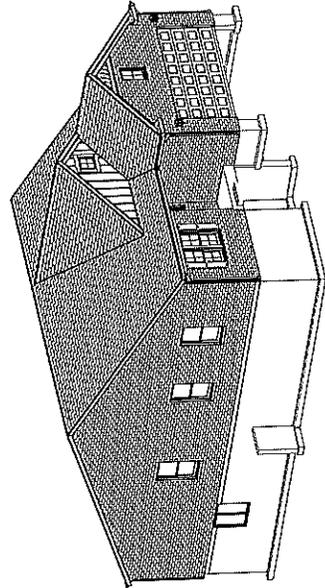
FRONT ELEVATION B3

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

REVISION	7.00
GARAGE RIGHT	
ELEVATION C3	
REV. NO.	DATE
REMARKS	

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PRINT DATE: 01/20/2017
 E1600
 FOR: Allen Edwin Homes
 LOT #:
 LOCATION:
 SHEET NUMBER: A-01



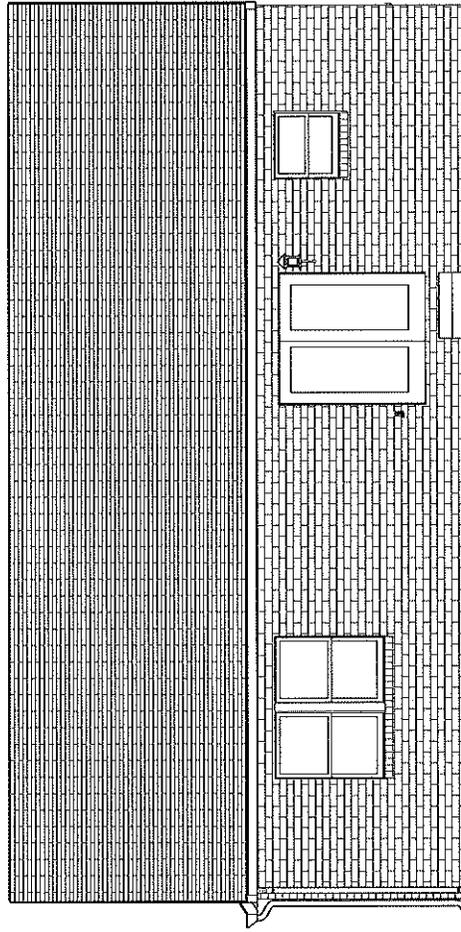
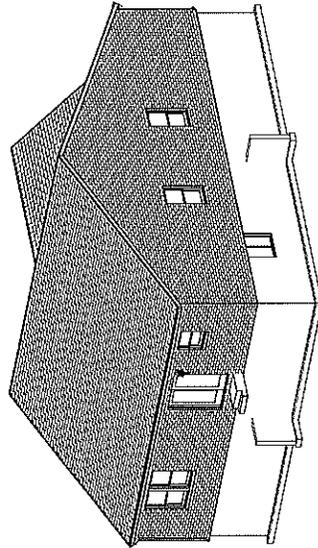
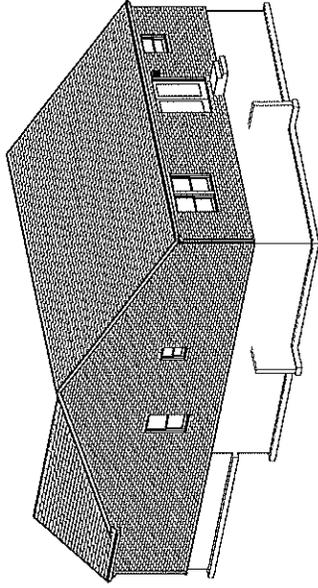
FRONT ELEVATION C3

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

REVISION	7.00				
GARAGE RIGHT					
ELEVATION A3					
REV. NO.	DATE				
REMARKS					

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PRINT DATE: 01/20/2017
 LOCATION:
 LOT #:
 FOR: Allen Edwin Homes
 E1600
 SHEET NUMBER
 A-02



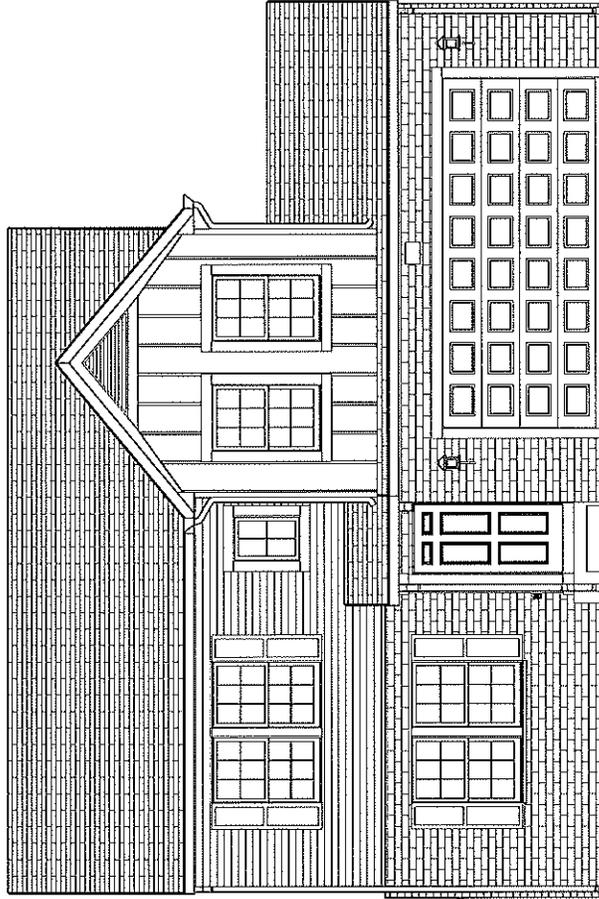
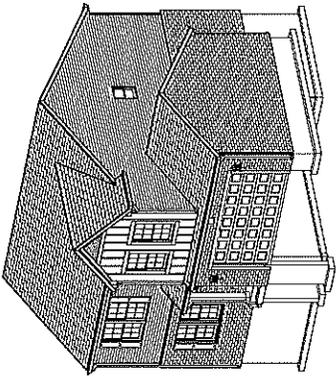
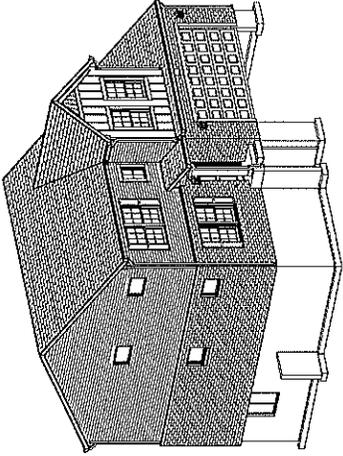
REAR ELEVATION

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

REVISION	DATE	REV. NO.	ELEVATION A3
GARAGE RIGHT			
REVISION			
VZJDB			

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E1680
 FOR: Allen Edwin Homes
 LOT #:
 LOCATION:
 PRINT DATE: 01/29/2017
 SHEET NUMBER: A-01



FRONT ELEVATION A3

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

E1680

FOR: Allen Edwin Homes

LOT #:

LOCATION:

PRINT DATE:
01/23/2017



ALLEN EDWIN HOMES
2188 E. Centre Street
Portage, MI 49002
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ELEVATION A3

GARAGE RIGHT

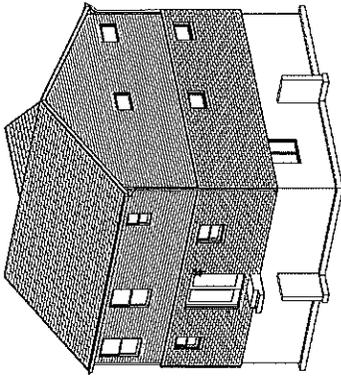
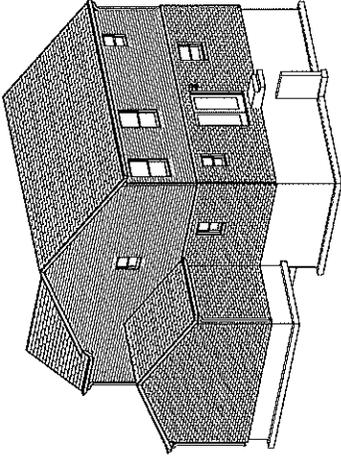
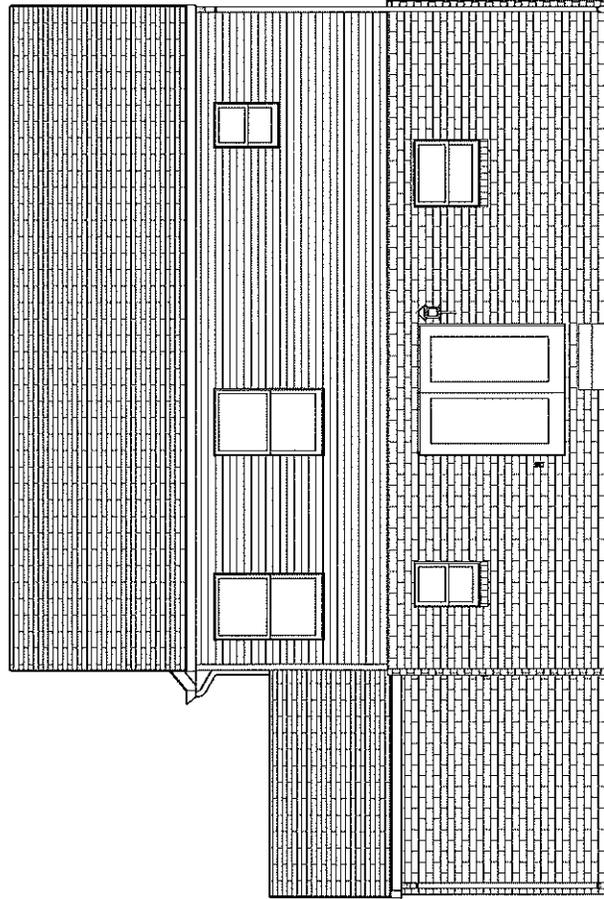
REVISION V7.0B

REV. NO. DATE

REMARKS

REAR ELEVATION

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



E1700

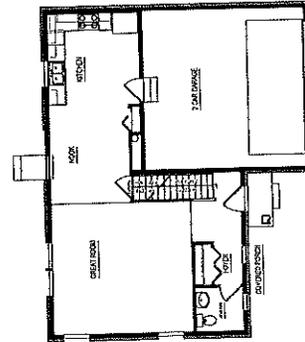


2186 E. Centre Street Portage, MI 49002
(269) 321-2600 www.allenedwin.com

JILDER:

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Final cabinet layout will be designed by cabinet supplier.
All footings to be below frost line and must rest on undisturbed soil capable of handling the building.
All penetrations are to be sealed in accordance with state and local codes.

FIRST FLOOR PLAN LAYOUT



SECOND FLOOR PLAN LAYOUT

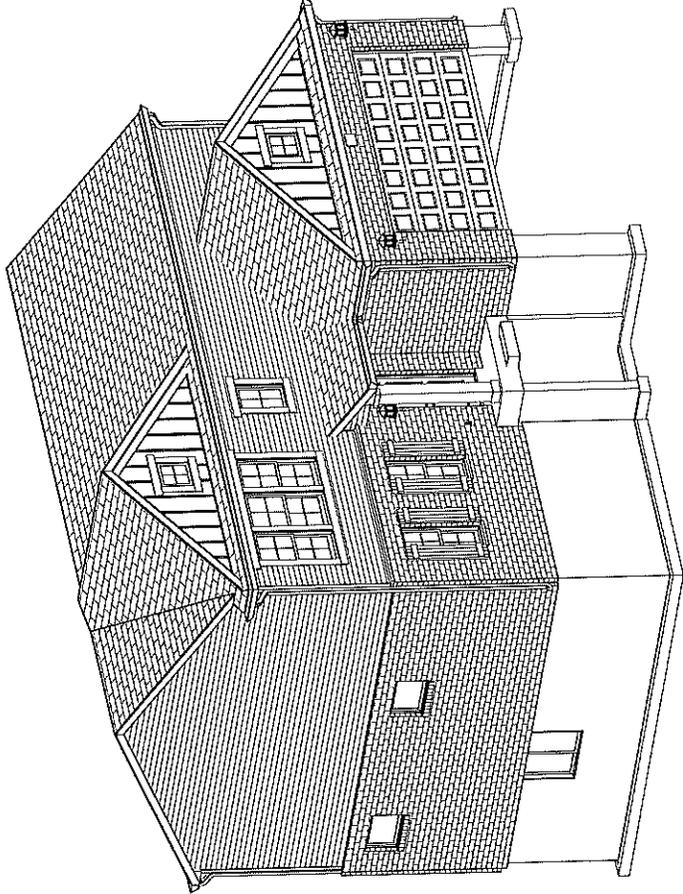
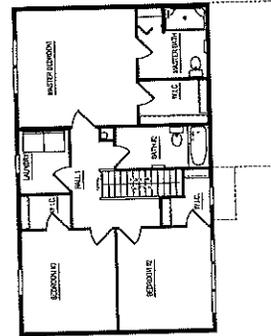


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A-04	LEFT ELEVATION
A-05	FOUNDATION PLAN
A-06	BASEMENT PLAN
A-07	FIRST FLOOR PLAN
A-08	SECOND FLOOR PLAN
A-09	OPENINGS SCHEDULE
S-01	SECTIONS
R-01	ROOF PLAN
E-01	BASEMENT ELECTRICAL PLAN
E-02	FIRST FLOOR ELECTRICAL PLAN
E-03	SECOND FLOOR ELECTRICAL PLAN

PROJECT INFORMATION

1st. FLOOR (ABOVE GRADE)	732	SQ. FT.
2nd. FLOOR (ABOVE GRADE)	970	SQ. FT.
FINISHED BASEMENT	0	SQ. FT.
TOTAL HEATED	1702	SQ. FT.
GARAGE	399	SQ. FT.
FRONT PORCH	24	SQ. FT.
BACK PORCH	12	SQ. FT.
UNFINISHED BASEMENT	651	SQ. FT.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

REVISION	V7.00
DATE	1/17/2011
REV. NO.	1
REMARKS	Minor furnace and water heater
ELEVATION A3	
GARAGE RIGHT	

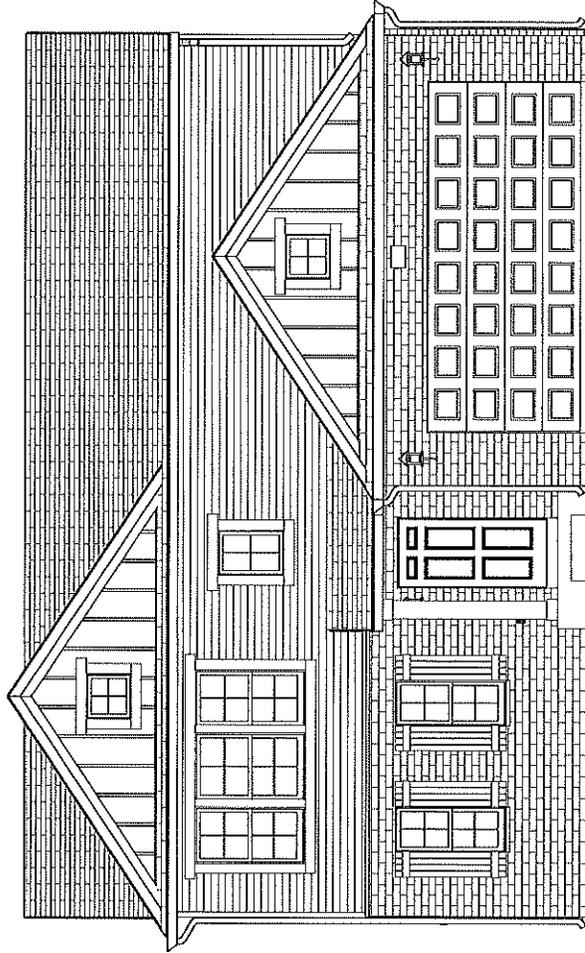
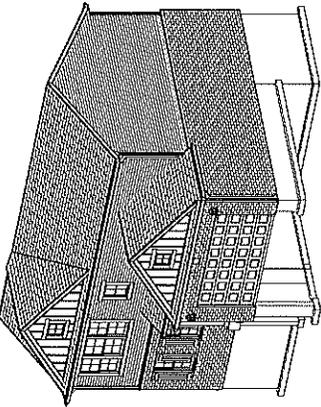
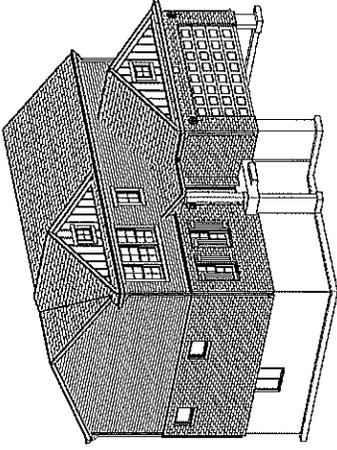
ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

PRINT DATE: 01/23/2017
E1700
ALLEN EDWIN HOMES
SHEET NUMBER
CS-01

REVISION	V7.00								
GARAGE RIGHT									
DATE	REV. NO.	1	11/11/2014	REMARKS: Mirror furnace and water heater					
ELEVATION A3									

ALLEN EDWIN HOMES
 2185 E. Centre Street
 Portage, MI 49002
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PRINT DATE: 01/23/2017
 LOCATION:
 LOT #:
 FOR: Allen Edwin Homes
 E1700
 SHEET NUMBER: A-01



FRONT ELEVATION A3

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



ALLEN EDWIN HOMES
2188 E. Centre Street
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ELEVATION B3

REV. NO. DATE

1 11/11/2014

REMARKS

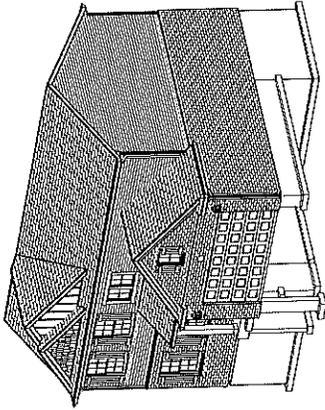
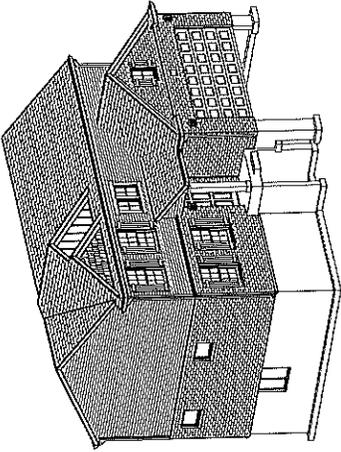
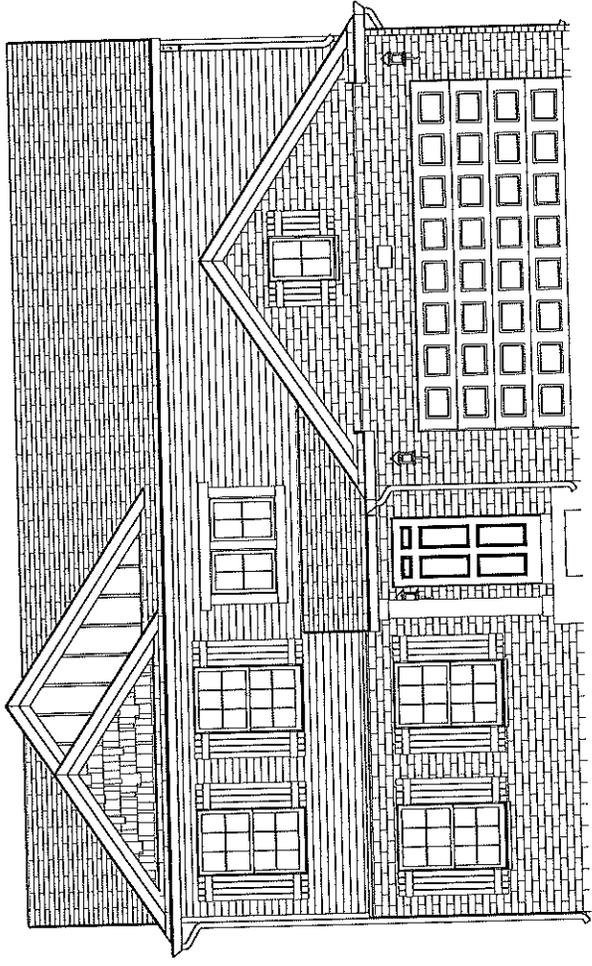
Water furnace and water heater

GARAGE RIGHT

REVISION V7 0b

FRONT ELEVATION B3

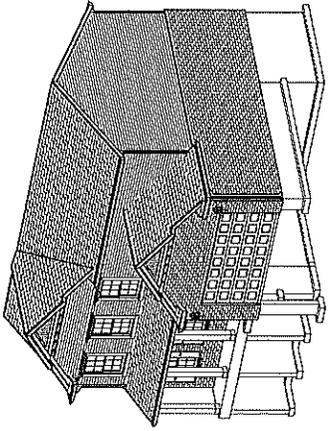
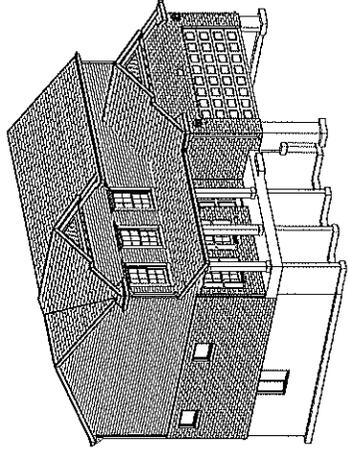
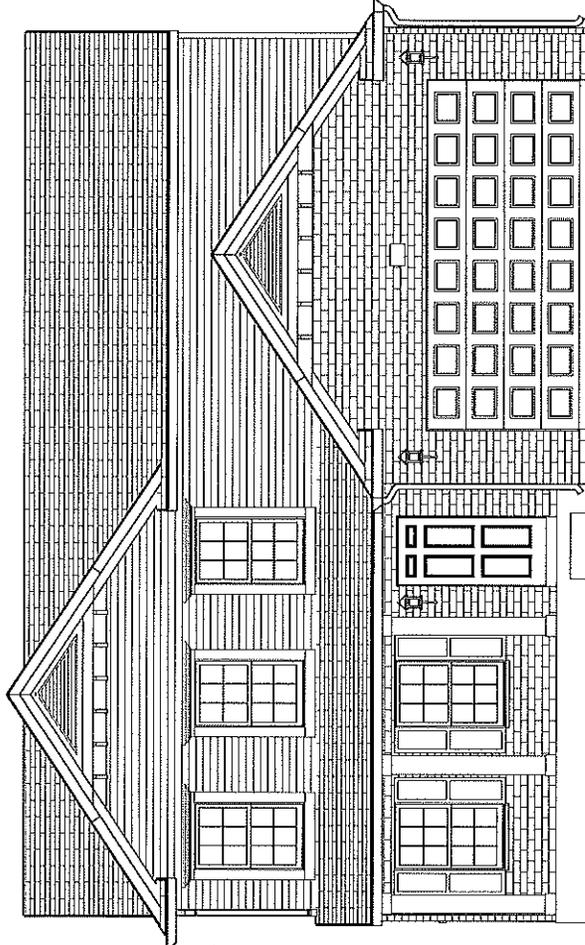
SCALE: 1/4"=1'-0"



REVISION	DATE	REV. NO.	ELEVATION C3
1	11/11/2014	1	Garage Right
REMARKS: Mirror finishes and water heater			

FRONT ELEVATION C3

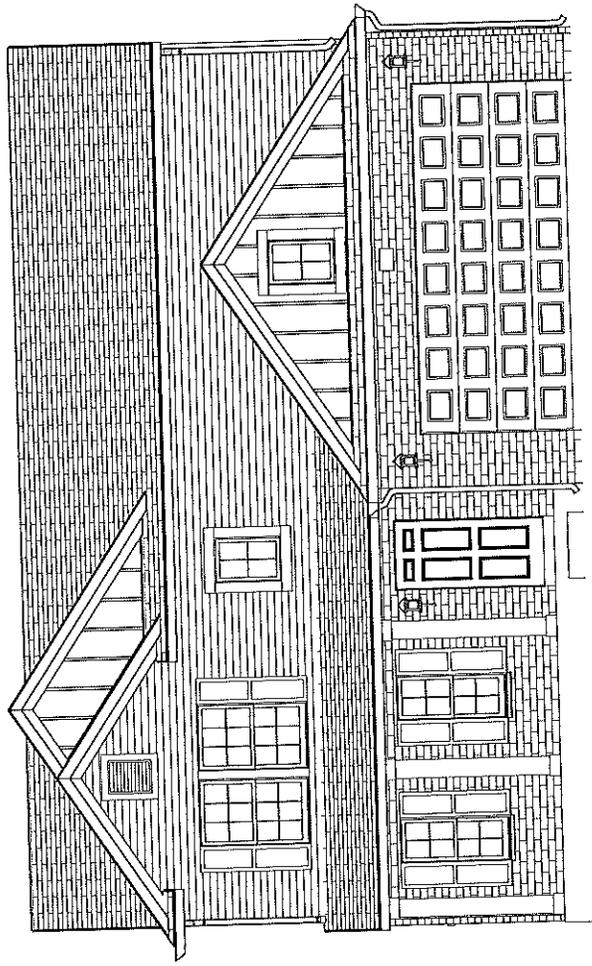
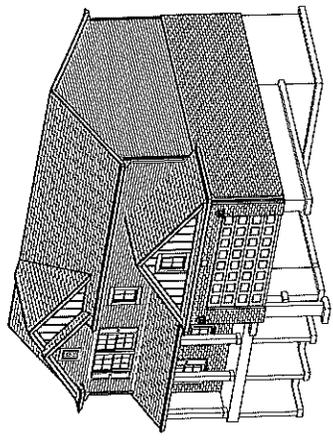
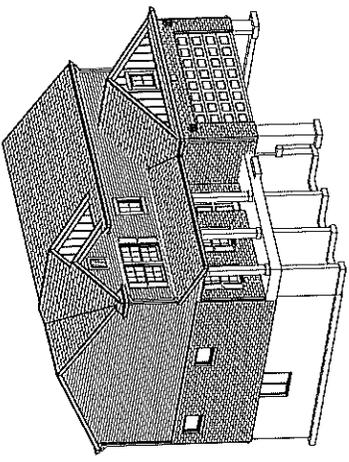
SCALE: 1/4"=1'-0"



REVISION	DATE	REMARKS
1	11/11/2016	Mirror furnace and water heater
ELEVATION D3		
GARAGE RIGHT		
REVISION	DATE	REMARKS
V7.0b		

ALLEN EDWIN HOMES
 2188 E. Centre Street
 Portage, MI 49002
 (269) 321-2800
 www.allenedwin.com

PRINT DATE: 01/23/2017
 LOCATION:
 LOT #:
 FOR: Allen Edwin Homes
 SHEET NUMBER: E1700
 A-01

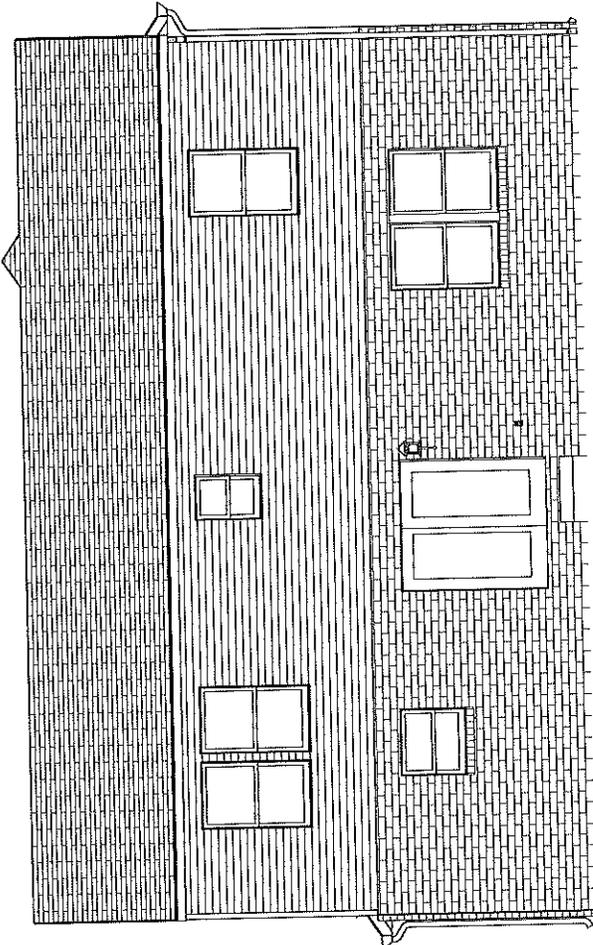


FRONT ELEVATION D3

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

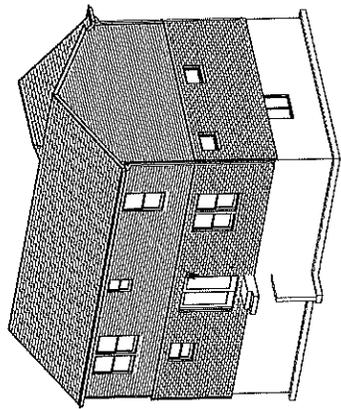
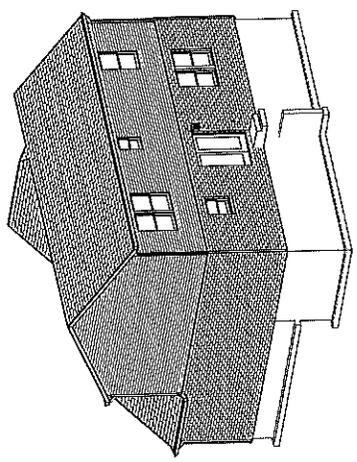
ALLEN EDVIN HOMES
 2186 E. Centre Street
 Portage, MI 49002
 (269) 321-2800
 www.allenedvin.com

REV. NO.	DATE	REMARKS
1	1/11/2016	Minor furnace and water heater
ELEVATION A3		
GARAGE RIGHT		
REVISION V7.05		



REAR ELEVATION

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



E1870

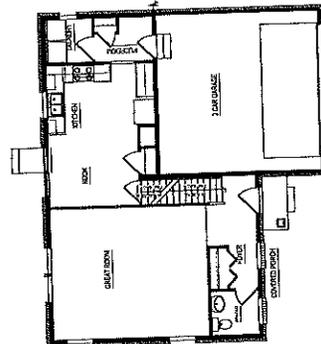


2186 E. Centre Street Portage, MI 49002
(269) 321-2600 www.allenedwin.com

DER:

the contractor's responsibility to verify all details and dimensions.
work shall be performed in accordance with all applicable national, state,
and local codes and regulations.
dimensions are to rough frame of studs or to the outside of masonry.
that cabinet layout will be designed by cabinet supplier.
footings to be below frost line and must rest on undisturbed soil capable
handling the building.
penetrations are to be sealed in accordance with state and local codes.

FIRST FLOOR PLAN LAYOUT



SECOND FLOOR PLAN LAYOUT

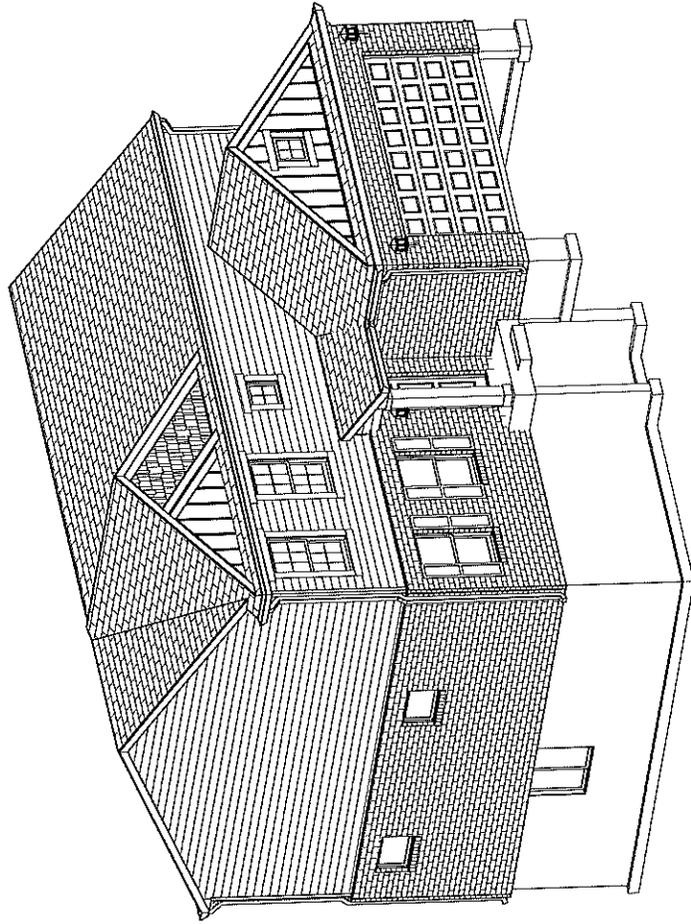
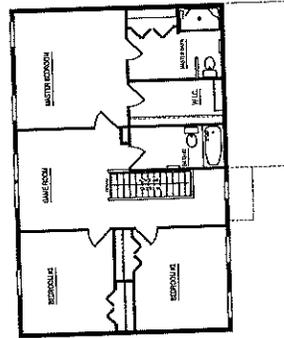


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A-08	SECOND FLOOR PLAN
A-09	OPENINGS SCHEDULE
S-01	SECTIONS
R-01	ROOF PLAN
E-01	BASEMENT ELECTRICAL PLAN
E-02	FIRST FLOOR ELECTRICAL PLAN
E-03	SECOND FLOOR ELECTRICAL PLAN

PROJECT INFORMATION

1st. FLOOR (ABOVE GRADE)	811	SQ. FT.
2nd. FLOOR (ABOVE GRADE)	1050	SQ. FT.
FINISHED BASEMENT	0	SQ. FT.
TOTAL HEATED	1862	SQ. FT.
GARAGE	400	SQ. FT.
FRONT PORCH	24	SQ. FT.
BACK PORCH	0	SQ. FT.
UNFINISHED BASEMENT	722	SQ. FT.

*FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

REVISION	DATE	REMARKS
E1870		
GARAGE RIGHT		
REV. NO.	DATE	REMARKS
7/09		

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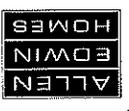
PRINT DATE: 12/07/2015
FOR: Allen Edwin Homes
LOT #: E1870
SHEET NUMBER: CS-01

E1870
 FOR: Allen Edwin Homes
 LOT #: _____
 LOCATION: _____

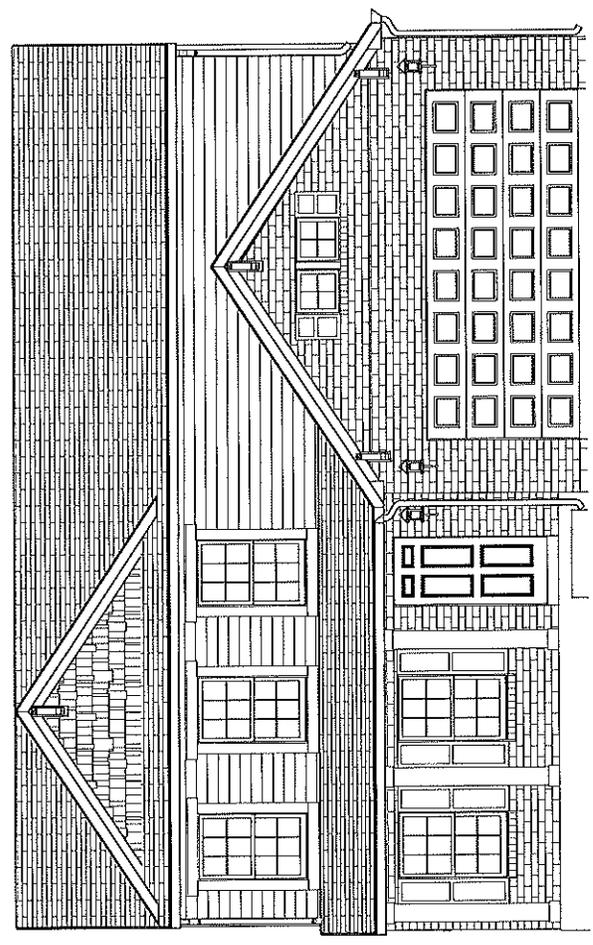
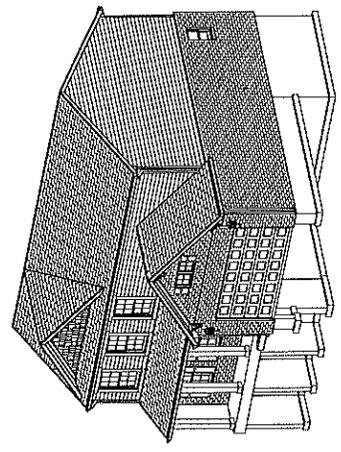
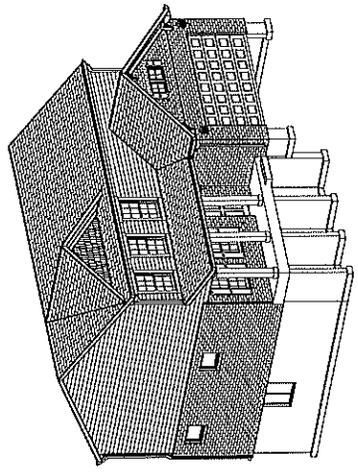
SHEET NUMBER
 A-01

PRINT DATE:
 12/07/2015

ALLEN EDWIN HOMES
 2186 E. Centre Street
 Portage, MI 49002
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REVISION	DATE	REV. NO.	REMARKS
ELEVATION C3			
GARAGE RIGHT			



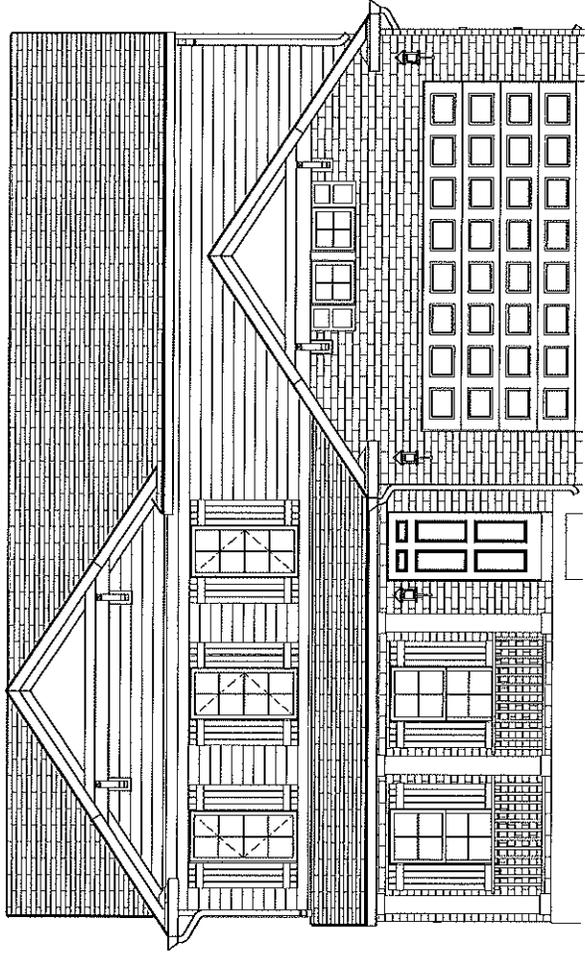
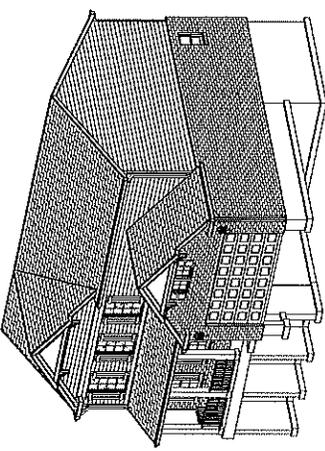
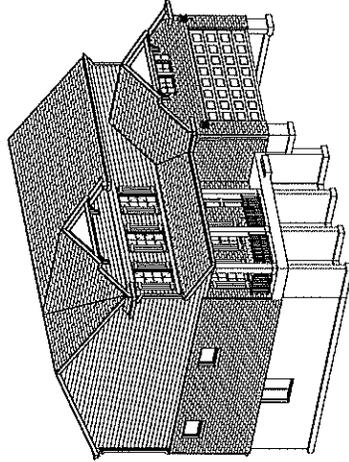
FRONT ELEVATION C3

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

REVISION					
REVISION	V7.00				
ELEVATION D3		REV. NO.	DATE	REMARKS	
GARAGE RIGHT					

ALLEN EDWIN HOMES
 2188 E. Contra Street
 Farmington Hills, MI 48002
 (248) 321-2600
 www.allenedwin.com

PRINT DATE: 12/07/2015
 SHEET NUMBER: A-01
 E1870
 FOR: Allen Edwin Homes
 LOT #:
 LOCATION:

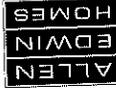


FRONT ELEVATION D3

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

E1870
FOR: Allen Edvin Homes
LOT #:
LOCATION:

PRINT DATE:
12/07/2015



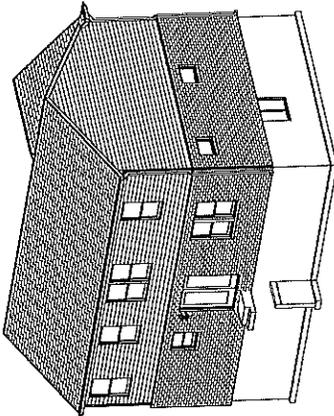
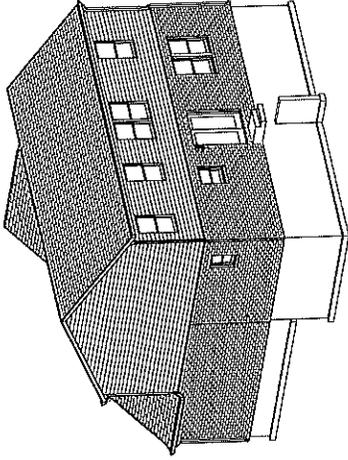
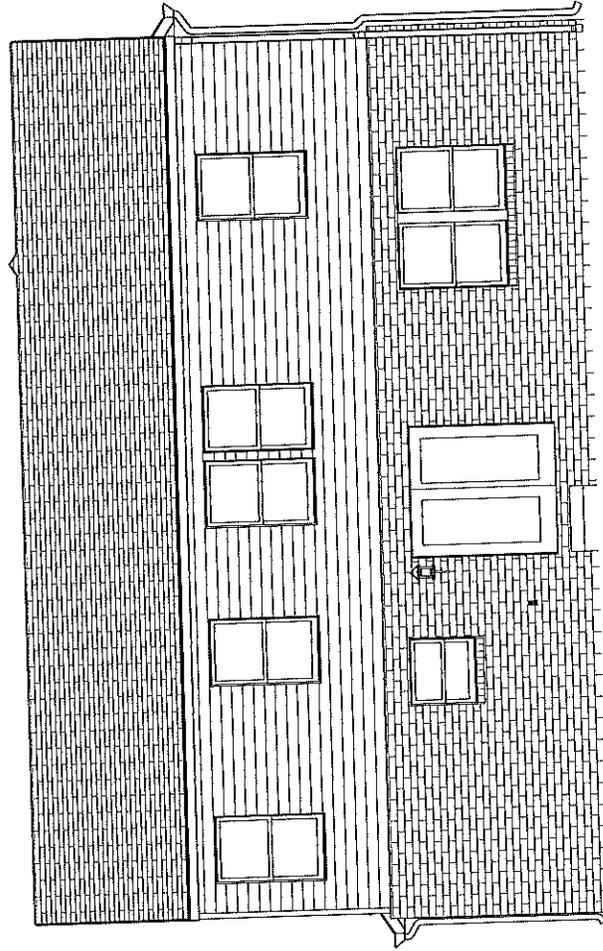
ALLEN EDWIN HOMES
2166 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

E1870
GARAGE RIGHT

REV. NO. DATE
REMARKS

REAR ELEVATION

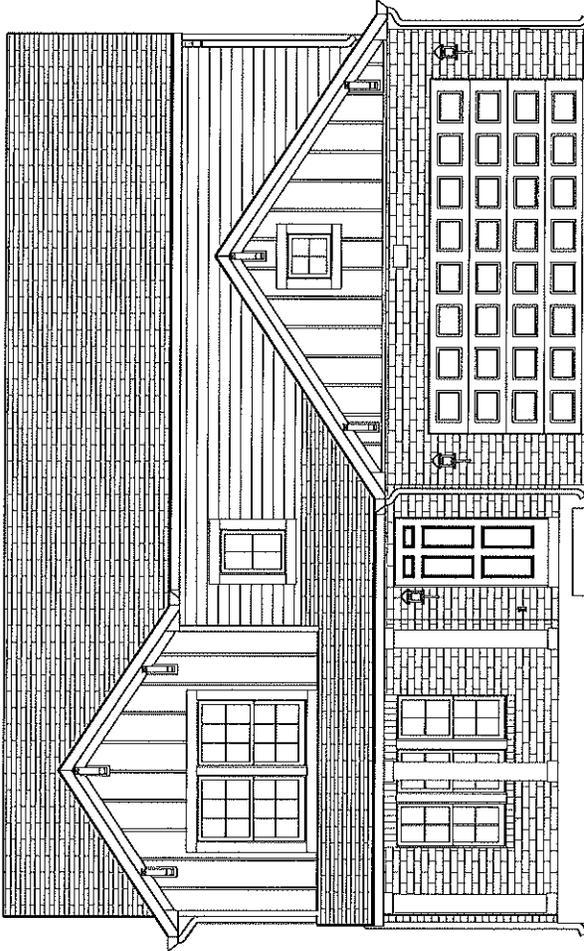
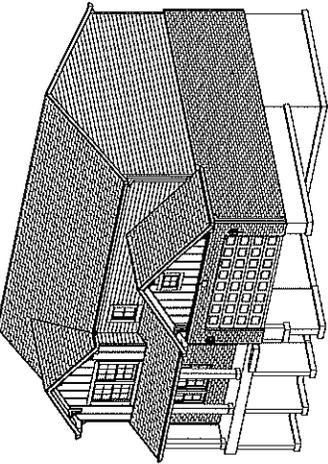
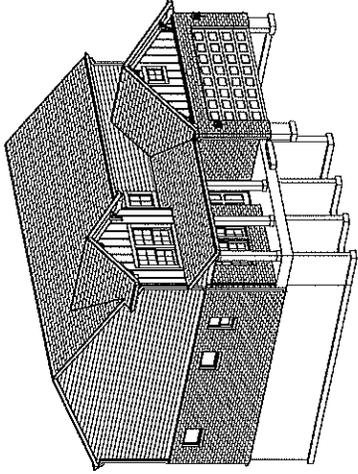
SCALE: 1/4"=1'-0"



REVISION	DATE	REMARKS
GARAGE RIGHT		
ELEVATION C3		
REV. NO.	DATE	REMARKS

ALLEN EDWIN HOMES
 2188 E. Centre Street
 Portage, MI 49002
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 www.allenedwin.com

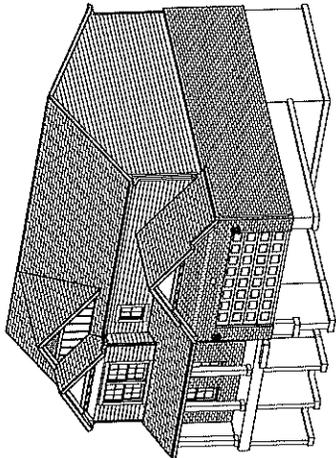
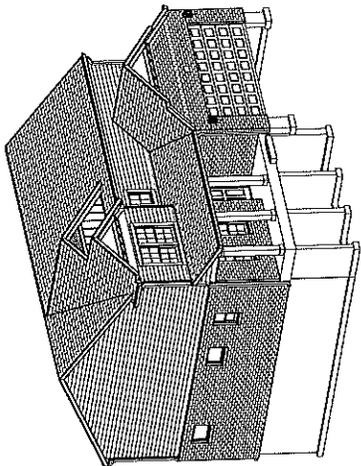
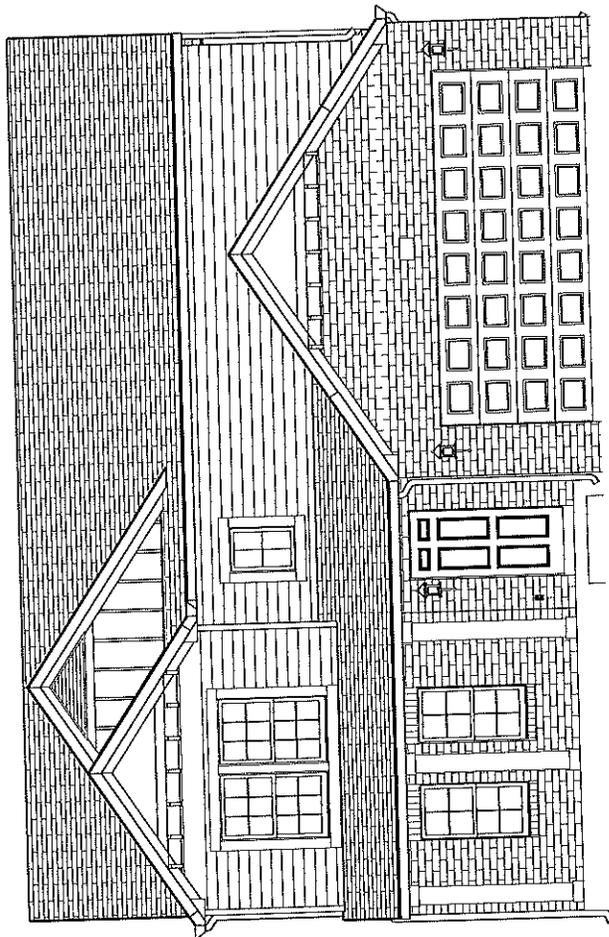
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 SHEET NUMBER: A-01
 E2070
 FOR: Allen Edwin Homes
 LOT #:
 LOCATION:
 SHEET NUMBER: A-01

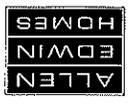


FRONT ELEVATION C3
 SCALE: 1/4"=1'-0"

FRONT ELEVATION D3

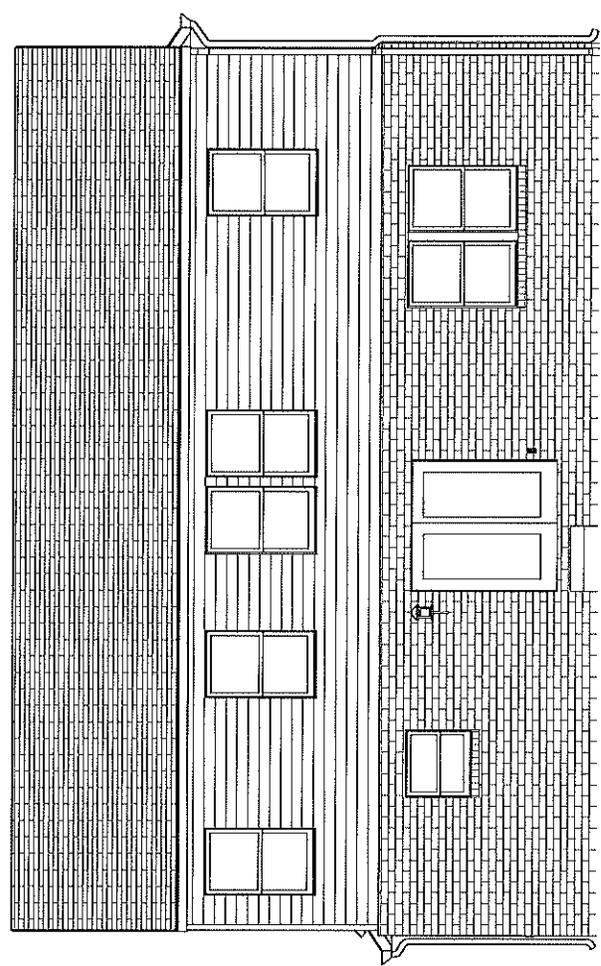
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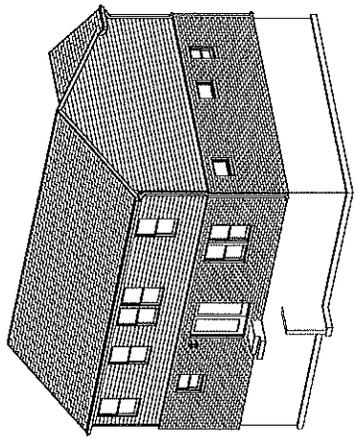
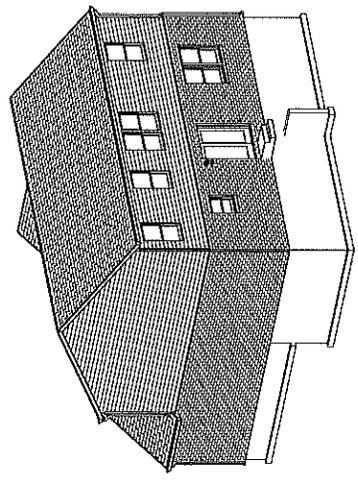
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2188 E. Centre Street
Portage, MI 49002
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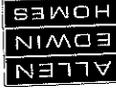
ELEVATION A3	REV. NO.	DATE	REMARKS
GARAGE RIGHT	V7.DP		
REVISION			



REAR ELEVATION

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





ELEVATION B3
GARAGE RIGHT

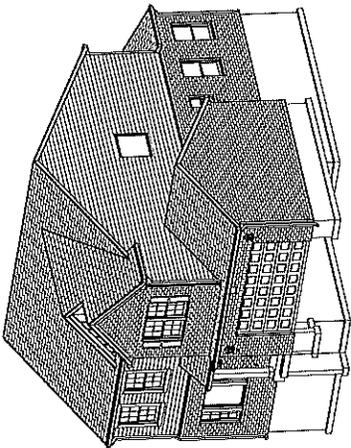
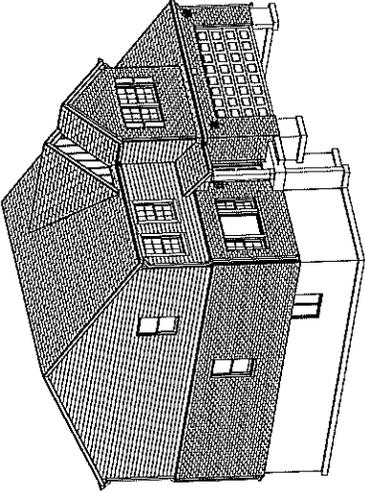
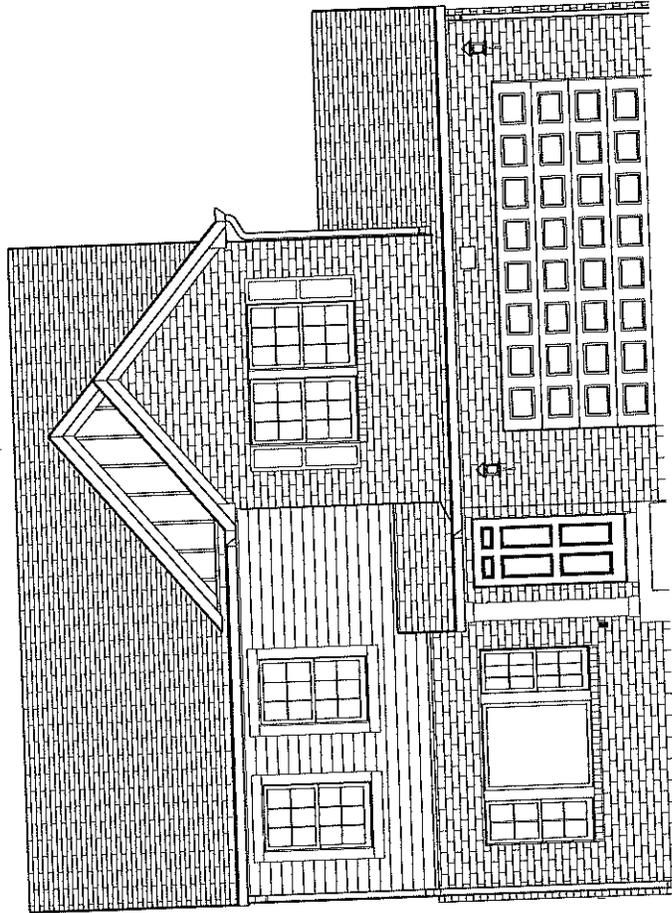
REVISIONS

REV. NO. DATE

REVISION WT. 0%

FRONT ELEVATION B3

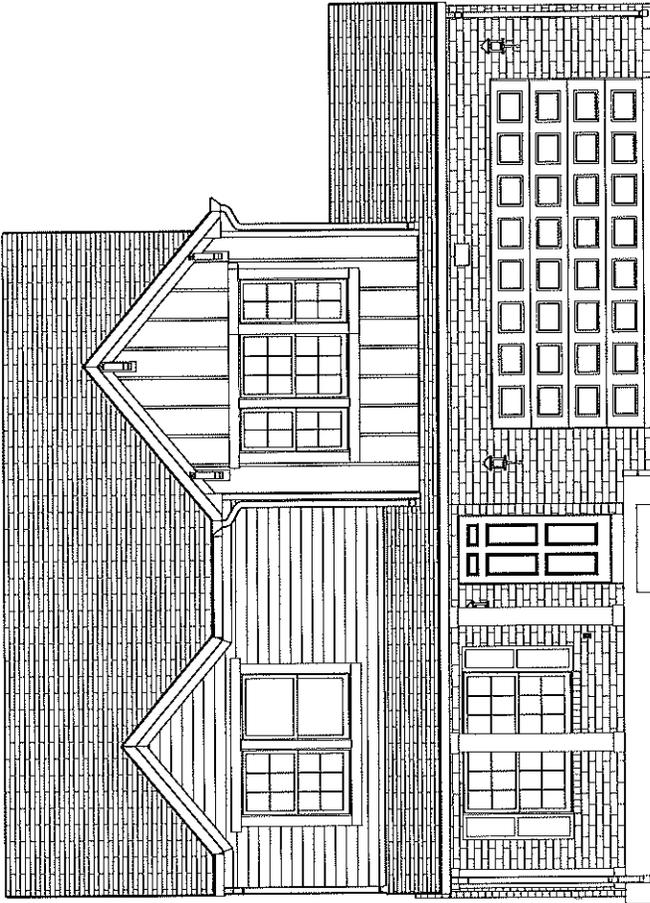
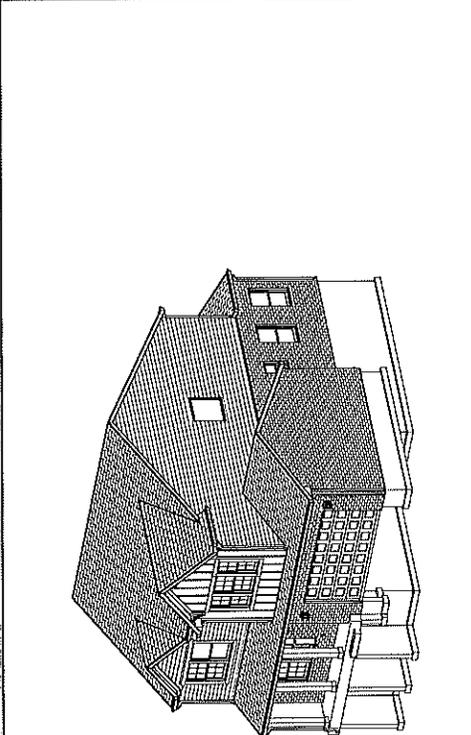
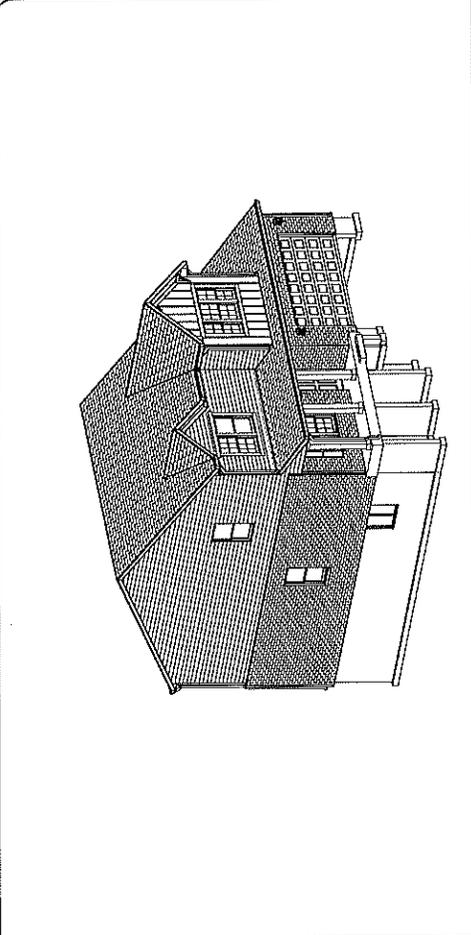
SCALE: 1/4"=1'-0"



REVISION	DATE	REV. NO.	ELEVATION C3
GARAGE RIGHT			
VT.0a			

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PRINT DATE: 12/07/2015
 LOCATION:
 Lot #:
 FOR: Allen Edwin Homes
 E2100
 SHEET NUMBER: A-01



FRONT ELEVATION C3

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

A-02

E2100

FOR: Allen Edwin Homes
LOT #:
LOCATION:

PRINT DATE: 12/07/2015



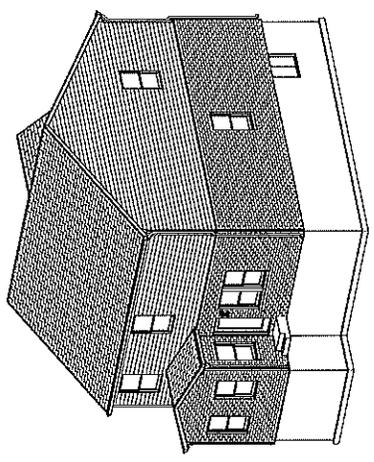
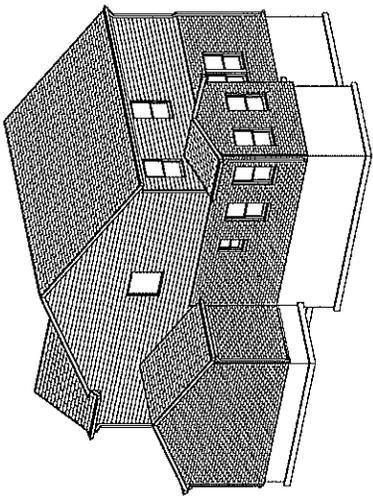
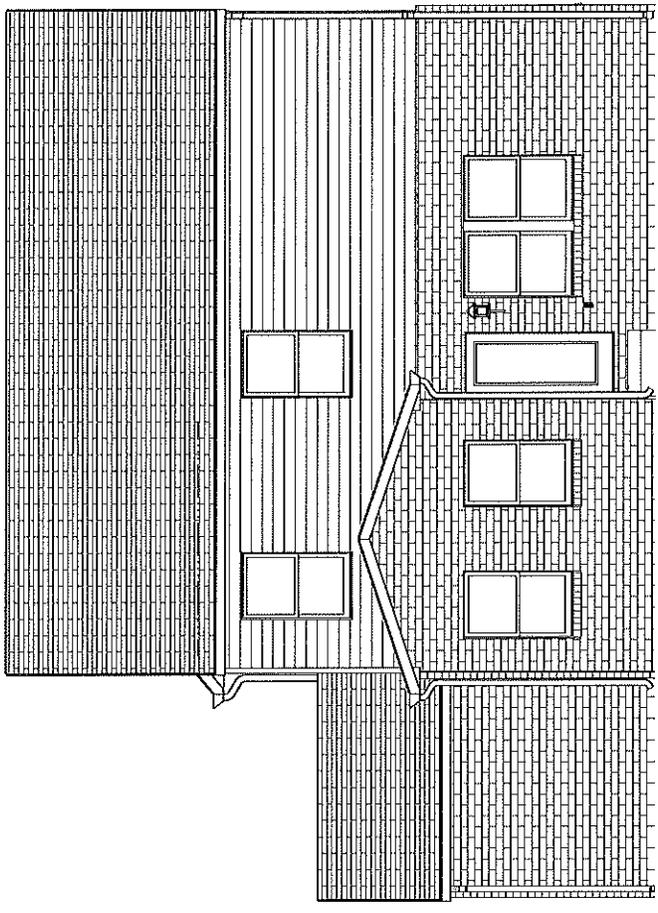
ALLEN EDWIN HOMES
2188 E. Centre Street
Portage, MI 49002
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ELEVATION A3
GARAGE RIGHT
REVISION: V7 BA

REV. NO.	DATE	REMARKS

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

REAR ELEVATION



E2200



2186 E. Centre Street Portage, MI 49002
(269) 321-2600 www.allenedwin.com

BUILDER:

is the contractor's responsibility to verify all details and dimensions.
 All work shall be performed in accordance with all applicable national, state,
 and local codes and regulations.
 All dimensions are to rough frame of studs or to the outside of masonry.
 All footings to be below frost line and must rest on undisturbed soil capable
 of handling the building.
 All penetrations are to be sealed in accordance with state and local codes.

FIRST FLOOR PLAN LAYOUT



SECOND FLOOR PLAN LAYOUT



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E-03	SECOND FLOOR ELECTRICAL PLAN

PROJECT INFORMATION

1st. FLOOR (ABOVE GRADE)	998	SQ.FT.
2nd. FLOOR (ABOVE GRADE)	1236	SQ.FT.
FINISHED BASEMENT	0	SQ.FT.
TOTAL HEATED	2234	SQ.FT.
GARAGE	443	SQ.FT.
FRONT PORCH	20	SQ.FT.
BACK PORCH	0	SQ.FT.
UNFINISHED BASEMENT	1801	SQ.FT.

*FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE
 WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM
 THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

REVISION	DATE	REMARKS
GARAGE RIGHT		
ELEVATION A3		
REV. NO.	DATE	

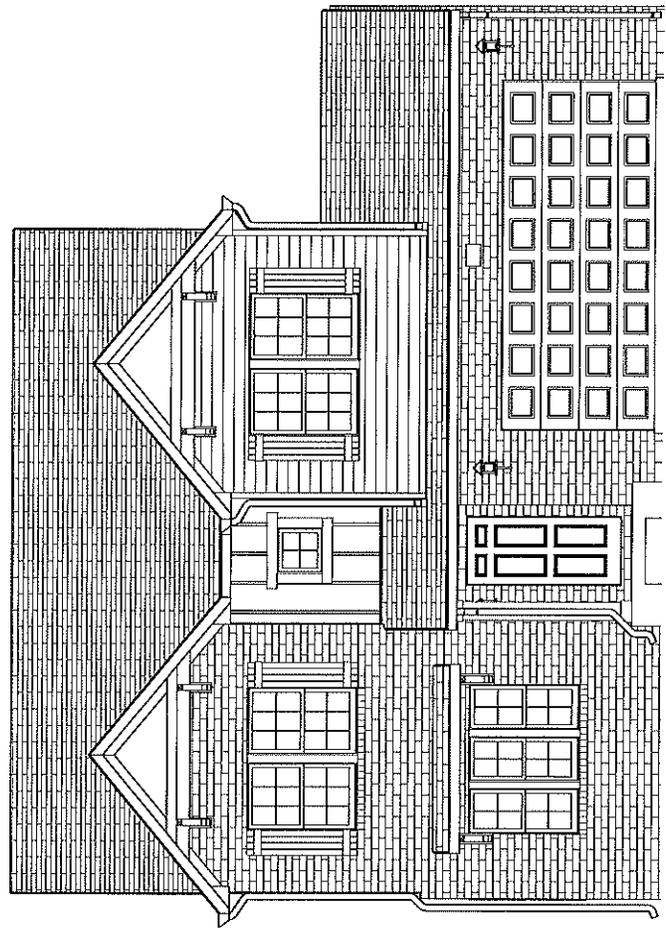
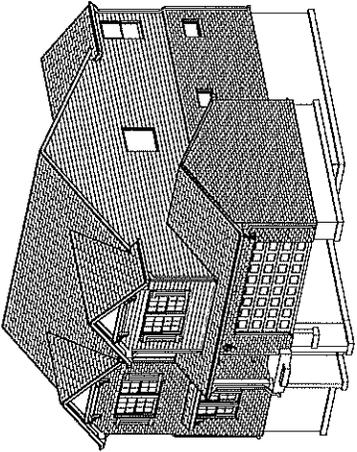
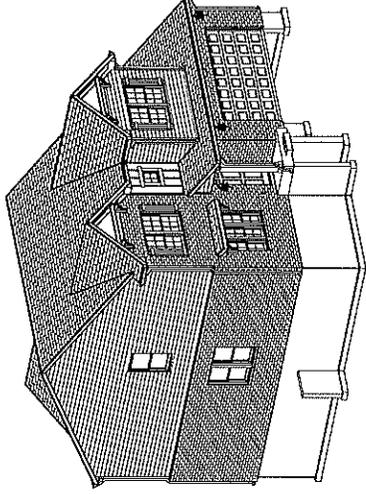
ALLEN EDWIN HOMES
 2186 E. Centre Street
 Portage, MI 49002
 (269) 321-2600
 www.allenedwin.com

PRINT DATE: 12/07/2015
 LOCATION:
 LOT #:
 FOR: Allen Edwin Homes
 E2200
 SHEET NUMBER: CS-01

REVISION	DATE	REMARKS
7.0a		
ELEVATION B3		
GARAGE RIGHT		

ALLEN EDWIN HOMES
 2188 E. Centre Street
 Portage, MI 49002
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E2200
 FOR: Allen Edwin Homes
 LOT #:
 LOCATION:
 PRINT DATE: 12/07/2015
 SHEET NUMBER: A-01

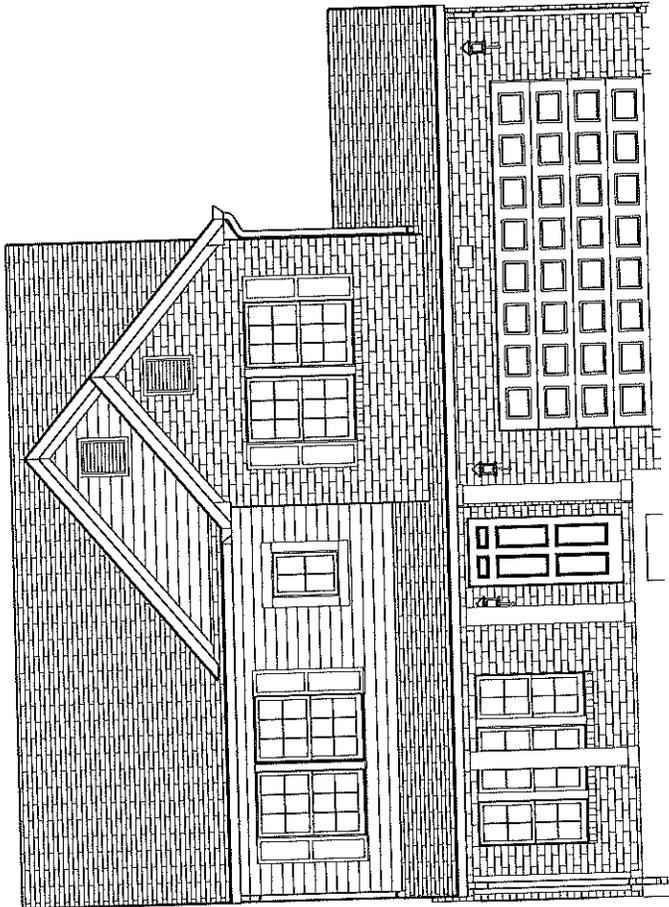
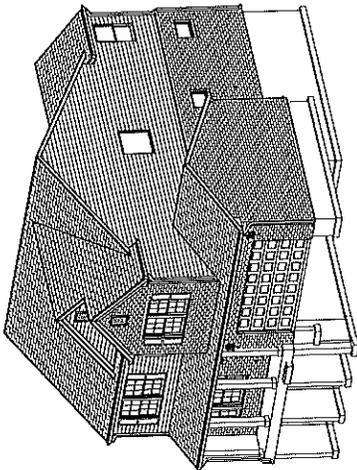
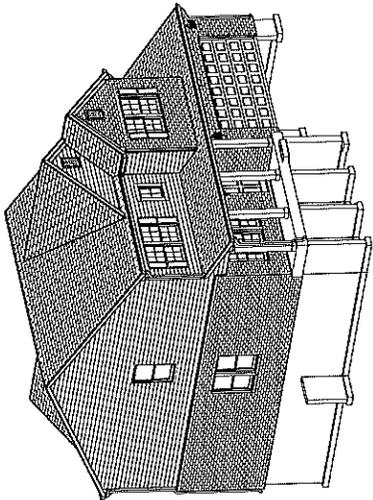


FRONT ELEVATION B3
 SCALE: 1/4"=1'-0"

REVISION	DATE	REV. NO.	DATE
ELEVATION C3			
GARAGE RIGHT			

ALLEN EDWIN HOMES
 2186 E. Centre Street
 Portage, MI 49002
 (269) 321-2600
 www.allenedwin.com

FOR: Allen Edwin Homes
 LOT #:
 LOCATION:
 E2200
 SHEET NUMBER
 A-01
 PRINT DATE: 12/07/2015



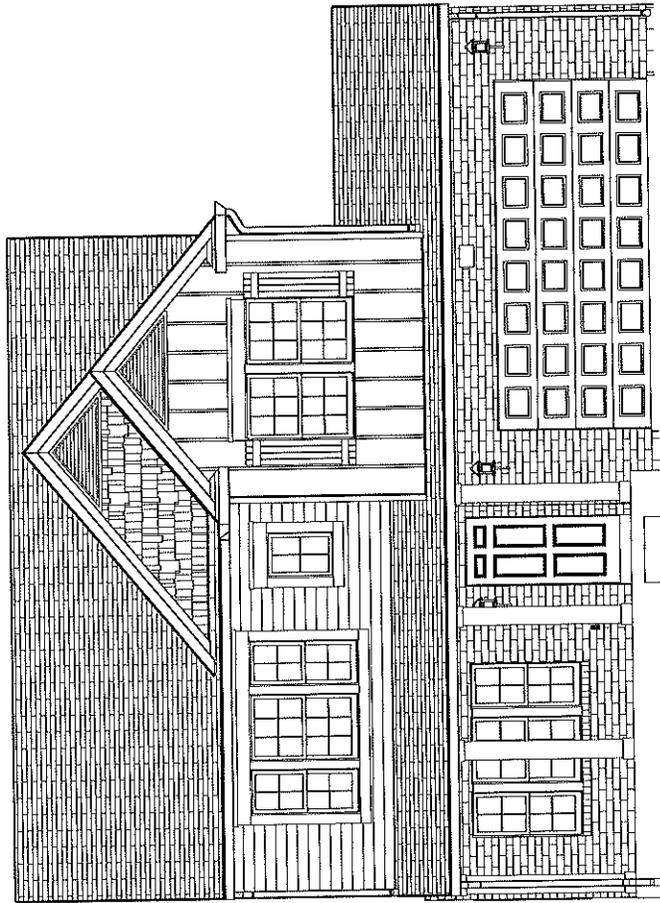
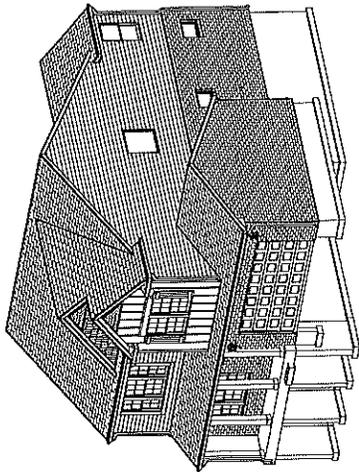
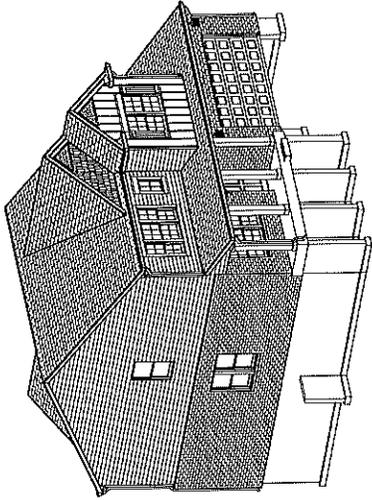
FRONT ELEVATION C3

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

REVISION	V7.0A		
ELEVATION D3		REV. NO.	DATE
GARAGE RIGHT			
REMARKS			

ALLEN EDWIN HOMES
 2166 E. Centre Street
 Portage, MI 49002
 (269) 321-2600
 www.allenedwin.com

PRINT DATE: 12/07/2015
 LOCATION:
 LOT #:
 FOR: Allen Edwin Homes
 E2200
 SHEET NUMBER
 A-01



FRONT ELEVATION D3

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



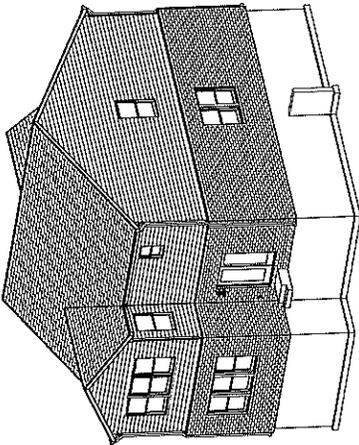
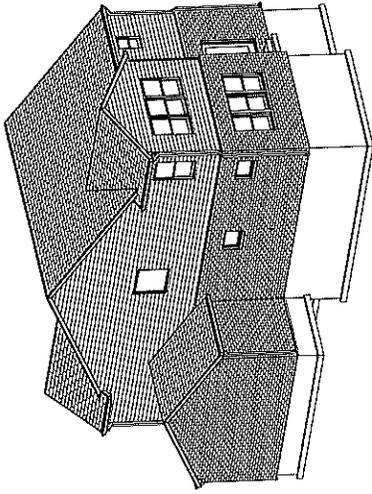
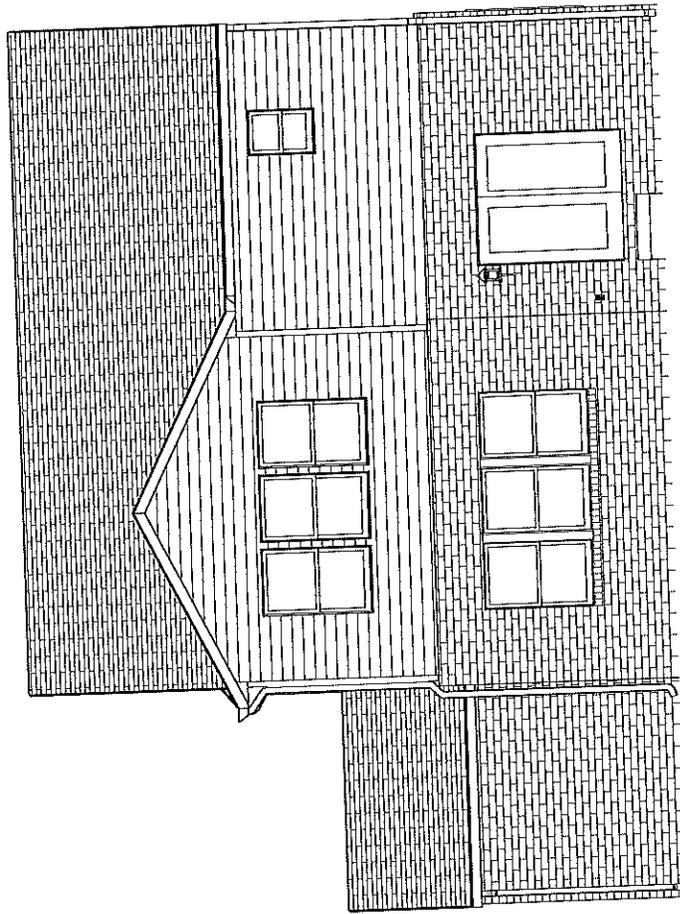
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(269) 321-2600
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ELEVATION A3
GARAGE RIGHT
REV. NO. _____ DATE _____
REVISION _____ V7.0a

REMARKS

REAR ELEVATION

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



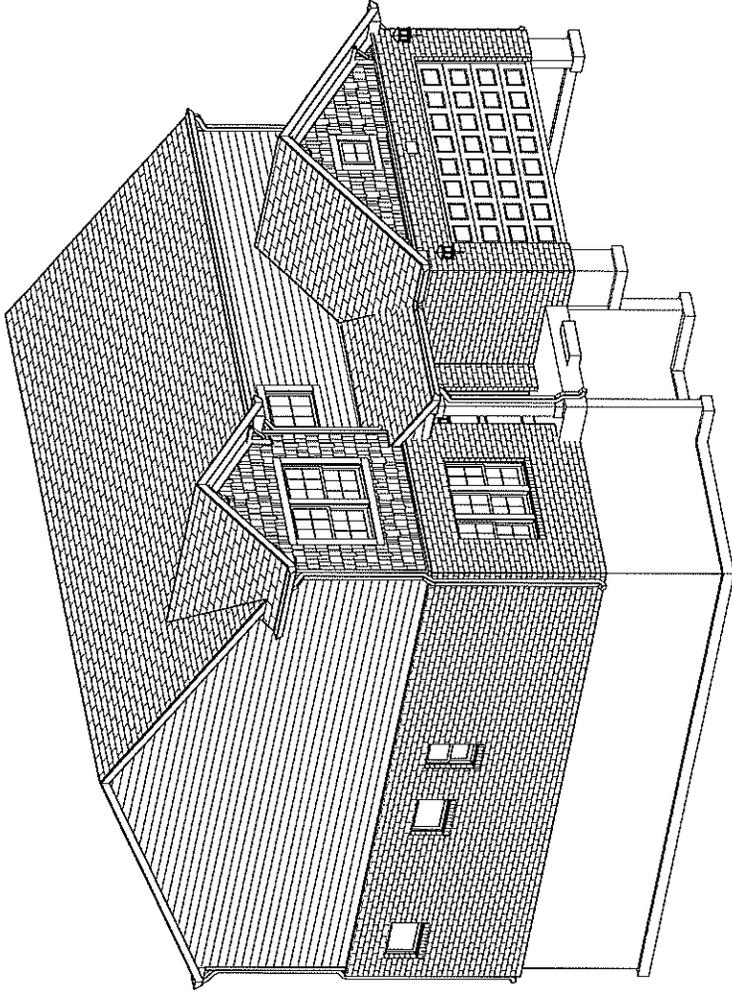
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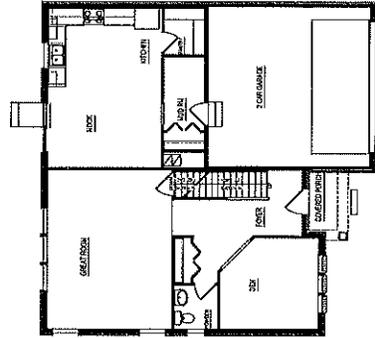


2186 E. Centre Street Portage, MI 49002
(269) 321-2600 www.allenedwin.com

It is the contractor's responsibility to verify all details and dimensions. All work shall be performed in accordance with all applicable national, state, and local codes and regulations. All dimensions are to rough frame of studs or to the outside of masonry. All footings to be below frost line and must rest on undisturbed soil capable of handling the building. All penetrations are to be sealed in accordance with state and local codes.



FIRST FLOOR PLAN LAYOUT



SECOND FLOOR PLAN LAYOUT

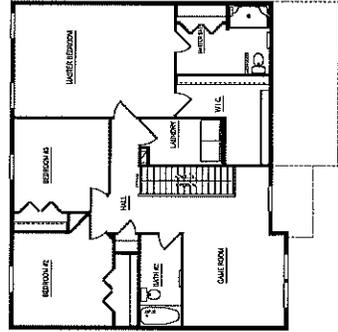


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A-07	FIRST FLOOR PLAN
A-08	SECOND FLOOR PLAN
A-09	OPENING SCHEDULE, AND KITCHEN LAYOUT
S-01	SECTIONS
R-01	ROOF PLAN
E-01	BASEMENT ELECTRICAL PLAN
E-02	FIRST FLOOR ELECTRICAL PLAN
E-03	SECOND FLOOR ELECTRICAL PLAN

PROJECT INFORMATION

1st. FLOOR (ABOVE GRADE)	1077	SQ. FT.
2nd. FLOOR (ABOVE GRADE)	1316	SQ. FT.
FINISHED BASEMENT	0	SQ. FT.
TOTAL HEATED	2392	SQ. FT.
GARAGE	400	SQ. FT.
FRONT PORCH	47	SQ. FT.
BACK PORCH	0	SQ. FT.
UNFINISHED BASEMENT	1950	SQ. FT.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

ELEVATION A3	REV. NO.	DATE	REMARKS
GARAGE RIGHT	VT.04		

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PRINT DATE: 12/07/2015
E2390
SHEET NUMBER
CS-01
FOR: Allen Edwin Homes
LOT #:
LOCATION:

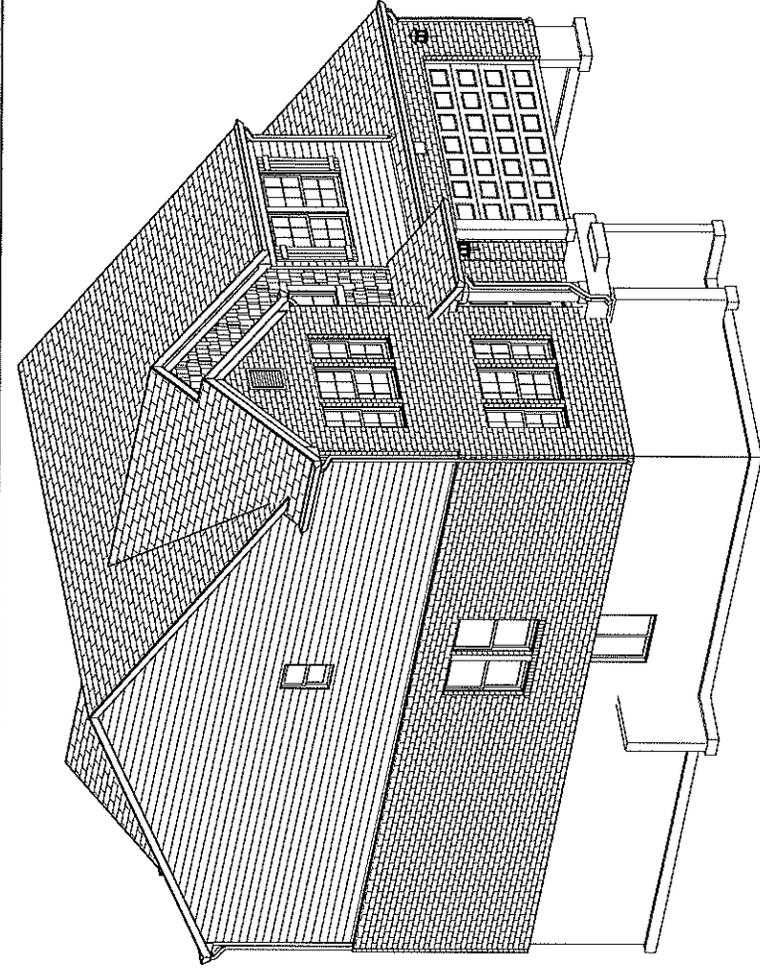
E2400

BUILDER:



2186 E. Centre Street Portage, MI 49002
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It is the contractor's responsibility to verify all details and dimensions. All work shall be performed in accordance with all applicable national, state, and local codes and regulations. All dimensions are to rough frame of studs or to the outside of masonry. All footings to be below frost line and must rest on undisturbed soil capable of handling the building. All penetrations are to be sealed in accordance with state and local codes.



ELEVATION A3	REV. NO.	DATE	REMARKS
GARAGE RIGHT			
REVISION	VT.04		

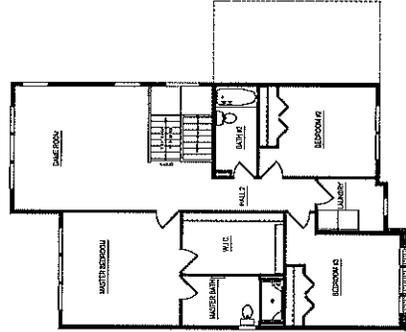
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PRINT DATE:	12/08/2015
FOR:	Allen Edwin Homes
LOT #:	
LOCATION:	
SHEET NUMBER	CS-01

E2400

SECOND FLOOR PLAN LAYOUT



FIRST FLOOR PLAN LAYOUT

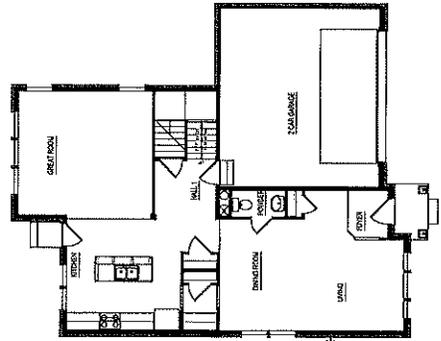


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S-01	SECTIONS	
R-01	ROOF PLAN	
E-01	BASEMENT ELECTRICAL PLAN	
E-02	FIRST FLOOR ELECTRICAL PLAN	
E-03	SECOND FLOOR ELECTRICAL PLAN	

PROJECT INFORMATION

1st. FLOOR (ABOVE GRADE)	1079	SQ.FT.
2nd. FLOOR (ABOVE GRADE)	1320	SQ.FT.
FINISHED BASEMENT	0	SQ.FT.
TOTAL HEATED	2399	SQ.FT.
GARAGE	446	SQ.FT.
FRONT PORCH	22	SQ.FT.
BACK PORCH	0	SQ.FT.
UNFINISHED BASEMENT	965	SQ.FT.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

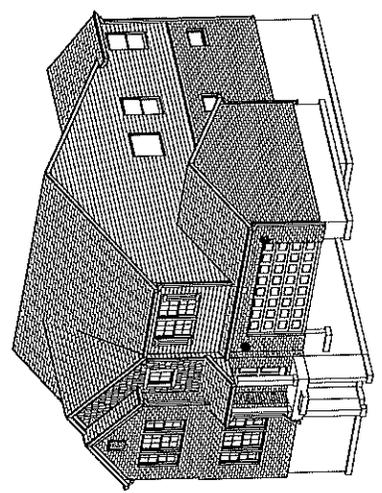
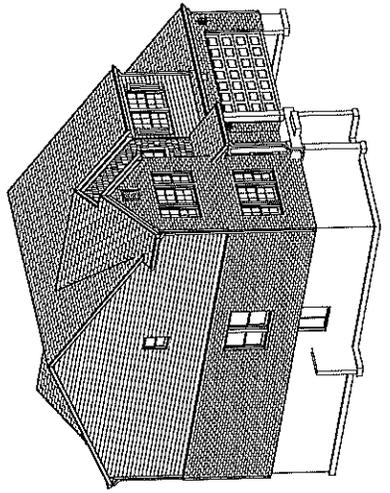
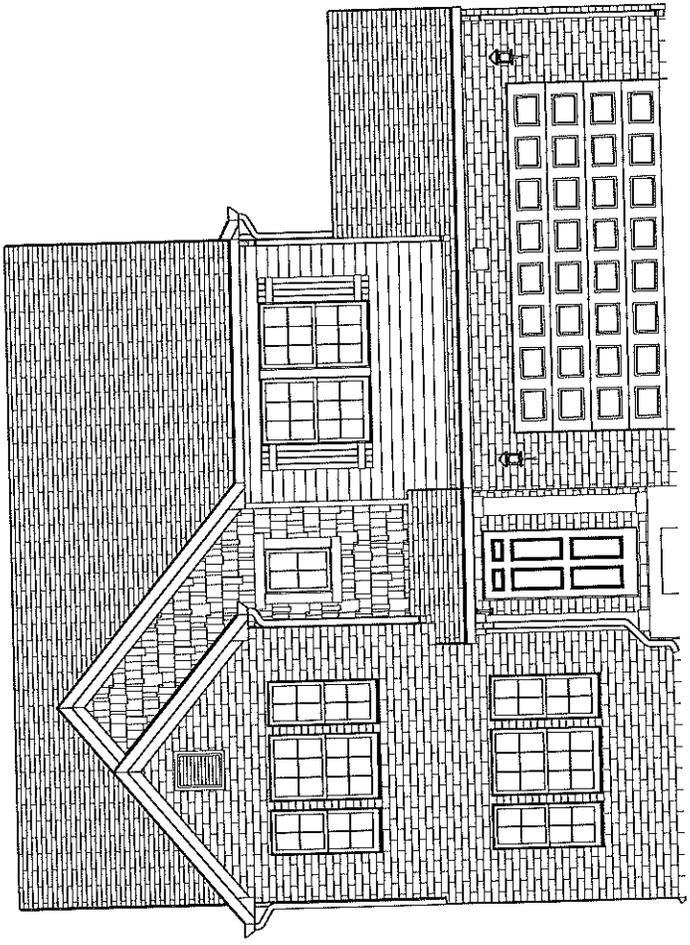


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ELEVATION A3	REV. NO.	DATE
GARAGE RIGHT		
REVISION	V7.0A	

REMARKS

FRONT ELEVATION A3
SCALE: 1/4"=1'-0"





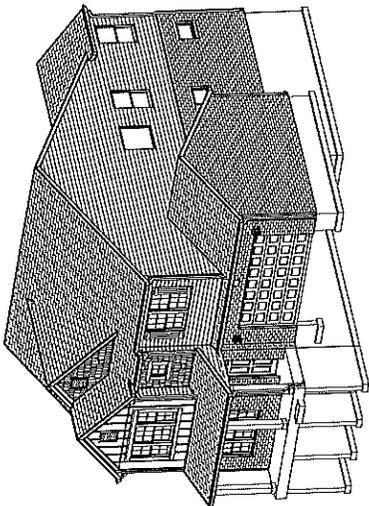
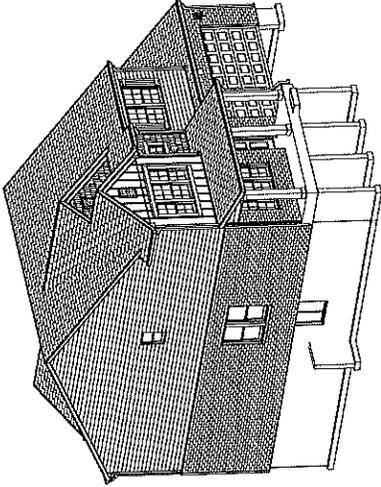
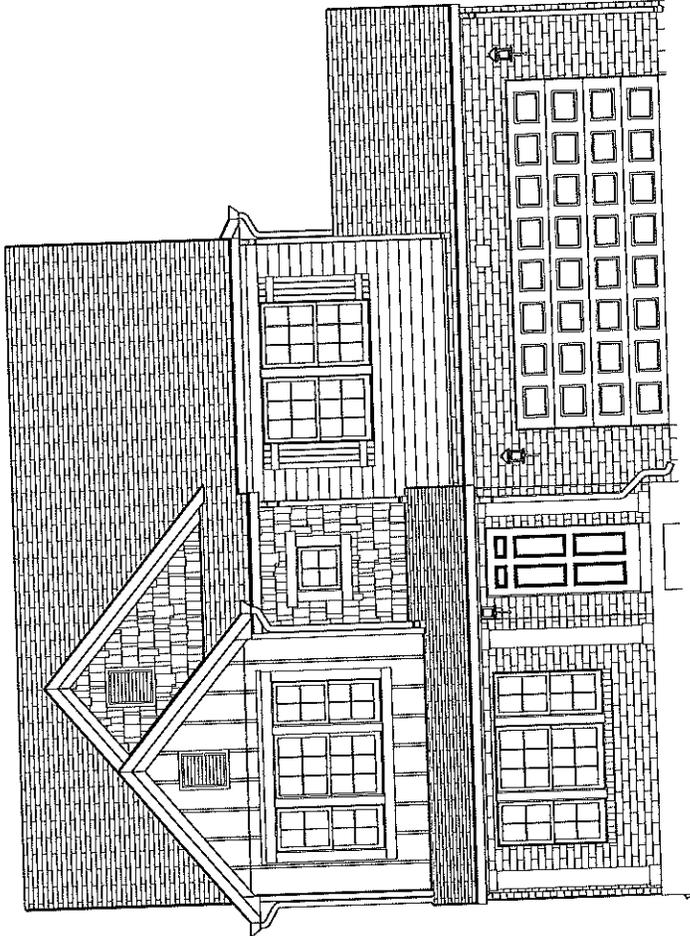
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Portage, MI 49802
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ELEVATION D3
GARAGE RIGHT

REVISIONS

REV. NO.	DATE	REVISION

FRONT ELEVATION D3
SCALE: 1/4"=1'-0"



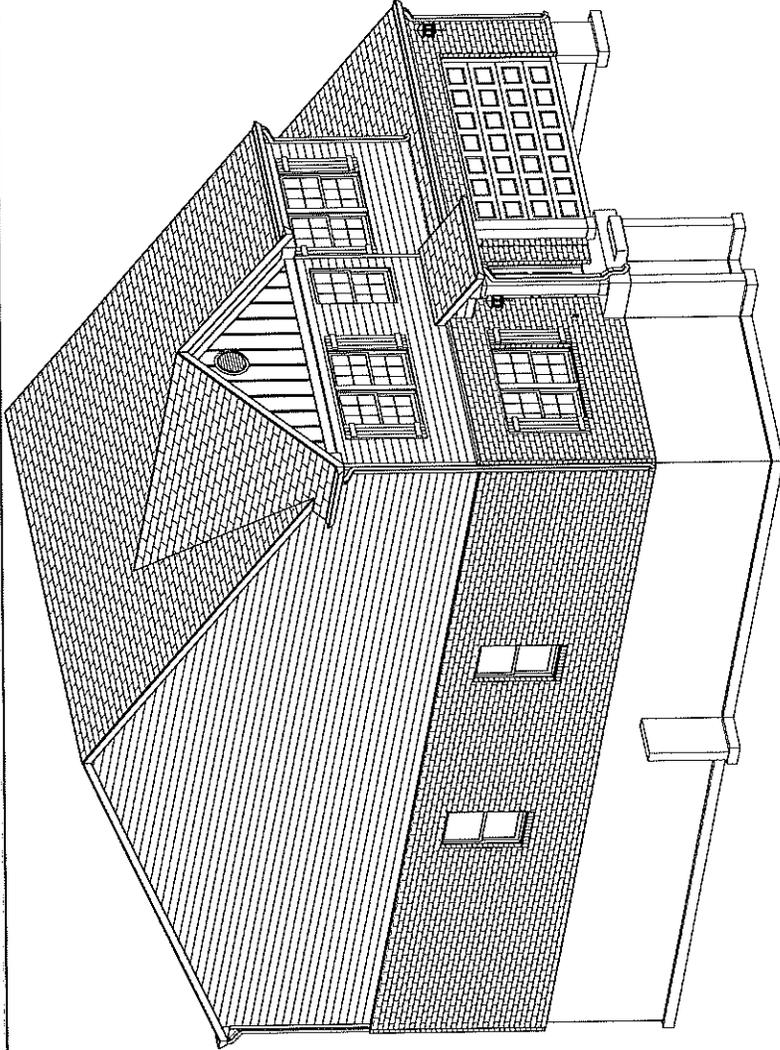
E2600



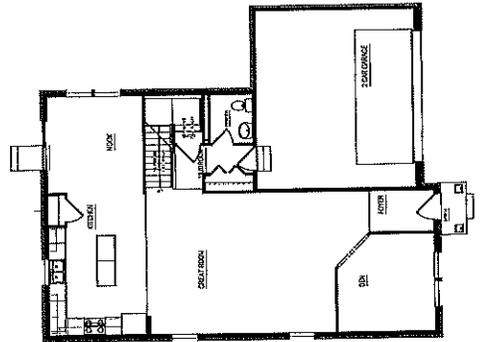
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BUILDER:

It is the contractor's responsibility to verify all details and dimensions.
All work shall be performed in accordance with all applicable national, state, and local codes and regulations.
All dimensions are to rough frame of studs or to the outside of masonry.
Final cabinet layout will be designed by cabinet supplier.
All footings to be below frost line and must rest on undisturbed soil capable of handling the building.
All penetrations are to be sealed in accordance with state and local codes.



FIRST FLOOR PLAN LAYOUT



SECOND FLOOR PLAN LAYOUT

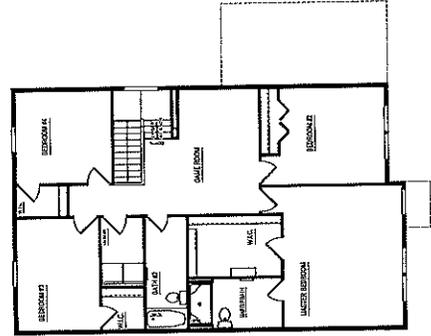


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S-01	SECTIONS
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E-01	BASEMENT ELECTRICAL PLAN
E-02	FIRST FLOOR ELECTRICAL PLAN
E-03	SECOND FLOOR ELECTRICAL PLAN

PROJECT INFORMATION

1st FLOOR (ABOVE GRADE)	1186	SQ.FT.
2nd FLOOR (ABOVE GRADE)	1428	SQ.FT.
FINISHED BASEMENT	0	SQ.FT.
TOTAL HEATED	2614	SQ.FT.
GARAGE	447	SQ.FT.
FRONT PORCH	22	SQ.FT.
BACK PORCH	0	SQ.FT.
UNFINISHED BASEMENT	1074	SQ.FT.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLANDIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

REVISION	DATE	REV. NO.	DATE
GARAGE RIGHT	07.14		
ELEVATION A3			
REMARKS			

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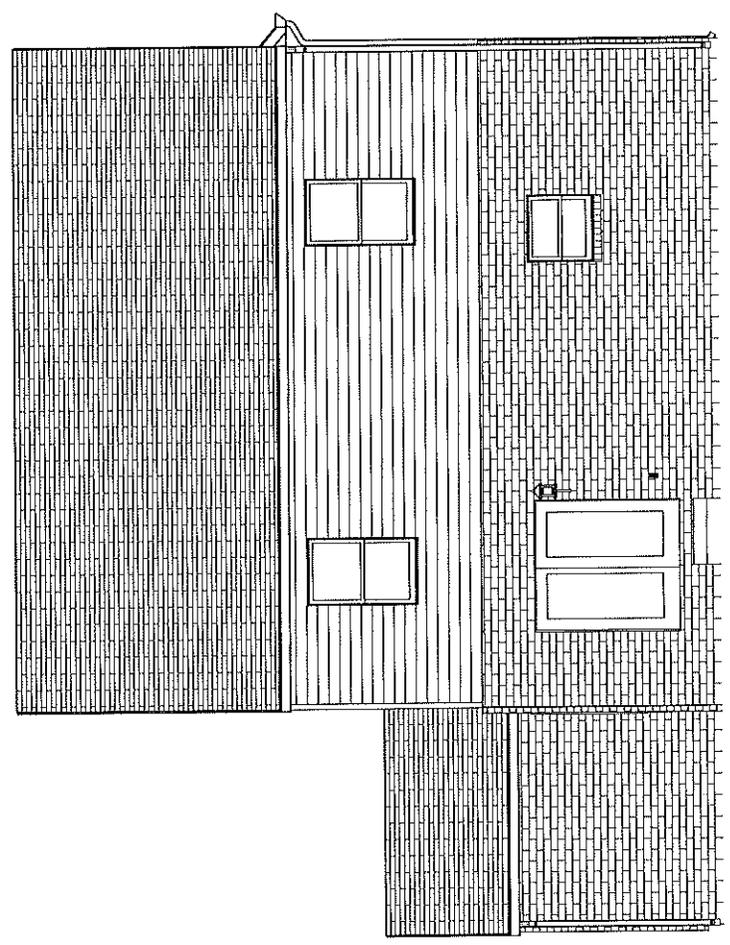
PRINT DATE: 12/08/2015
LOT #: 5
FOR: Allen Edwin Homes
E2600
SHEET NUMBER: CS-01

E2600
FOR: Allen Edwin Homes
LOT #:
LOCATION:

PRINT DATE:
12/08/2015

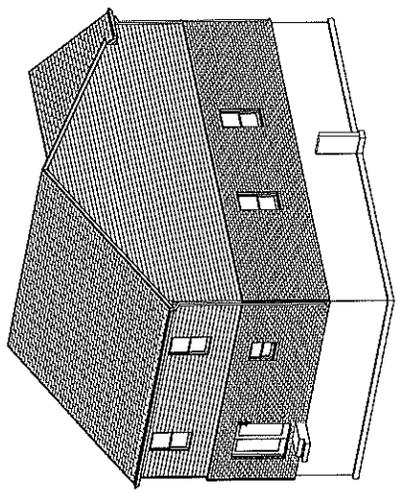
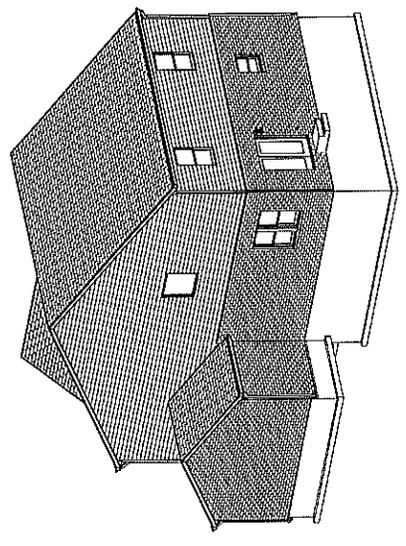
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ELEVATION A3	REV. NO.	DATE	REMARKS
GARAGE RIGHT			



REAR ELEVATION

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



T1600

BUILDER:



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All work shall be performed in accordance with all applicable national, state, and local codes and regulations.
All dimensions are to rough frame of studs or to the outside of masonry.
All footings to be below frost line and must rest on undisturbed soil capable of handling the building.
All penetrations are to be sealed in accordance with state and local codes.

FIRST FLOOR PLAN LAYOUT

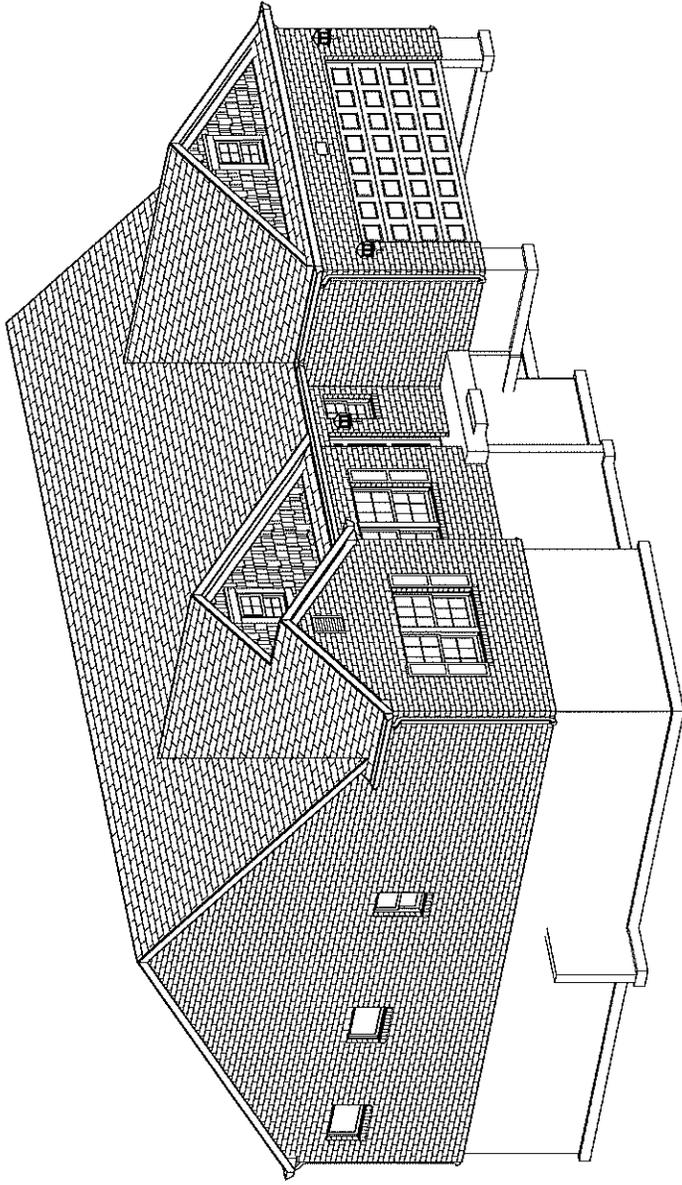
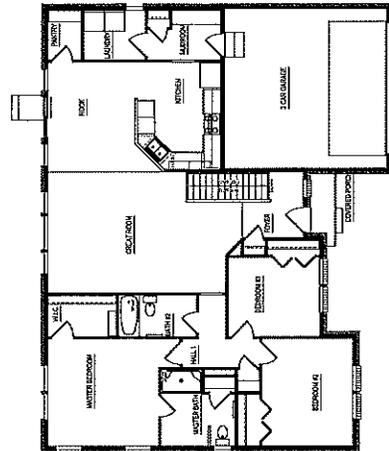


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R-01	ROOF PLAN	
E-01	BASEMENT ELECTRICAL PLAN	
E-02	FIRST FLOOR ELECTRICAL PLAN	

PROJECT INFORMATION

1st. FLOOR (ABOVE GRADE)	1861	SQ.FT.
2nd. FLOOR (ABOVE GRADE)	0	SQ.FT.
FINISHED BASEMENT	0	SQ.FT.
TOTAL HEATED	1861	SQ.FT.
GARAGE	401	SQ.FT.
FRONT PORCH	0	SQ.FT.
BACK PORCH	0	SQ.FT.
UNFINISHED BASEMENT	3054	SQ.FT.

*FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

REVISION	V7.0a
GARAGE RIGHT	
ELEVATION A3	
REV. NO.	DATE
REMARKS	

ALLEN EDWIN HOMES
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ALLEN EDWIN HOMES

PRINT DATE: 12/08/2015

T1600

FOR: Allen Edwin Homes

LOT #: _____

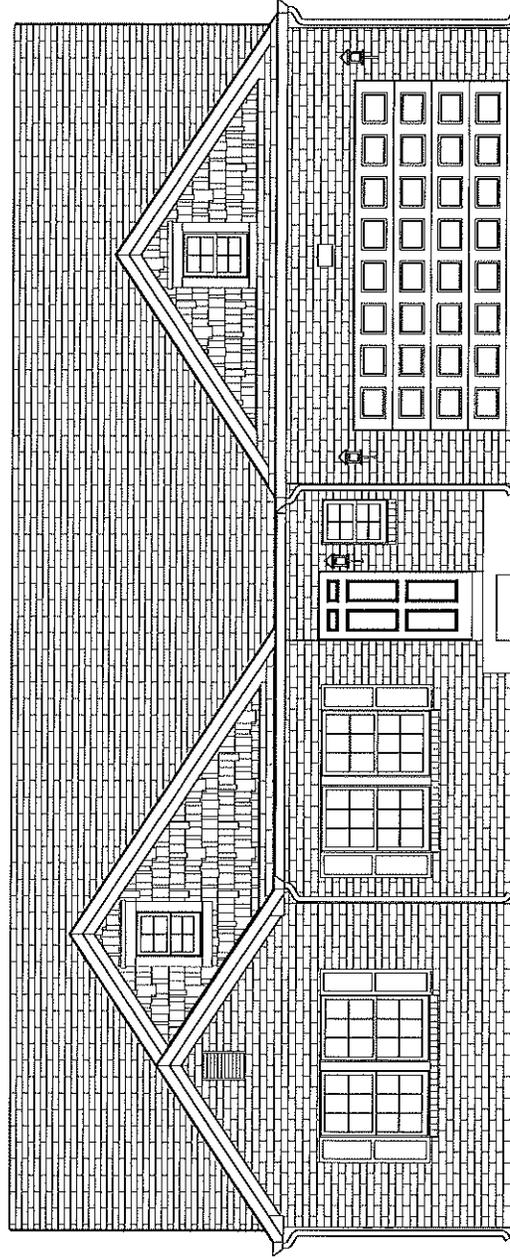
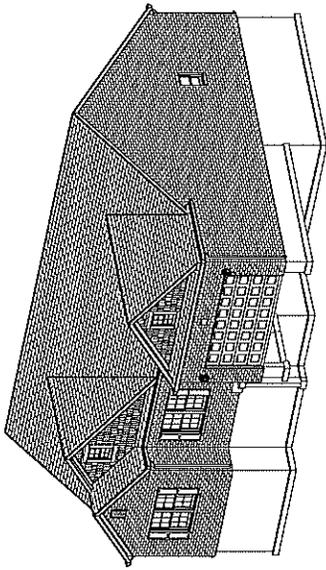
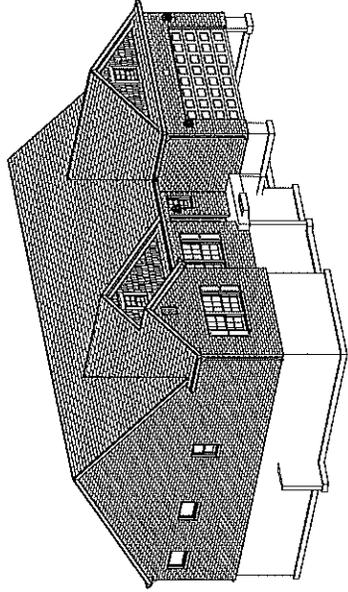
LOCATION: _____

SHEET NUMBER: CS-01

REVISION	DATE	REMARKS
77.04		
GARAGE RIGHT		
ELEVATION A3		
REV. NO.	DATE	REMARKS

ALLEN EDWIN HOMES
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PRINT DATE: 12/08/2015
 T1600
 FOR: Allen Edwin Homes
 LOCATION:
 LOT #:
 SHEET NUMBER: A-01



FRONT ELEVATION A3

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

A-01

FOR: T1600
SHEET NUMBER
Allen Edwh Homes
LOT #:
LOCATION:

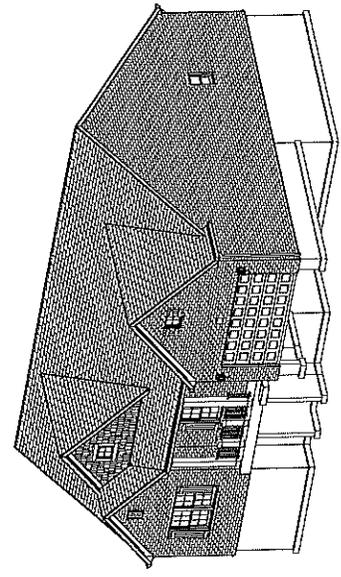
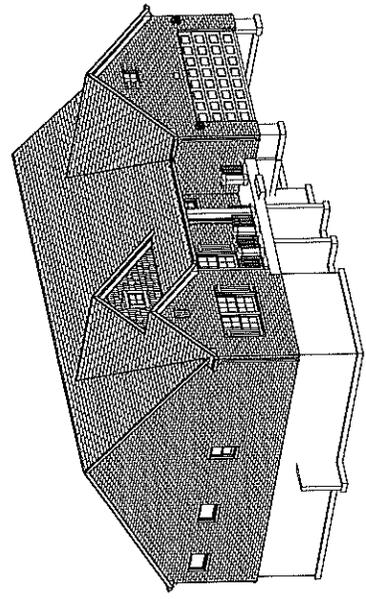
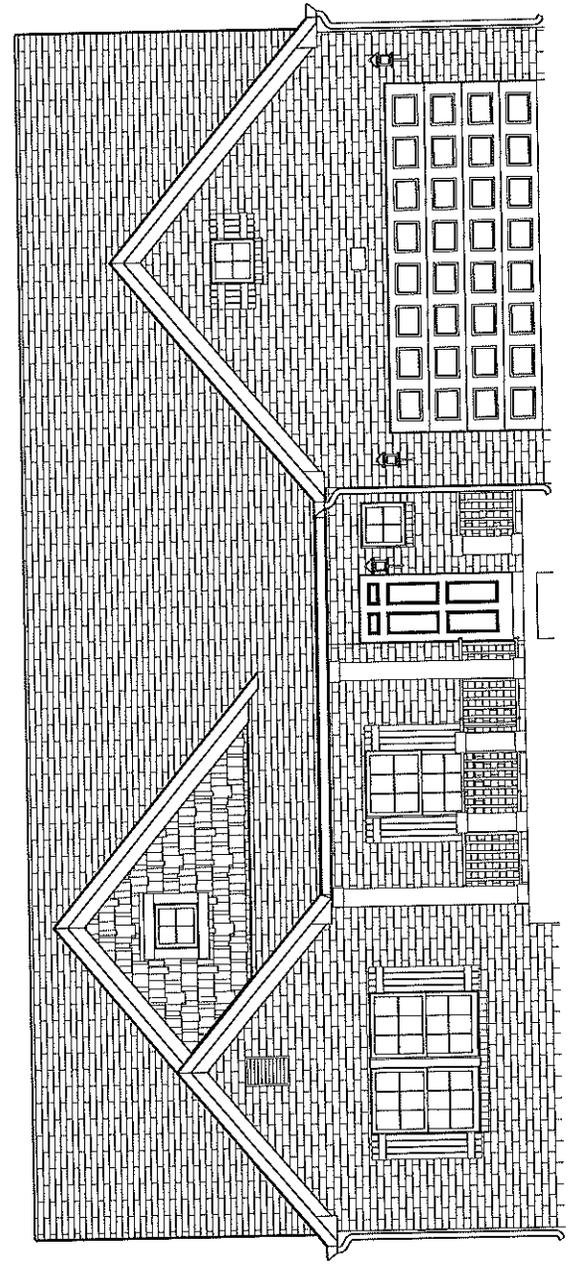
PRINT DATE:
12/08/2015



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2166 E. Centre Street
Portage, MI 49002
(269) 221-2600
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REV. NO.	DATE	REMARKS
ELEVATION C3		
GARAGE RIGHT		
REVISION	V7.0a	

FRONT ELEVATION C3
SCALE: 1/4"=1'-0"

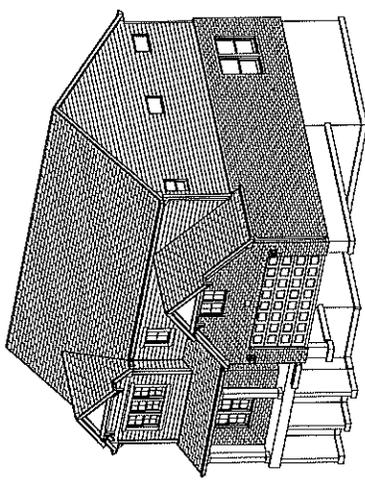
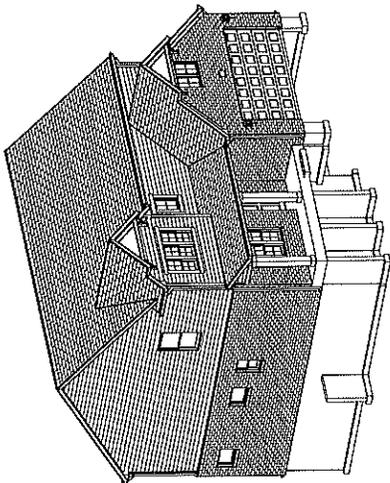
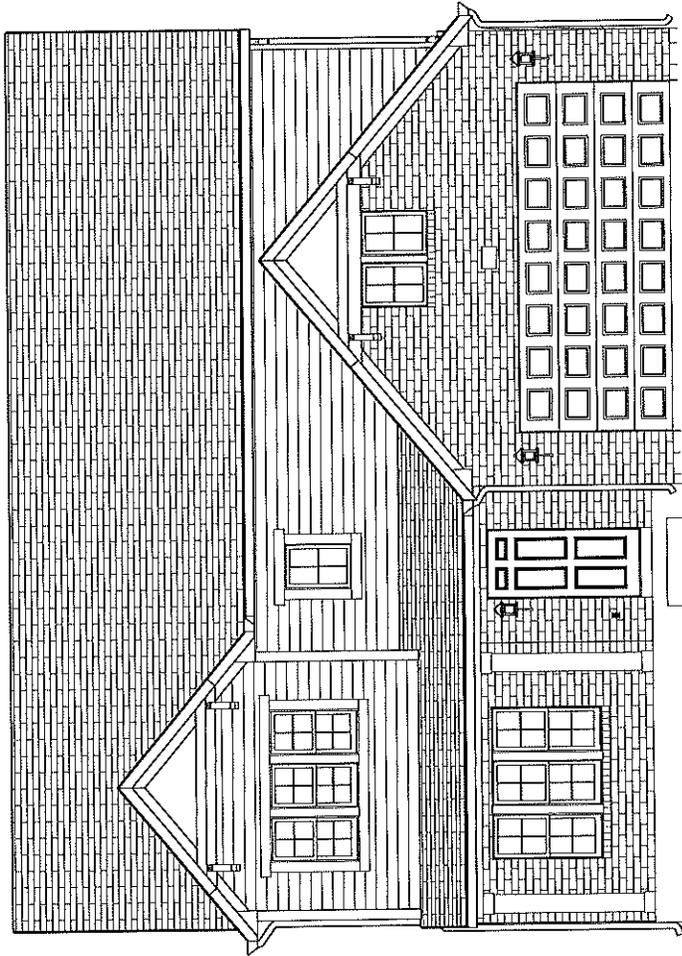


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REVISION	DATE	REMARKS
GARAGE RIGHT		
ELEVATION B3		

FRONT ELEVATION B3

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



T2200
SHEET NUMBER

FOR:
Allen Edwin Homes

PRINT DATE:
12/09/2015



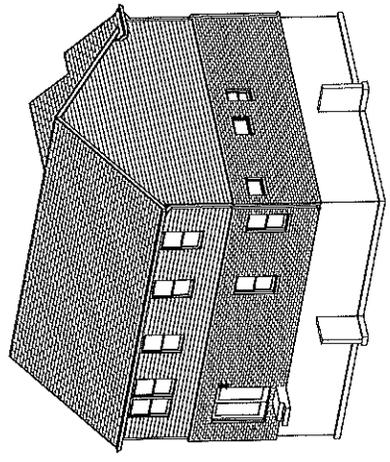
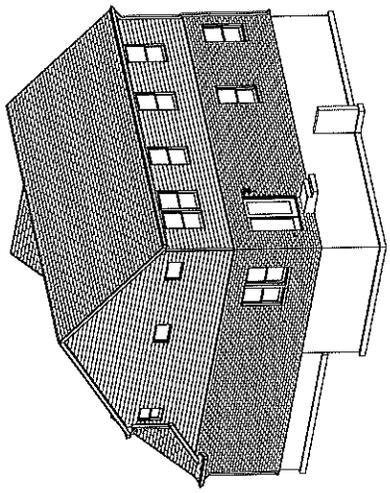
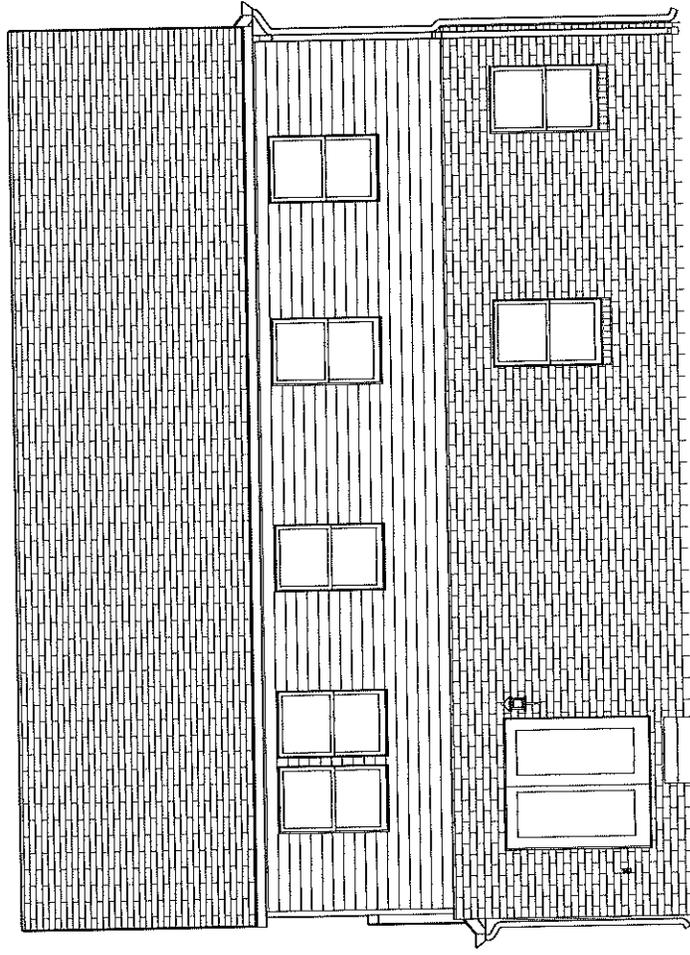
ALLEN EDWIN HOMES
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ELEVATION A3	REV. NO.	DATE
GARAGE RIGHT		
REVISION	WT.08	

REMARKS

REAR ELEVATION

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



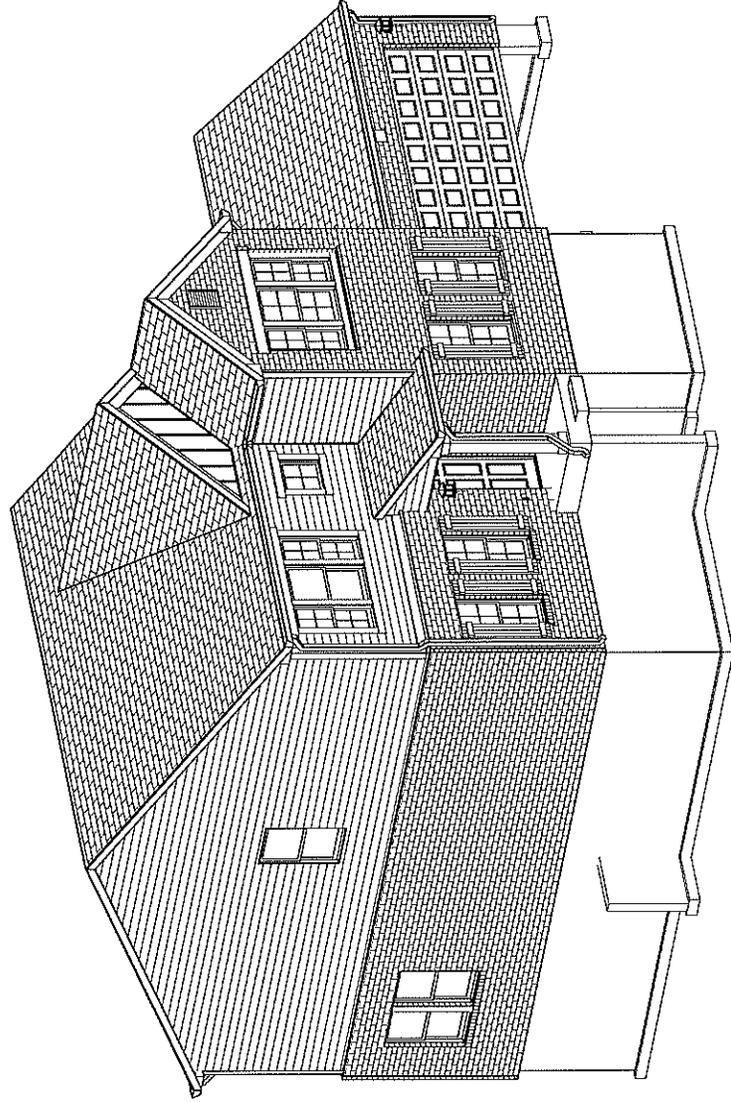
T2300

BUILDER:



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(268) 321-2600 www.allenedwin.com

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All dimensions are to rough frame of studs or to the outside of masonry.
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REVISION	DATE	REMARKS
V7.0a		
GARAGE RIGHT		
ELEVATION A3		
REV. NO.	DATE	REMARKS

ALLEN EDWIN HOMES
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PRINT DATE: 12/10/2015
PROJECT NUMBER: T2300
SHEET NUMBER: CS-01
FOR: Allen Edwin Homes
LOT #:

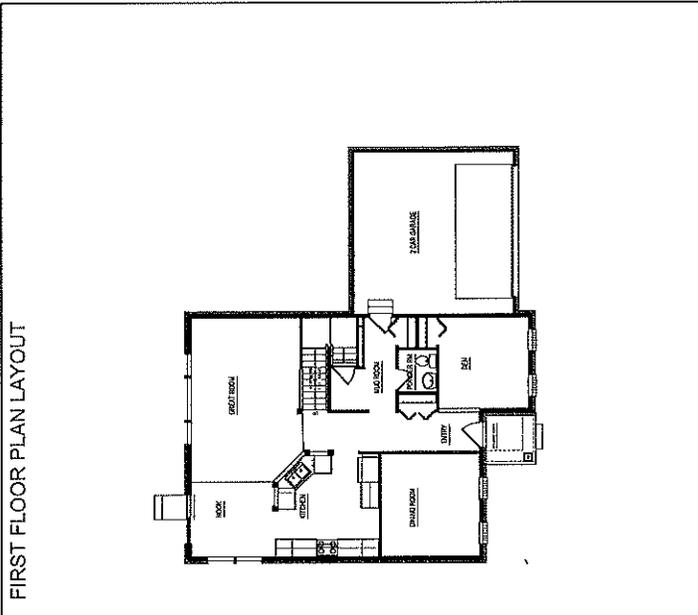
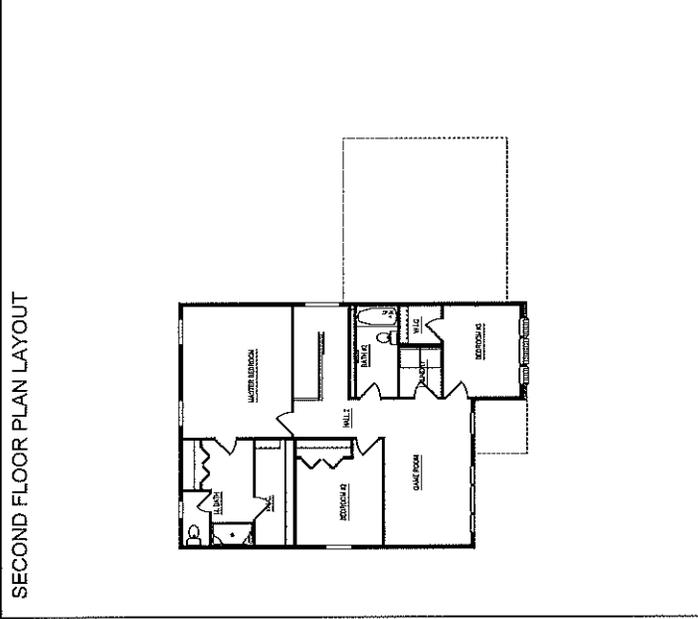
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R-01	ROOF PLAN
E-01	BASEMENT ELECTRICAL PLAN
E-02	FIRST FLOOR ELECTRICAL PLAN
E-03	SECOND FLOOR ELECTRICAL PLAN

PROJECT INFORMATION

1st. FLOOR (ABOVE GRADE)	1163	SQ. FT.
2nd. FLOOR (ABOVE GRADE)	1163	SQ. FT.
FINISHED BASEMENT	0	SQ. FT.
TOTAL HEATED	2327	SQ. FT.
GARAGE	403	SQ. FT.
FRONT PORCH	41	SQ. FT.
BACK PORCH	0	SQ. FT.
UNFINISHED BASEMENT	1058	SQ. FT.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.



REVISION	DATE	REV. NO.	ELEVATION B3
			GARAGE RIGHT

ALLEN EDWIN HOMES
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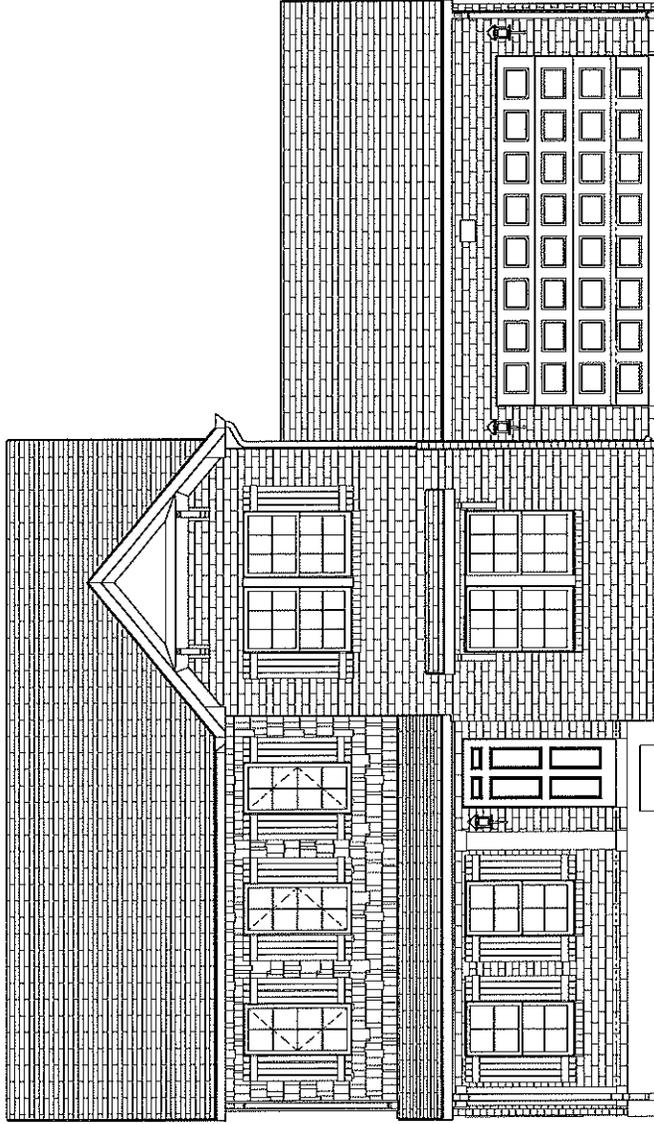
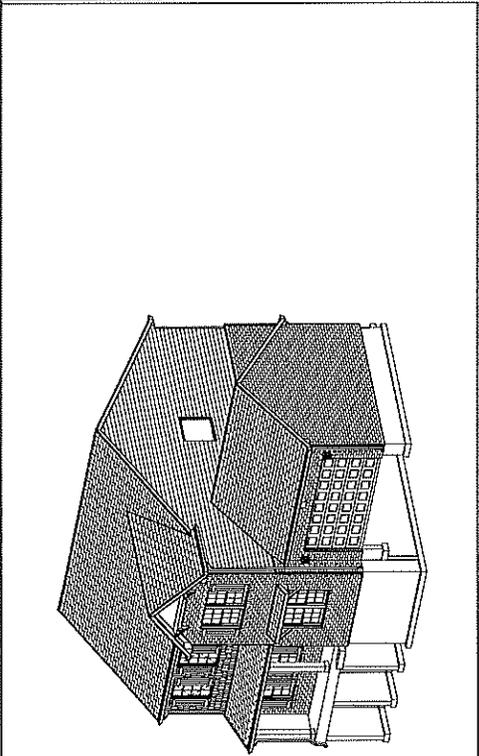
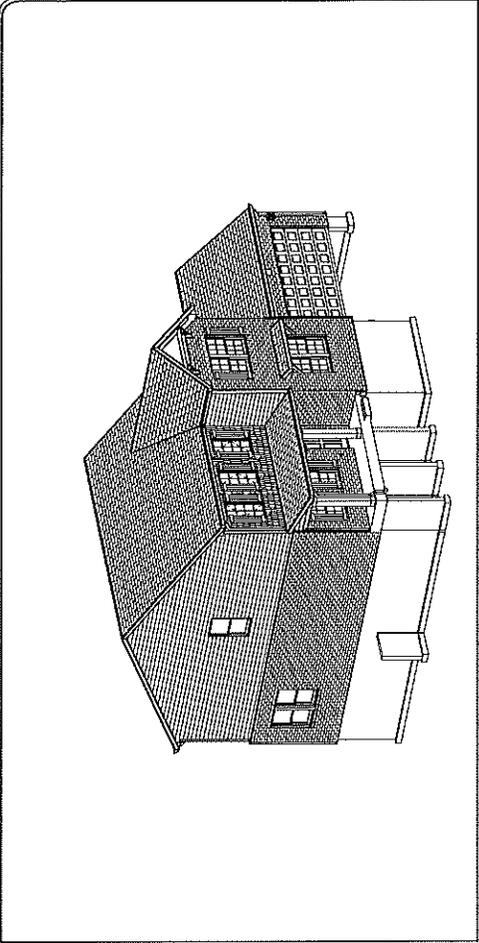
ALLEN
EDWIN
HOMES

T2300
 SHEET NUMBER

A-01

FOR: Allen Edwin Homes
 LOT #:
 LOCATION:

PRINT DATE: 12/10/2015



FRONT ELEVATION B3

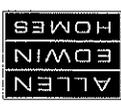
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T2300

FOR: Allen Edwin Homes

LOCATION:

PRINT DATE: 12/10/2015



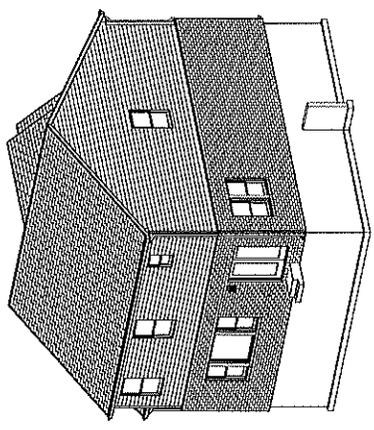
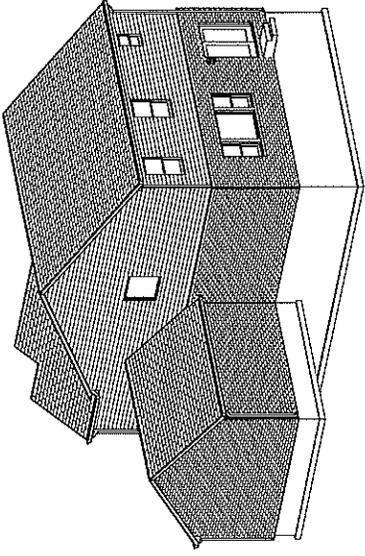
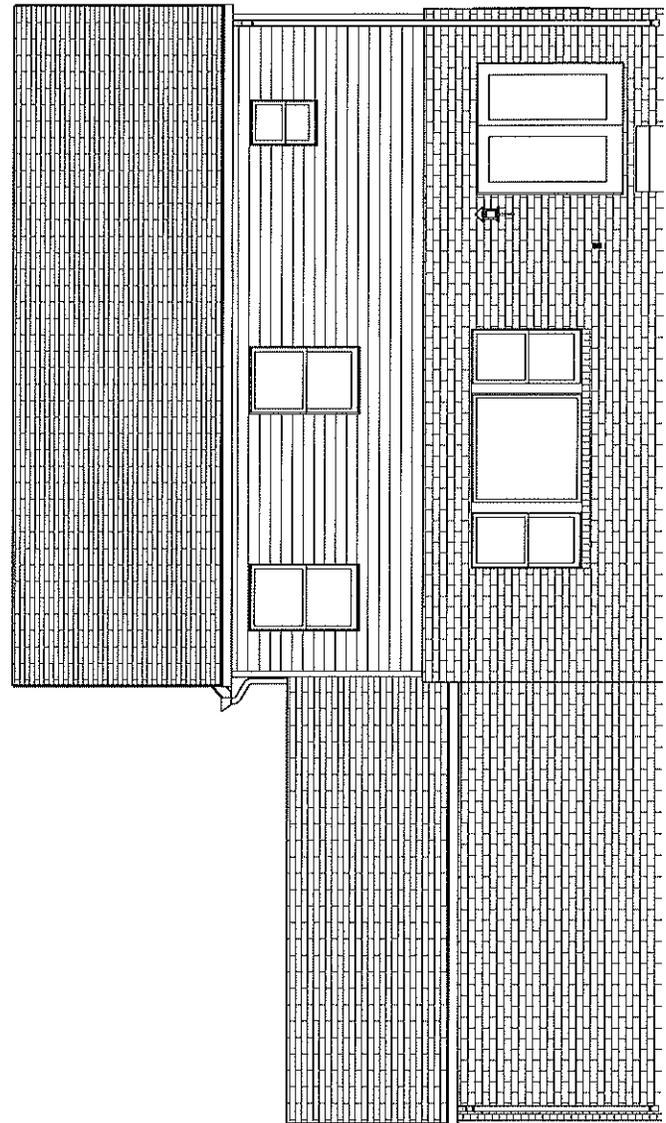
ALLEN EDWIN HOMES
2166 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

ELEVATION A3
REV. NO. DATE
GARAGE RIGHT
REVISION V7.0a

REMARKS

REAR ELEVATION

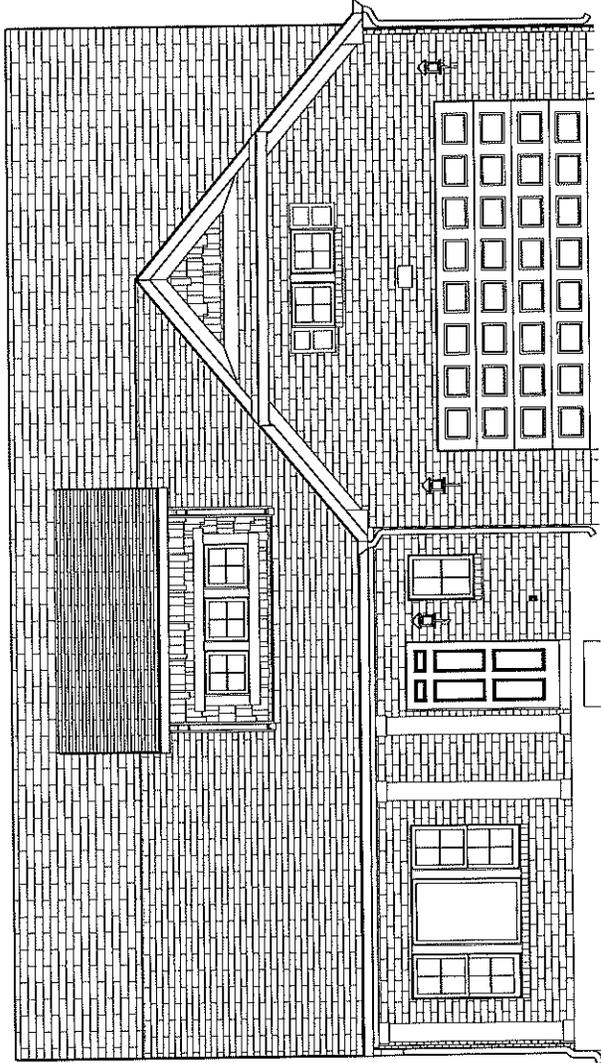
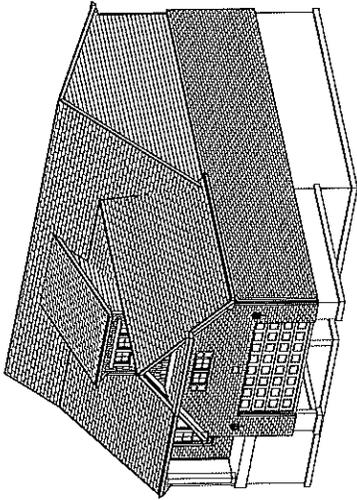
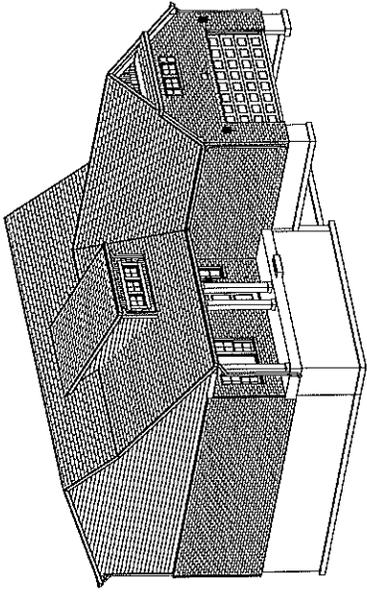
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REVISION	DATE	REMARKS
VT 06		
GARAGE RIGHT		
ELEVATION B3		

ALLEN EDWIN HOMES
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 (289) 321-2800
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FOR: T2330
 Allen Edwin Homes
 LOT #:
 LOCATION:
 SHEET NUMBER



FRONT ELEVATION B3

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

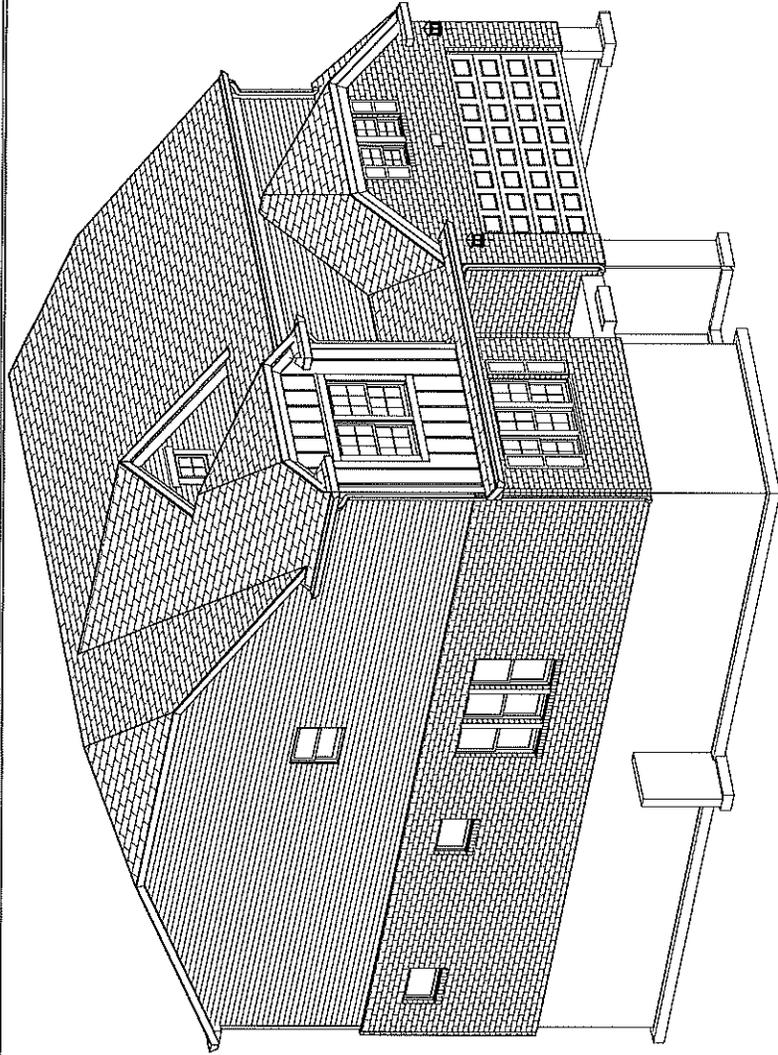
T3100

BUILDER:



2186 E. Centre Street Portage, MI 49002
 (269) 321-2600 www.allenedwin.com

It is the contractor's responsibility to verify all details and dimensions.
 All work shall be performed in accordance with all applicable national, state, and local codes and regulations.
 All dimensions are to rough frame of studs or to the outside of masonry.
 All footings to be below frost line and must rest on undisturbed soil capable of handling the building.
 All penetrations are to be sealed in accordance with state and local codes.

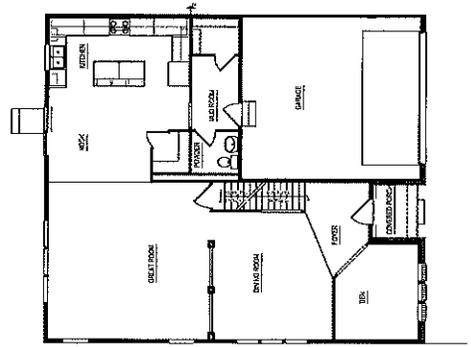


REVISION	DATE	REMARKS
V7.06		ELEVATION A3
		GARAGE RIGHT

ALLEN EDWIN HOMES
 2186 E. Centre Street
 Portage, MI 49002
 (269) 321-2600
 www.allenedwin.com

FOR: T3100
 SHEET NUMBER: CS-01
 Lot #: Allen Edwin Homes
 LOCATION:

FIRST FLOOR PLAN LAYOUT



SECOND FLOOR PLAN LAYOUT

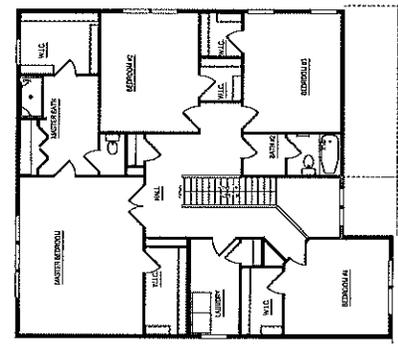


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PROJECT INFORMATION

1st. FLOOR (ABOVE GRADE)	1366	SQ.FT.
2nd. FLOOR (ABOVE GRADE)	1688	SQ.FT.
FINISHED BASEMENT	0	SQ.FT.
TOTAL HEATED	3054	SQ.FT.
GARAGE	446	SQ.FT.
FRONT PORCH	39	SQ.FT.
BACK PORCH	0	SQ.FT.
UNFINISHED BASEMENT	1256	SQ.FT.

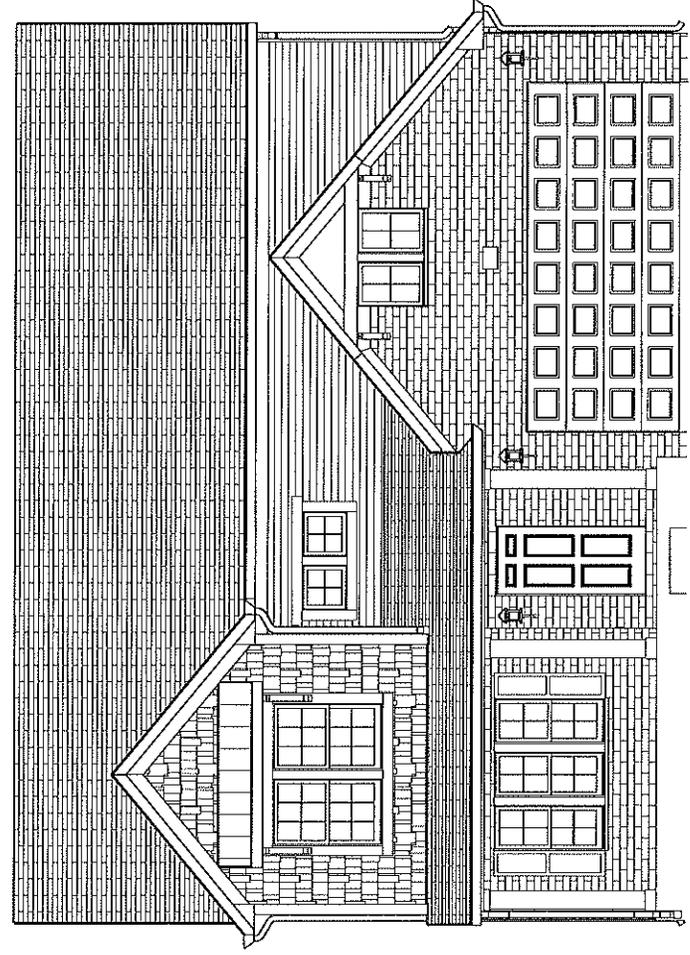
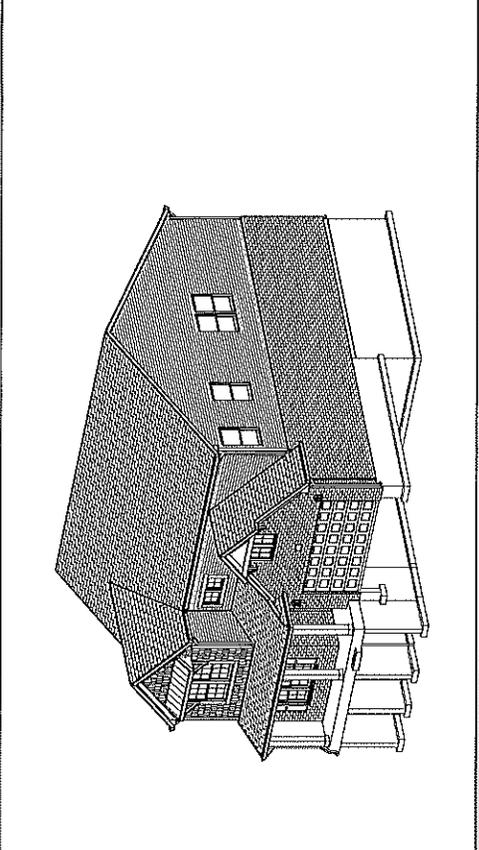
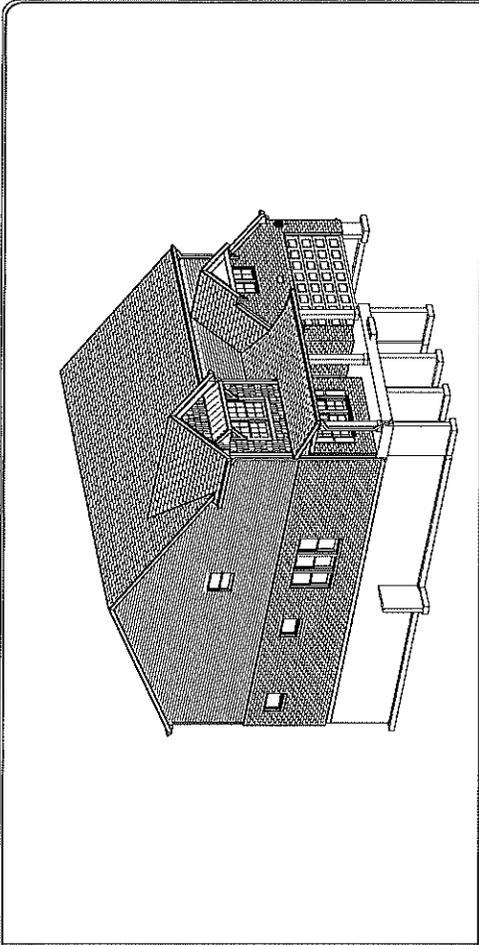
FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

PRINT DATE: 01/23/2017

REVISION	DATE	REV. NO.
GARAGE RIGHT		B3
ELEVATION B3		
REMARKS		

ALLEN EDWIN HOMES
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FOR: Allen Edwin Homes
 LOT #: T3100
 SHEET NUMBER: A-01
 PRINT DATE: 01/23/2017



FRONT ELEVATION B3

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



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Portage, MI 49002
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ELEVATION A3
REV. NO. DATE
GARAGE RIGHT
REVISION V7.00

REMARKS

REAR ELEVATION

SCALE: 1/8"=1'-0"

