



10405 Merrill Road  
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## PLANNING COMMISSION REGULAR MEETING

Wednesday, April 17, 2024 at 7:00 PM  
Hamburg Township Hall Board Room

### AGENDA

#### CALL TO ORDER

#### PLEDGE TO THE FLAG

#### APPROVAL OF THE AGENDA

#### APPROVAL OF MINUTES

1. [March 20, 2024 Planning Commission meeting minutes](#)

#### CALL TO THE PUBLIC

#### OLD BUSINESS

2. Final Site Plan Application for General Planned Unit Development (PCPUD23-0001) Project located at 10303 Hamburg Road (Parcel A) and 7620 M-36 (Parcel B). Parcel A will consist of 40 attached two-story multi-family units (38,800 SF) and a community center (1,400 SF). Parcel B will include a gas station building (2-story, 5,475 SF) attached to a mixed-use retail/residential building (2-story, 2,400 SF), as well as a gas station canopy with 12 stalls and a height of 17'. The Retail building will be used as offices for the apartment use.

#### NEW BUSINESS

3. Discussion about amending Sec. 36-429 (ECHO) of the Zoning Ordinance.

#### ZONING ADMINISTRATOR'S REPORT

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Supervisor Pat Hohl Clerk Mike Dolan Treasurer Jason Negri Trustees Bill Hahn, Patricia Hughes, Chuck Menzies, Cindy Michniewicz

**PLANNING COMMISSION MEETING**  
**Wednesday, March 20, 2024, at 7:00 PM**  
**Hamburg Township Hall Board Room**

**MINUTES**

**CALL TO ORDER**

Commissioner Muck called the meeting to order at 7:00 pm.

**PLEDGE TO THE FLAG**

**ROLL CALL OF THE BOARD:**

- 1) **PRESENT:**  
John Hamlin  
Patricia Hughes  
Deborah Mariani  
Ron Muir  
Jeff Muck, Chair  
Joyce Priebe

- 2) **ABSENT:**  
Victor Leabu Jr

**APPROVAL OF MEETING AGENDA for tonight.**

**Approval Motion** made by Commissioner Mariani, seconded by Commissioner Muir, to approve the agenda as amended with roll call and adjournment.

**Vote: Ayes (6) Absent (1) Leabu Jr**

**Motion carried.**

## APPROVAL OF THE MEETING MINUTES

**Approval Motion** made by Commissioner Mariani, seconded by Commissioner Hamlin, to approve February 21, 2024, Planning Commission Meeting Minutes with corrections as noted by Commissioner Priebe.

**Vote: Ayes (6) Absent (1) Leabu Jr**

**Motion carried.**

**CALL TO THE PUBLIC-** No public response.

## OLD BUSINESS

None

## NEW BUSINESS

1. **Zoning Map Amendment 24-0001** to change the zoning of the parcel commonly known as 9300 Hamburg Rd. (TID 4715-24-103-038) from Medium Density Residential (RA) to Neighborhood Service. (Zoning Ordinance Section 36-177).

Chair Muck opened the public hearing to any audience members that wanted to comment on this action item.

- i) **Joseph Monroe-9309 Hamburg Rd** stated that he had dropped off a letter to the Planning Department earlier this week, but he wanted to discuss that he was against this because he defines it as Spot Zoning. He explained that he felt that the nearby property values will decline if this rezoning is granted, due to increased traffic and spacing issues onsite.
- ii) **Jerry Bennett- 8820 Hendricks Dr** stated that he felt that the area could use a convenience center and was in favor of this zoning change.

Chair Muck closed the public hearing. Chair Muck invited the applicants to come to the podium. Patricia Weeks explained that this site housed Advanced Countertops which is not currently in business. She explained that no decision has been made as to how this rezoning will be used for the future proposed projects. Currently the building is being used as a storage unit since their primary residence is on the lake. According to the Master Plan, this area is slated for Neighborhood Services, which this rezoning would comply with.

Chair Muck opened the meeting to David Rohr, the Planning and Zoning Director. David reminded the commissioners that was important regarding a rezoning is to follow the community Master Plan. This request does support our comprehensive master plan. The future land use maps from 2010 and 2020 do envision this parcel as neighborhood commercial classification as neighborhood service uses. David provided the commissioners with the Permitted Use Table that was recently updated in Municode. Staff believes that this request is reasonable because it fits in with our Master Plan and the future use map.

Chair Muck opened the meeting for commissioner questions and comments. Commissioner Muir started by mentioning that he wished Commissioner Leabu Jr had been there since he knew the history of this site. David explained that the reason the current owners were petitioning for a rezoning, is that they are not allowed to do

anything to expand their business-related features, since the parcel is zoned residential. The current use is nonconforming as it exists. It had been grandfathered in before the zoning ordinance came into effect.

Commissioner Hughes stated that since the parcel is zoned as RA-Medium Residential, and if she had owned it, she would want to know what type of commercial use they would be proposing. She said she didn't know if the current owner would have more economical benefit to keep the parcel as it is or change it to neighborhood commercial.

Chair Muck said that is not what the commission is to answer. He asked David to explain if the current owners sold this property to someone that wanted to develop a commercial use what would that look like for the commissioner's process. This meeting is just a recommendation, then this rezoning would go to the Livingston County Planning Commission for review and recommendation. Then this rezoning case, with these two recommendations would go to the Hamburg Township Board of Trustees for approval, who are the only body that can amend or change the zoning map. If they determine that this parcel should be rezoned, and at some future date a business or neighborhood convenience came in to apply for something, they will need to go through a traditional site plan or a special use approval process. A business can't just open on the next business day. Modern zoning has so many requirements such as noticing public hearings, parking, and storm retention which would require a site plan review process to be completed before it is approved. Chair Muck reminded the commissioners that a commercial site would involve a lengthy process before such a development is approved.

Commissioner Hamlin said that a gas station couldn't go here since it is not permitted to use. A restaurant or a retail store could be sited here. The process to approve such a use would involve a full site plan review where they would need to provide the required parking, 20 ft of vegetative screening from the road and the neighbor side yards, and retention for storm runoff. Commissioner Hamlin reminded the owners that if something like that was proposed, then those people would need to go through a full site plan review process.

Commissioner Priebe mentioned that a bicycle repair shop would be a great use here, since it would not have a large negative impact on the neighborhood. She said she has lived in Hamburg for about 50 years and that site has always been commercial. The size of the lot would limit many uses that would be allowed, such as a church.

Commissioner Hamlin returned to the subject of spot zoning. Spot zoning occurs when the rezoning is not consistent with the municipalities comprehensive Master Plan, which in this case this rezoning request is in accordance with our master plan. Commissioner Hamlin confirmed that this rezoning is not spot zoning.

Commissioner Mariani said she agreed with Commissioner Priebe, that this is a small parcel which will not be allowed for an incompatible use here. Nothing elaborate will be allowed here, and there are so many processes that will require community comment, and site plan requirements and review. She agreed that anything would be better than the abandoned building that exists there right now.

Chair Muck said that he agrees with previous comments that this rezoning request is appropriate. He strongly urged that the owners of the property consider everything they heard at tonight's meeting regarding their neighbor's concerns and ensuring that all future decisions will be submitted to the township planning and zoning department for site plan review.

**Approval motion** made by Commissioner Hamlin, seconded by Commissioner Priebe, to recommend approval of Zoning Map Amendment #24-0001 to change the zoning of the parcel commonly known as 9300 Hamburg Road (TID 4715-24-103-177) from RA medium density residential to Neighborhood Service in accordance of Section 36-177 for the following reasons;

- It is following the comprehensive master plan of the township and the future land use map.

**Roll Call Vote: Ayes (6) Muir, Hughes, Hamlin, Priebe, Muck, and Mariani      Absent (1) Leabu Jr**

**Motion carried.**

**ZONING ADMINISTRATOR’S REPORT**

**Joint Meeting** on Tuesday, April 2 at 7pm at which we will go over everything that has happened in 2023, as well as a review of what has happened over the past few months in 2024.

**ADJOURNMENT**

**Approval motion** made by Commissioner Priebe, seconded by Commissioner Hughes to adjourn at 7:25pm.

**Roll Call Vote: Ayes (6)      Absent (1)**

**Motion carried.**

Respectfully submitted,

**Lisa Perschke**

*Planning/Zoning Coordinator & Recording Secretary*

**David Rohr**

*Planning & Zoning Director*

The minutes were approved as presented/corrected: \_\_\_\_\_

\_\_\_\_\_

Commissioner Jeff Muck, Chairperson

PHONE: 810-231-1000  
FAX: 810-231-4295



P.O. Box 157  
10405 Merrill Road  
Hamburg, Michigan 48139-0157

**To:** Planning Commissioners

**From:** David Rohr  
Hamburg Township  
Township Planner

**Date:** April 17, 2024

**Agenda Item:**

**Project Number:** Final Site Plan Application for General Planned Unit Development (GPUD23-001)

**Project Location:** 76200 M-36 and 10303 Hamburg Road

**Owner:** Ronny Hamama

**Applicant:** Ronny Hamama

**LOCATION:**

The project is located on two sites at the south side of the Hamburg Road and M-36 intersection: parcel 15-25-101-078 at 7620 East M-36 and parcel 15-25-200-025 at 10303 Hamburg Road.

A parcel combination of four parcels and land division to create two parcels has been processed by the Township (PLD23-007). The boundary adjustment will allow the proposed townhome project to be on one site (Parcel A, 4.47) and the mobile gas station to be on a separate site (Parcel B, 1.42 acres)

**PROJECT HISTORY:**

Project GPUD23-001, Site Plan Application for General Planned Unit Development was heard at the December 20, 2023, Planning Commission meeting. No formal action was taken at the meeting and the project was tabled to a later date.

Project GPUD23-001, was heard again at the February 21, 2024, Planning Commission meeting. The applicant worked to address the issues raised and the December meeting, including new architectural facades of the apartment buildings and commercial buildings on M-36 and an increased landscape buffer on the east side of the development. The Planning Commission approved preliminary site plan for GPUD23-001 6-1 in favor.

Project GPUD23-001 was heard at the Board of Trustees meeting March 5, 2024. The Board of Trustees approved the preliminary site plan, 4-1 in favor.

### Location Map



**PROJECT DESCRIPTION:**

The proposed project will consist of two parcels, Parcel A and Parcel B. It will require the approval of a boundary adjustment between the existing two parcels, with the boundary

adjustment making parcel 15-25-101-078 (Parcel A) larger and parcel 15-25-200-025 (Parcel B) smaller.

Parcel A is currently 1.57 acres and will be 4.46 acres with 194,357 square feet once the boundary adjustment is completed. An existing house on this parcel will be removed as part of the proposed project. Parcel B is currently 3 acres and will be 1.4 acres with 61,961 square feet once the boundary adjustment is completed. Parcel B is now being developed with an existing gas station.

Parcel A will consist of 40 attached two-story multi-family units (38,800 SF) and a community center (1,400 SF). The 40 units will be owned under common ownership and will be rented as apartments. Parcel B will include a gas station building (2-story, 5,475 SF) attached to a mixed-use retail/residential building (2-story, 2,400 SF), as well as a gas station canopy with 12 stalls and a height of 17'. The Retail building will be used as offices for the apartment use.

Parcel A will also have an 81,447 SF shared open space area as well as 21 parking spaces along the alley that are not immediately adjacent to the individual units. Parcel B will have a 7,843 SF shared open space area and 37 lot parking spaces, four of which will be accessible.

The project will have four entrances: two from M-36 and two from Campbell Street. All 40 units will face the looping alley, and 15 parallel guest parking spaces will be placed along the alley from west, 2 to the south, and 4 to the east (Total 21 guest parking). The 40 dwellings will have front door access from the community green space and a garage access. The gas station will have two entrances, one at the South Elevation and the other at the West Elevation. There are 15 parking spaces in front of those entrances. The Retail building will have an entrance at the South Elevation and another one for the residential units at the East Elevation facing Campbell Street. There will be 9 parking spaces facing the residential entrance.

The project is proposed as a General Planned Unit Development to allow more flexibility with the zoning code requirements. Please see the Zoning Regulations section below for a list of the zoning code requirements.

### **GENERAL PLANNED UNIT DEVELOPMENT REVIEW PROCESS:**

Sec. 36-447. - Final PUD site plan review.

(a) The applicant shall submit a final PUD site plan which contains all information required for site plan review under [section 36-73\(6\)](#) and approvals from all appropriate county, state and federal agencies, including, but not limited to, the county road commission, county drain commissioner, county health department and the Michigan Department of Transportation.

(b) The planning commission shall review the submitted final PUD site plan to ensure compliance with all standards and criteria of the Hamburg Township zoning ordinance, the master plan, village center master plan, and the Southeast Livingston County Greenways Plan where applicable. The planning commission then shall take action to recommend approval or



denial of the final PUD site plan to the Township Board based upon compliance with the above referenced standards.

(c) Upon receipt of the report and recommendation of the planning commission, the Township Board shall review all findings. If the Township Board determines that approval would be appropriate, it shall work with the application and the Township Attorney to prepare a development agreement setting forth the conditions upon which such approval is based. Such conditions shall include, where appropriate, identification of the phases and timetable for development, and an estimate of the costs of implementing each phase.

(d) After approval by resolution of the Township Board, the development agreement shall be executed by the Township and the applicant and recorded in the county records. Approval shall be granted only upon the Township Board determining that all qualification requirements, conditions of approval, and provisions of this and other Township ordinances have been met, and that the proposed development will not adversely affect the public health, welfare and safety. Approval shall further be subjected to the condition that the contract will be properly recorded.

(e) Approval of a PUD site plan shall be effective upon recording the contract and filing proof of recording with the Township Clerk.

(f) Once an area has been included, within the boundaries of an approved PUD, no development may take place in the PUD except in accordance with the Township Board-approved PUD site plan.

(g) Prior to any development within the area involved, an approved PUD site plan may be terminated by the applicant or the applicant's successors or assigns, by filing with the Township and recording in the county records an affidavit so stating. The approval of the plan shall terminate upon such recording.

(h) No approved plan shall be terminated after development commences except with the approval of the Township Board and of all parties having an equity interest in the land.

**ZONING ORDINANCE REGULATIONS:**

The subject sites are located within the Village Center (VC) and Village Residential (VR) Zoning District. The zoning district regulations are listed below with the GPUD process allows flexibility to the required regulations. Table 1 summarizes the zoning regulations that apply for the proposed project:

**Table 1** (Sheet AS1.00 Site Plan)

**SITE DATA**

Regulation	Information
Parcel I.D.	#4715-25-101-078 / #4715-25-200-025 / #4715-25-200-024 / #4715-25-200-023
Address	7620 E. M-36 & 10908 Hamburg Rd. Hamburg Twp, MI
Zoning	VC - Village Center/VR- Village Residential
Lot Area	Parcel A -194,357 Sq. Ft. / Parcel B - 61,961 Sq. Ft.
Lot Area Combined:	256,501 Sq. Ft. (5.88 Acres)

**ZONING SCHEDULE OF REGULATIONS**

Regulation	Required	Provided - Parcel A (Townhomes)	Provided - Parcel B (Service Station)
Setbacks	VR Zoning Front: 20' Side: 10' Rear: 25'  VC Zoning Front: 20' Side: 10' Rear: 15'  Garage: 5' From Building Line  10' Between each building	BUILDING A : COMMUNITY CENTER Front: n/a Side: 15'-0" 90'-3" Rear: 15'-1"	
		BUILDING B, C, D & E Front: 62'-0" Side: 64'-6" 11'-7" Rear: 133'-10"	BUILDING F Front: 491'-10" Side: 60'-0" 25'-0" Rear: 15'-0"
		BUILDING G Front: 72'-5" Side: 93'-4" 133'-2" Rear: 365'-1"	BUILDING H, I Front: 50'-0" Side: 33'-7" 170'-3" Rear: 157'-9"
		BUILDING J Front: 64'-1" Side: 11'-7" 16'-11" Rear: 15'-1"	RETAIL MIXED USE Front: 58'-0" Side: 20'-0" 50'-8" Rear: 276'-1"
Min. Lot Area	VR: 80 SF VC: 65 SF	4.46 Acre - 194,357 Sq. Ft.	
Max. Dwelling unit per Acre	VR: 8 / Acre VC: 10 / Acre	40 Dwelling units /4.46 Acre 10 unit/Acre	
Building Height	VR / VC : 35' / 2.5 Stories	2 Stories / 28'-9" 22'-6" Townhome 1 Story/18'-8" Community center	
Maximum Lot Coverage building/parking	VR: 35/40 VC: 50/80	21% Building (40,201 SF) 58 % Total Impervious (112,910 SF)	
		24% (15,145 SF) 87% (54,118 SF)	
Open Space	1,500 SF/ PER UNIT 60,000 SF REQ. OPEN SPACE	2,036 SF / Unit Provided (81,447 SF)	
		7,843 SF	
		PARCEL A & B COMBINED TOTAL BUILDING COVERAGE 65%	
		PARCEL A & B COMBINED OPEN SPACE 77,776 SF	

**PARKING SUMMARY - Parcel A (Townhomes)**

Regulation	Required	Provided
Site Requirement	1.5 Spaces /Unit: 1.5/40 units = 60 Spaces + Community Center 1 Space / 400 SF = 3.5 Spaces	15 Street Parking Spaces: (Guest) + 40 Garage Parking Spaces + 8 Lot parking spaces @ service station 4 Spaces by Community Center
Total	63.5 Spaces Required	67 Spaces Provided

**PARKING SUMMARY - Parcel B (Service Station)**

Regulation	Required	Provided
Site Requirement	Service Station: 1 Space / Stall + 1 Employee = 13 Spaces Retail: Retail: 1 Space / 150 SF = 16 Spaces	37 Lot Parking Spaces +
Total	29 Spaces Required including 2 Accessible Space	37 Spaces Provided including 4 Accessible Parking Spaces

**Landscaping:**  
 The final plan provides a tree removal plan and shows that many trees will need to be removed with a few existing trees to be preserved within the proposed open space park.

Plan Page L101: Landscape Plan shows conceptual landscaping including the existing trees to remain and proposed new trees.

The landscaping plan details two buffer areas: west and south. Both proposed buffers provide more landscaping than is required. The entire site (sans M-36) is wrapped in a 6' wooden fence.

In the Zoning Regulations the Planning Commission may waive or reduce the buffer zone landscaping requirement if equivalent screening is provided by existing or planned parks, parkways, recreation areas, or by existing woodlands on the lot, and topographic or other natural conditions. Existing quality trees (hickory, oak, maple, ash) with a caliper at least eight inches shall count as two trees toward the above requirements.

1. Where a six-foot-high continuous wall is required, such wall shall be a masonry wall, except that the planning commission may allow the substitution of a six-foot-high pressure-treated wood fence.
2. Waiver for a 6-foot landscape buffer on the east and west side of development, phase two.

Because this project is a General Planned Unit Development the landscape requirements can be set by the Development Agreement as part of the Planned Unit Development process and the Planning Commission does not need to officially waive the landscaping requirements.

**Lighting:**  
 The lighting plan of the project shows 21 lights along the main roadway all between M-36 and Campbell Rd.

In the Village Center area, A consistent type of pedestrian scale ornamental lighting shall be provided along all sidewalks, within any off-street parking lots and along road frontages.

**Signs:**  
 Signs details were submitted for the VR and VC districts. The submitted sign details appear to conform to the ordinance requirements. Any additional signage proposed for the project will be provided as a part of the final site plan review and shall meet the requirements of the zoning regulations.

<p>General. The overall design and mixture of uses shall be consistent with the intent of this district. Compatibility of uses shall be determined by the following:</p> <ol style="list-style-type: none"> <li>1. The uses shall not create noise, dust, odors, fumes or other nuisances that will have an obnoxious effect on surrounding residences.</li> <li>2. Traffic volumes generated by the use shall not have a negative impact on</li> </ol>	<p>✓</p> <p>✓</p>
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<p>surrounding residential character.</p> <ol style="list-style-type: none"> <li>3. Architecture shall meet the requirements of section 36-73(7).</li> <li>4. Location and use of yards shall contribute to the continuation of open space areas within the immediate vicinity.</li> <li>5. Location and design of landscaping and pedestrian areas shall be compatible with and enhance the area pedestrian and open space network.</li> <li>6. Location, size and types of architectural projections such as porches or awnings shall be compatible with other structures along the same block.</li> <li>7. Location, scale and design of signs shall be consistent with the character of other signs, street elements structures and uses located along the same street.</li> <li>8. Residential development shall be designed to be compatible with surrounding land uses, while providing a mixture of housing types to meet the varied needs of Township residents.</li> </ol> <p><b>Staff Analysis:</b>                  The project has been designed to be compatible with the surrounding area and to have a downtown village appearance, creating a design to help foster community interaction. MDOT and the LCRC will require the developer to prepare a traffic study for this project and MDOT and LCRC approvals will be required as a part of the final site plan review.</p>	<p>✓                  ✓                  ✓                  ✓                  ✓                  ✓</p>
<p><b>Sidewalks/pedestrian circulation.</b></p> <ol style="list-style-type: none"> <li>1. Site design shall demonstrate a special sensitivity to pedestrian circulation and safety.</li> <li>2. Sidewalks at least five feet wide and at least seven feet wide where abutting parking shall be provided along public streets and private roads; bike paths shall be required in locations designated in the Hamburg Village master plan or to provide linkages with existing or planned bikepaths.</li> <li>3. All developments shall provide pedestrian linkages between public sidewalks and the building entrances.</li> </ol> <p><b>Staff Analysis:</b>                  The sidewalk system within the development has been designed to provide good pedestrian access within the site and to the surrounding areas both along M-36, Pearl Street, and Campbell St. The developer may wish to consider creating a pedestrian access route from the area off the sidewalk on Campbell Ct. in the development that is closest to the retail store at the gas station to allow easy access to this use.</p>	<p>✓                  ✓                  ✓</p>

<p><b>Architecture.</b></p> <ol style="list-style-type: none"> <li>1. Buildings shall possess architectural variety but enhance the overall cohesive and historic village character. ✓</li> <li>2. Building architecture shall meet the standards of section 36-73(7). ✓</li> <li>3. The first floor of front facades shall include at least 30 percent windows. The approximate size, shape, orientation and spacing shall match that of buildings on adjacent lots. ✓</li> <li>4. The mass and proportion of structures shall be similar to structures on adjacent lots and on the opposite site of the street. Larger buildings may be broken-up with varying building lines and rooflines to provide a series of smaller scale sections which are individually similar in mass and proportion to surrounding structures. ✓</li> <li>5. Buildings located on corner lots shall provide distinct and prominent architectural features or site elements which reflect the importance of the building's corner location and creates a positive visual landmark. An entry feature or site landmark shall be required at corners designated for such a feature in the Hamburg Village master plan. The architectural feature or site element shall be subject to planning commission approval. ✓</li> </ol> <p><b>Staff Analysis:</b>                  The proposed designs have utilized large front porches and with garages access along the roadways. The fronts of the nine proposed units will be accessed off a park area providing a unique feature to this tight community. The main street layout and the on-street parking is also utilized to provide a downtown village feel when entering this development.</p>	
<p><b>GPUD Requirements:</b></p> <ol style="list-style-type: none"> <li>A. <b>Location.</b> A GPUD shall only be created on development sites within the Township which have a portion of the property located within the Neighborhood Service (NS), Community Service (CS), Mixed Use Development (MD), Village Residential (VR), or Village Center (VC) zoning districts. ✓</li> <li>B. <b>Size.</b> A GPUD shall only be created on development sites one (1) acre in area or greater. ✓</li> <li>C. <b>Permitted Uses.</b> <ol style="list-style-type: none"> <li>1. Uses that are listed as Permitted Uses or Special Uses in the underlying zoning district or uses identified in the underlying future land use category of the Township Master Plans may be permitted in a GPUD development. ✓</li> </ol> </li> </ol>	

**Planned Unit Development Project Standards (Section 36-442)**

**In considering any application for approval of any Planned Unit Development community site plan, the Planning Commission shall make their determinations on the basis of the standards for site plan approval set forth in Article 3 of this chapter, as well as the following standards and requirements:**

(1)

A GPUD shall promote the goals and objectives of the Township master plan, and village center master plan. Including the intent and guidelines related to site design as stated in the transportation section of the master plan, and the village design chapter of the Hamburg Township village center master plan, where applicable. Along with other appropriate site design standards, guidelines, and principles, the following site development elements shall also be reviewed for consistency with the applicable guidelines of the master plan and the village center master plan:

- a. Sidewalks/pedestrian circulation.
- b. Parking/loading areas.
- c. Architecture.
- d. Signs.
- e. Street and access design.
- f. Lighting.
- g. Landscaping.

*This project has been designed to comply with the Village Center Master Plan. The future land use designation of the subject site is Village Core along M-36 and Village Residential-10 everywhere else on the property. The Community Center/Office building was intentionally located on the site closer to M-36 and the residential component of the project has been proposed south of community center/ office building and the existing gas station. The project architecture of the structures and layout of the project has been created to meet the requirements in the Village Center Master Plan, Village Residential areas.*

(2)

A GPUD shall result in a higher quality of development than could be achieved under conventional zoning.

*The project open space and the connections provided through the site result in a higher quality of development than could be achieved otherwise.*

(3)

A GPUD shall not be created in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards without the need for variances.

*Because of the long roadway extension to access Campbell Street to the east and in creating the centralized public park/retention area on the site some regulatory flexibility is required for the development of the site.*

(4)

A GPUD may be created only when the proposed land use will not add public service and facility loads beyond those contemplated in the master plan or other applicable plans or policies of the Township unless the applicant can demonstrate to the sole satisfaction of the Township Board that such added loads will be accommodated or mitigated by the proponent as part of the GPUD or by some other means deemed acceptable to the Township Board.

*The proposed GPUD will add additional public service and facility loads envisioned by the Village center master plan. The Township Board will confirm this in the final site plan review.*

(5)

Creation of a GPUD shall establish land use patterns which are compatible with and protect existing or planned use. The use of the GPUD option shall not be for the purpose of avoiding applicable zoning requirements of the underlying zoning district.

*The proposed project is a General Planned Unit Development (GPUD). The proposed project meets most of the regulations of the zoning district. However, because of the layout of the project, the size of the landscape buffer has been reduced from 20 feet to 6 feet and in certain areas of the site. To soften the design of the project and to lessen the impact on the adjacent properties a continuous wall along the perimeter of the entire site has not been proposed as a part of the project.*

The Hamburg Township zoning ordinance states that the intent of the GPUD is to

- Permit private development which is substantially in accordance with the goals and objectives of the Township Master Plan which and the Township Village Center Master Plan.
- Permit regulatory flexibility to achieve development that comply with the Township's Master Plans in order to achieve economy and efficiency in the use of land, natural resources, energy and in the provision of public services and utilities; to encourage the creation of useful open space particularly suited to the proposed development and parcel on which it is located; and to provide appropriate housing, employment, services and shopping opportunities to satisfy the needs of residents of the Township of Hamburg.

The GPUD should be laid out so that proposed uses, buildings, and site improvements relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.

*It appears that the proposed project will meet the intent of the GPUD. By allowing this project some slight regulatory flexibility, the proposed development will be compatible with the Master Plan, provided needed multi-unit housing within the village area, achieve the efficient use of the land, and will provide important pedestrian connections and amenities in the village area.*

(6)

A GPUD shall not be allowed solely as a means of increasing the density or intensity of development.

*The density of the project is not increased over what would be allowed under the underlying zoning district.*

(7)

A GPUD shall improve the appearance of the Township through quality building design and site development, the provision of trees and landscaping consistent with or beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

*The design of this project will improve the appearance of the Township and will provide needed connection through the site to the surrounding community, on street parking and high-quality design features. The proposed for-rent townhomes will also provide the Village area with a much-needed housing alternative to the existing single-family housing within the Village.*

**Standards for Site Plan Review (Section 36-73).**

Compliance with the standards of this section are required as a part of the Final Site Plan review. Staff has included these standards into the review of the preliminary site plan to make sure that if the preliminary site plan review is approved the applicant is aware that the project will need to meet the requirement of this section once all the required information is submitted for final site plan review. In the review of all site plans, the Zoning Administrator and the Planning Commission shall endeavor to assure the following:

**a. The proposed development conforms to all provisions of this chapter.**

The proposed development has been designed to meet all the required site plan review requirements. See the development compliance review table on pages 3 to 7 of this report for information about how the proposed project would conform to all the provisions of the Zoning Ordinance regulations.

**b. All required information has been provided.**

The application is for the final site plan for the GPUD. It appears that the applicant has submitted adequate information for the planning commission review of the final site plan for the proposed GPUD project. All required information under section 36-73 and as to address the initial comments from the different agencies and reviewing bodies will be required prior to final site plan review.

**c. The movement of vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.**

The Township fire district and township engineer has reviewed the roadway and sidewalk layout of the project. The project has been designed to access both M-36 and Campbell Ct. providing two forms ingress/egress for the development. with one main roadway. The sidewalk system that is proposed will provide pedestrian connection to the units and



pedestrian access through the site from the multiuse trail and commercial along M-36 to the Village Area and the Lakelands trail via Pearl Street. The site has been designed to provide safe and convenient streets and sidewalks.

MDOT approvals will also be required prior to issuance of a zoning permit for this project.

**d. The proposed development will be harmonious with existing and future uses in the immediate area and the community.**

The development will be harmonious with existing and future uses.

**e. The proposed development provides the necessary infrastructure improvements, such as roads, drainage, pedestrian facilities and utilities, to serve the site, and be adequately coordinated with the current and future use of adjacent properties.**

Please see attached engineer review.

**f. The applicable requirements of Township, county and state agencies are met regarding grading and surface drainage and for the design and construction of storm sewers, stormwater holding facilities, water mains, and sanitary sewers.**

See comments in item e above.

**g. Natural resources will be preserved to the maximum extent possible in the site design by developing in a manner which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, and woodlands.**

There are not any lakes, ponds, streams, wetlands, or steep slopes on the site. The site is wooded and most of the trees will be removed as a part of the project. The project does propose to preserve 61 existing trees.

**h. The proposed development shall respect the natural topography to the maximum extent possible by minimizing the amount of cutting, filling, and grading required.**

A detailed grading plan has been submitted. The subject property is relatively flat and the location of the improvements on the site have been placed on the areas with the least slope. The grading plan will be reviewed by the Township engineer.

**i. The proposed development will not cause soil erosion or sedimentation.**

Prior to issuance of a building permit for this project the Livingston County Drainage Commission will require approval of a soil erosion and sedimentation plan that meets the local and state requirements.

**j. Landscaping, including trees, shrubs and other vegetative material is provided to maintain, improve and/or restore the aesthetic quality of the site.**

A detailed landscape plan has been provided as a part of the GPUD final site plan review. The landscaping will help screen the project from the surrounding homes and help to restore the aesthetic quality of the site.

**k. Conformance to the adopted Hamburg Township Engineering and design standards.**

The township engineer has done a review of the final plans and project layout. The engineering comments are attached. If the GPUD final site plan is approved the application will address the engineering comments and will be required to comply with all Hamburg Township Engineering and design standards prior to the issuance of a land use permit.

- I. All proposed commercial, office, industrial, institutional and multiple-family development shall utilize quality architecture to ensure that buildings are compatible with surrounding uses, protect the investment of adjacent landowners, blend harmoniously into the streetscape and meet the objectives the Township master plan. New buildings, additions and renovations shall be designed to preserve or complement the design character of existing development, provide visual harmony between old and new buildings, and create a positive image for the Township's various commercial shopping nodes. Commercial, office, industrial, institutional and multiple-family architecture shall be reviewed by the planning commission under the following criteria:**
  - 1. Buildings shall front towards and relate to the public street. Buildings shall be located to create a defined streetscape through uniform setbacks and proper relationship to adjacent structures. Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roofline shapes and rhythm. Buildings within the area designated on the master plan and Village Center master plan as the "Hamburg Village" shall be compatible with the historic character of the unincorporated place commonly referred to as the "Old Hamburg Village."**
  - 2. Building materials and colors shall relate well and be harmonious with the surrounding area. Roof shape and materials shall be architecturally compatible with adjacent buildings and enhance the predominant streetscape. For any side of a principal building facing a public or private street, at least 50 percent of the facade shall be constructed of, or covered with, the following materials:**
    - 1. Brick;**
    - 2. Fluted or scored concrete block;**
    - 3. Cut stone;**
    - 4. Vinyl siding;**
    - 5. Wood siding;**
    - 6. Glass; or**
    - 7. Other materials similar to the above as determined by the planning commission.**
  - 3. Buildings shall possess architectural variety, but enhance the overall cohesive community character. Buildings shall provide architectural features, details and ornaments such as archways, colonnades, towers, cornices or peaked rooflines.**
  - 4. Building walls over 100 feet in length shall be broken up with a combination of the following: varying building lines, windows, architectural accents and trees.**
  - 5. Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.**
  - 6. Where the rear facade of a building will be visible from a residential zoning district, or the rear of the site will be used for public access or parking, such rear facade shall be constructed to a finished quality comparable to the front facade.**
  - 7. Signs, landscaping, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with other nearby**

**developments. Developments shall provide site features such as decorative entry signs, ornamental lighting, pedestrian plazas and/or pedestrian furniture.**

The proposed layout and structures on the site have been designed to be compatible with the village character of the ‘Old Hamburg Village’ and to comply with the Village Center Master Plan.

The proposed streetlights shall match the required street lighting in the Village Center Master plan and shall be appropriately spaced along the entirety of the main roadway and lower level pedestrian lighting shall be used in the park to allow safe access to the fronts of the nine houses that front this park area.

**RECOMMENDATIONS:**

The Planning Commission should review and discuss the final GPUD site plan application, the submitted materials including the project plans, the staff report, and any information presented at the public meeting; and either recommend approval or denial of the preliminary site plan for the GPUD to the Township Board.

**Example Approval Motion:**

The Planning Commission recommends approval of the final GPUD site plan, as shown on project plan (Exhibit A), to the Township Board because the project as conditioned it is consistent with the requirements of the General Planned Unit Development regulations and will be able to meet site plan review standards of the zoning ordinance as discussed at the meeting tonight and presented in the staff report with the following conditioned of approval:

**Suggested Condition 1:**

Prior to the issuance of a land use permit as needed all appropriate approvals from local, county, state, and federal agencies, including, but not limited to, Hamburg Township Fire, Assessor, and Public Works Departments, the Livingston County Road Commission, Drain Commissioner, and Health Department; and the Michigan Department of Environment, Great Lakes and Energy and Transportation shall be received.

**Suggested Condition 2**

A development agreement including master deeds and bylaws will be submitted for this project. This agreement will be reviewed by the Township Attorney. This agreement shall include a cross access agreement that allows public use of the private roadways, sidewalks and parks within the project.

**Next Steps:**

If the Planning Commission recommends approval of the final GPUD site plan, the Township Board shall consider the Planning Commission recommendation and shall take action to approve, deny or remand the site plan back to the Planning Commission for further review.

The Planning Commission shall review the submitted Final GPUD site plan to insure compliance with all standards and criteria of Article 3 Site Plan Review and Article 12, Planned Unit Development. The Planning Commission then takes action to recommend approval or denial of the Final GPUD site plan to the Township Board based upon compliance with the above referenced standards.

Upon receipt of the report and recommendation of the Planning Commission, the Township Board shall review all findings. If the Township Board determines that approval would be appropriate, it shall instruct the Applicant to work with the Township Attorney to prepare a development agreement setting forth the conditions upon which such approval is based. Such conditions shall include, where appropriate, identification of the phases and timetable for development, and an estimate of the costs of implementing each phase.

After approval by resolution of the Township Board, the Development Agreement shall be executed by the Township and the applicant and recorded in the County records. Approval shall be granted only upon the Township Board determining that all qualification requirements, conditions of approval, and provisions of this and other Township Ordinances have been met, and that the proposed development will not adversely affect the public health, welfare and safety. Approval shall further be subjected to the condition that the contract will be properly recorded.

**Exhibits:**

Exhibit A: Project Application.

Exhibit B: Final GPUD site plan and other project plans.

Exhibit C: Hamburg Township Fire Department Initial Review

Exhibit D: Hamburg Township Engineering Consultant Review

Exhibit E: Outside agency reviews.

# Hamburg Village Townhomes

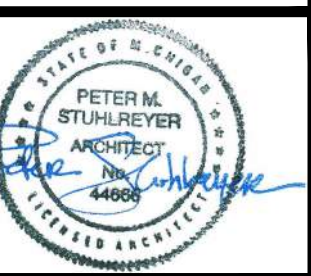
7620 and 10303 Hamburg Rd.

Hamburg Twp., MI

PUD Preliminary Site Plan



3300 AUBURN RD. SUITE 300  
AUBURN HILLS, MI 48326  
T: 248.601.4422 F: 248.453.5854  
WWW.DESIGNHAUS.COM  
INFO@DESIGNHAUS.COM



Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

Title Sheet and Index

022065

GO01



### PROJECT TEAM

**OWNER**  
RON HAMAMA  
3700 TELEGRAPH RD  
BLOOMFIELD HILLS, MI 48302  
T: 248.207.5066  
CONTACT: ronnyhamama@gmail.com

**ARCHITECT**  
DESIGNHAUS ARCHITECTURE  
3300 AUBURN  
AUBURN HILLS, MI 48326  
T: 248.601.4422  
F: 248.453.5854  
PROJECT MANAGER: JOE LATOZAS  
CHIEF LANDSCAPE ARCHITECT: MICHAEL PIZZOLA  
PROJECT ARCHITECT: PETER STUHLREYER, A.I.A.

**CIVIL**  
SM ENGINEERING  
1939 LINCOLNSHIRE DRIVE  
ROCHESTER HILLS, MI 48309  
T: 248.635.3553  
CONTACT: GREG EZZO

**SURVEYOR**  
KEM TEC  
22556 Gratiot Ave, Eastpointe, MI 48021  
T: (586) 772-2222  
CONTACT: info@kemtecsurvey.com

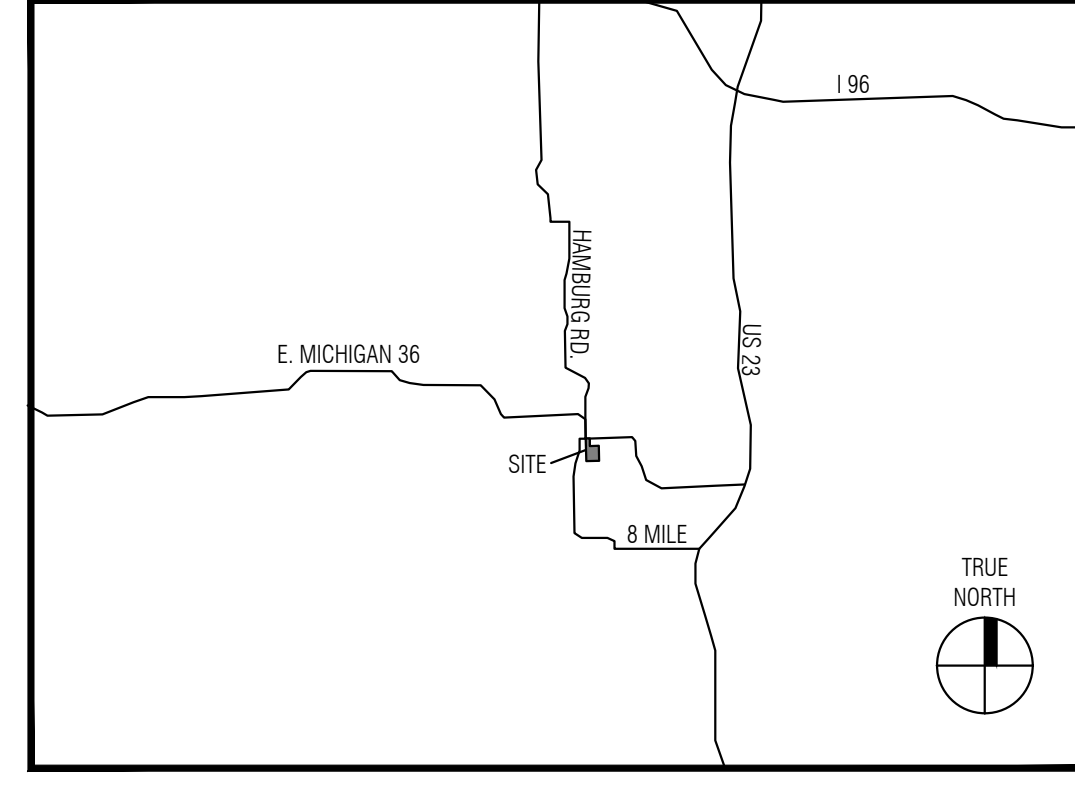
### STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

REGISTERED DESIGN PROFESSIONAL IN CHARGE:  
PETER STUHLREYER, A.I.A.  
MICHIGAN IDENTIFICATION # 44668  
DESIGNHAUS ARCHITECTURE

MICHAEL PIZZOLA, CHIEF LANDSCAPE ARCHITECT  
MICHIGAN IDENTIFICATION # 3901001656  
DESIGNHAUS ARCHITECTURE

### LOCATION MAP



### INDEX OF DRAWINGS

REV	DATE	DESCRIPTION	STATUS
REV Preliminary PUD	01.19.24		<input type="checkbox"/>
REV Preliminary PUD	11.17.23		<input type="checkbox"/>
PUD Preliminary SP	7.24.23		<input type="checkbox"/>
PUD Preliminary Rev	5.27.22		<input type="checkbox"/>

SHEET NO:	DRAWING NAME
<b>GENERAL</b>	
G001	Title Sheet and Index
G002	Renderings
<b>CIVIL</b>	
1 of 2	Topographic Survey
2 of 2	Topographic Survey
1 of 2	Exhibit Proposed Parcels
2 of 2	Exhibit Existing Parcels
C3.0	Site Layout & Paving Plan
C4.0	Grading Plan
C5.0	Utility Plan
<b>LANDSCAPE</b>	
AS1.00	Architectural Site Plan
AS1.01	Sign Master Plan
AS1.02	Fire Truck Access Plan
AS1.03	Photometric Plan
L100	Tree Removal and Preservation Plan
L101	Landscape Plan
<b>ARCHITECTURAL</b>	
A010	First Floor Plan - Service Station
A011	Second Floor Plan - Service Station
A012	Building Elevations - Service Station
A013	Gas Station Plan & Elevations
A100	Building A Community Center Floor Plan
A101	Building B C D E F & G Floor Plans
A103	Building H Floor Plans
A104	Building I Floor Plans
A105	Building J Floor Plans
A106	Typical Overall Plans - Buildings B, C, D, E, F & G
A107	Typical Unit B Plans - Buildings H & I
A200	Building A Elevations
A201	Building B C D E F & G Elevations
A203	Building H Elevations
A204	Building I Elevations
A205	Building J Elevations

0001 Title Sheet and Index.dwg  
3/8/2024

User



4 North View From E-Michigan 36 (Main Entrance) No Scale



3 East Entrance View From Campbell Ct. No Scale



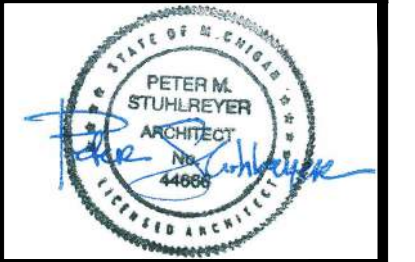
2 Community Center View No Scale



1 Townhomes View No scale

DESIGNHAUS EST 1998 ARCHITECTURE

3300 AUBURN RD. SUITE 300  
AUBURN HILLS, MI 48326  
T:248.601.4422 F:248.453.8654  
WWW.DESIGNHAUS.COM  
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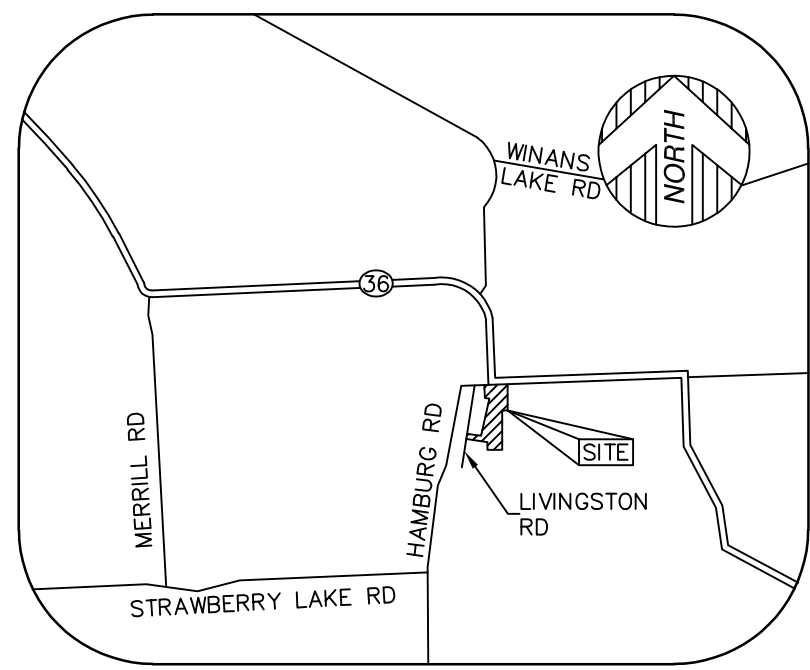
Hamburg Village Townhomes  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

Renderings

022065  
GOO2

0002 Renderings.dwg  
3/8/2024

User



VICINITY MAP  
(NOT TO SCALE)

**PARCEL AREA**

**PARCEL 1**  
76,199± SQUARE FEET = 1.749± ACRES

**PARCEL 2**  
134,971± SQUARE FEET = 3.098± ACRES

**BENCHMARK**

- SITE BENCHMARK #1**  
MAG NAIL IN WEST SIDE OF UTILITY POLE AT NE CORNER OF GAS STATION PARKING LOT.  
ELEVATION = 924.31' (NAVD 88)
- SITE BENCHMARK #2**  
TOP OF FOUNDATION ANCHOR BOLT, SE SIDE OF TRAFFIC SIGNAL STRAIN POLE, AT SOUTH SIDE OF M-36.  
ELEVATION = 922.30' (NAVD 88)
- SITE BENCHMARK #3**  
MAG NAIL IN EAST FACE OF UTILITY POLE AT SW CORNER OF GAS STATION.  
ELEVATION = 922.19' (NAVD 88)
- SITE BENCHMARK #4**  
MAG NAIL IN WEST FACE OF UTILITY POLE AT SE CORNER OF GAS STATION.  
ELEVATION = 922.46' (NAVD 88)

**PROPERTY DESCRIPTION**

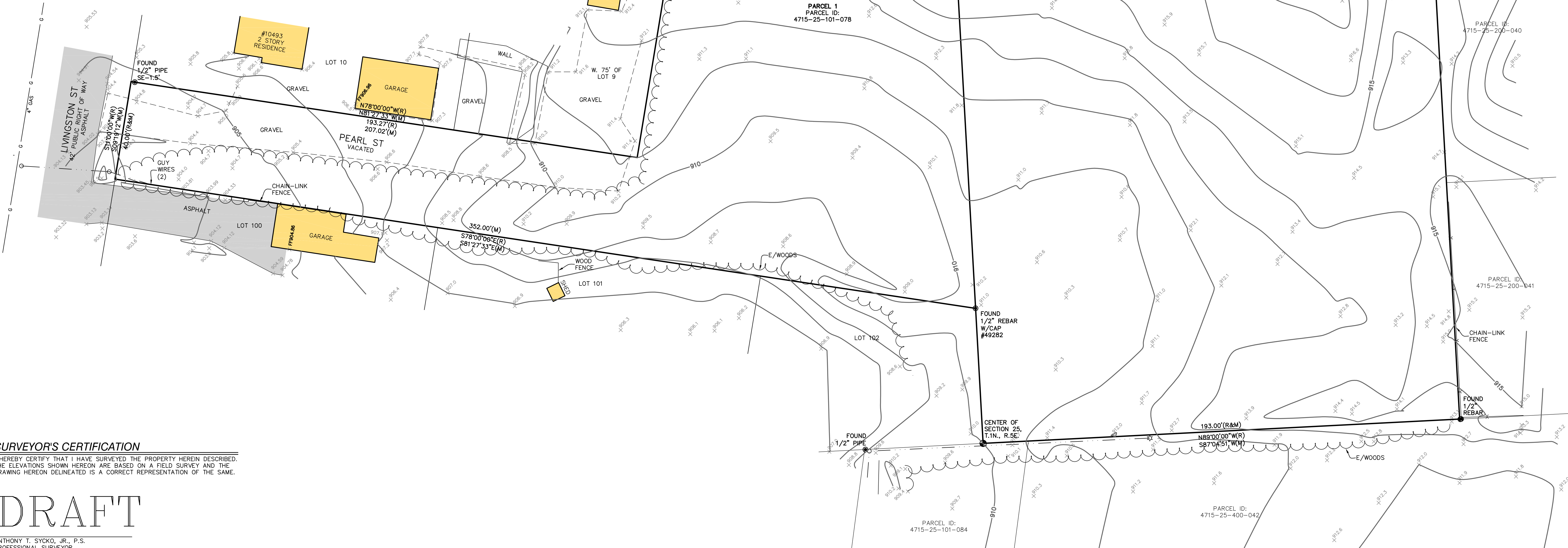
THE LAND SITUATED IN THE TOWNSHIP OF HAMBURG, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

**PARCEL 1**  
SEC 25 T1N R5E HAMBURG VILLAGE BEG AT PT WHICH SLY LINE HAMBURG RD INTERSECTS NS 1/4 SEC LINE TH WLY ALG SLY LINE SD RD 61.85 FT TH S 160.1 FT TH S10°W 460.1 FT TO NLY LINE PEARL ST TH N78°W ALG SD NLY LINE 193.27 FT TH S11°W TO SLY LINE PEARL ST 40 FT TH S78°E ALG SD SLY LINE TO NS 1/4 LINE TH NLY TO POB ALSO BEG AT PT WHICH N/S 1/4 LINE INTERSECTS SLY LINE HAMBURG RD TH ELY ALG SD SLY LINE 44 FT TH SLY ON LINE PARALLEL WITH SD N/S 1/4 LINE 280.5 FT TH WLY 44 FT ON LINE PARALLEL WITH SLY LINE HAMBURG RD TO SD NS 1/4 LINE TH NLY ALG SD LINE TO POB

**PARCEL 2**  
SEC 25 T1N R5E COM N 1/4 COR TH S 1869.11 FT ALG NS 1/4 LINE TH S88°E 44.01 FT ALG CL W 36 FOR POB TH S88°E 154 FT TH S 203.09 FT TH N88°W 5 FT TH S 532.12 FT TH N89°W 193 FT ALG EW 1/4 LINE TO CTR TH N 459.3 FT ALG N/S 1/4 LINE TH S88°E 44 FT TH N 307.12 FT TO POB

**SURVEYOR'S NOTES**

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
- A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

**DRAFT**

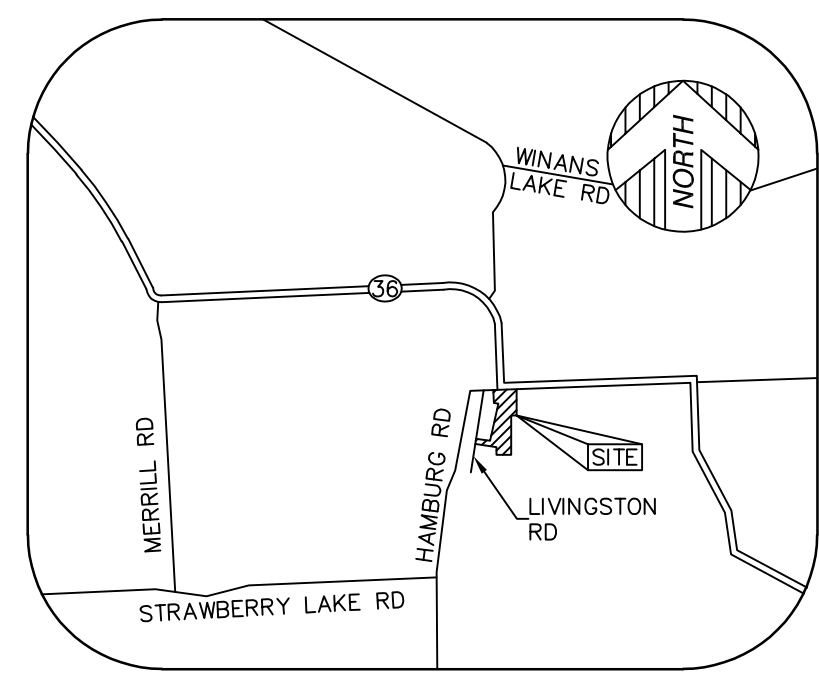
ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976  
22556 GRATIOT AVE., EASTPOINTE, MI 48021  
TSycko@kemtec-survey.com

MATCH SHEET 2 OF 2

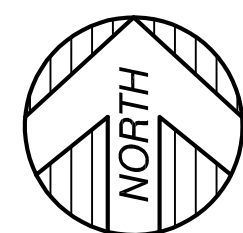
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Detroit, Michigan  
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(313) 758-0877 (734) 994-0888  
www.kemteccgroupofcompanies.com

**BOUNDARY/TOPOGRAPHIC SURVEY**  
PREPARED FOR: RON HAMAMA  
7620 E. M-36 & 10303 HAMBURG RD, HAMBURG TWP., MICHIGAN,  
PART OF SECTION 25,  
TOWN 1 NORTH, RANGE 5 EAST

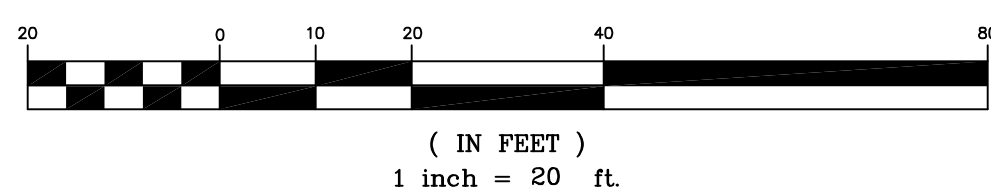
DATE	BY	REVISION	DESCRIPTION
06/17/21	MRJ	1	ADDED STORM & SANITARY STRUCTURES
06/17/21	ATS		
JUNE 17, 2021	JDM		
11/23/21	JDM		



VICINITY MAP  
(NOT TO SCALE)

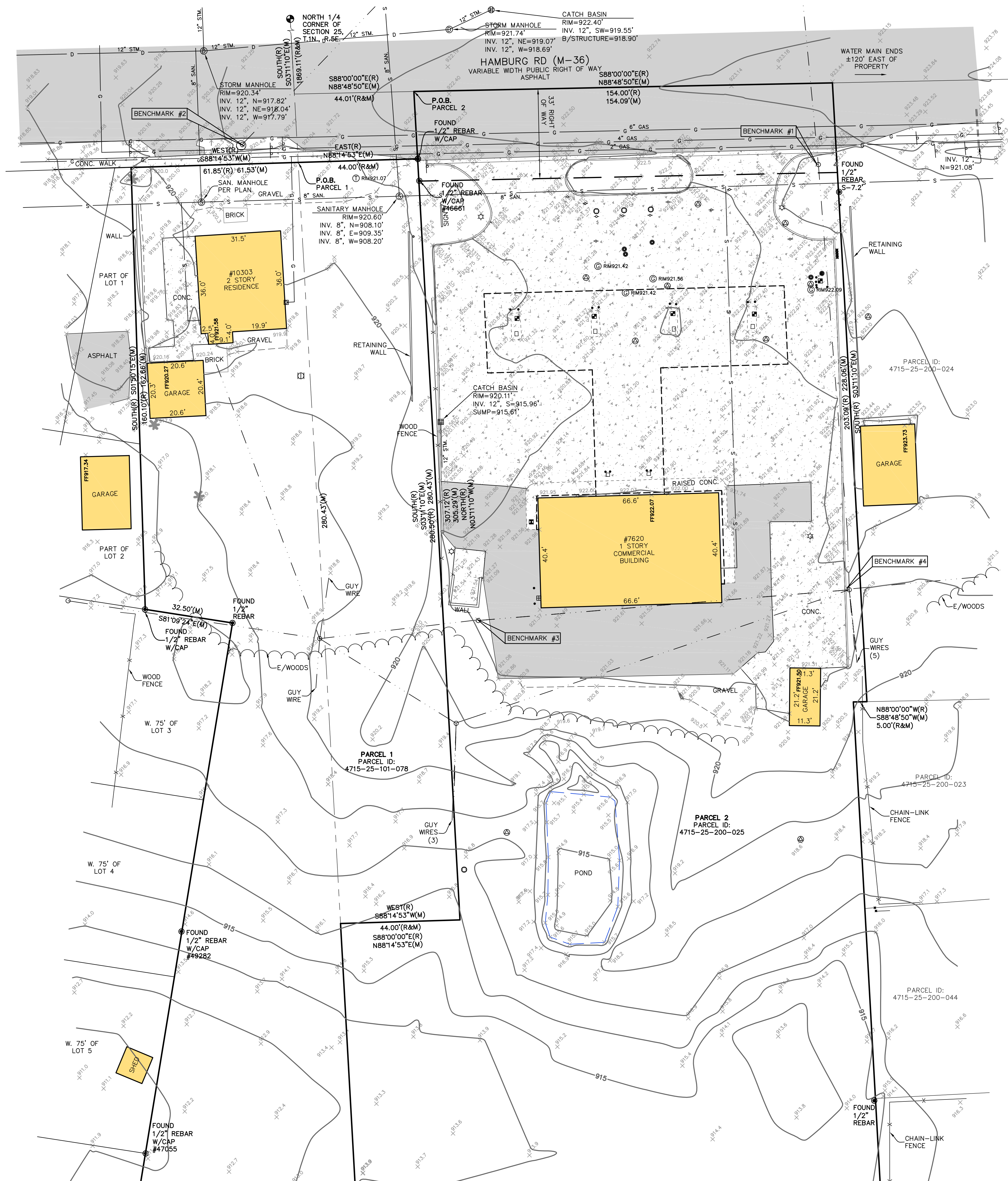


GRAPHIC SCALE



LEGEND

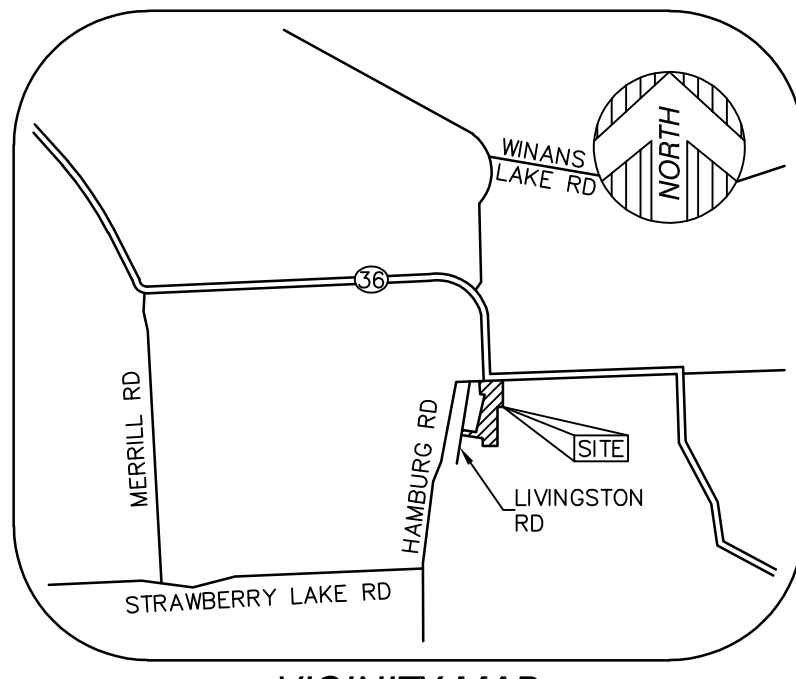
- FOUND MONUMENT (AS NOTED)
- ⊕ FOUND SECTION CORNER (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- GROUND ELEVATION
- AIR/VACUUM
- UTILITY POLE
- ⊙ GAS MANHOLE
- ⊗ GAS METER
- ⊕ VAPOR COVER
- ⊕ TELEPHONE MANHOLE
- ⊕ SQUARE CATCH BASIN
- ⊕ STORM DRAIN MANHOLE
- ⊕ SANITARY MANHOLE
- ⊕ WATER METER
- ⊕ GAS PUMP
- ⊕ WELL
- ⊕ GAS GAUGE
- ⊕ MONITOR WELL
- ⊕ BOLLARD
- ⊕ FLAGPOLE
- ⊕ FENCE POST
- ⊕ GAS FILL
- ⊕ LIGHTPOST/LAMP POST
- ⊕ SINGLE POST SIGN
- ⊕ DOUBLE POST SIGN
- ⊕ CONFEROUS TREE (AS NOTED)
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- ADJOINER PARCEL LINE
- SECTION LINE
- RIGHT-OF-WAY
- BUILDING
- BUILDING OVERHANG
- CONCRETE CURB
- RAISED CONCRETE
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- EDGE OF BRICK
- EDGE OF GRAVEL
- FENCE (AS NOTED)
- WALL (AS NOTED)
- TREE / BRUSH LINE (AS NOTED)
- OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- UNDERGROUND PIPE (AS NOTED)
- EDGE OF WATER (AS NOTED)
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- BUILDING AREA
- ASPHALT
- CONCRETE



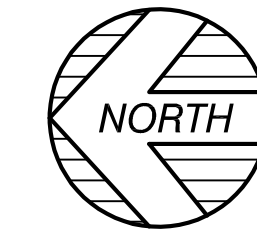
MATCH SHEET 1 OF 2

DATE	BY	REVISION	DESCRIPTION
11/23/21	JDM	1	ADDED STORM & SANITARY STRUCTURES

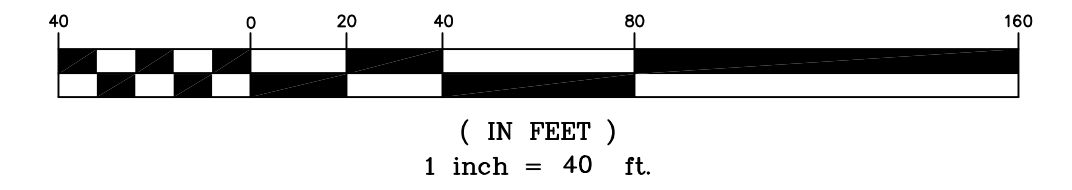




**VICINITY MAP**  
(NOT TO SCALE)



GRAPHIC SCALE



**PROPERTY DESCRIPTION**

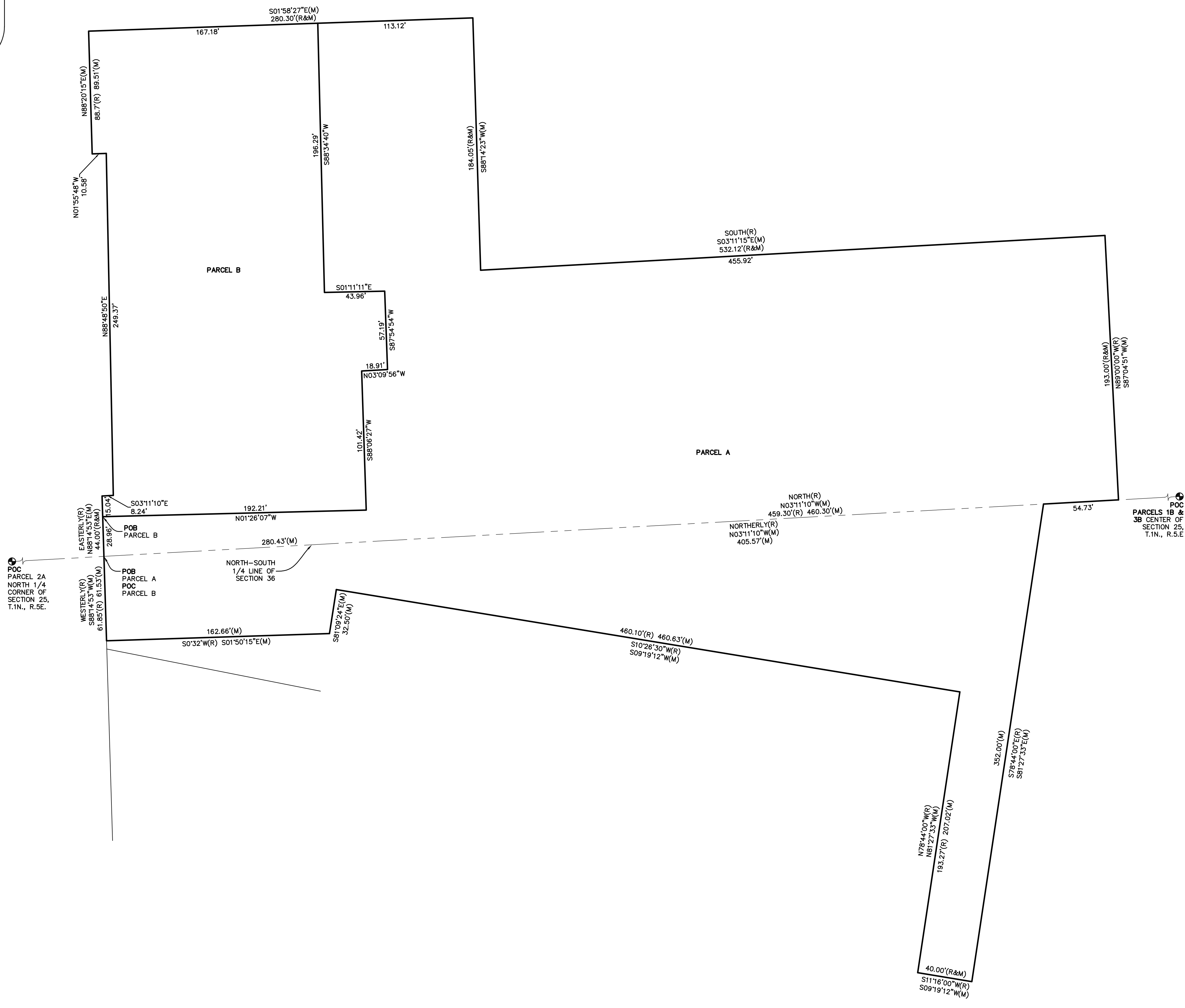
LAND SITUATED IN THE TOWNSHIP OF HAMBURG, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS:

**PROPOSED PARCEL A:**

PART OF LOTS 1 THROUGH 9 ALL OF LOTS 103 THROUGH 107 AND PART OF PLATTED PEARL STREET AND SHORT STREET AS SHOWN ON THE MAP OF THE VILLAGE OF HAMBURG, AS RECORDED IN LIBER 1 OF DEEDS, PAGE 349, LIVINGSTON COUNTY RECORDS, AND PART OF THE NORTHEAST 1/4 OF SECTION 25, T. 1 N., R. 5 E., ALL DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF HAMBURG ROAD WITH THE NORTH AND SOUTH 1/4 SECTION LINE OF SECTION 25, SAID POINT BEING DISTANT SOUTH 03 DEGREES 11 MINUTES 10 SECONDS EAST, 1894.33 FEET, AS MEASURED ALONG SAID NORTH AND SOUTH 1/4 LINE FROM THE NORTH 1/4 CORNER OF SAID SECTION; PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 88 DEGREES 14 MINUTES 53 SECONDS EAST, 1894.33 FEET, AS MEASURED ALONG SAID NORTH AND SOUTH 1/4 LINE FROM THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 01 DEGREE 26 MINUTES 07 SECONDS EAST 192.21 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 27 SECONDS EAST 101.42 FEET; THENCE SOUTH 03 DEGREES 09 MINUTES 56 SECONDS EAST 18.91 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 54 SECONDS EAST 57.19 FEET; THENCE NORTH 01 DEGREE 11 MINUTES 11 SECONDS WEST 43.96 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 40 SECONDS EAST 196.29 FEET; THENCE SOUTH 01 DEGREE 58 MINUTES 27 SECONDS EAST 113.12 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 23 SECONDS WEST 184.05 FEET; THENCE SOUTH 03 DEGREES 11 MINUTES 15 SECONDS EAST 455.92 FEET; THENCE SOUTH 87 DEGREES 04 MINUTES 51 SECONDS WEST, 193.00 FEET TO THE CENTER OF SAID SECTION 25; THENCE NORTH 03 DEGREES 11 MINUTES 10 SECONDS WEST, ALONG SAID NORTH/SOUTH 1/4 LINE OF SECTION 25, 54.73 FEET; THENCE NORTH 81 DEGREES 27 MINUTES 33 SECONDS WEST, ALONG THE SOUTHERLY LINE OF PEARL STREET (40 FEET WIDE), 352.00 FEET; THENCE NORTH 09 DEGREES 19 MINUTES 12 SECONDS EAST 40.00 FEET; THENCE SOUTH 81 DEGREES 27 MINUTES 33 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PEARL STREET, 207.02 FEET; THENCE NORTH 09 DEGREES 19 MINUTES 12 SECONDS EAST 460.63 FEET; THENCE NORTH 81 DEGREES 09 MINUTES 24 SECONDS WEST 57.19 FEET; THENCE NORTH 03 DEGREES 09 MINUTES 56 SECONDS WEST 162.66 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 53 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID HAMBURG ROAD, 61.53 FEET TO THE POINT OF BEGINNING, CONTAINING 4.47 ACRES, MORE OR LESS, OF LAND IN AREA.

**PROPOSED PARCEL B:**

PART OF THE NORTHEAST 1/4 OF SECTION 25, T. 1 N., R. 5 E., DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF HAMBURG ROAD WITH THE NORTH AND SOUTH 1/4 SECTION LINE OF SECTION 25, SAID POINT BEING DISTANT SOUTH 03 DEGREES 11 MINUTES 10 SECONDS EAST, 1894.33 FEET, AS MEASURED ALONG SAID NORTH/SOUTH 1/4 LINE FROM THE NORTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 88 DEGREES 14 MINUTES 53 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID HAMBURG ROAD, 28.96 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED; PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 88 DEGREES 14 MINUTES 53 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID HAMBURG ROAD, 15.04 FEET; THENCE SOUTH 03 DEGREES 11 MINUTES 10 SECONDS WEST 8.23 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 50 SECONDS EAST, 249.37 FEET; THENCE NORTH 01 DEGREE 55 MINUTES 48 SECONDS WEST 10.30 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 15 SECONDS EAST 89.51 FEET; THENCE SOUTH 01 DEGREE 58 MINUTES 27 SECONDS EAST 167.18 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 40 SECONDS WEST 196.29 FEET; THENCE SOUTH 01 DEGREE 11 MINUTES 11 SECONDS EAST 43.96 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 54 SECONDS WEST 57.19 FEET; THENCE NORTH 03 DEGREES 09 MINUTES 56 SECONDS WEST 18.91 FEET; THENCE SOUTH 88 DEGREES 06 MINUTES 27 SECONDS WEST 101.42 FEET; THENCE NORTH 01 DEGREE 26 MINUTES 07 SECONDS WEST 192.21 FEET TO THE POINT OF BEGINNING, CONTAINING 1.42 ACRES, MORE OR LESS, OF LAND IN AREA.



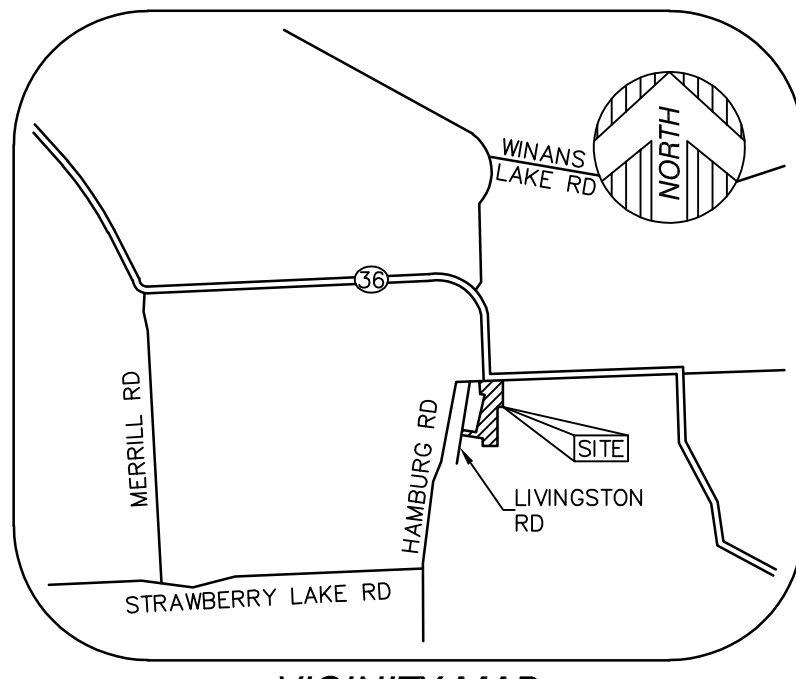
**EXHIBIT PROPOSED PARCELS**

PREPARED FOR: RON HAMAMA  
7620 E. M-36 & 10303 HAMBURG RD, HAMBURG TWP., MICHIGAN,  
PART OF SECTION 25,  
TOWN 1 NORTH, RANGE 5 EAST

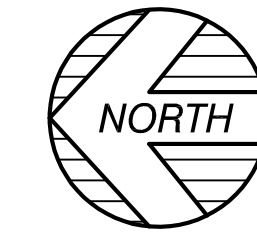
NO.	DATE	BY	REVISION	DESCRIPTION

DRAWN BY: JDM	DATE: 08/18/23
CHECKED BY: ATS	DATE: 08/18/23
DATE: AUGUST 18, 2023	SCALE: 1" = 40'
PRODUCT NO: 21-01997	

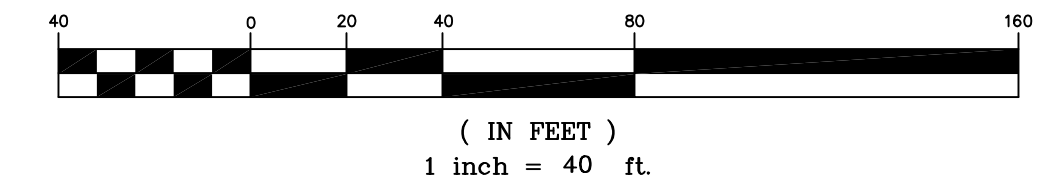
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VICINITY MAP  
(NOT TO SCALE)



GRAPHIC SCALE



PROPERTY DESCRIPTION

THE LAND IS LOCATED IN THE TOWNSHIP OF HAMBURG, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

4715-25-200-023:  
A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 1 NORTH, RANGE 5 EAST, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 25; THENCE EAST 193 FEET ALONG THE EAST AND WEST 1/4 LINE; THENCE NORTH 0 DEGREES 06' EAST 456 FEET FOR A POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; RUNNING THENCE NORTH 0 DEGREES 06' EAST 70 FEET; THENCE NORTH 89 DEGREES 33' EAST 96 FEET; THENCE NORTH 0 DEGREES 06' EAST 210 FEET; THENCE NORTH 89 DEGREES 33' EAST 88.7 FEET; THENCE SOUTH 0 DEGREES 17' WEST 280.3 FEET; THENCE SOUTH 89 DEGREES 39' WEST 184.05 FEET TO THE POINT OF BEGINNING.

4715-25-200-024  
COMMENCING AT A POINT 772 FEET NORTH OF THE CENTER OF SECTION 25 AND 198 FEET EAST, THE SAME BEING IN THE CENTER OF THE EAST AND WEST HIGHWAY; THENCE EAST 96 FEET; THENCE SOUTH 227 FEET; THENCE WEST 96 FEET; THENCE NORTH 227 FEET TO THE PLACE OF BEGINNING, THE SAME BEING ON THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWN 1 NORTH, RANGE 7 EAST.

4715-25-101-078:  
PART OF LOTS 1 THROUGH 9 ALL OF LOTS 103 THROUGH 107 AND PART OF PLATTED PEARL STREET AND SHORT STREET AS SHOWN ON THE MAP OF THE VILLAGE OF HAMBURG, AS RECORDED IN LIBER 1 OF DEEDS, PAGE 349, LIVINGSTON COUNTY RECORDS, DESCRIBED AS: BEGINNING AT A POINT WHERE THE SOUTHERLY LINE OF HAMBURG ROAD INTERSECTS THE NORTH AND SOUTH 1/4 SECTION LINE OF SECTION 25; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD, 61.85 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ROAD; THENCE SOUTH 0 DEGREES 32' WEST 160.10 FEET; THENCE SOUTH 10 DEGREES 26'30" WEST, 460.1 FEET TO NORTHERLY LINE OF PEARL STREET; THENCE NORTH 78 DEGREES 44' WEST ALONG THE NORTHERLY LINE OF PEARL STREET 193.27 FEET; THENCE SOUTH 11 DEGREES 16' WEST TO SOUTHERLY LINE OF PEARL STREET, 40 FEET; THENCE SOUTH 78 DEGREES 44' EAST ALONG THE SOUTHERLY LINE OF PEARL STREET TO SAID NORTH AND SOUTH 1/4 SECTION LINE; THENCE NORTHERLY ON SAID 1/4 LINE TO PLACE OF BEGINNING.

ALSO PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 1 NORTH, RANGE 5 EAST, HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT WHERE THE SOUTHERLY LINE OF HAMBURG ROAD INTERSECTS THE NORTH AND SOUTH 1/4 SECTION LINE OF SECTION 25; THENCE EASTERLY ON THE SOUTH LINE OF SAID ROAD, 44 FEET; THENCE SOUTHERLY ON A LINE PARALLEL WITH SAID NORTH AND SOUTH 1/4 SECTION LINE, 280.5 FEET; THENCE WESTERLY 44 FEET ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID HAMBURG ROAD TO SAID NORTH AND SOUTH 1/4 SECTION LINE; THENCE NORTHERLY ALONG SAID 1/4 SECTION LINE TO THE PLACE OF BEGINNING.

4715-25-200-025  
SEC 25 T1N R5E COM N 1/4 COR TH S 1869.11 FT ALG NS 1/4 LINE TH S88°E 44.01 FT ALG CL M 36 FOR POB TH S88°E 154 FT TH S 203.09 FT TH N89°W 5 FT TH S 532.12 FT TH N89°W 193 FT ALG EW 1/4 LINE TO CTR TH N 459.3 FT ALG N/S 1/4 LINE TH S88°E 44 FT TH N 307.12 FT TO POB.

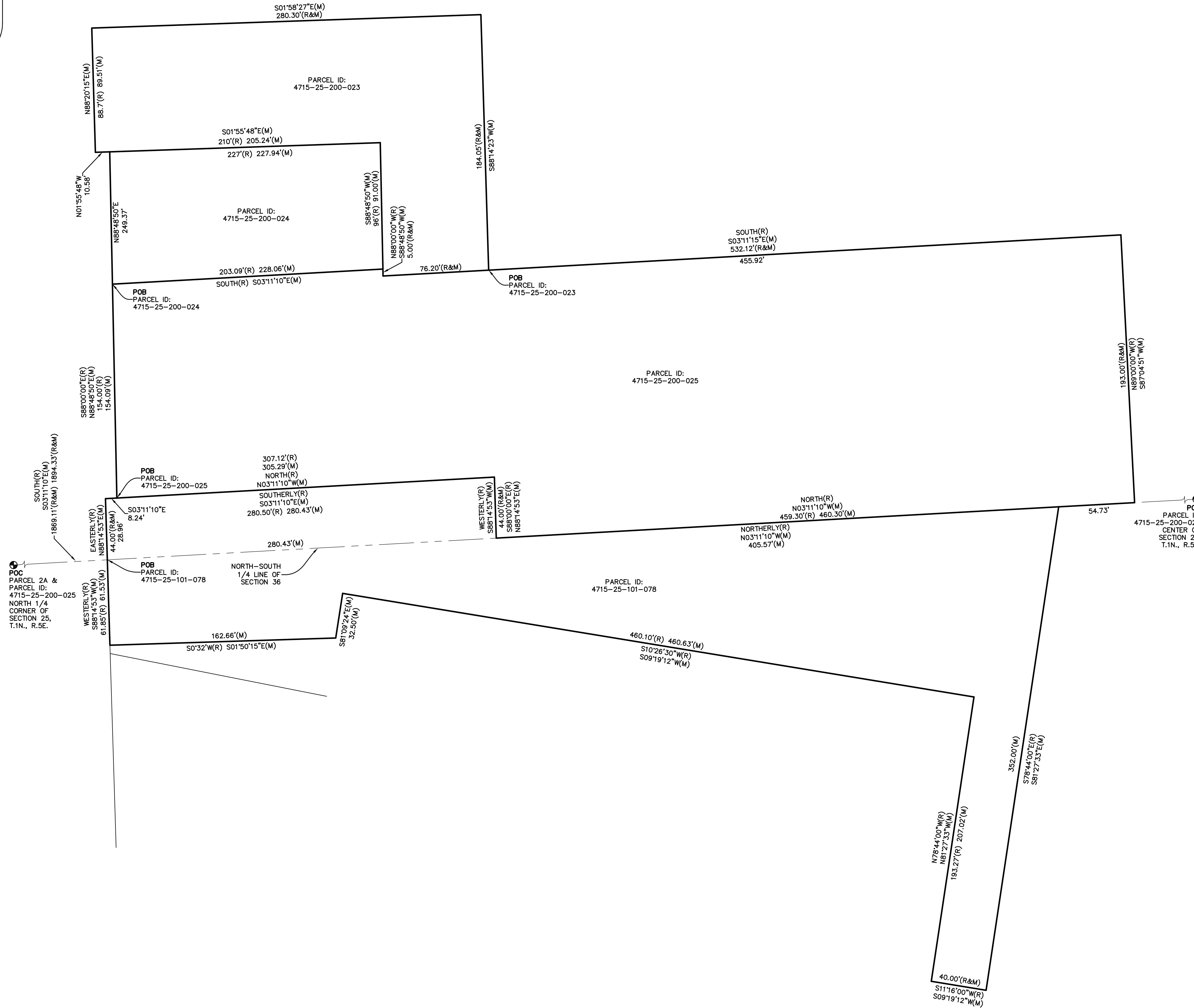
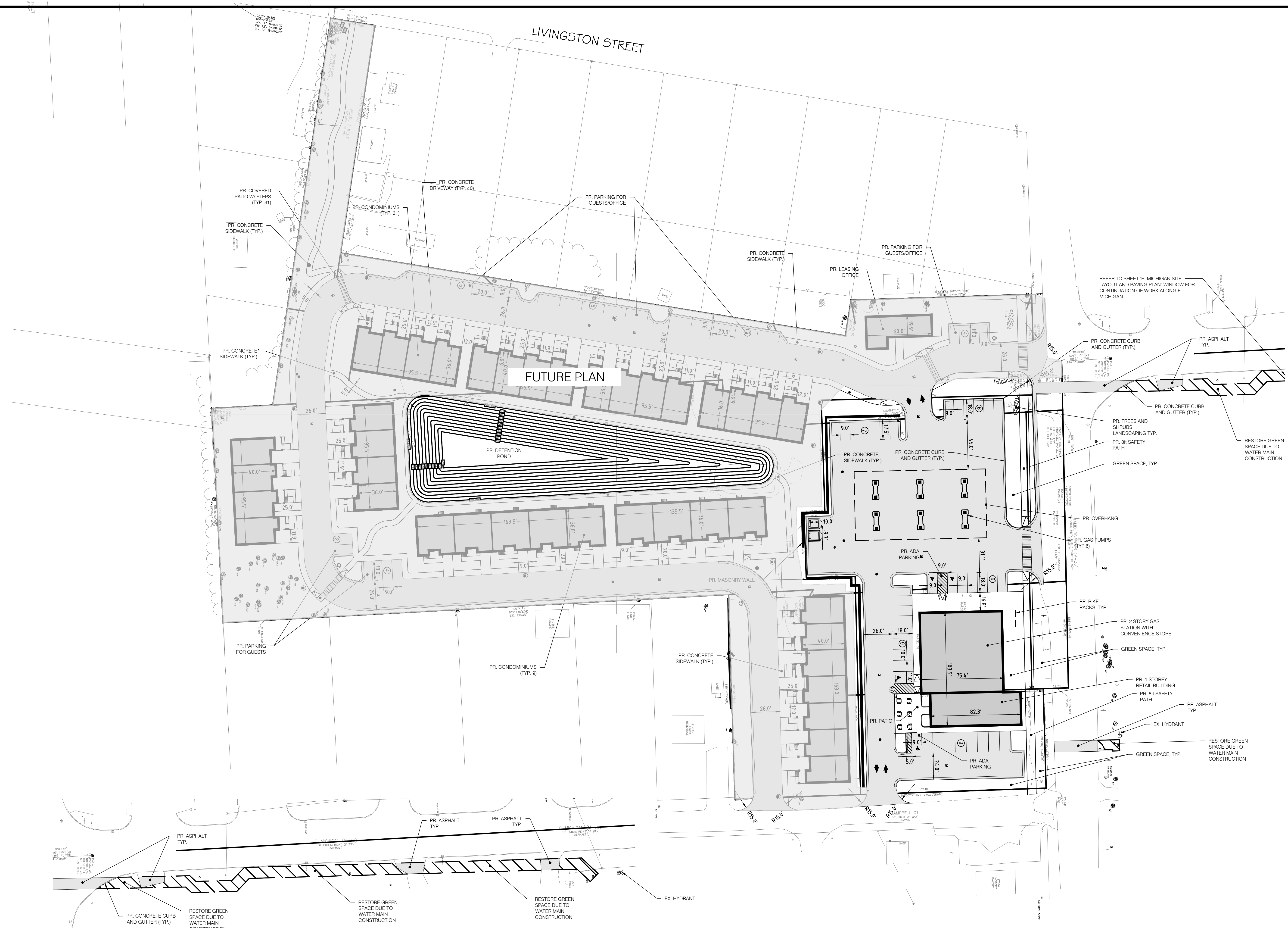


EXHIBIT EXISTING PARCELS

PREPARED FOR: RON HAMAMA  
7620 E. M-36 & 10303 HAMBURG RD, HAMBURG TWP., MICHIGAN,  
PART OF SECTION 25,  
TOWN 1 NORTH, RANGE 5 EAST

NO.	DATE	BY	REVISION	DESCRIPTION

DRAWN BY: JDM	DATE: 08/18/23
CHECKED BY: ATS	DATE: 08/18/23
DATE: AUGUST 18, 2023	SCALE: 1" = 40'
PRODUCT NO: 21-01997	



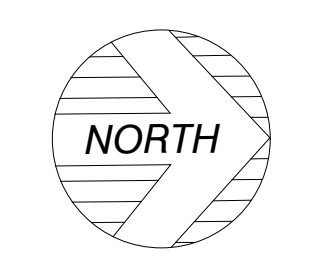
**SITE LEGEND**

	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED BUILDING
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GREEN SPACE RESTORATION
	PROPOSED CATCH BASIN STRUCTURE
	PROPOSED MANHOLE STRUCTURE / WATER QUALITY UNIT

- SITE NOTES**
- ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET REQUIREMENTS OF THE LOCAL ZONING ORDINANCE. SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION.
  - GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED AS REQUIRED IN THE LOCAL ZONING ORDINANCE.
  - ALL SIGNS TO MEET REQUIREMENTS OF CITY CODE OF ORDINANCES AND BE APPROVED BY BUILDING DEPARTMENT
  - PARKING SPACES SHALL BE STRIPPED PER LOCAL ZONING ORDINANCE
  - GAS STATION - PHASE 1  
RESIDENTIAL DEVELOPMENT - PHASE 2

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

E. MICHIGAN SITE LAYOUT AND PAVING PLAN



SITE LAYOUT & PAVING PLAN  
SCALE: 1" = 40'

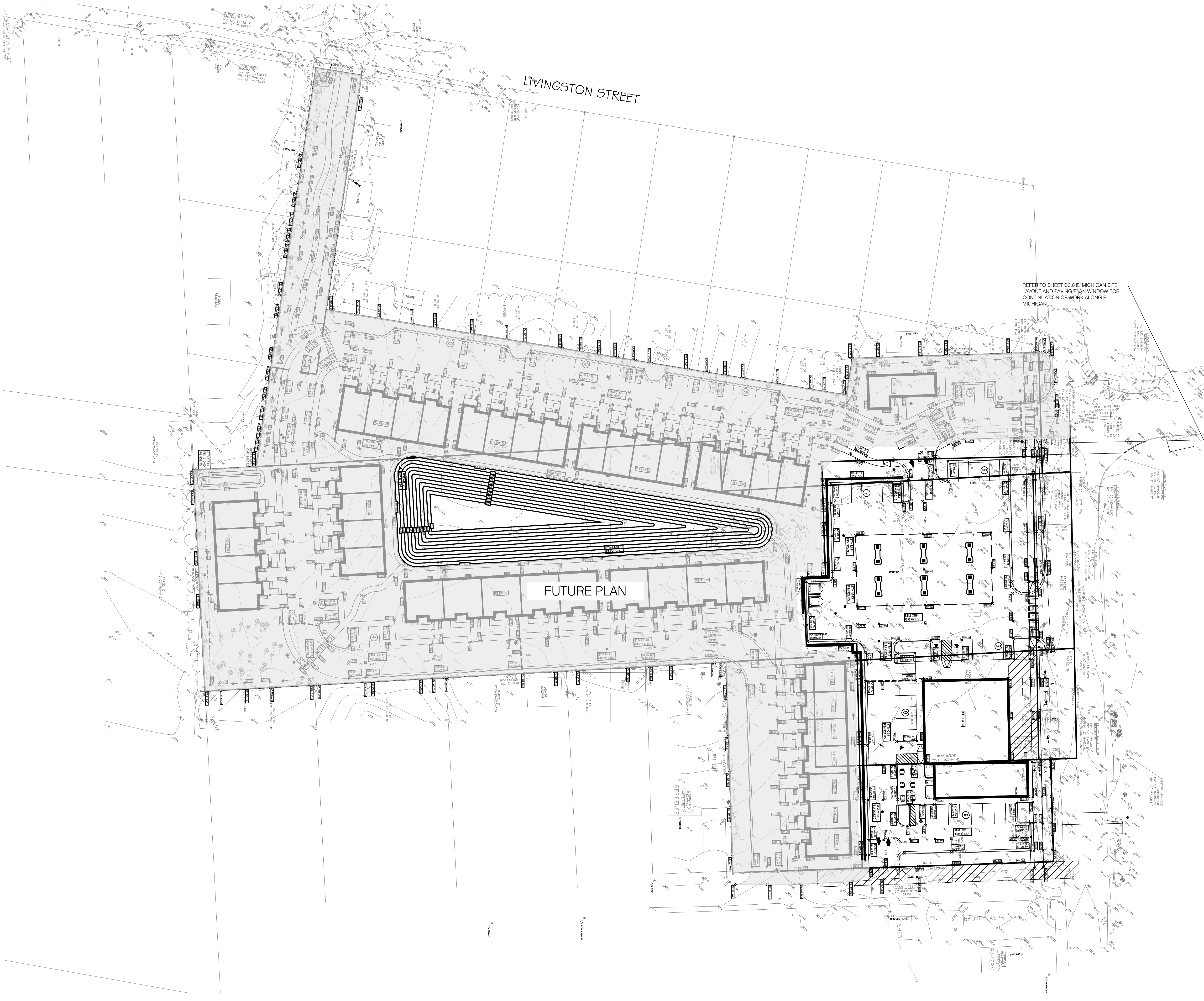
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**SITE LAYOUT & PAVING PLAN**  
PREPARED FOR: RONNY HAMANA  
7620 AND 10303 HAMBURG ROAD

NO.	DATE	BY	DESCRIPTION
9	3.11.2024	WK	FINAL P.L.D.
8	3.08.2024	WK	ENGINEER SUBMISSION
7	12.04.2023	GAE	PRELIMINARY SPA REVIEW
6	11.10.2023	GAE	PRELIMINARY SPA REVIEW
5	06.20.2023	GAE	PRELIMINARY SPA REVIEW
4	10.21.2022	GAE	PRELIMINARY SPA REVIEW
			REVISION

DATE: MARCH 11, 2024	SCALE: 1" = 40'
CHECKED BY: SH. ENGINEERS	PROJECT NO: 21071
DATE: 03/11/2024	

**C3.0**



**GRADING LEGEND**

× 900.00	EXISTING GRADES
× 100.00	PROPOSED GRADES
—	PROPERTY LINE
- - -	PROPOSED RIDGE LINE

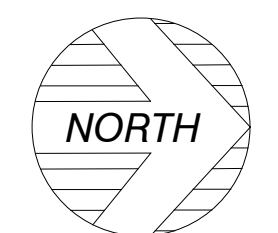
**GRADING NOTES**

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF HAMBURG TOWNSHIP AND LIVINGSTON COUNTY.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
4. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOF ROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/ PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
5. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
6. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
7. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
8. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
9. FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
10. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HAMBURG TOWNSHIP AND LIVINGSTON COUNTY SPECIFICATIONS.
12. SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED:  
TC = TOP OF CURB  
BC = BOTTOM OF CURB
13. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.



GRADING PLAN  
SCALE: 1" = 40'



**GRADING PLAN**

PREPARED FOR: RONNY HAMANA  
7620 AND 10303 HAMBURG ROAD

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NO.	DATE	BY	DESCRIPTION
9	3.11.2024	WK	FINAL P.L.D.
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5	06.20.2023	GAE	PRELIMINARY SPA REVIEW
4	10.21.2022	GAE	PRELIMINARY SPA REVIEW

DRAWN BY:	SJA ENGINEERS	DATE:	05/17/2024
CHECKED BY:		SCALE:	1" = 40'
DATE:	MARCH 11, 2024	PROJECT NO.:	2107

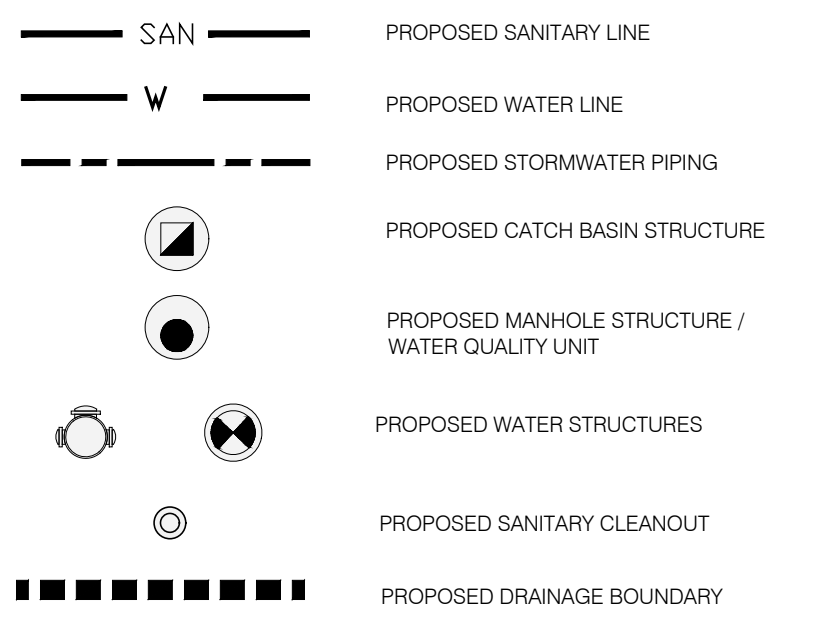
**C4.0**

Revision table with columns: NO., DATE, BY, DESCRIPTION. Includes entries for ENGINEER SUBMISSION, PRELIMINARY SPA REVIEW, and REVISIONS.

UTILITY NOTES

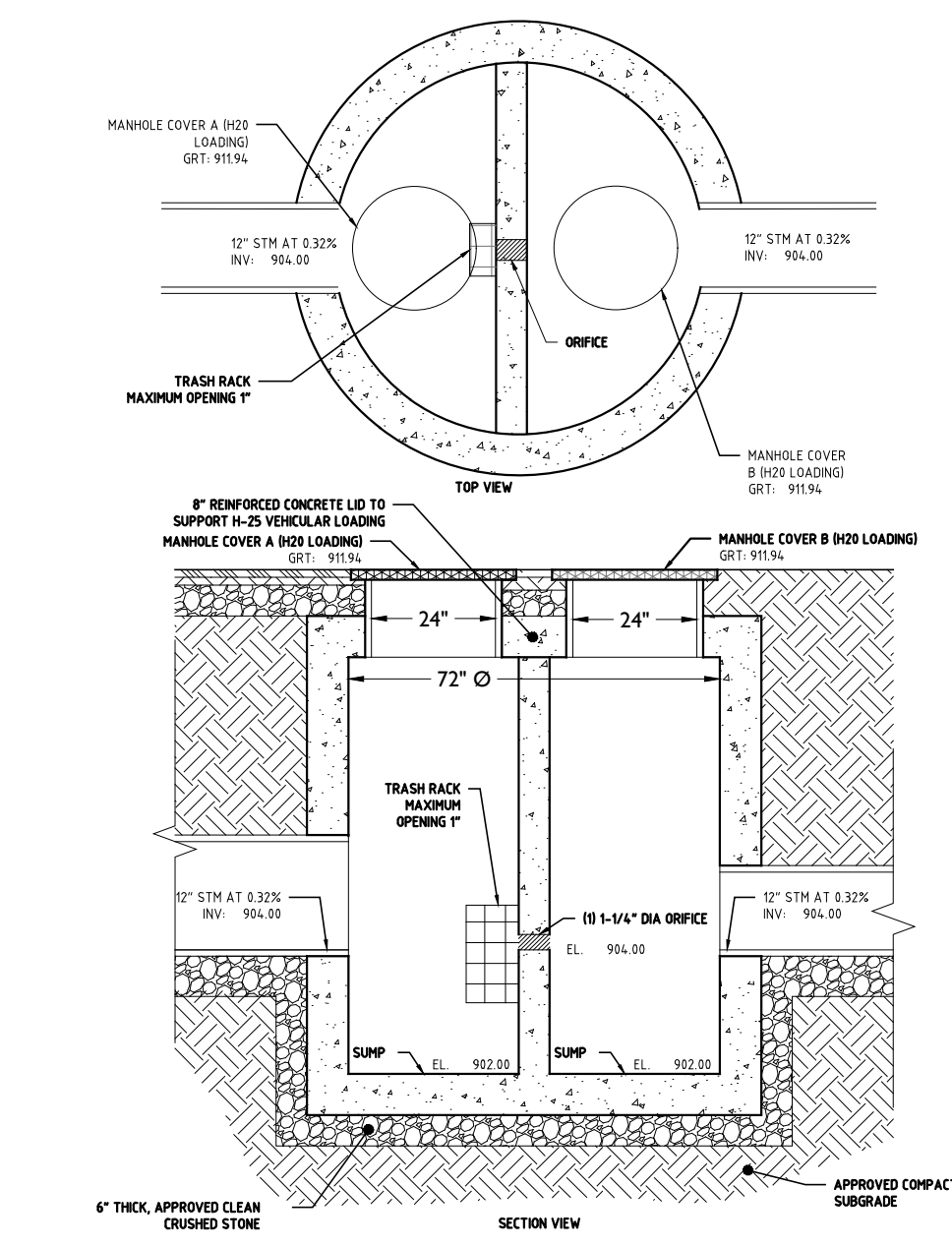
- 1. ALL CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF HAMBURG... 2. CONTRACTOR MUST CONTACT MISS DIG (811) AT LEAST THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION...

UTILITY LEGEND



DETENTION BASIN A CALCULATIONS

Total Drainage Area (A) = 5.54 Acres (241,116 SF) C (Paved) = 0.90, C (Grass) = 0.20, C (Pond) = 1.00. Weighted Value Cw = 0.90(0.90) + 0.20(0.20) + 1.00(0.20) = 0.90. Required Water Quality Volume Vwq = 1.00 x 43,560 x A x C = 1.00 x 43,560 x 5.54 acres x 0.72 = 14,479 CF.

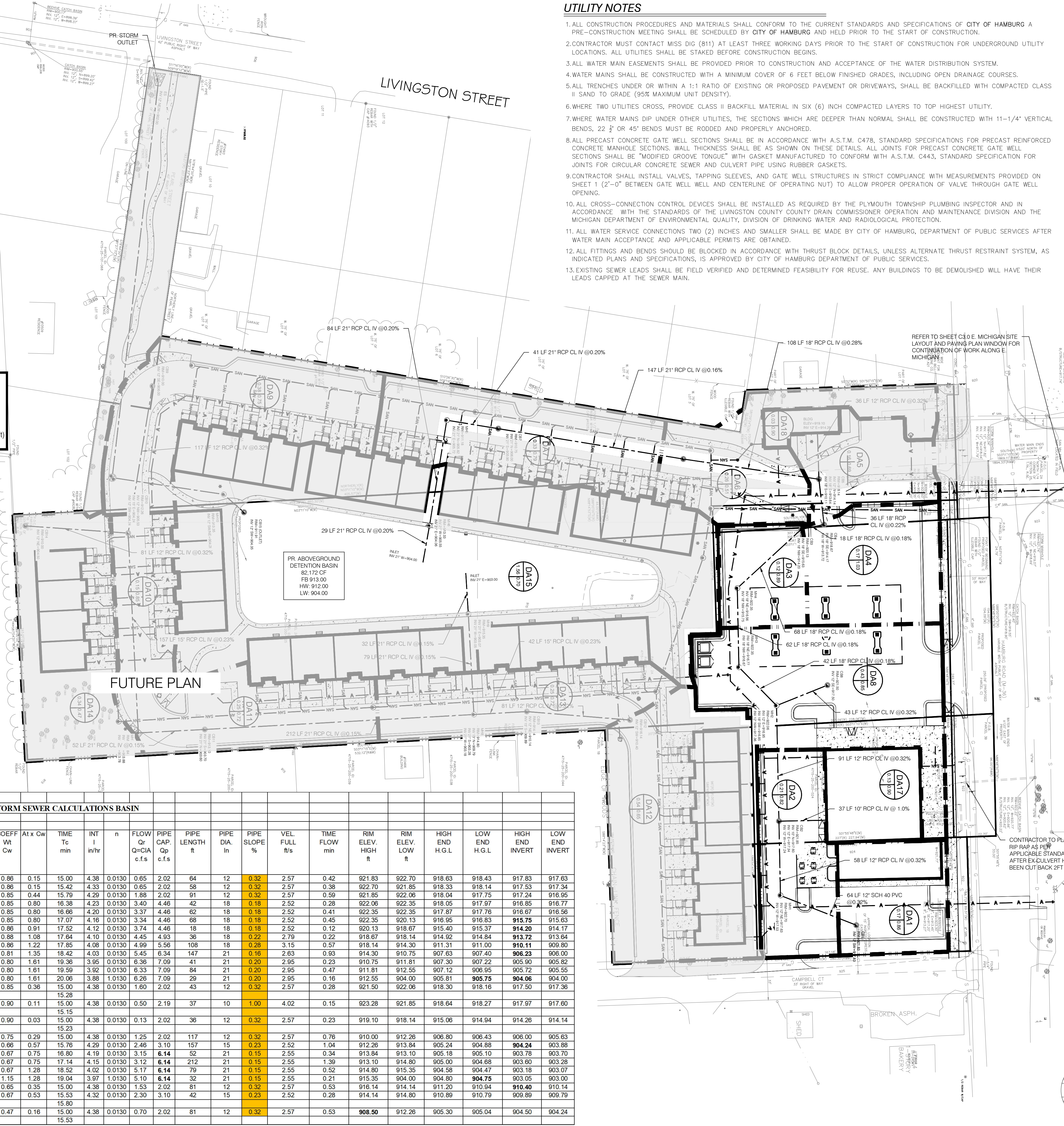


100 YEAR OUTLET CONTROL CALCULATIONS: Detention Orifice Design Head Difference (H): 911.91 - 904.00 = 7.91 FT. Qex = 0.25 cfs. Qex = Co x Ax x (2 x g x h x 0.4)^0.5. Co = 0.62; h = 7.91. Ax = [0.25 cfs / (0.62 x (2 x 32.2 x 7.91 x 0.4)^0.5)] x 144 = 4.0677068 sq in.

STORAGE TABLE BASIN V100DET. Table with columns: ELEV, AREA (SQFT), DEPTH FT, CONIC INC VOL. CUF, CONIC TOT VOL. CUF. Shows storage volume increasing with elevation.

STORAGE TABLE BASIN V100ELEV. Table with columns: ELEV, AREA (SQFT), DEPTH FT, CONIC INC VOL. CUF, CONIC TOT VOL. CUF. Shows storage volume for different outlet elevations.

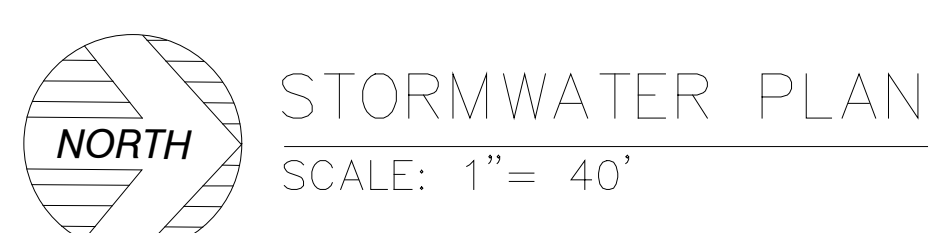
STORM SEWER CALCULATIONS BASIN. Large table with columns: AREA NO., FROM MH/CB, TO MH/CB, Area A, Area Grass, Area Paved, AVG. COEFF. C', A x C, Area TOTAL, COEFF. Wt, At x Cw, TIME Tc, INT I, n, FLOW Qr, PIPE CAP, PIPE LENGTH, PIPE DIA, PIPE SLOPE, VEL FULL, TIME FLOW, RIM ELEV. HIGH, RIM ELEV. LOW, HIGH END H.G.L., LOW END H.G.L., HIGH END INVERT, LOW END INVERT.

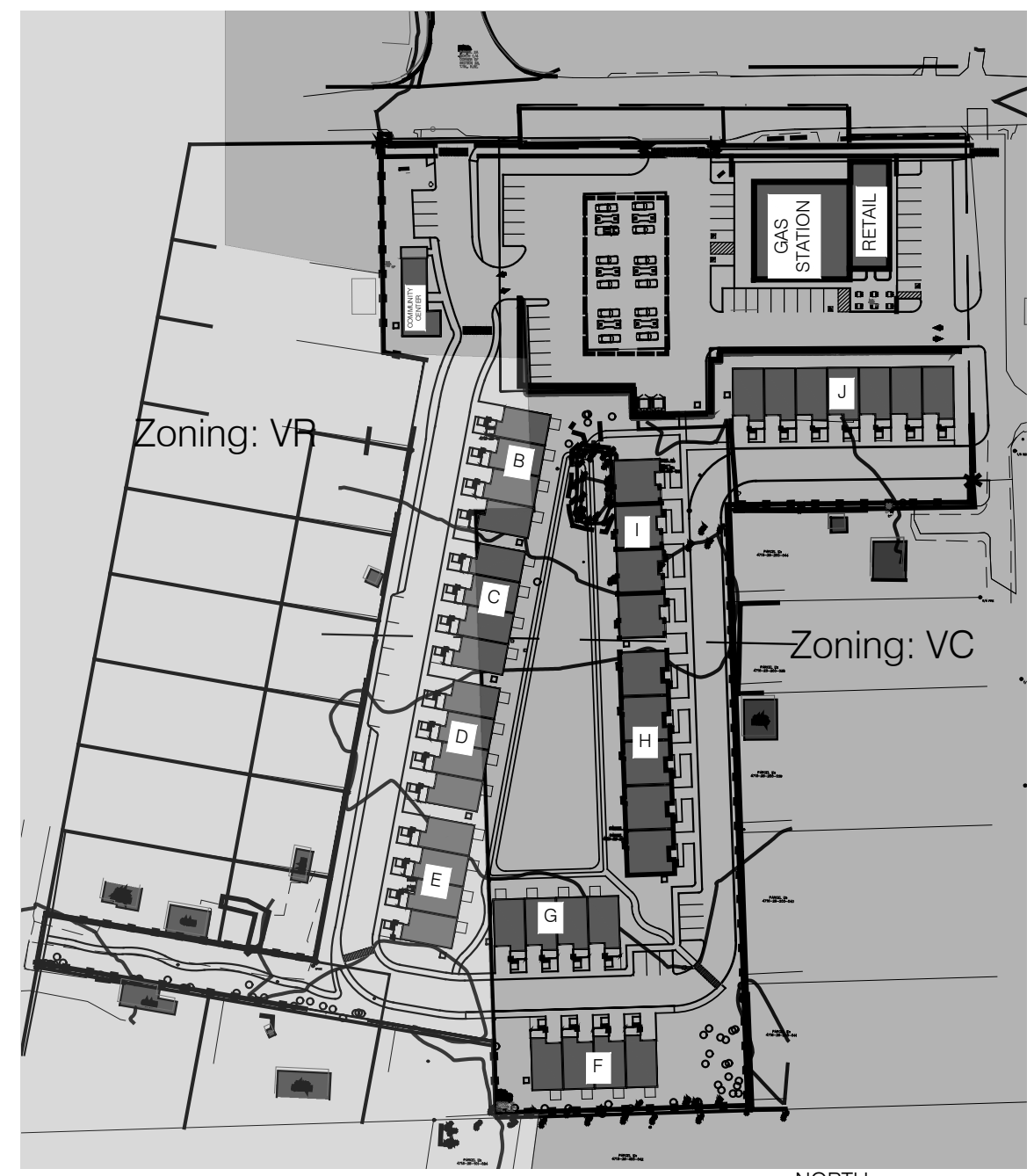


SANITARY AND WATER BASIS OF DESIGN CALCULATION

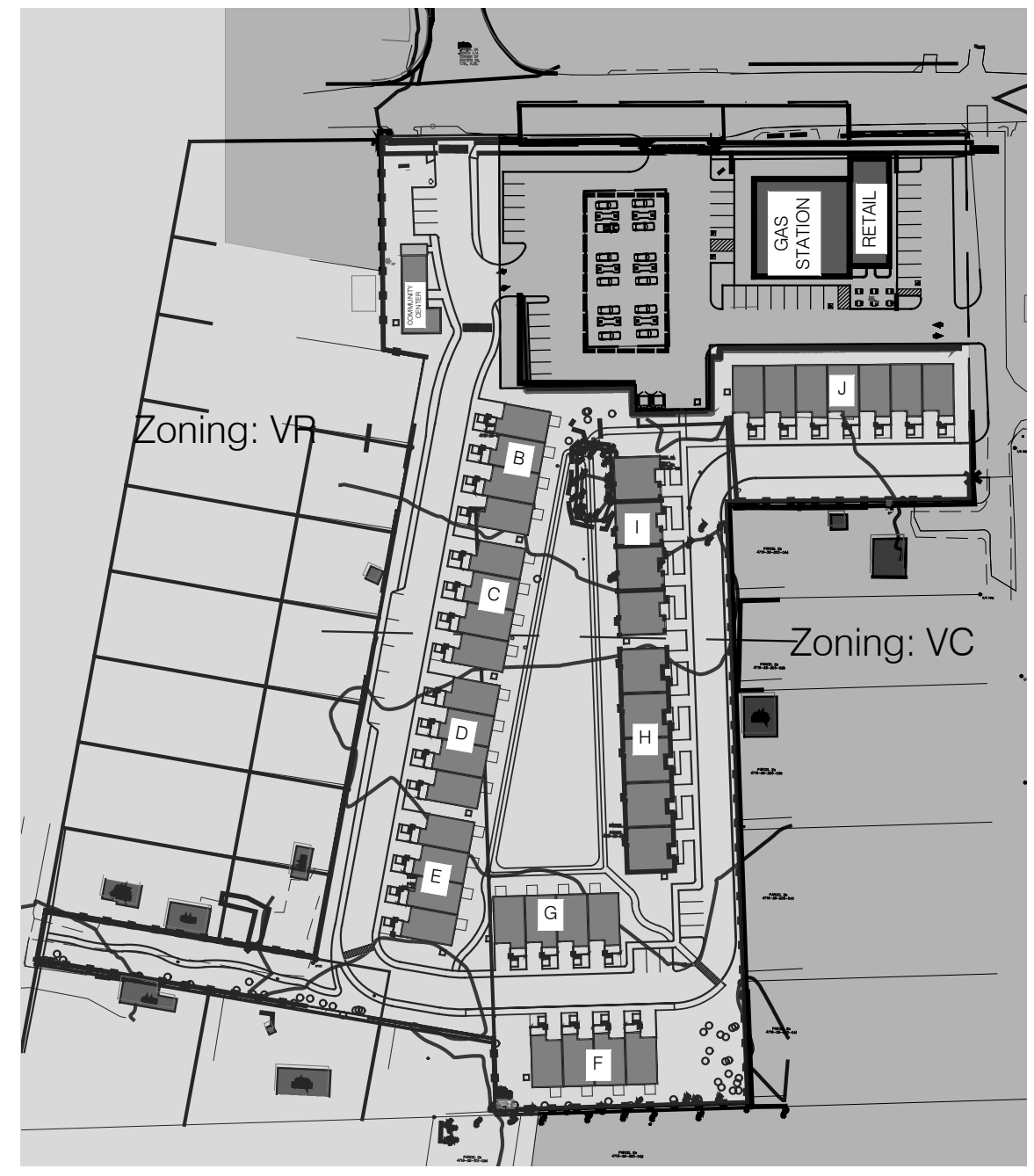
Table showing PROPOSED USAGE, SALES OFFICE, SERVICE STATION, and POPULATION EQUIVALENT with corresponding REU values.

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

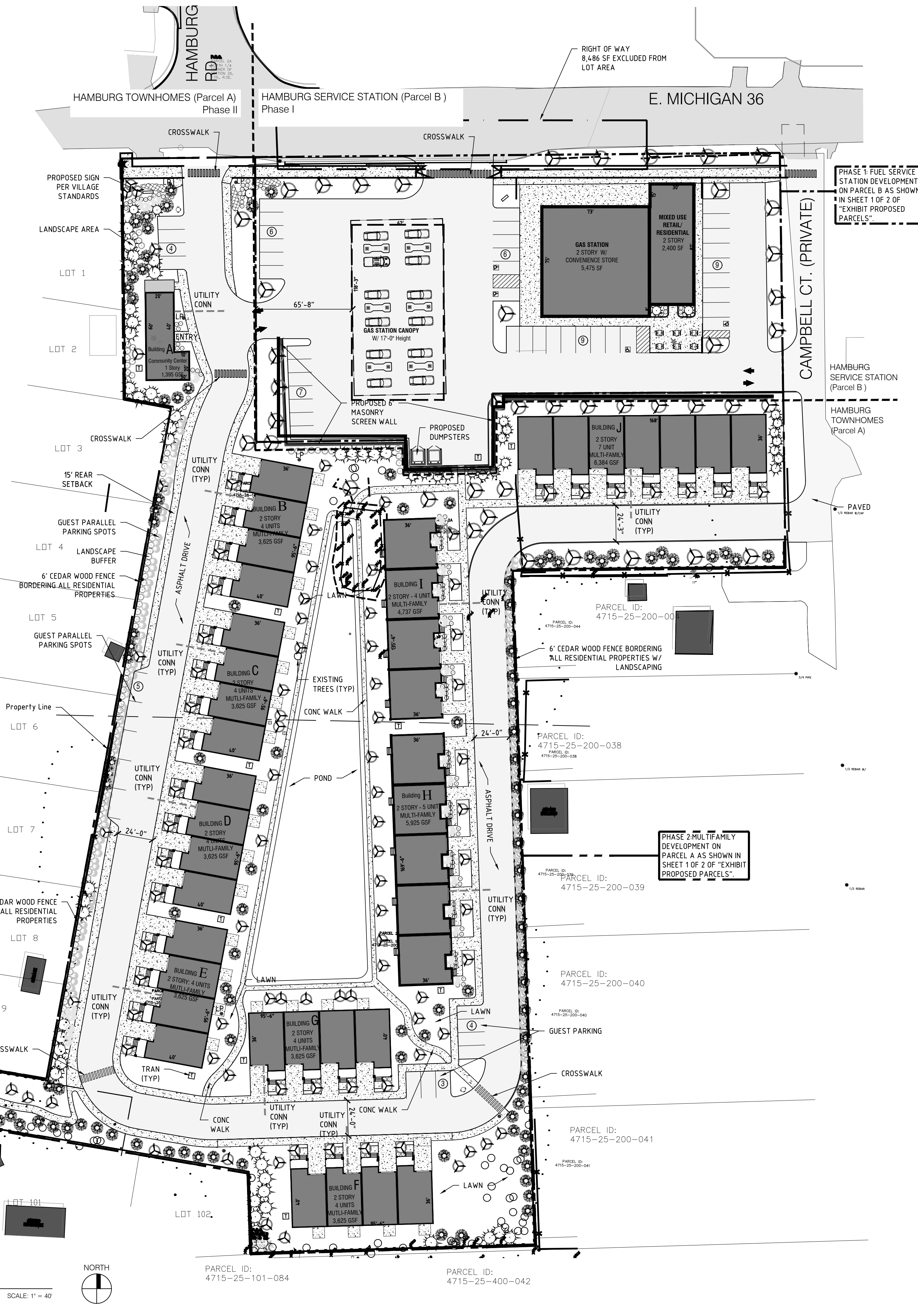
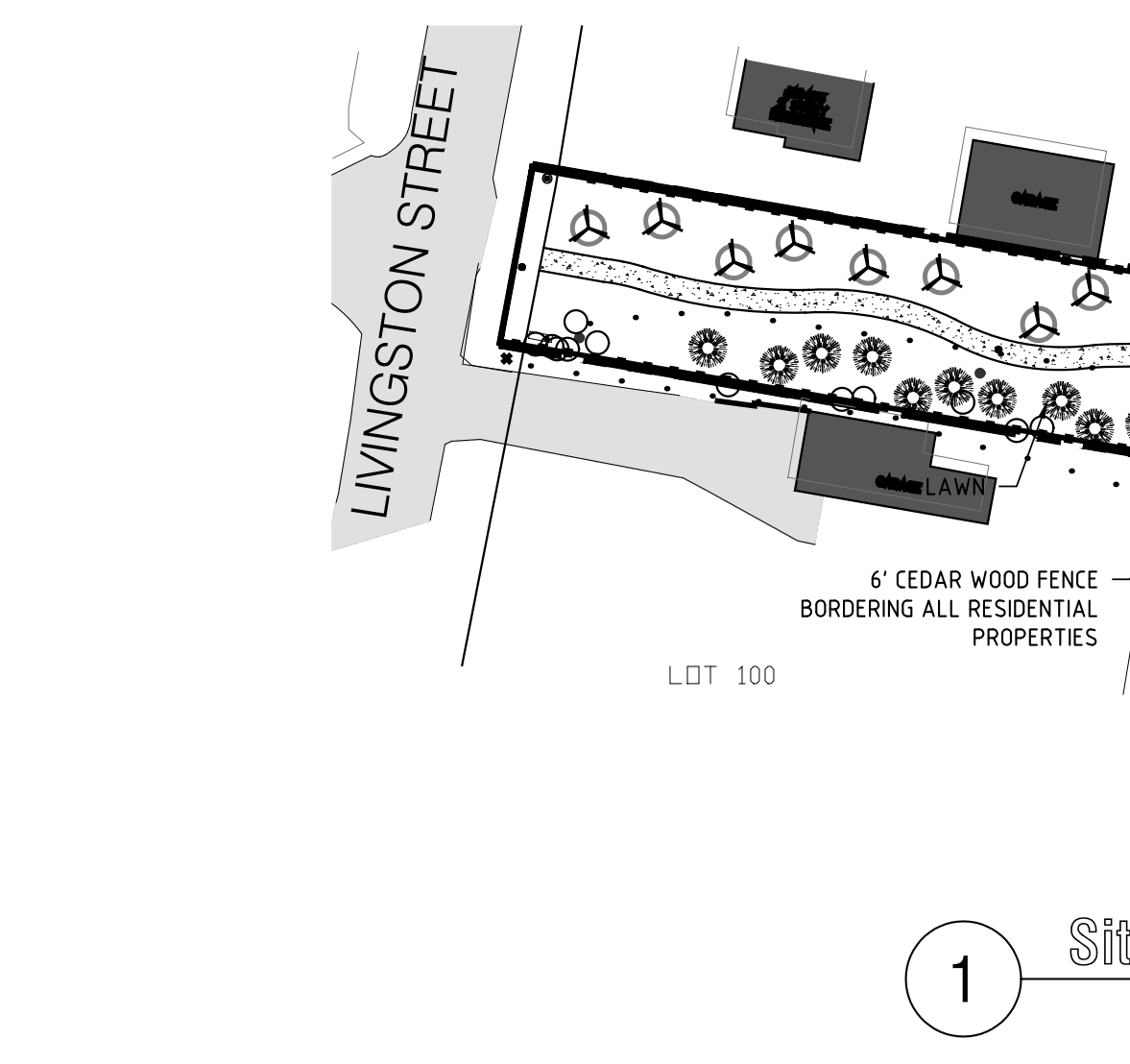




2 Zoning Map  
SCALE: 1/128"=1'-0"



3 Proposed Zoning Map  
SCALE: 1/128"=1'-0"



SITE DATA

Regulation	Information
Parcel I.D.	#4715-25-101-078 / #4715-25-200-025 / #4715-25-200-024 / #4715-25-200-023
Address	7620 E. M-36 & 10303 Hamburg Rd. Hamburg Twp, MI
Zoning	VC - Village Center/ VR- Village Residential
Lot Area	Parcel A -194,357 Sq. Ft. / Parcel B - 61,961 Sq. Ft.
Lot Area Combined:	256,501 Sq. Ft. (5.88 Acres)

ZONING SCHEDULE OF REGULATIONS

Regulation	Required	Provided - Parcel A (Townhomes)	Provided - Parcel B (Service Station)
Setbacks	VR Zoning Front: 20' Side: 10' Rear: 25'	BUILDING A : COMMUNITY CENTER Front: n/a Side: 15'-0" 90'-3" Rear: 15'-1"	SERVICE STATION Front: 193'-8" Side: 25'-6" 51'-1" Rear: 88'-6"
	VC Zoning Front: 20' Side: 10' Rear: 15'	BUILDING B, C, D & E Front: 62'-0" Side: 64'-6" 11'-7" Rear: 133'-10"	BUILDING F Front: 491'-10" Side: 20'-0" 28'-8" Rear: 15'-0"
Garage:	5' From Building Line	BUILDING G Front: 72'-5" Side: 93'-4" 133'-2" Rear: 385'-1"	BUILDING J Front: 64'-1" Side: 11'-7" 16'-11" Rear: 227'-9"
	10' Between each building	BUILDING H & I Front: 50'-0" Side: 33'-7" 178'-3" Rear: 157'-9"	CANOPY Front: 65'-8" Side: 34'-2" 30'-9" Rear: 227'-9"
Min. Lot Area	VR: 80 SF VC: 65 SF	4.46 Acre - 194,357 Sq. Ft.	1.4 Acre - 61,961 Sq. Ft.
Max. Dwelling unit per Acre	VR: 8 / Acre VC: 10 / Acre	40 Dwelling units /4.46 Acre 10 unit/Acre	2 Dwelling units /1.4 Acre 2 unit/Acre
Building Height	VR / VC : 35' / 2.5 Stories	2 Stories / 23'-9" 22'-6" Townhome 1 Story/13'-3" Community center	2 Story - 24' Height Canopy - 17' Height
Maximum Lot Coverage building/parking	VR: 35/40 VC: 50/80	21% Building (40,201 SF) 58 % Total Impervious (112,910 SF)	24% (15,145 SF) 87% (54,118 SF)
Open Space	1,500 SF / PER UNIT 60,000 SF REQ. OPEN SPACE	2,036 SF / Unit Provided (81,447 SF)	7,843 SF
		PARCEL A & B COMBINED TOTAL BUILDING COVERAGE 65%	
		PARCEL A & B COMBINED OPEN SPACE 77,776 SF	

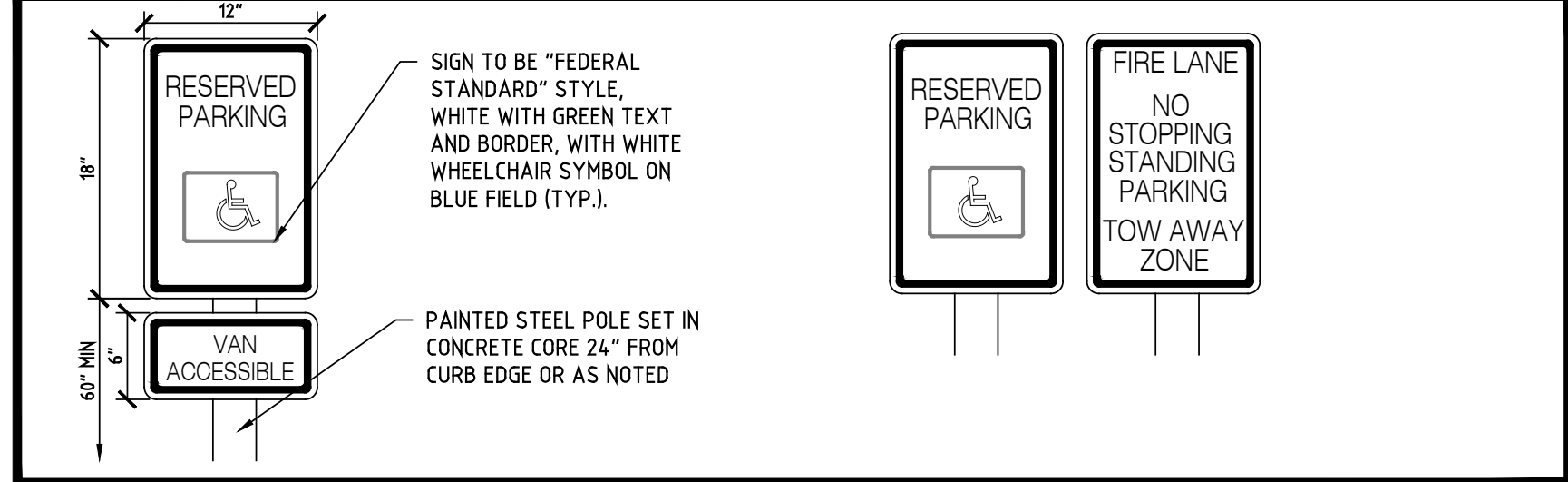
PARKING SUMMARY - Parcel A (Townhomes)

Regulation	Required	Provided
Site Requirement	1.5 Spaces /Unit: 1.5/40 units = 60 Spaces + Community Center 1 Space / 400 SF = 3.5 Spaces	15 Street Parking Spaces (Guest) + 40 Garage Parking Spaces + 8 Lot parking spaces @ service station 4 Spaces by Community Center
Total	63.5 Spaces Required	67 Spaces Provided

PARKING SUMMARY - Parcel B (Service Station)

Regulation	Required	Provided
Site Requirement	Service Station: 1 Space / Stall + 1 Employee = 13 Spaces Retail: Retail: 1 Space / 150 SF = 16 Spaces	37 Lot Parking Spaces +
Total	29 Spaces Required Including 2 Accessible Space	37 Spaces Provided Including 4 Accessible Parking Spaces

ADA SIGN DETAILS

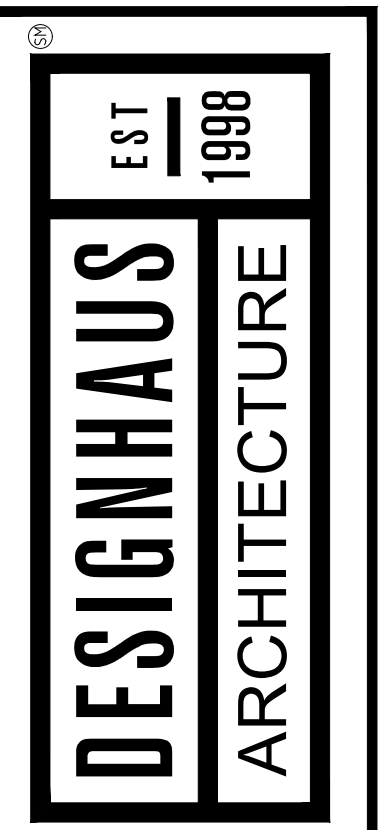


COMMUNITY MAIL BOX



REQUIRED STREET LIGHTING

VC Standard Fixtures to be Provided @ 50' O.C.  
RE: Photometric Plan sheet AS.03



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Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

Architectural Site Plan

022065

AS1.00

**SIGNS- Parcel A (Townhomes)**

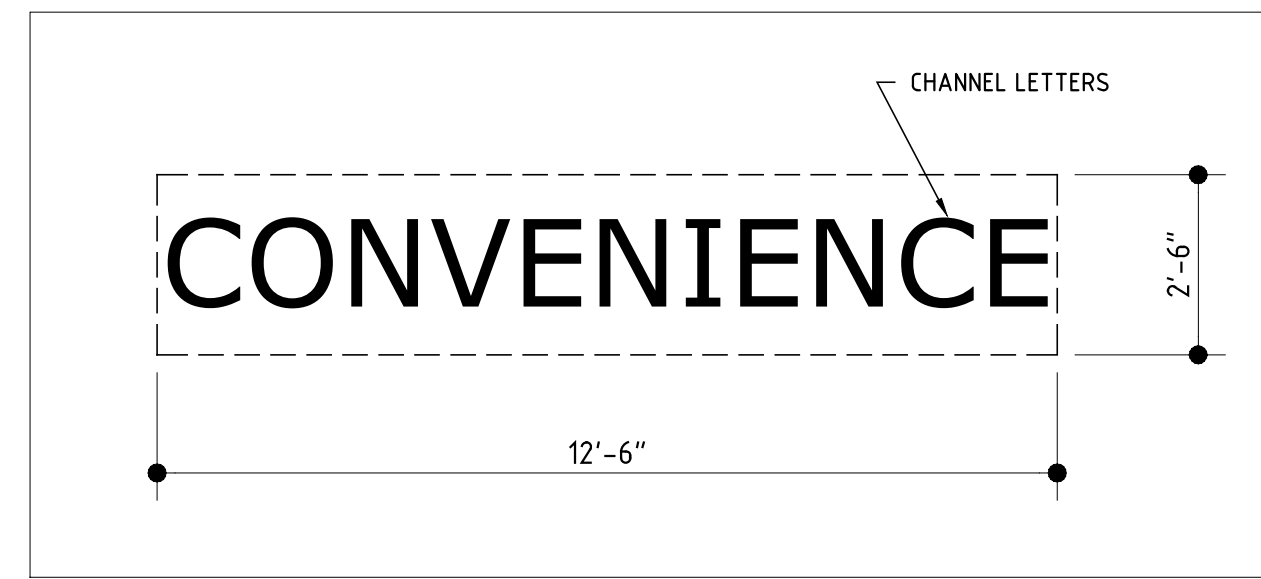
Regulation	Required	Provided
RESIDENTIAL DISTRICT VR	Sec. 36-476 a. Residential Development sign. one Freestanding Monument or wall sign to be located within 50' of entrance, not to exceed 32 SF in area	1 Freestanding Monument 32 SF

**SIGNS- Parcel B (Gas Station)**

Regulation	Required	Provided
NONRESIDENTIAL DISTRICT VR	Sec. 36-476 b. Nonresidential sign: one Freestanding Monument and one wall sign. Freestanding sign not to exceed 20 SF in area.	1 Freestanding Monument 20 SF

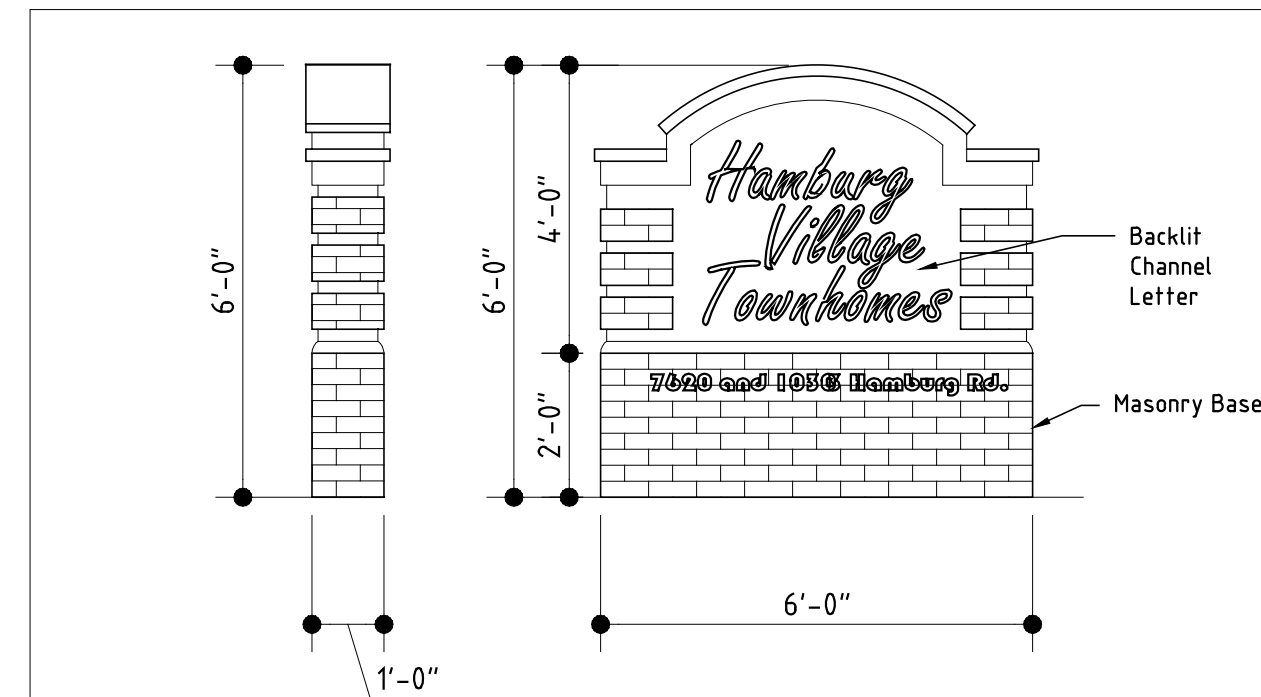
**SIGNS- Parcel B (Wall Sign)**

Regulation	Required	Provided
NONRESIDENTIAL DISTRICT VR	Sec. 36-476 b. The wall sign not to exceed 1SF for every two linear feet of building frontage, or 100 square feet, whichever is less.	5 Wall-Sign (1SF Each)



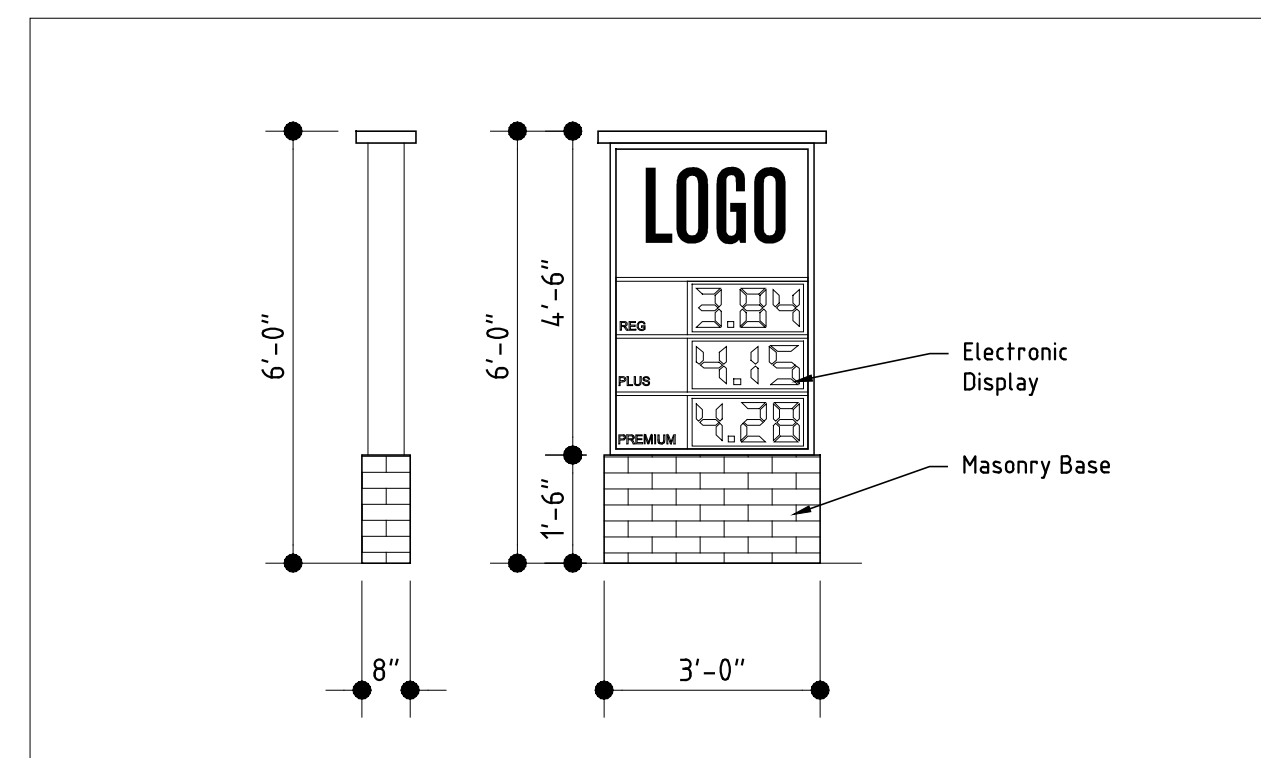
1 Wall Sign

SCALE: 1"= FULL



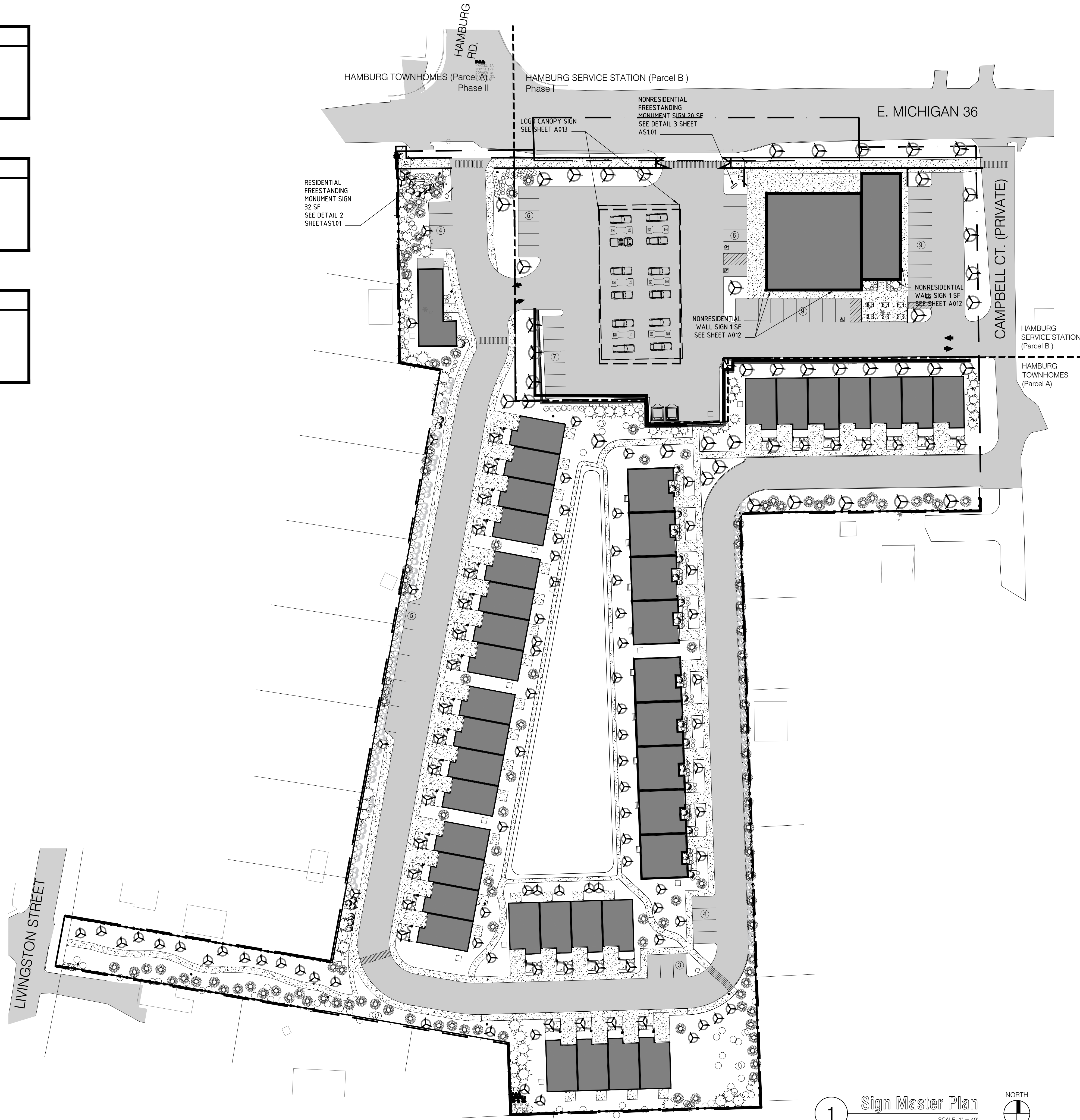
2 Monument Sign Residential Sign

SCALE: 1"= FULL



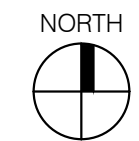
3 Monument Sign Gas Station

SCALE: 1"= FULL



1 Sign Master Plan

SCALE: 1"= 40'



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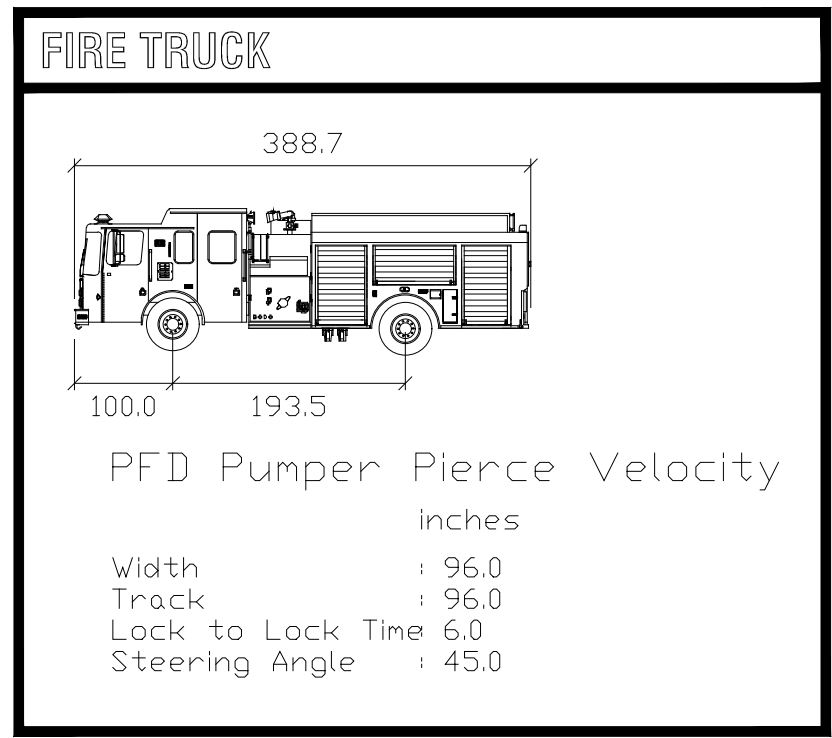
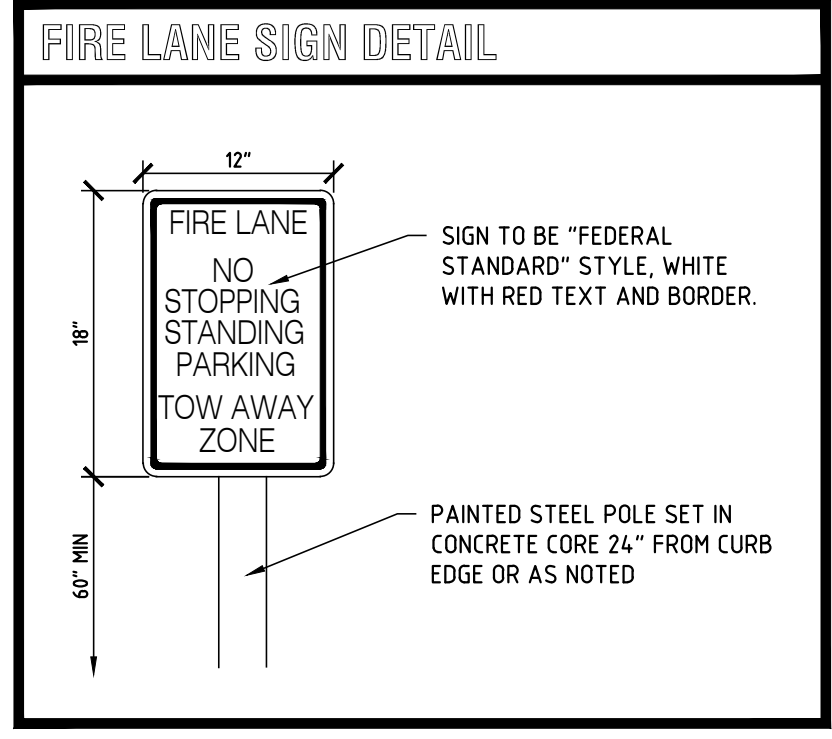
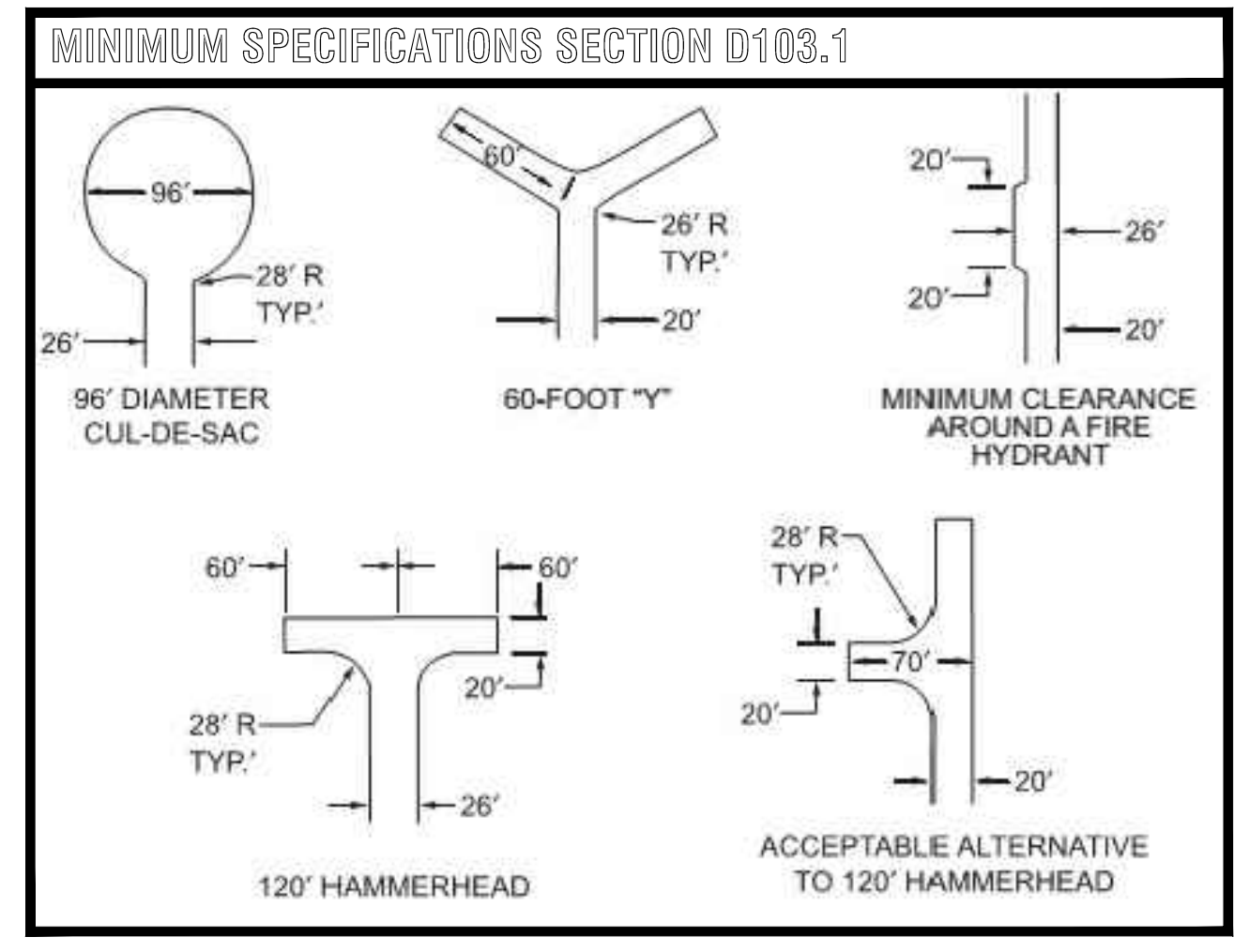
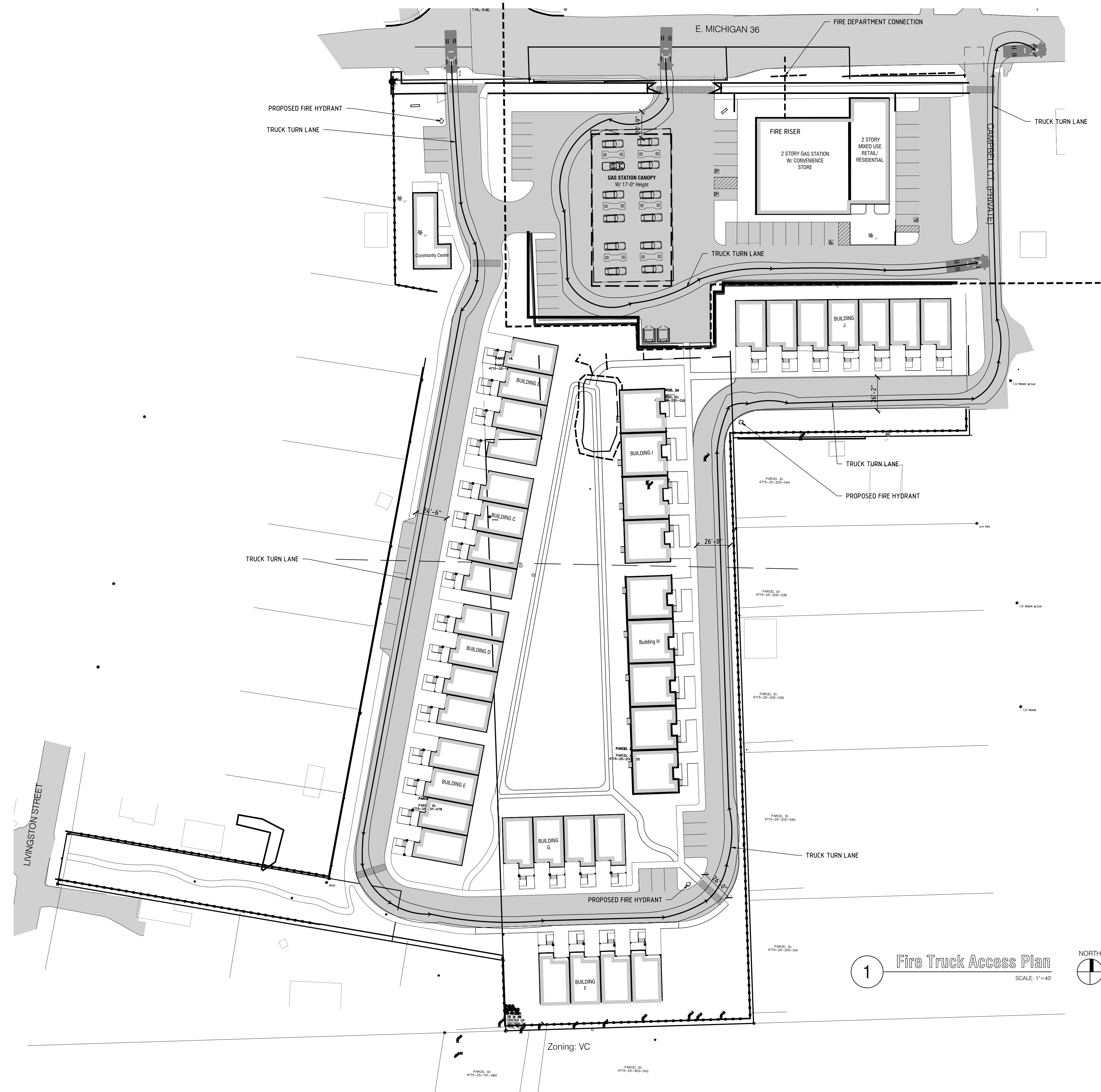
Revision/Issue	Date
Final PUD	03.08.24
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REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

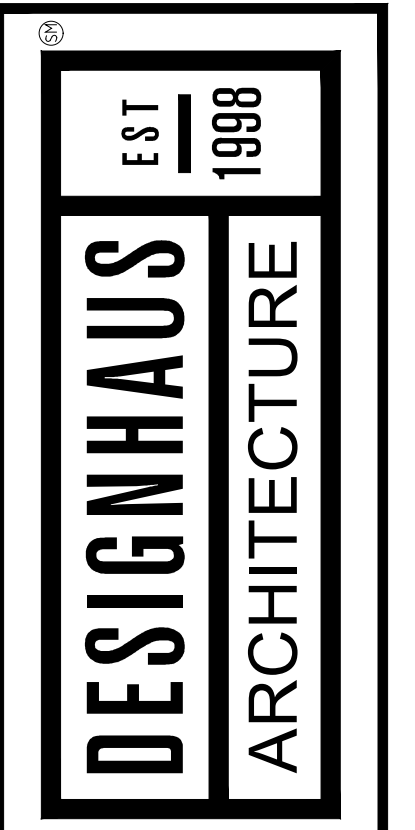
**Sign Master Plan**

022065  
**AS1.01**

HAMBURG TOWNHOMES (Parcel A) Phase II  
HAMBURG SERVICE STATION (Parcel B) Phase I



1 Fire Truck Access Plan  
SCALE: 1"=40'



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**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

**Fire Truck Access Plan**

022065  
**AS1.02**



Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A		8	Lithonia Lighting	DSXW1 LED 10C 1000 40K T3S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 4000K, @ 1000mA.	1	3912	1	38.8
	B		21	Lithonia Lighting	DSXW1 LED 10C 1000 40K T3S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 4000K, @ 1000mA.	1	3912	1	38.8
	C		12	Lithonia Lighting	DSXB LED 12C 350 50K ASY	D-SERIES BOLLARD WITH 12 5000K LEDS OPERATED AT 350mA AND ASYMMETRIC DISTRIBUTION	1	1291	1	16
	D		16	Lithonia Lighting	CNY LED P0 40K MVOLT	CNY LED Canopy P0=3,500lm	108	3669	1	26.35

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	6.2 fc	0.0 fc	N/A	N/A

**Note**  
 1. TYPICAL LIGHT PLES STANDARDS TO CONFIRM WITH VILLAGE STANDARDS  
 2. SPACING OF POLES AT 50'-0" ON CENTER  
 3.

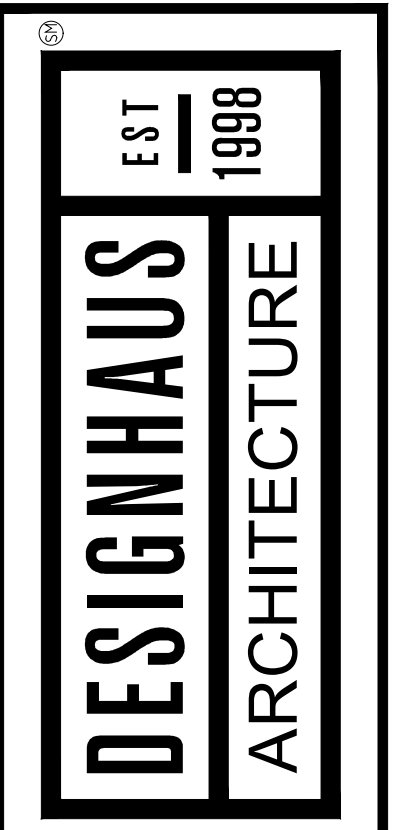
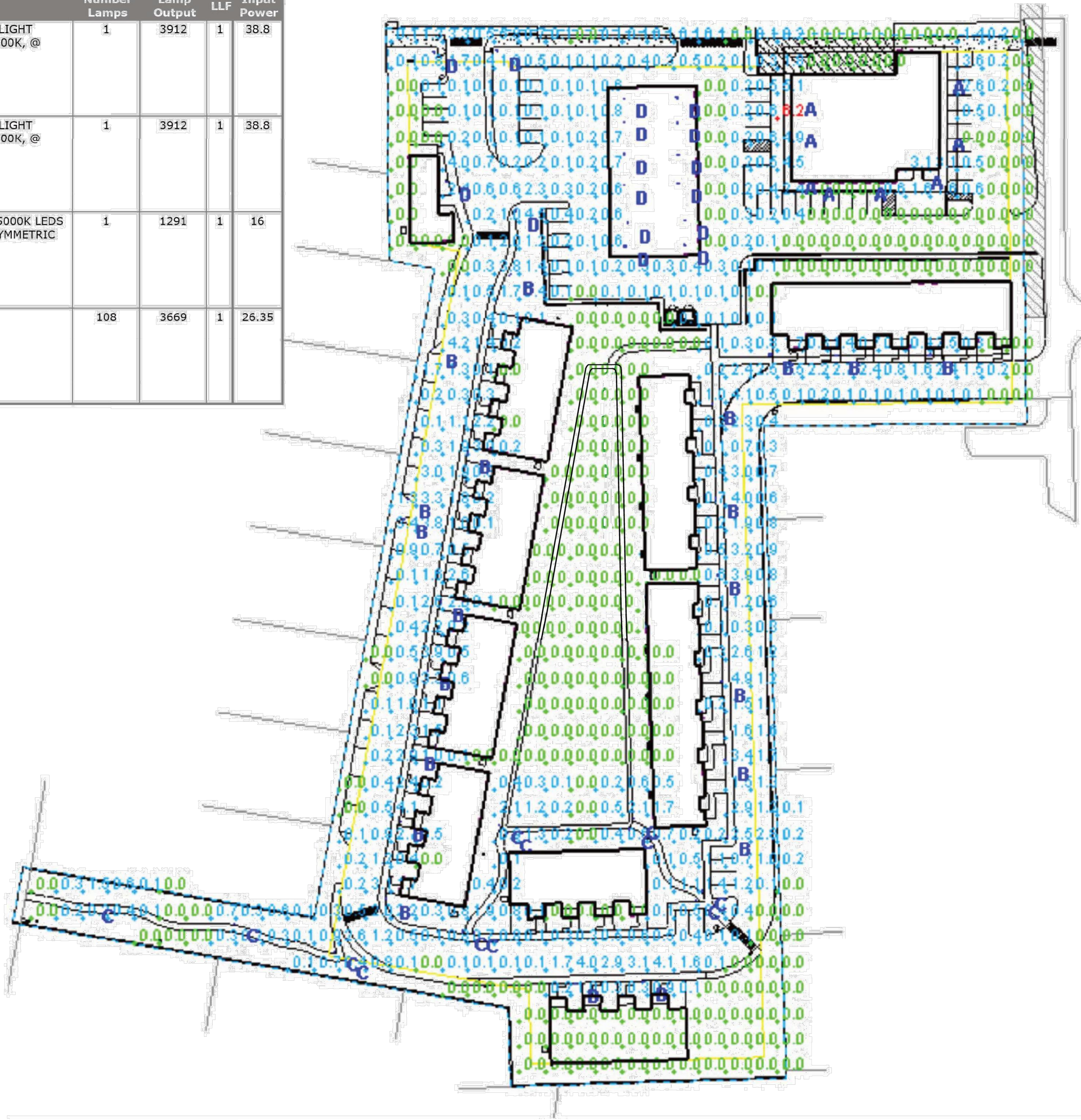
**REQUIRED STREET LIGHTING**

STREETLIGHTS WITHIN THE VC/VG DISTRICT MUST BE AS SPACED 50' O.C.

PARKING LIGHTING MAY BE A SHOEBOX DESIGN WITH MAXIMUM HEIGHT OF 20 FEET AND PAINTED BLACK.

ADDITIONAL LIGHTING IS RECOMMENDED AND MAY INCLUDE BUILDING AND SIGNAGE LIGHTING AS WELL AS ACCENT UP-LIGHTS ON BUILDING OR AT LANDSCAPING.

STREET LIGHT



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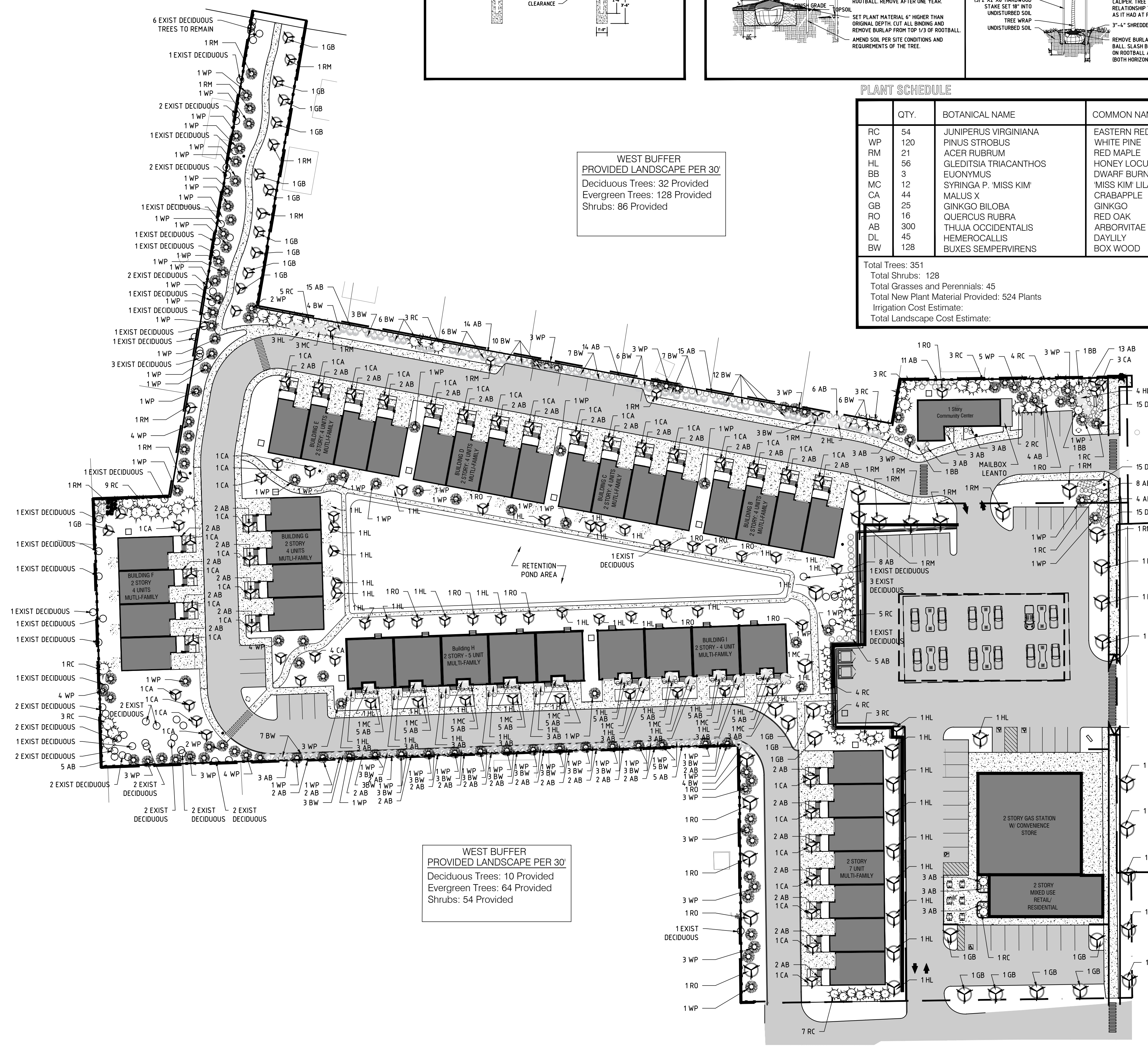
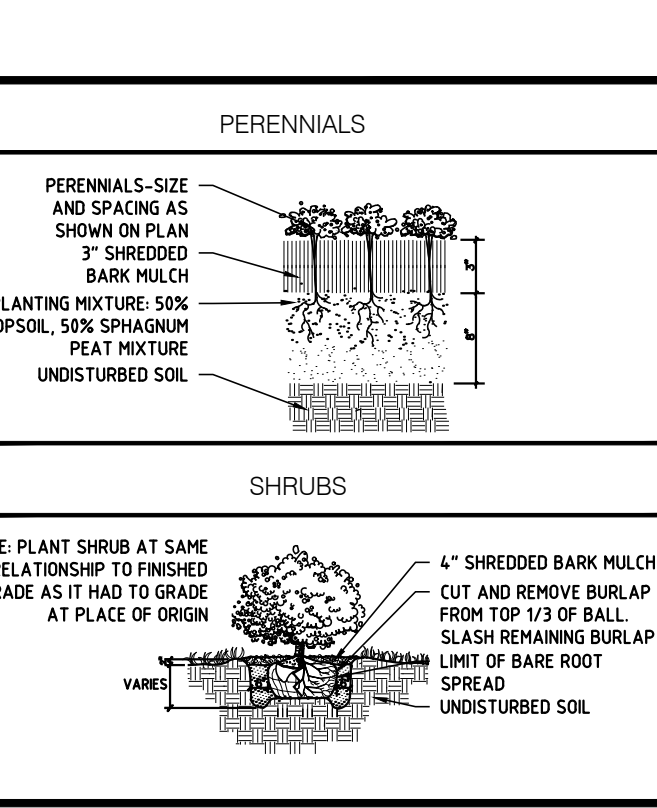
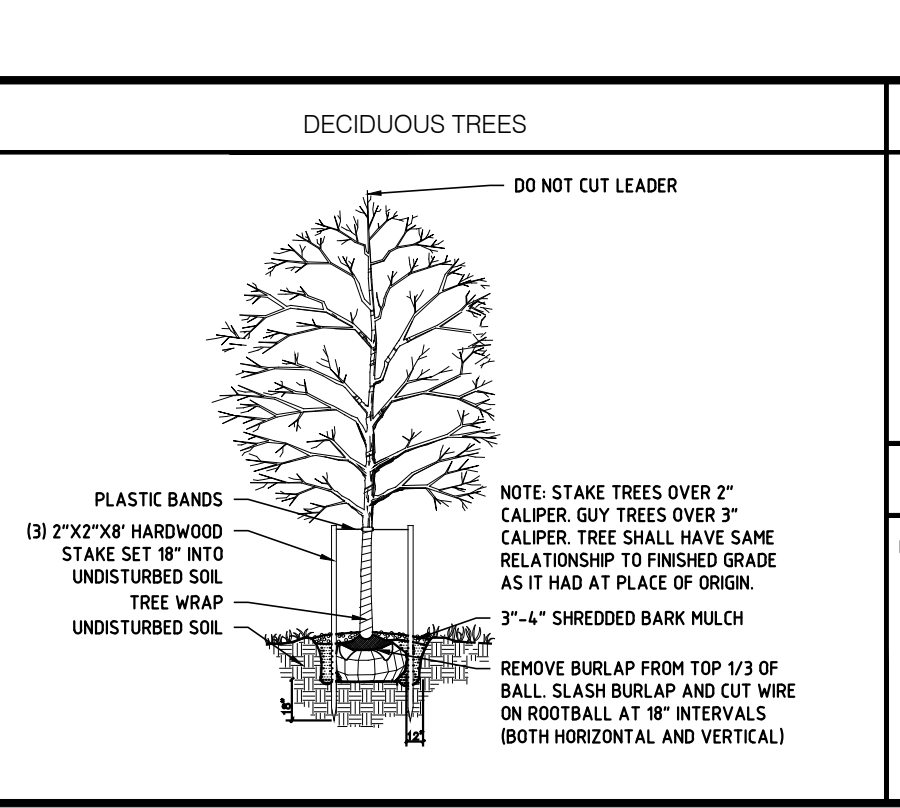
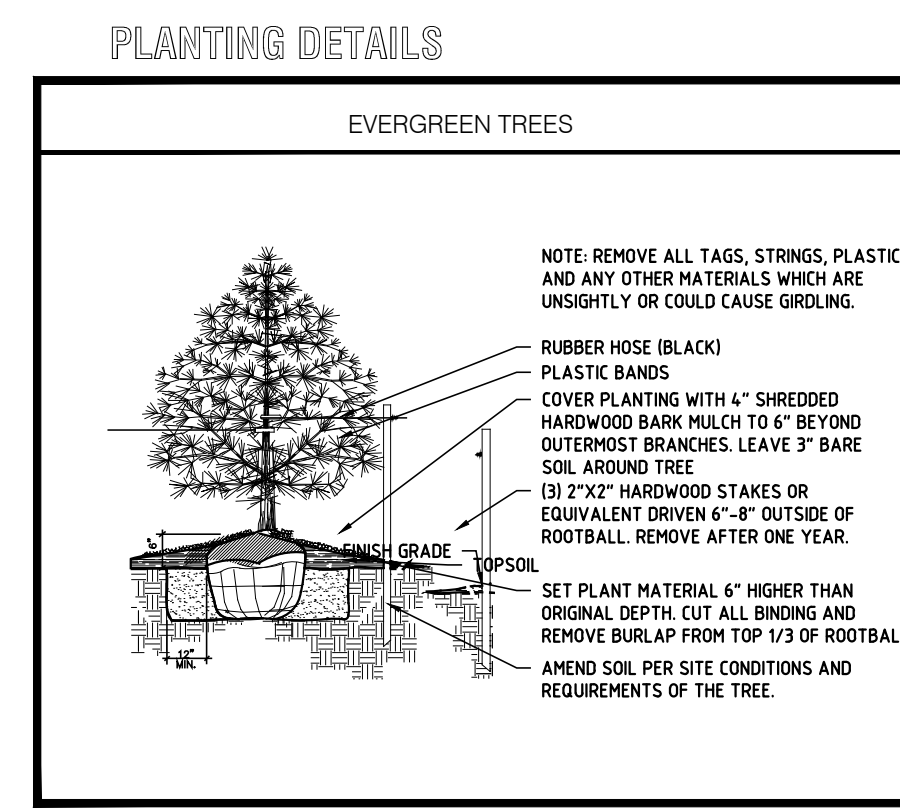
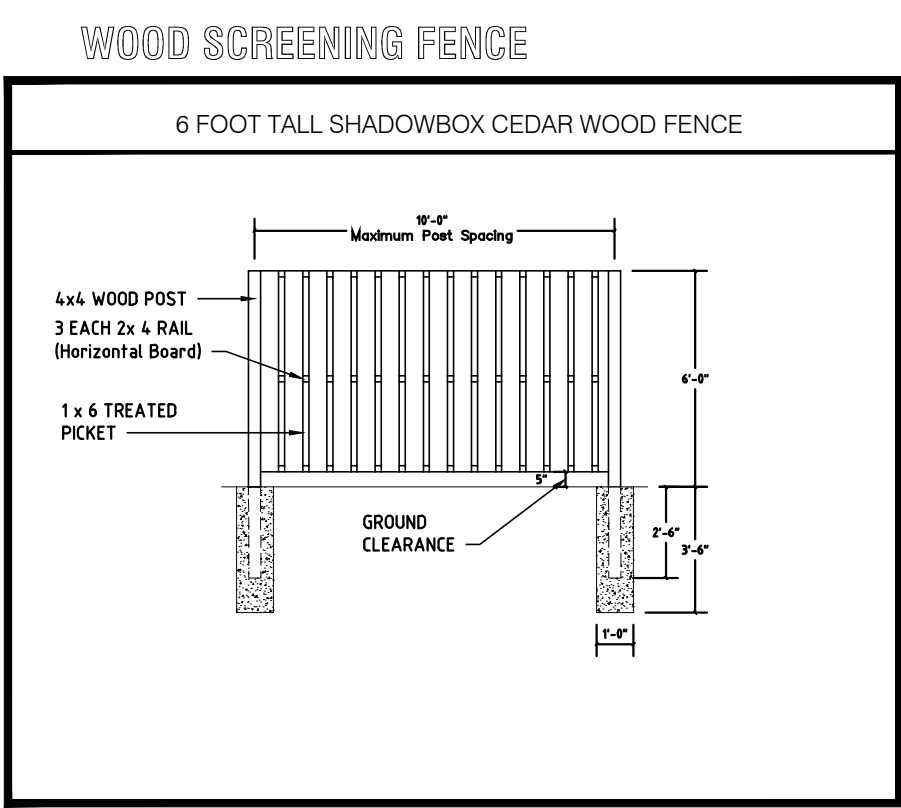
Revision/Issue	Date
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REV Preliminary PUD	01.19.24
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PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

**Hamburg Village Townhomes**  
 7620 and 10303 Hamburg Rd.  
 Hamburg Twp., MI

**Photometric Plan**

022065  
**AS1.03**





**WEST BUFFER PROVIDED LANDSCAPE PER 30'**  
 Deciduous Trees: 32 Provided  
 Evergreen Trees: 128 Provided  
 Shrubs: 86 Provided

**WEST BUFFER PROVIDED LANDSCAPE PER 30'**  
 Deciduous Trees: 10 Provided  
 Evergreen Trees: 64 Provided  
 Shrubs: 54 Provided

### PLANT SCHEDULE

	QTY.	BOTANICAL NAME	COMMON NAME	TREE TYPE	SIZE/ROOT	UNIT COST / TOTAL
RC	54	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	EVERGREEN	3' B+B	
WP	120	PINUS STROBUS	WHITE PINE	EVERGREEN	7'-8'	
RM	21	ACER RUBRUM	RED MAPLE	DECIDUOUS	2 1/2'	
HL	56	GLEDTISIA TRIACANTHOS	HONEY LOCUST	DECIDUOUS	2 1/2'	
BB	3	EUONYMUS	DWARF BURNING BUSH	DECIDUOUS	7'-8'	
MC	12	SYRINGA P. 'MISS KIM'	MISS KIM LILAC	DECIDUOUS	24' B+B	
CA	44	MALUS X	CRABAPPLE	DECIDUOUS	3' B+B	
GB	25	GINKGO BILOBA	GINKGO	DECIDUOUS	3' B+B	
RO	16	QUERCUS RUBRA	RED OAK	DECIDUOUS	3' B+B	
AB	300	THUJA OCCIDENTALIS	ARBORVITAE	EVERGREEN		
DL	45	HEMEROCALLIS	DAYLILY	PERENNIALS		
BW	128	BUXES SEMPERVIRENS	BOX WOOD	SHRUBS		

Total Trees: 351  
 Total Shrubs: 128  
 Total Grasses and Perennials: 45  
 Total New Plant Material Provided: 524 Plants  
 Irrigation Cost Estimate:  
 Total Landscape Cost Estimate:

**DESIGNHAUS ARCHITECTURE**  
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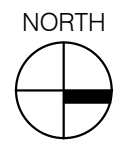
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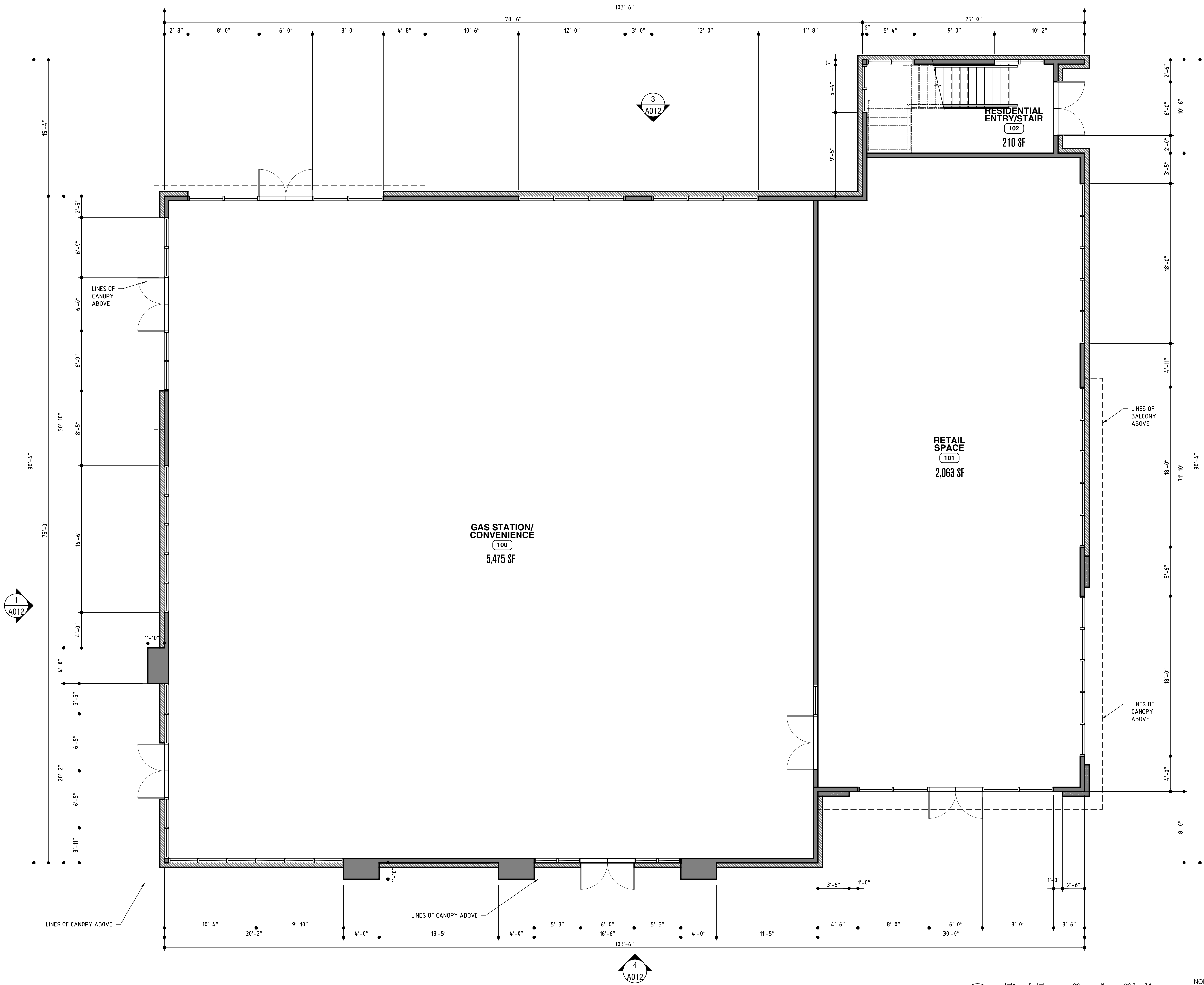
**Hamburg Village Townhomes**  
 7620 and 10303 Hamburg Rd.  
 Hamburg Twp., MI

**Landscape Plan**

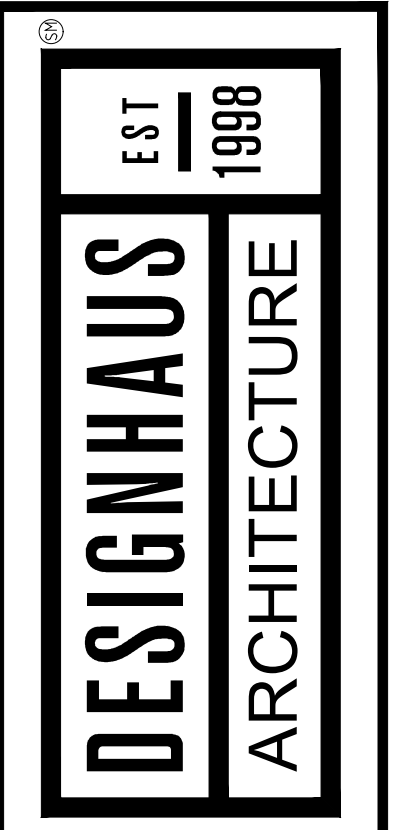
022065  
**L101**

1 Landscape Plan  
 SCALE: 1" = 40'





PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
	WATER METER
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXISTING TO REMAIN
	WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NIGHT LIGHT



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**Hamburg Village Townhomes**  
 7620 and 10303 Hamburg Rd.  
 Hamburg Twp., MI

**First Floor Plan -  
 Service Station**

022065  
**A010**

1 First Floor Service Station  
 SCALE: 3/16" = 1'



PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
	WATER METER
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXISTING TO REMAIN
	WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID
	LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NIGHT LIGHT

**DESIGNHAUS**  
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ARCHITECTURE

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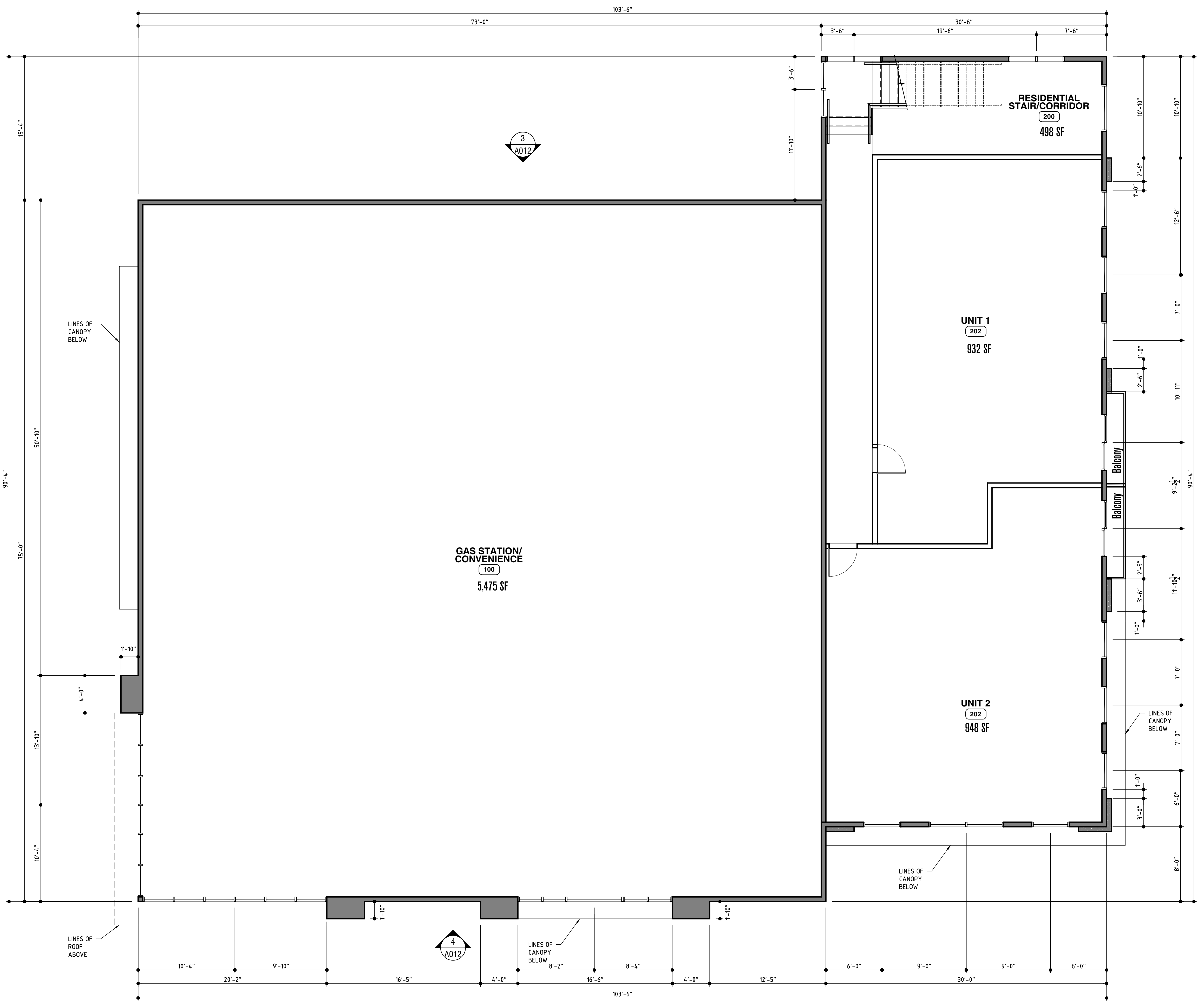


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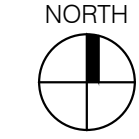
**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

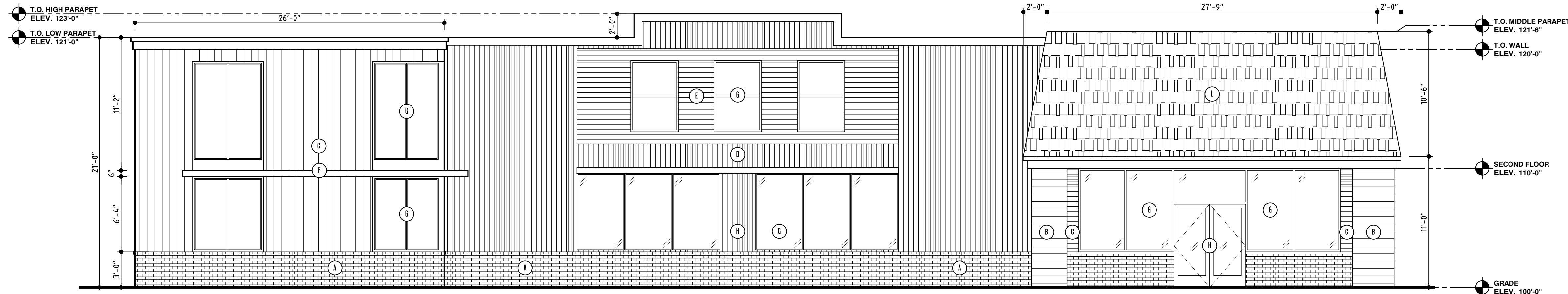
**Second Floor Plan -  
Service Station**

022065  
**A011**



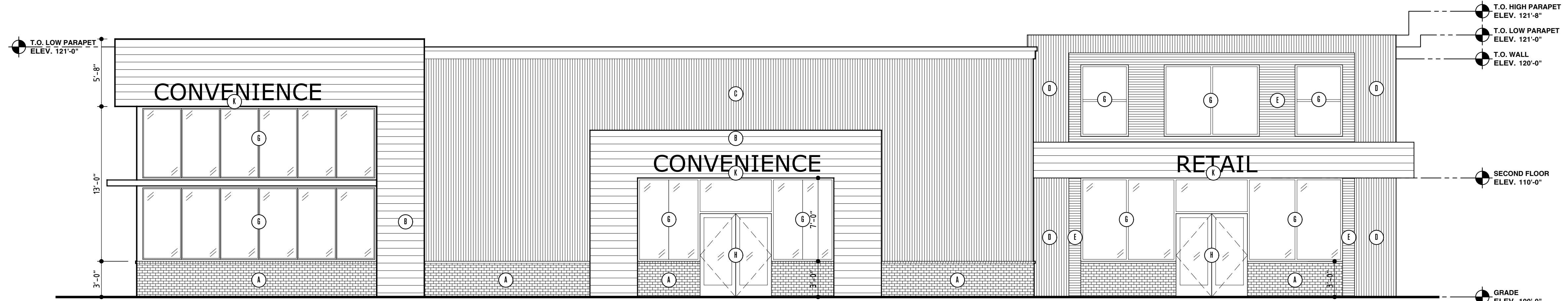
**1 First Floor Service Station**  
SCALE: 3/16" = 1'



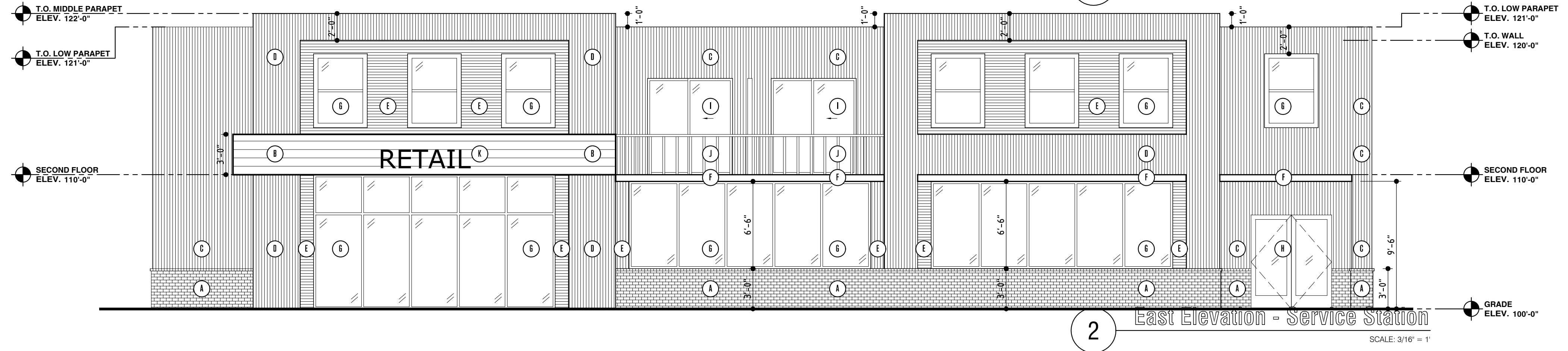


**4 North Elevation - Service Station**  
SCALE: 3/16" = 1'

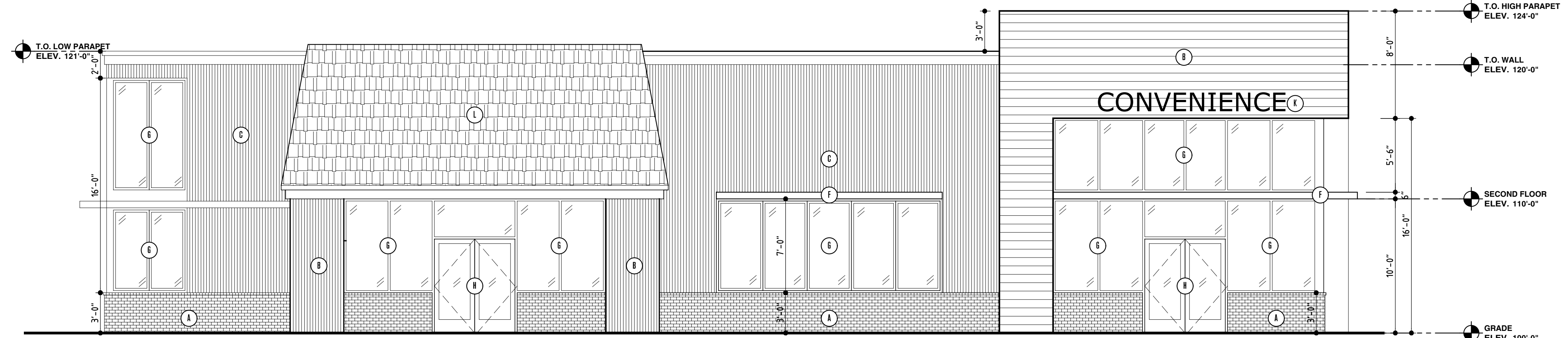
MATERIAL LEGEND	
SERVICE STATION	
(A)	BRICK - GREY
(B)	METAL PANEL - WOOD LOOK
(C)	METAL PANEL - BROWN
(D)	METAL PANEL - LIGHT GREY
(E)	METAL PANEL - MEDIUM GREY
(F)	METAL AWNING/BALCONY
(G)	GLAZING
(H)	STOREFRONT DOOR
(I)	SLIDING BALCONY DOOR
(J)	METAL RAILING
(K)	PROPOSED RAISED LETTER SIGNAGE
(L)	ASPHALT SHINGLES



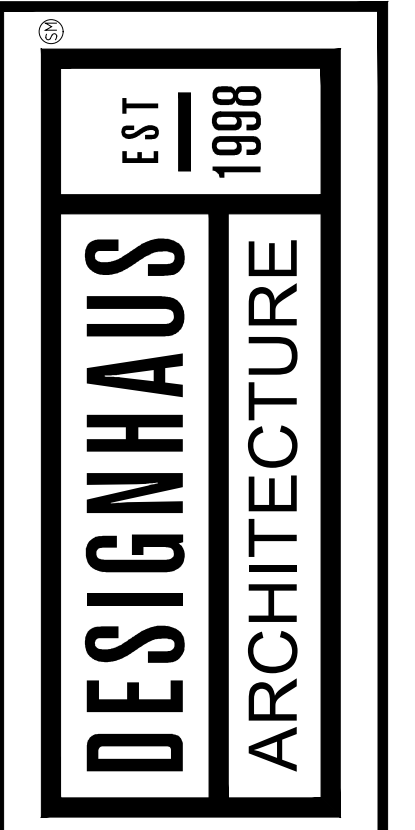
**3 South Elevation - Service Station**  
SCALE: 3/16" = 1'



**2 East Elevation - Service Station**  
SCALE: 3/16" = 1'



**1 West Elevation - Service Station**  
SCALE: 3/16" = 1'



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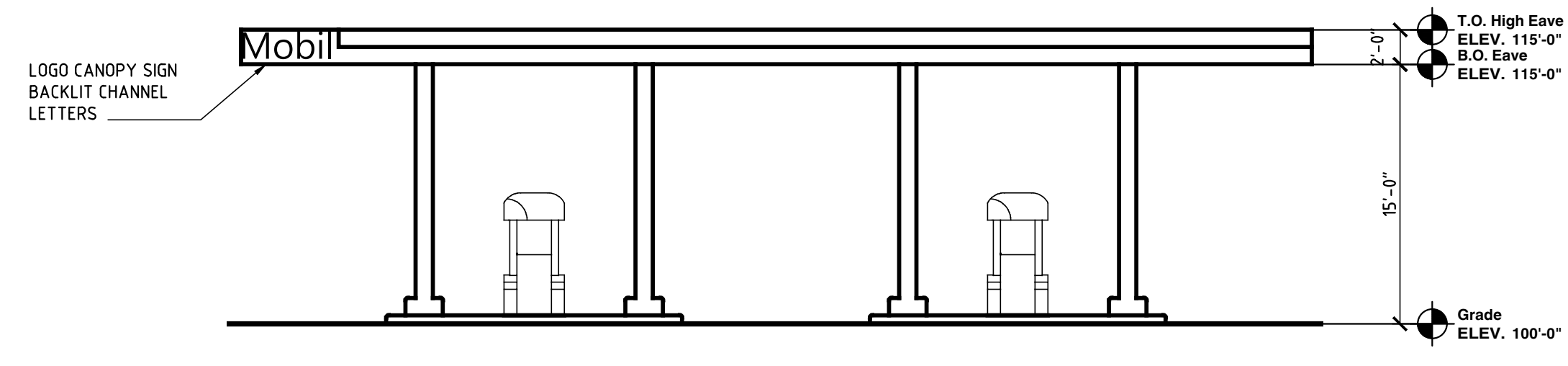
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**Hamburg Village Townhomes**  
 7620 and 10303 Hamburg Rd.  
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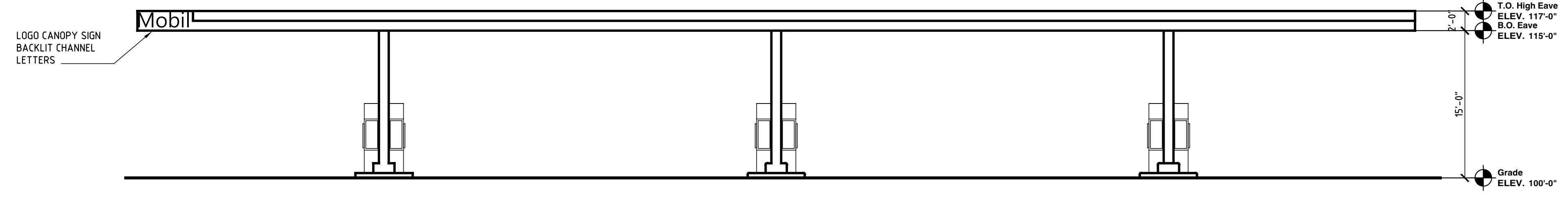
**Building Elevations - Service Station**

022065

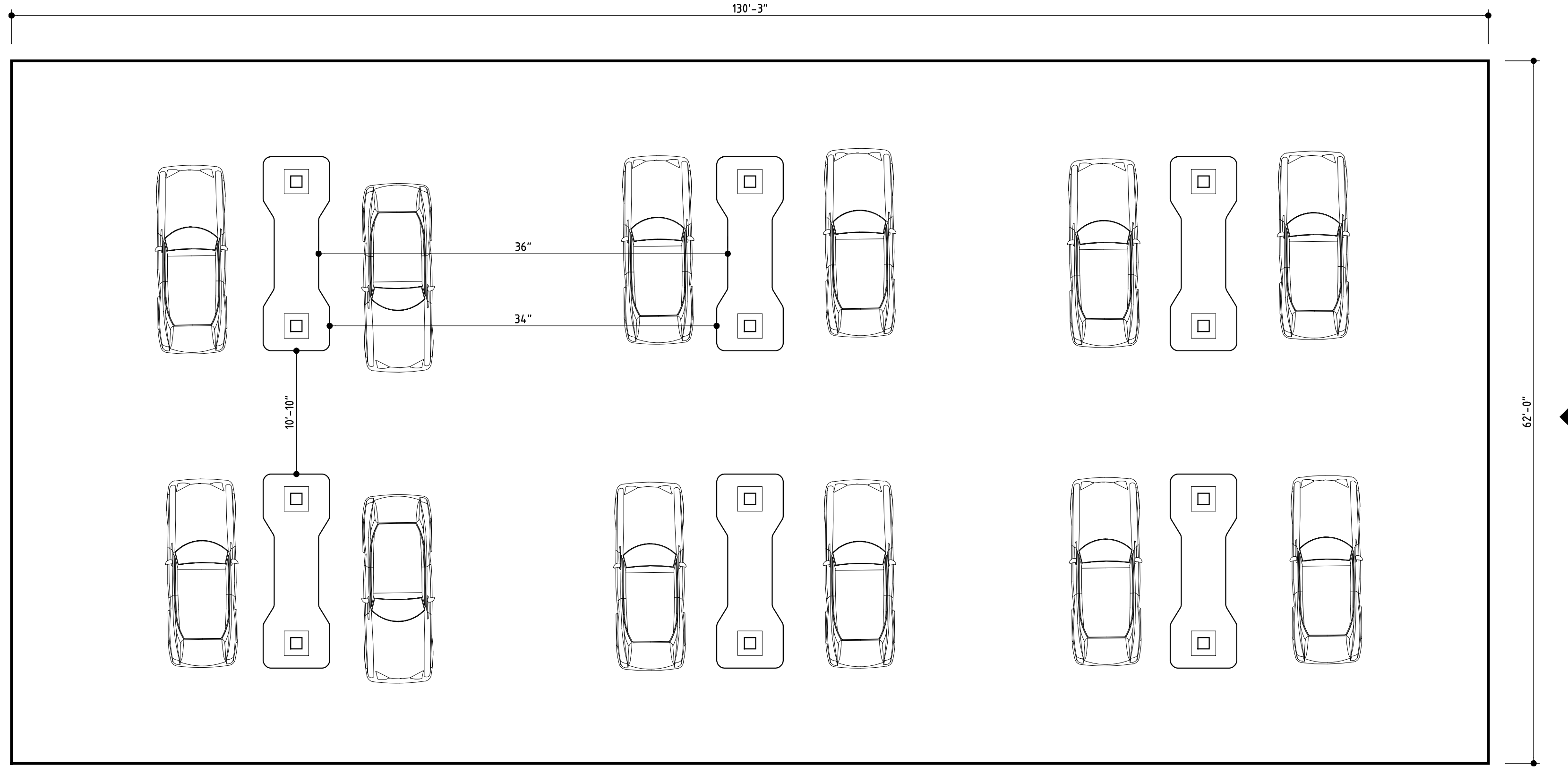
**A012**



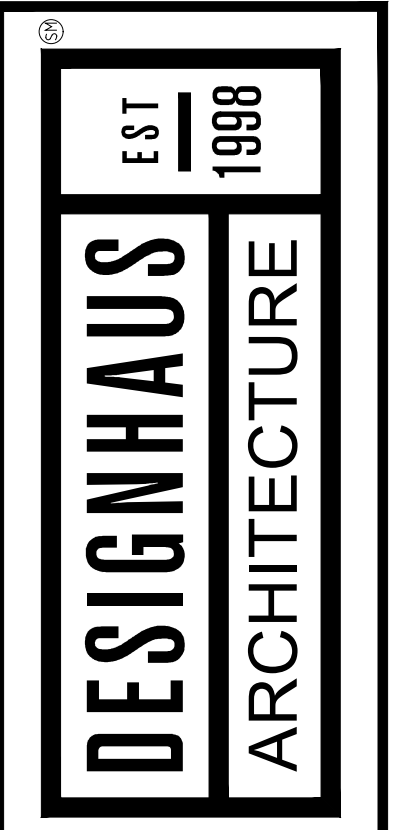
3 South Elevation  
SCALE: 1/8" = 1'



2 West Elevation  
SCALE: 1/8" = 1'



1 Gas Station Plan  
SCALE: 1/8" = 1'



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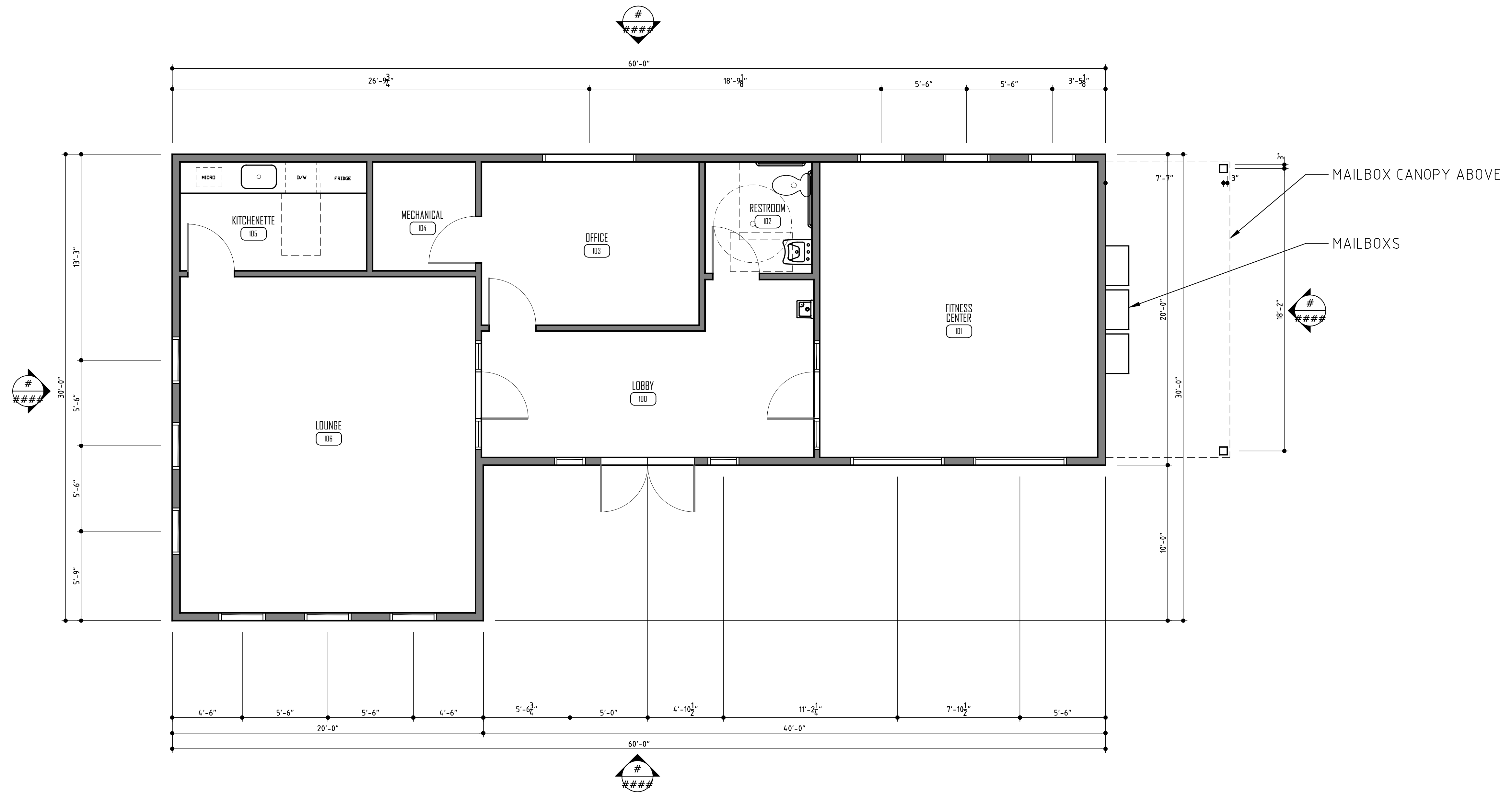


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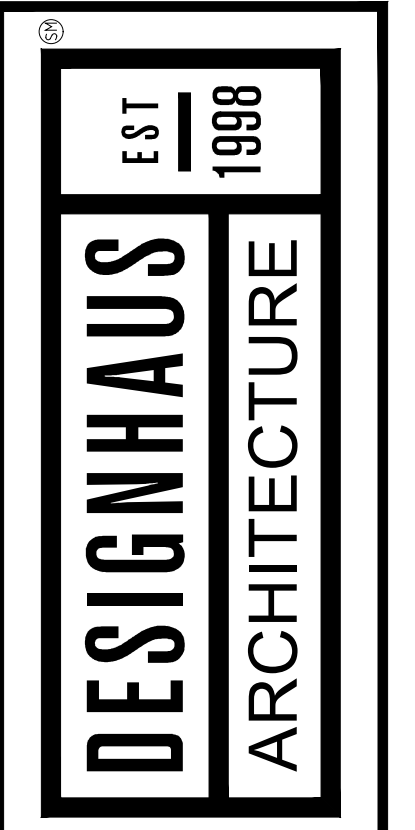
**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

**Gas Station Plan & Elevations**

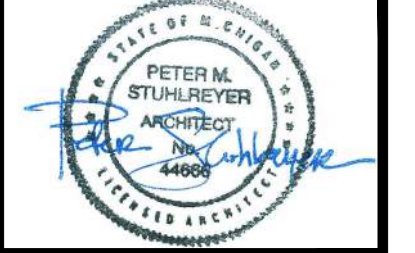
022065  
**A013**



1 Building A - Community Center Fl  
 SCALE: 1/4" = 1'  
 NORTH



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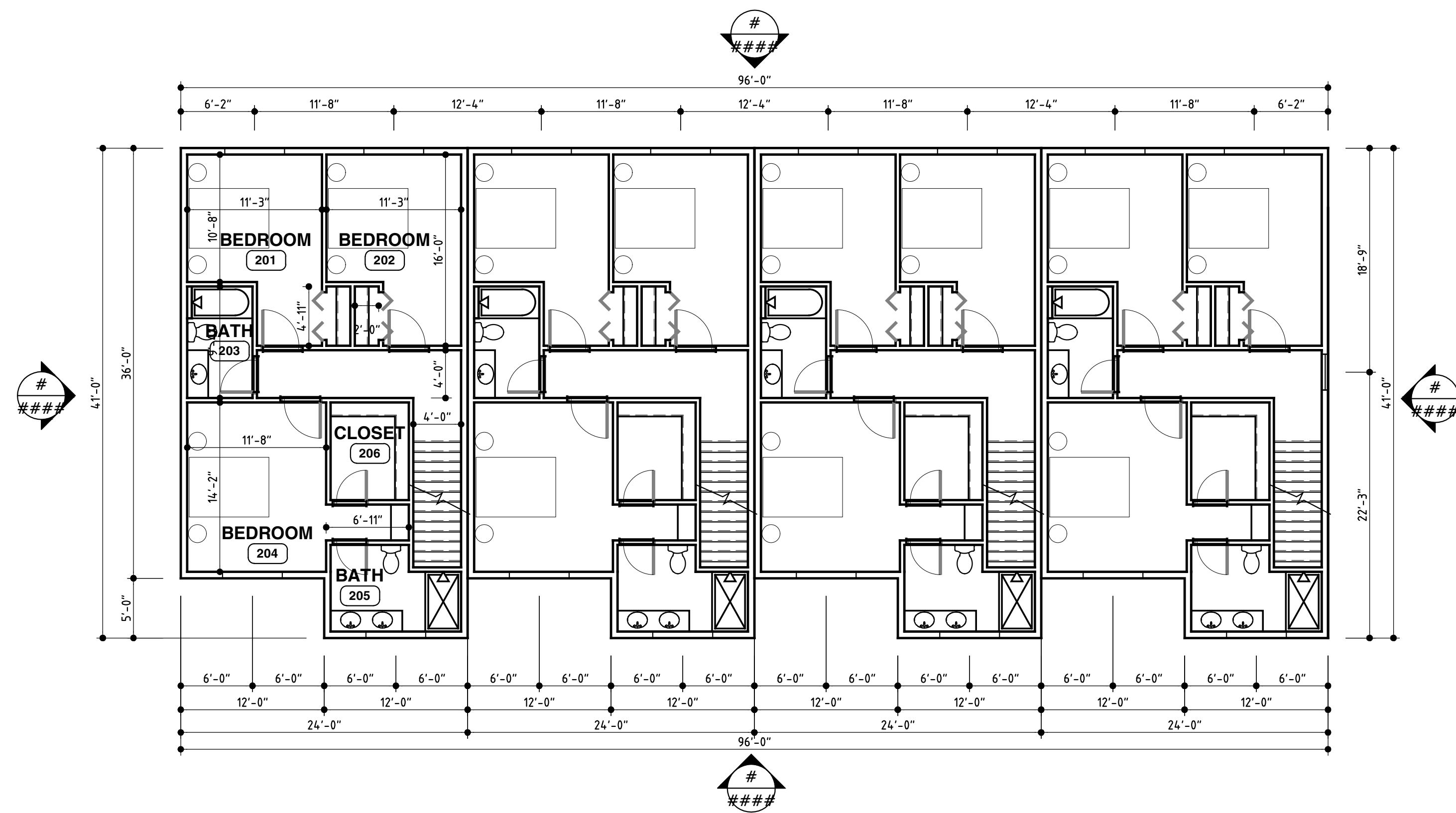
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**Hamburg Village Townhomes**  
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**Building A Community Center Floor Plan**

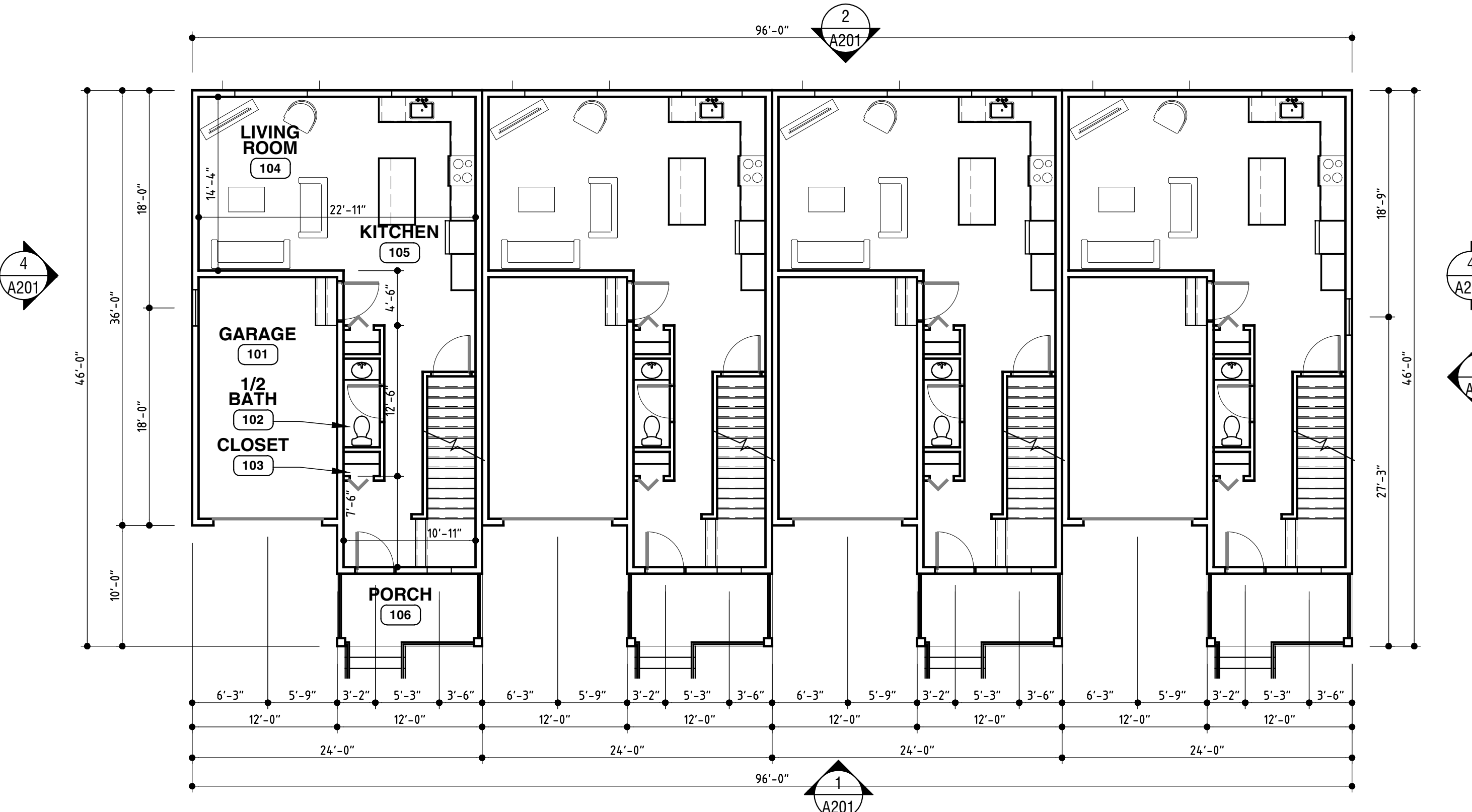
022065  
**A100**



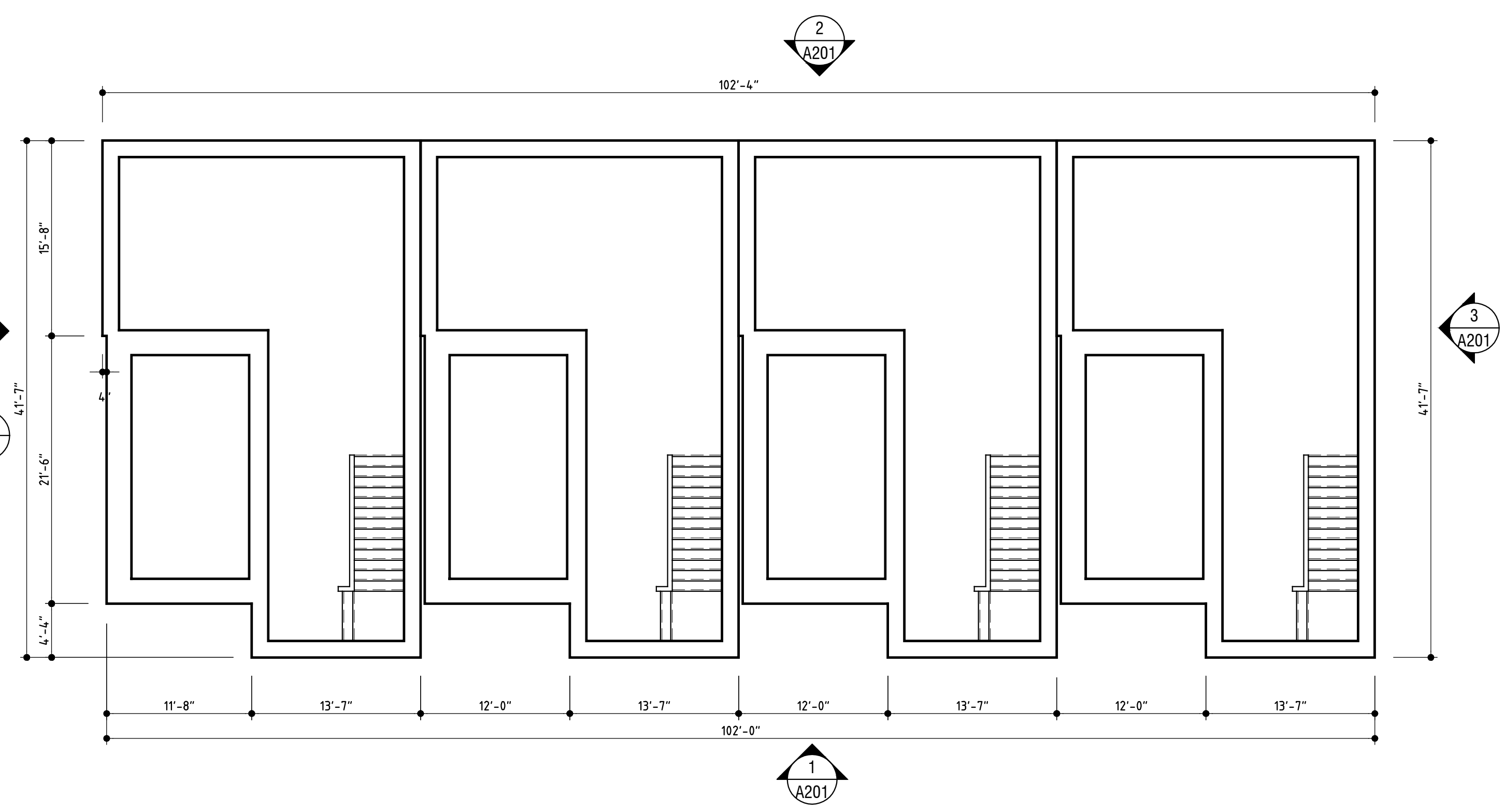


3 Building B C D E F & G Second Floor Plan  
SCALE: 1/8" = 1'  
NORTH

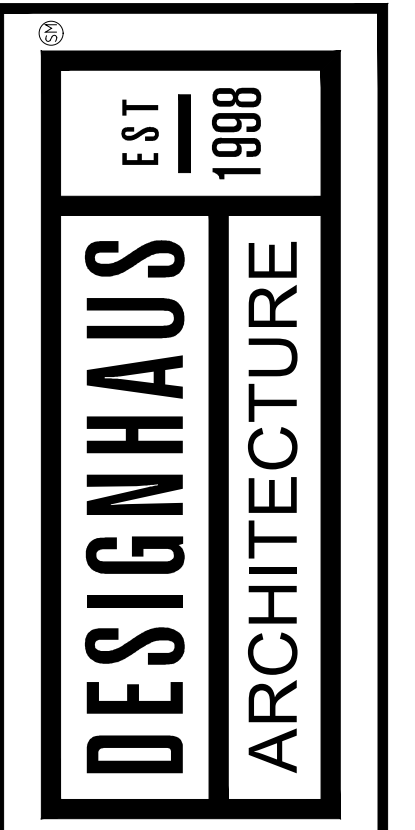
PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GM GAS METER
	WM WATER METER
	EM ELECTRICAL METER
	EP ELECTRICAL PANEL
	EX EXISTING TO REMAIN
	WH WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID
	LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EX EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NL NIGHT LIGHT



2 Building B C D E F & G First Floor Plan  
SCALE: 1/8" = 1'  
NORTH



1 Building B C D E F & G Basement Plan  
SCALE: 1/8" = 1'  
NORTH



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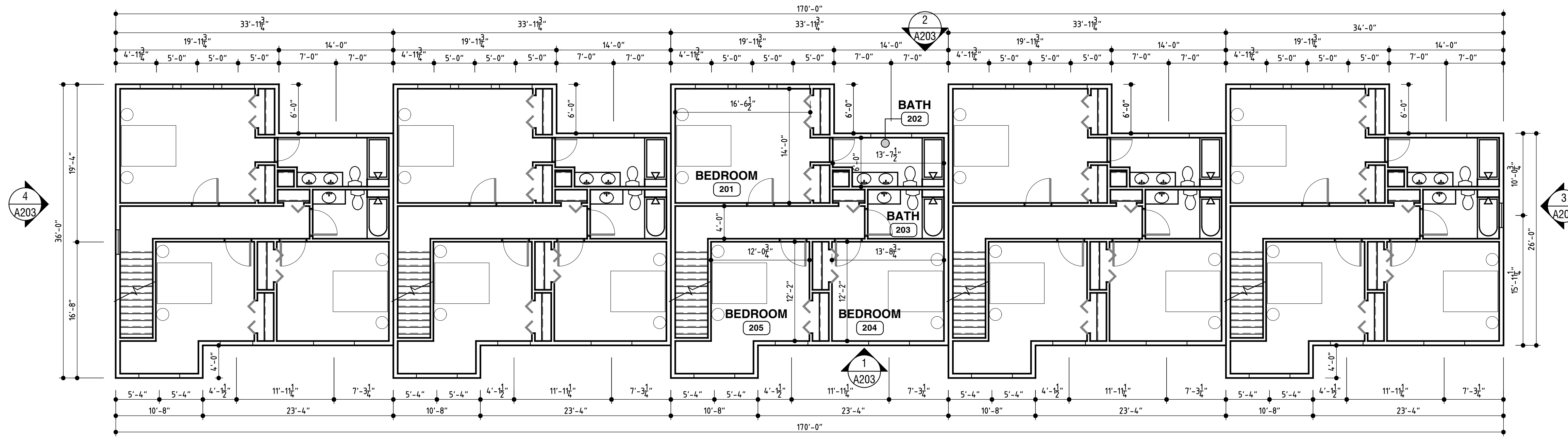


Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

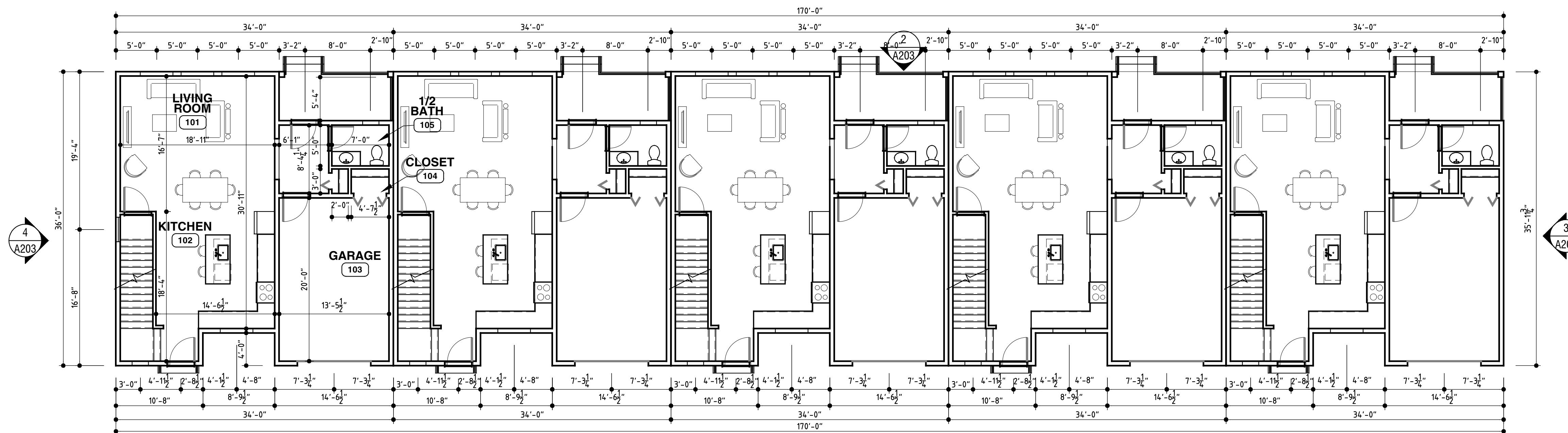
Building B C D E  
F & G Floor Plans

022065  
A101

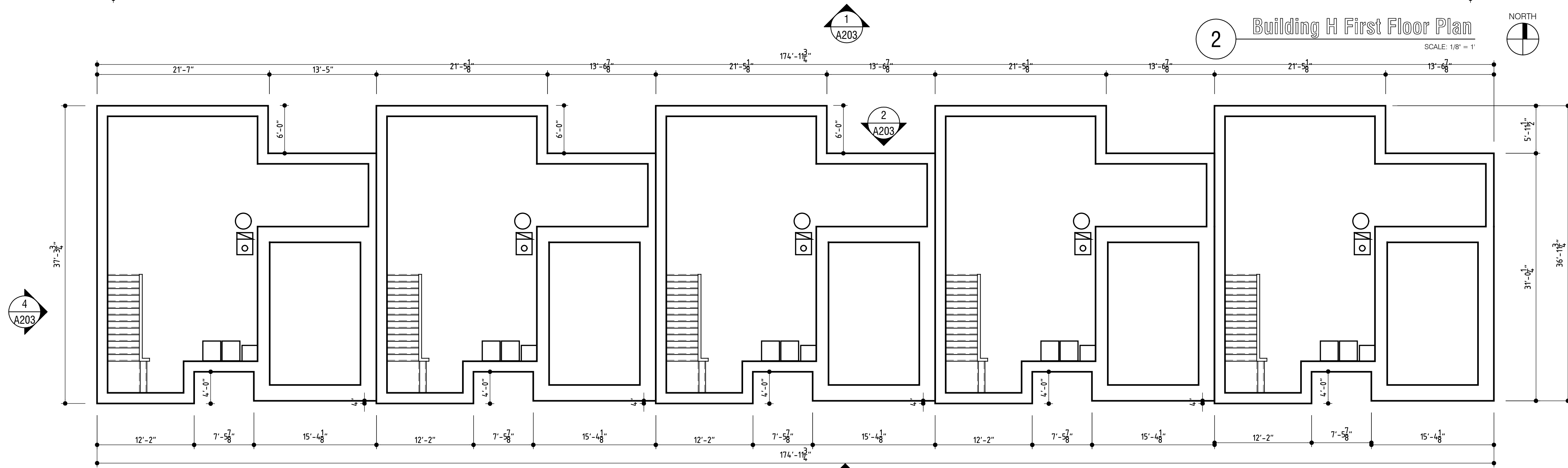


3 Building H Second Floor Plan  
SCALE: 1/8" = 1'

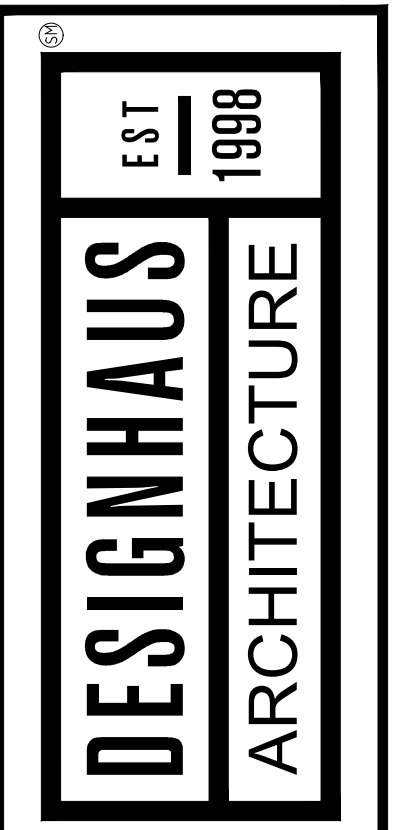
PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
	WATER METER
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXISTING TO REMAIN
	WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NIGHT LIGHT



2 Building H First Floor Plan  
SCALE: 1/8" = 1'



1 Building H Basement Plan  
SCALE: 1/8" = 1'



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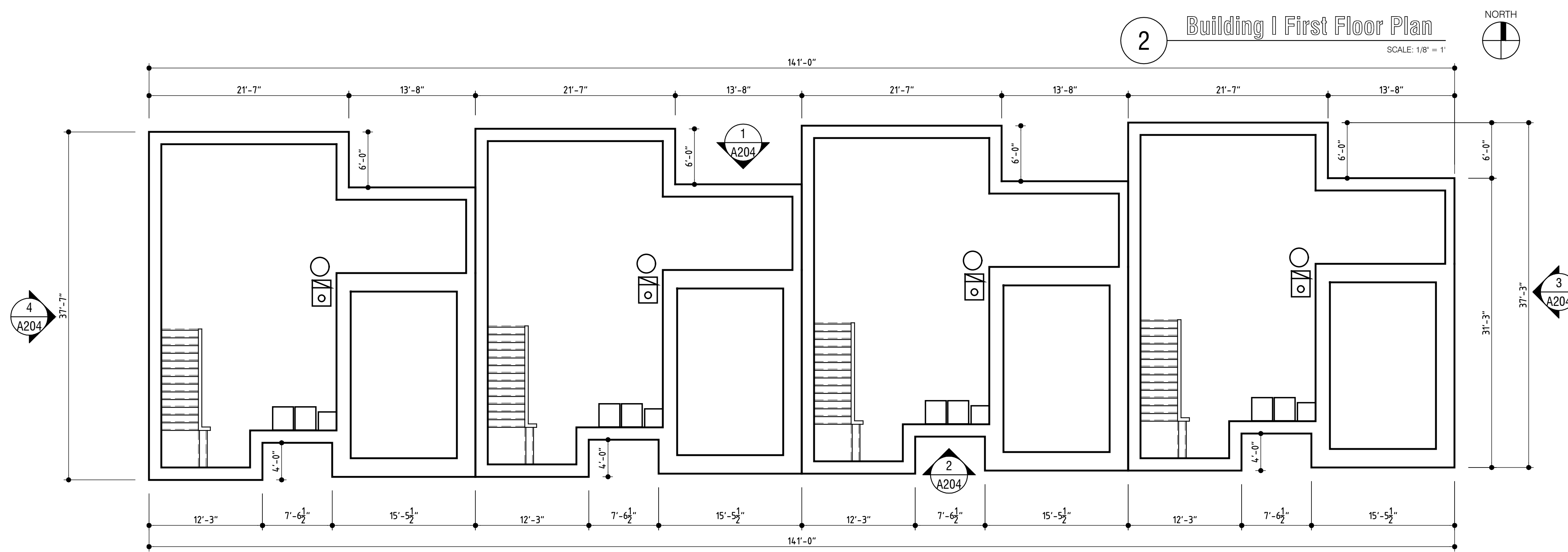
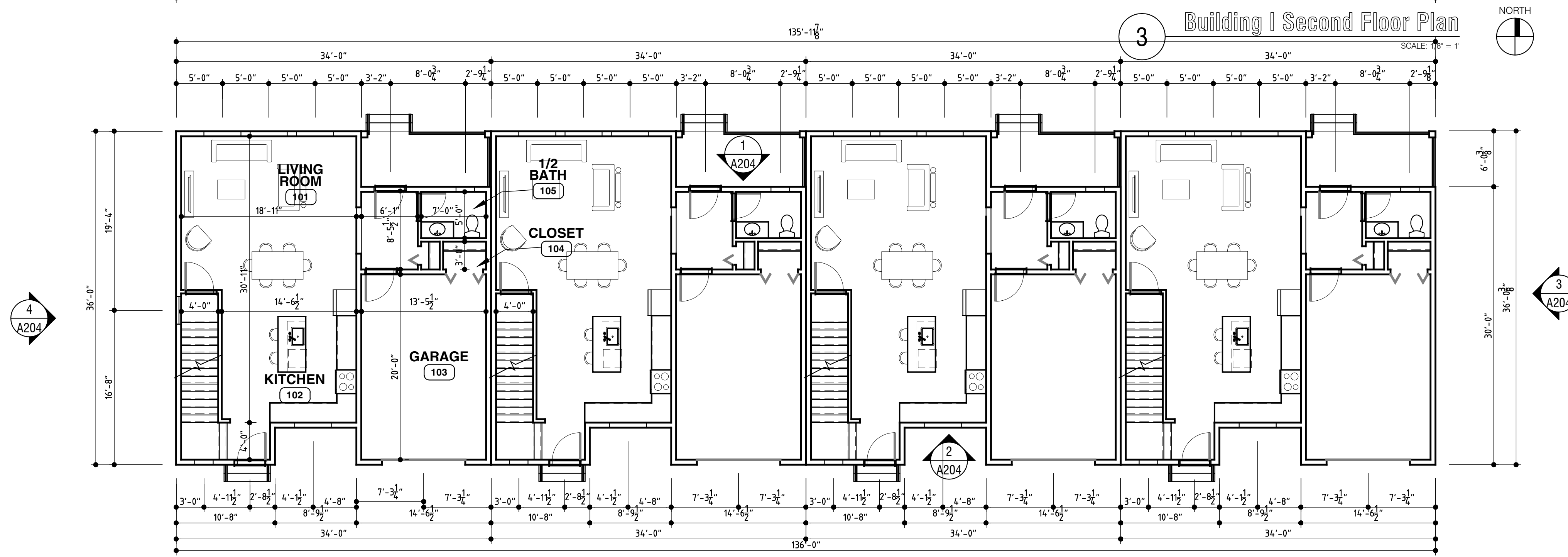
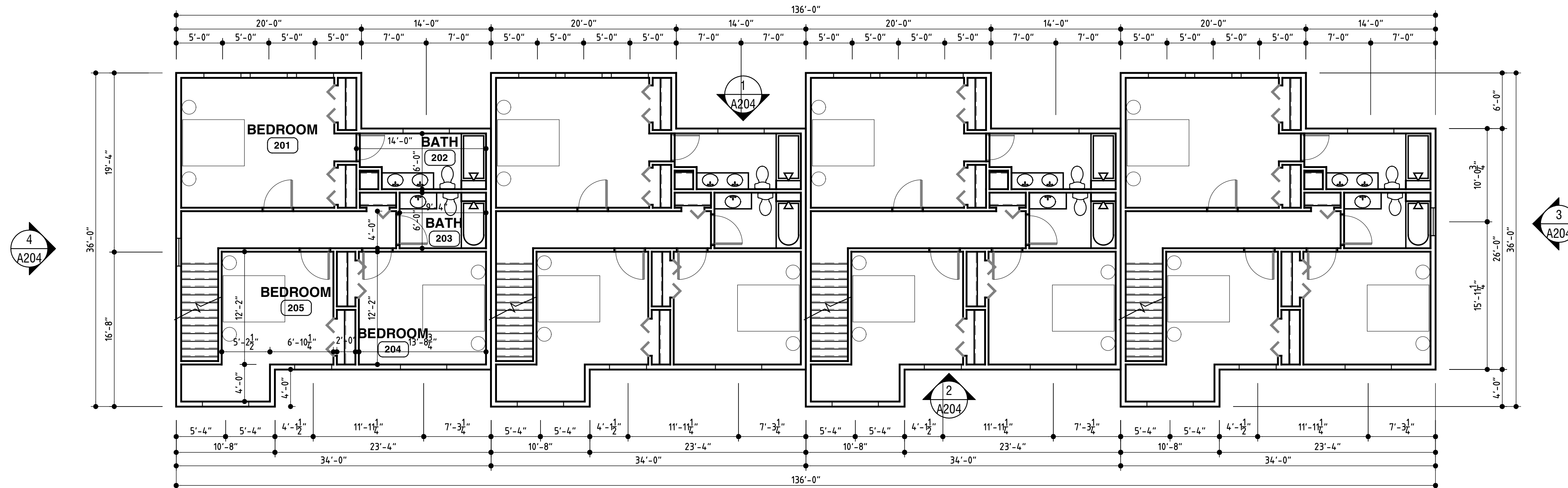


Revision/Issue	Date
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REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

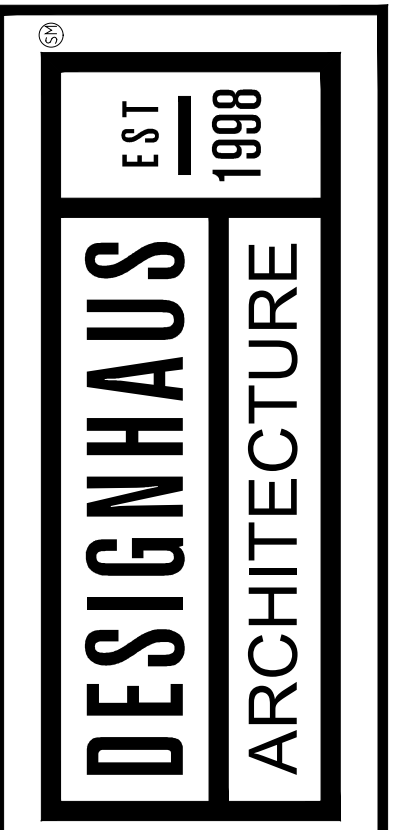
Hamburg Village Townhomes  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

Building H Floor Plans

022065  
**A103**



PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
	WATER METER
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXISTING TO REMAIN
	WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID
	LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NIGHT LIGHT



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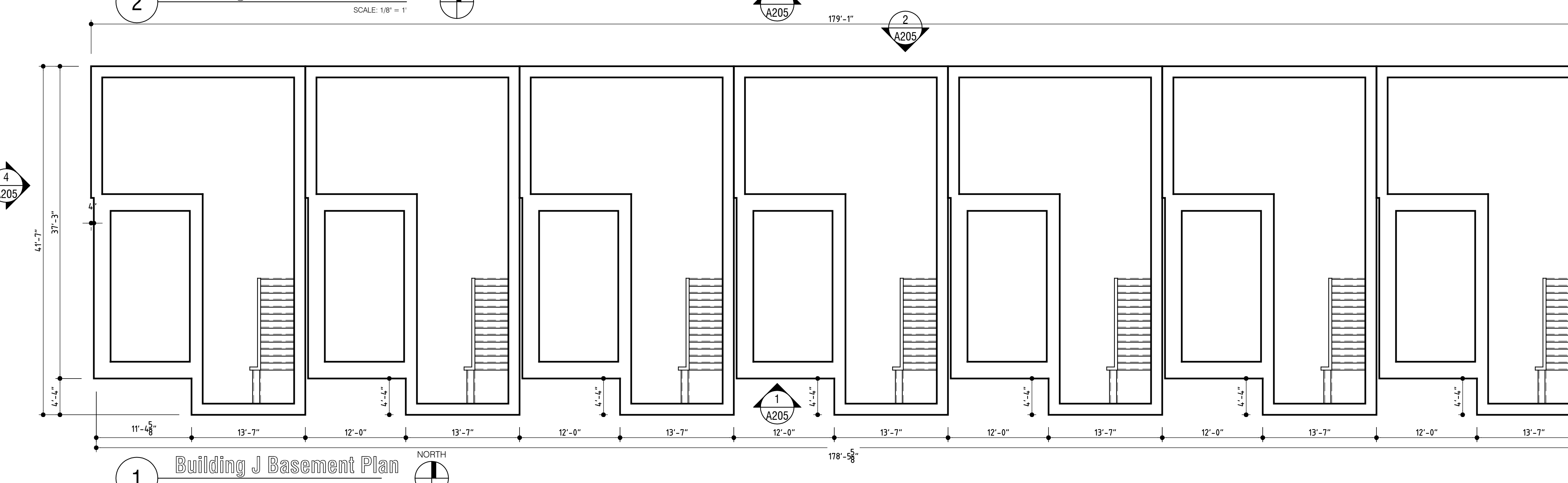
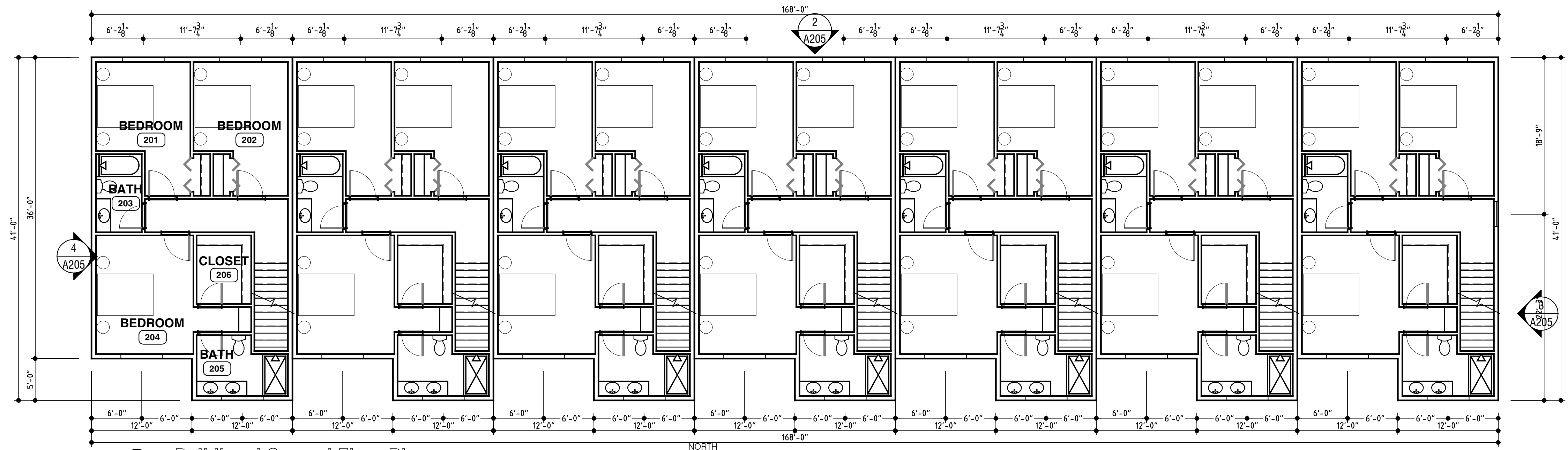


Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

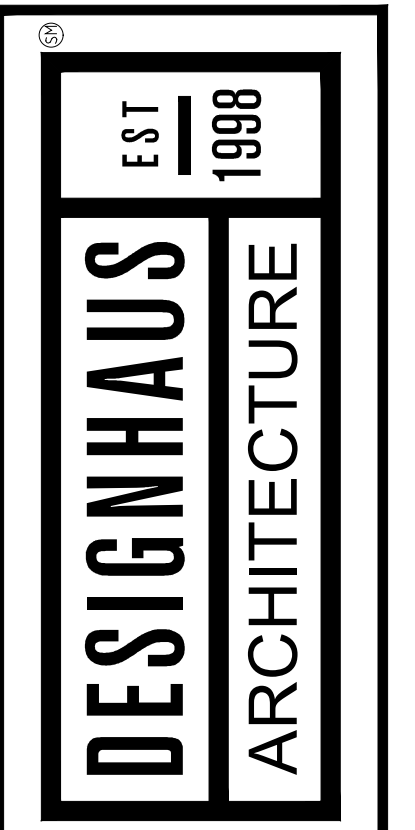
**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

**Building I Floor Plans**

022065  
**A104**



PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
	WATER METER
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXISTING TO REMAIN
	WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID
	LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NIGHT LIGHT



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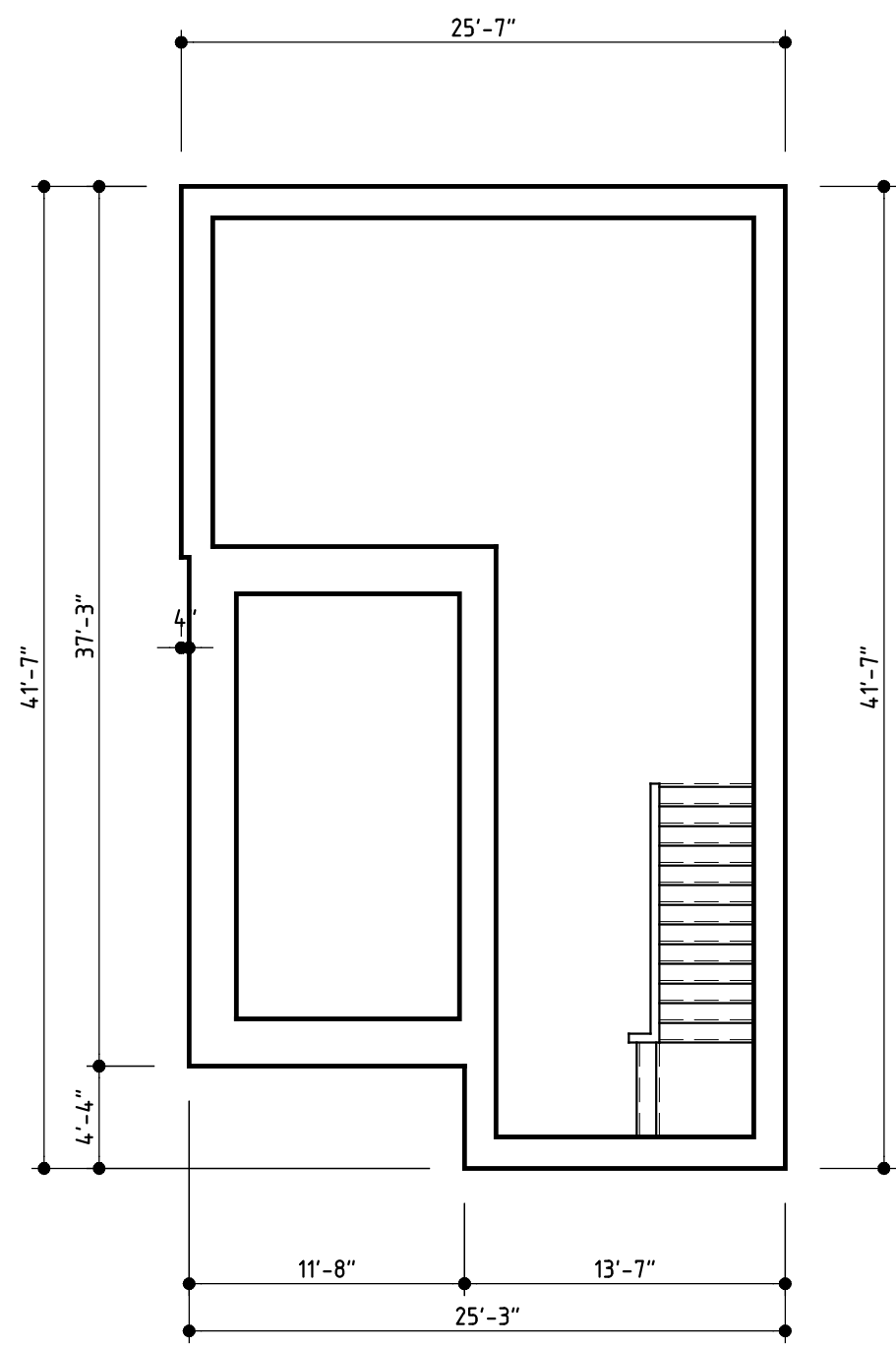


Revision/Issue	Date
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REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

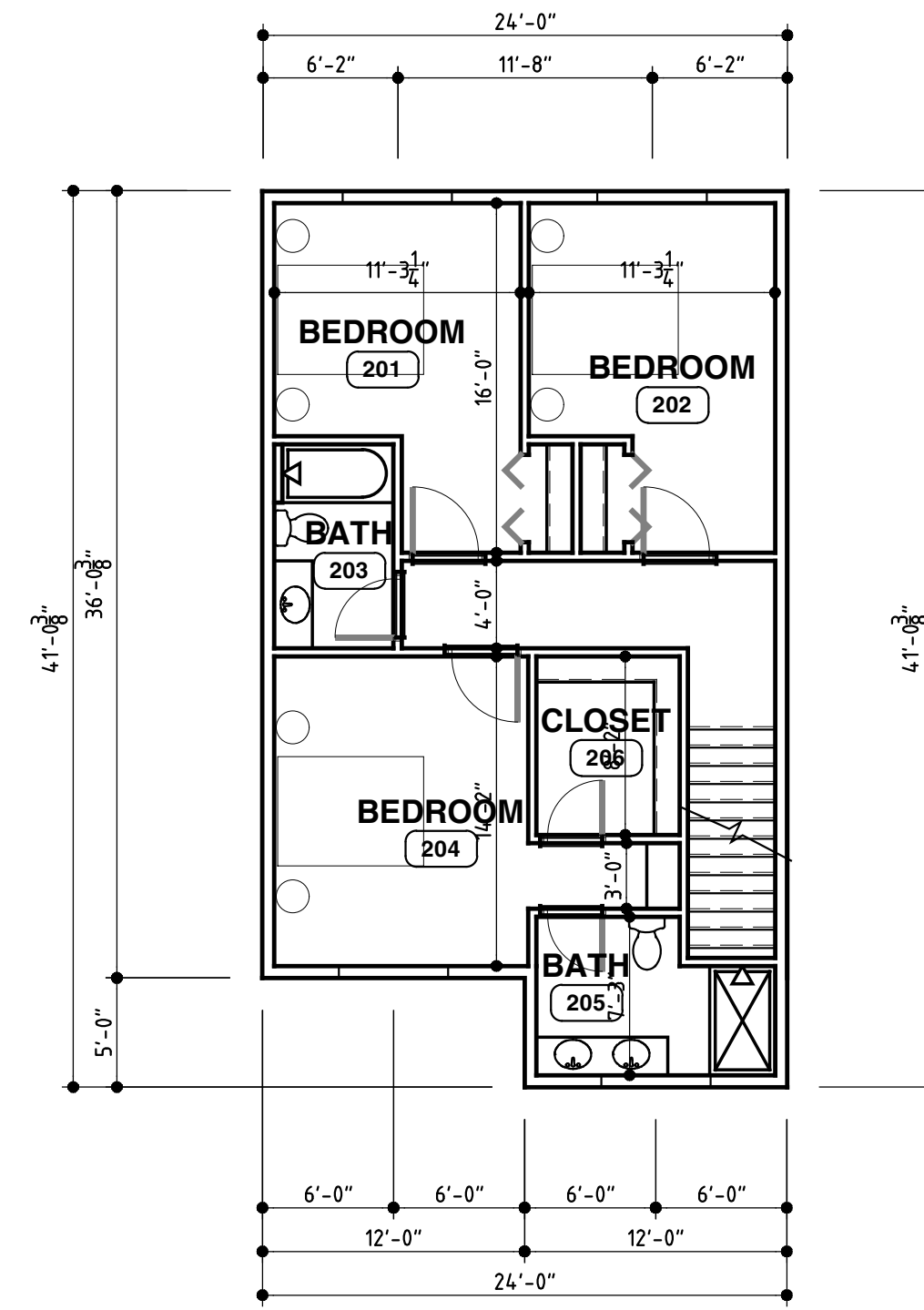
**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

**Building J Floor Plans**

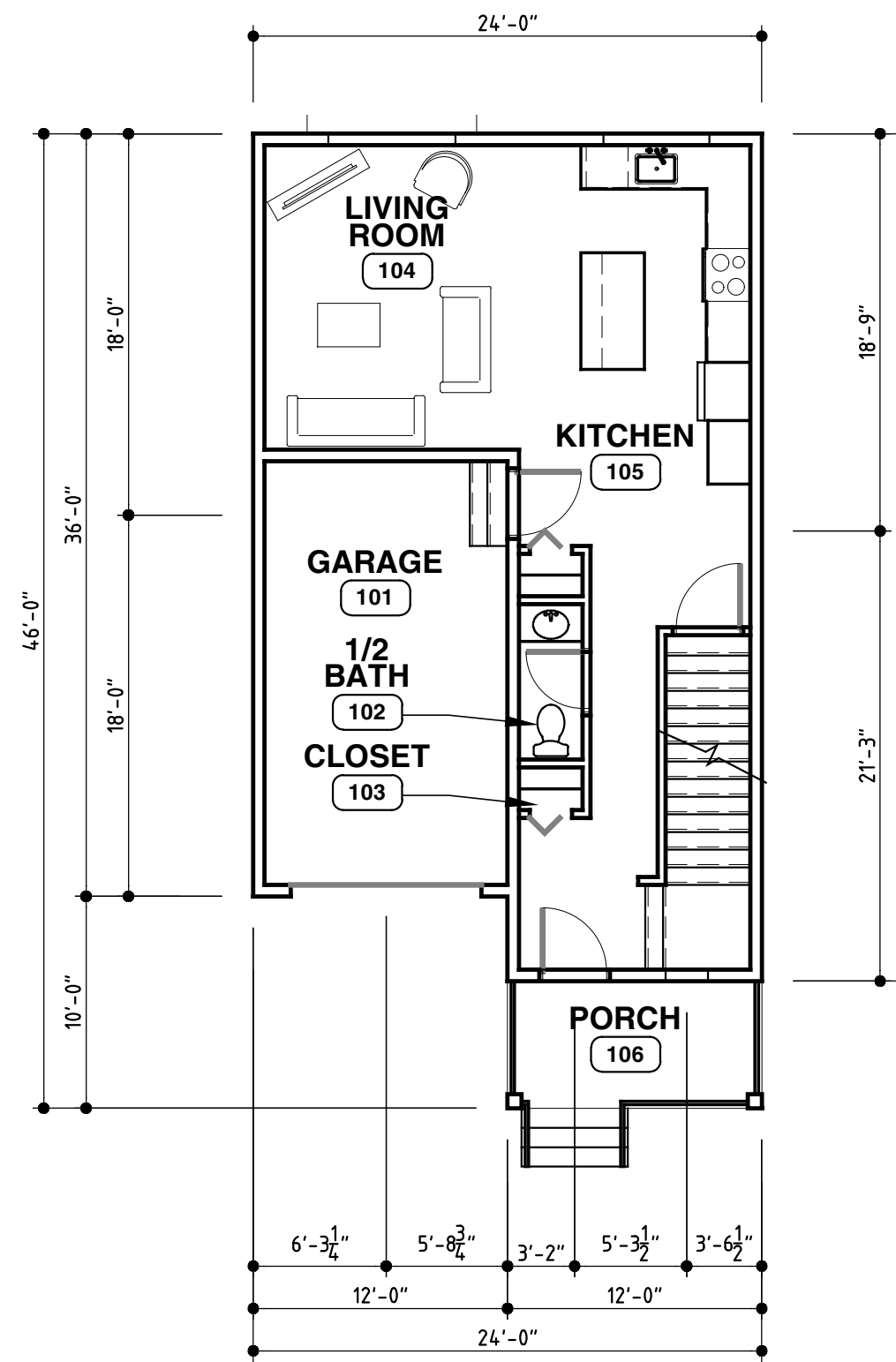
022065  
**A105**



1 Typical Unit A - Building B,C,D,E,F,G - Basement Plan  
1/8" = 1'-0" NORTH



3 Typical Unit A - Building B,C,D,E,F,G - 2ND Floor  
1/8" = 1'-0" NORTH



1 Typical Unit A - Building B,C,D,E,F,G - 1ST Floor  
1/8" = 1'-0" NORTH

MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
	WATER METER
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXISTING TO REMAIN
	WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
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	NEW 2x4 SUSPENDED CEILING GRID LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NIGHT LIGHT

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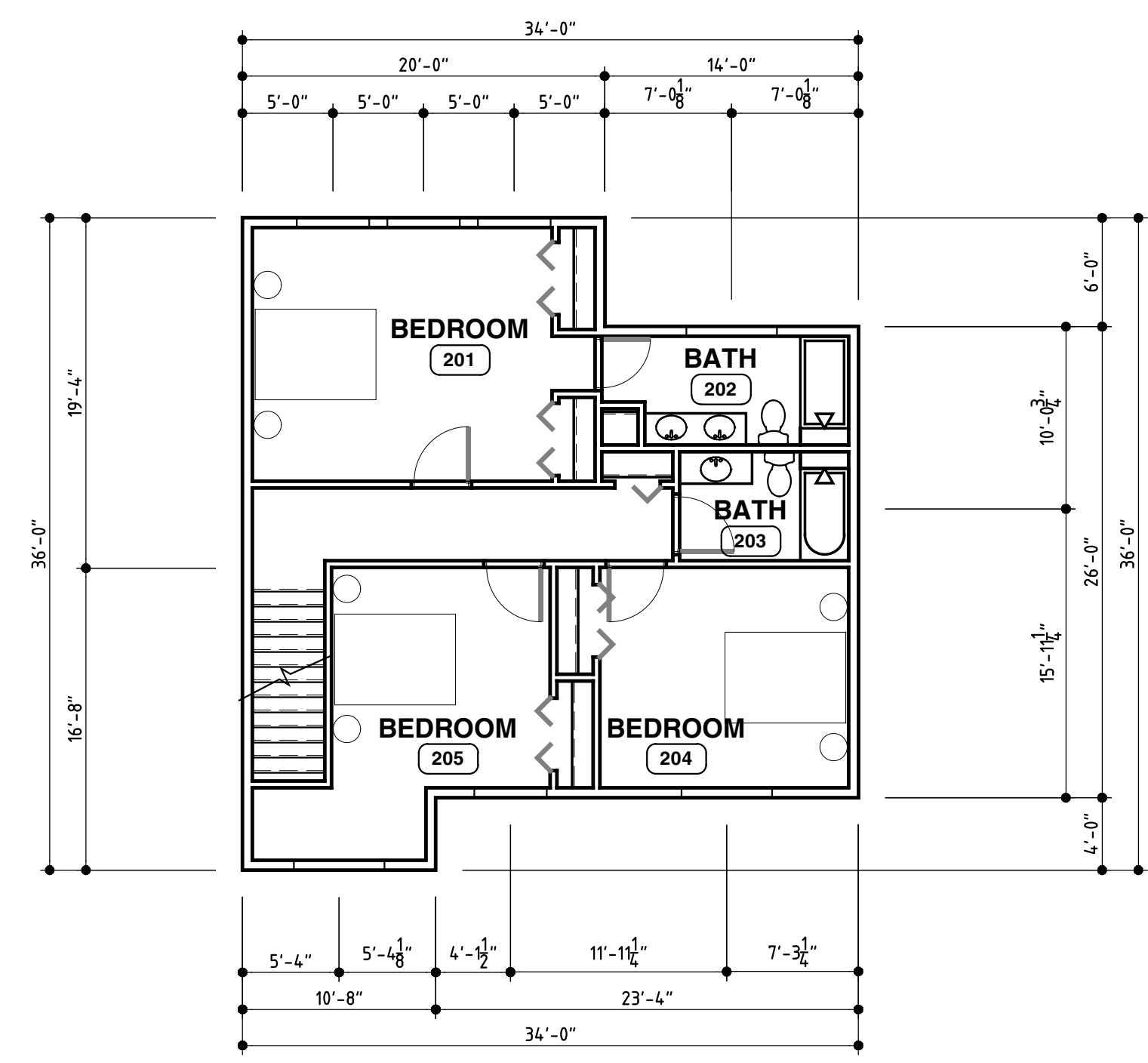
**Hamburg Village Townhomes**  
 7620 and 10303 Hamburg Rd.  
 Hamburg Twp., MI

**Typical Overall Plans -  
 Buildings B, C, D, E, F  
 & G**

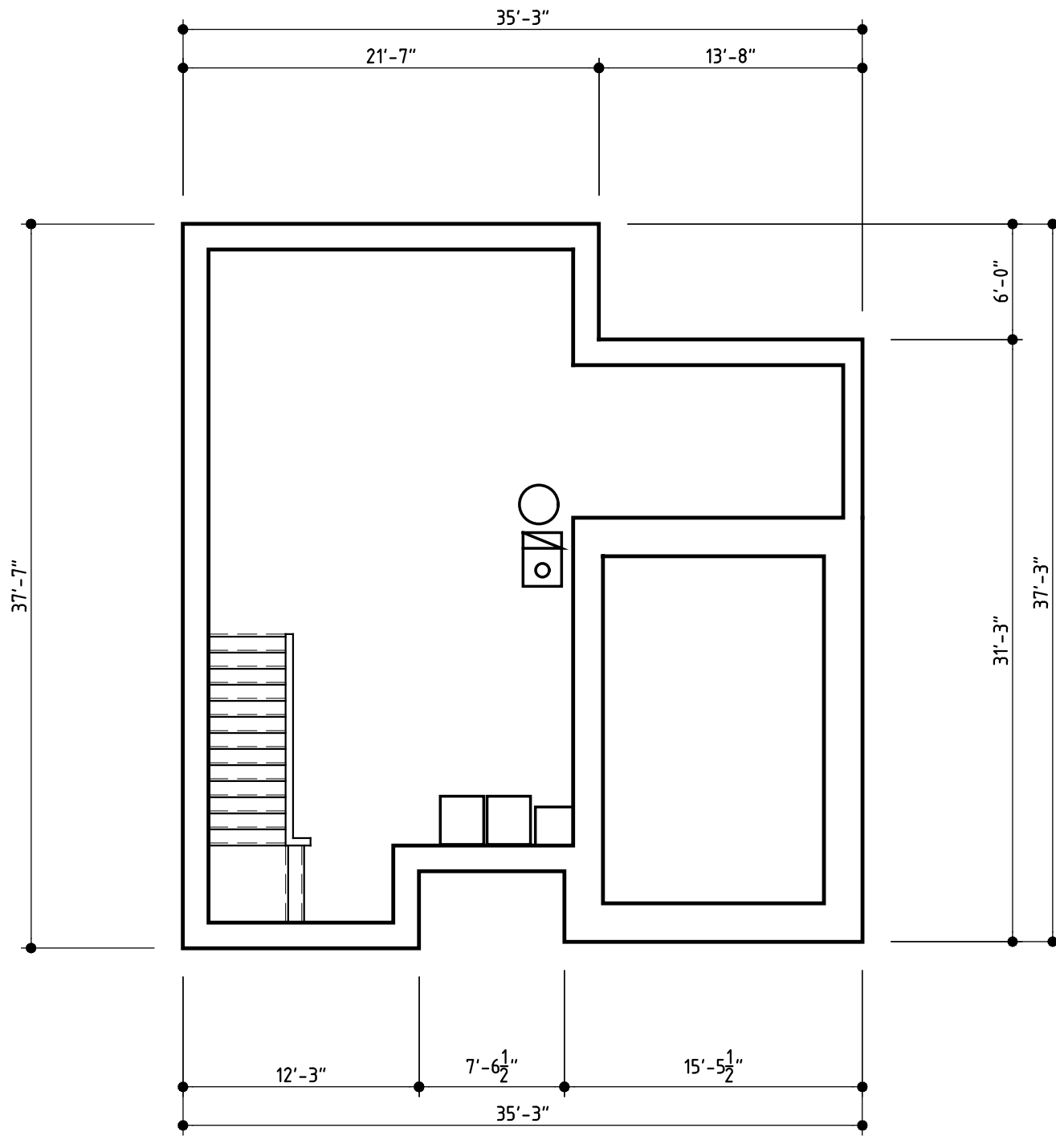
022065

A106

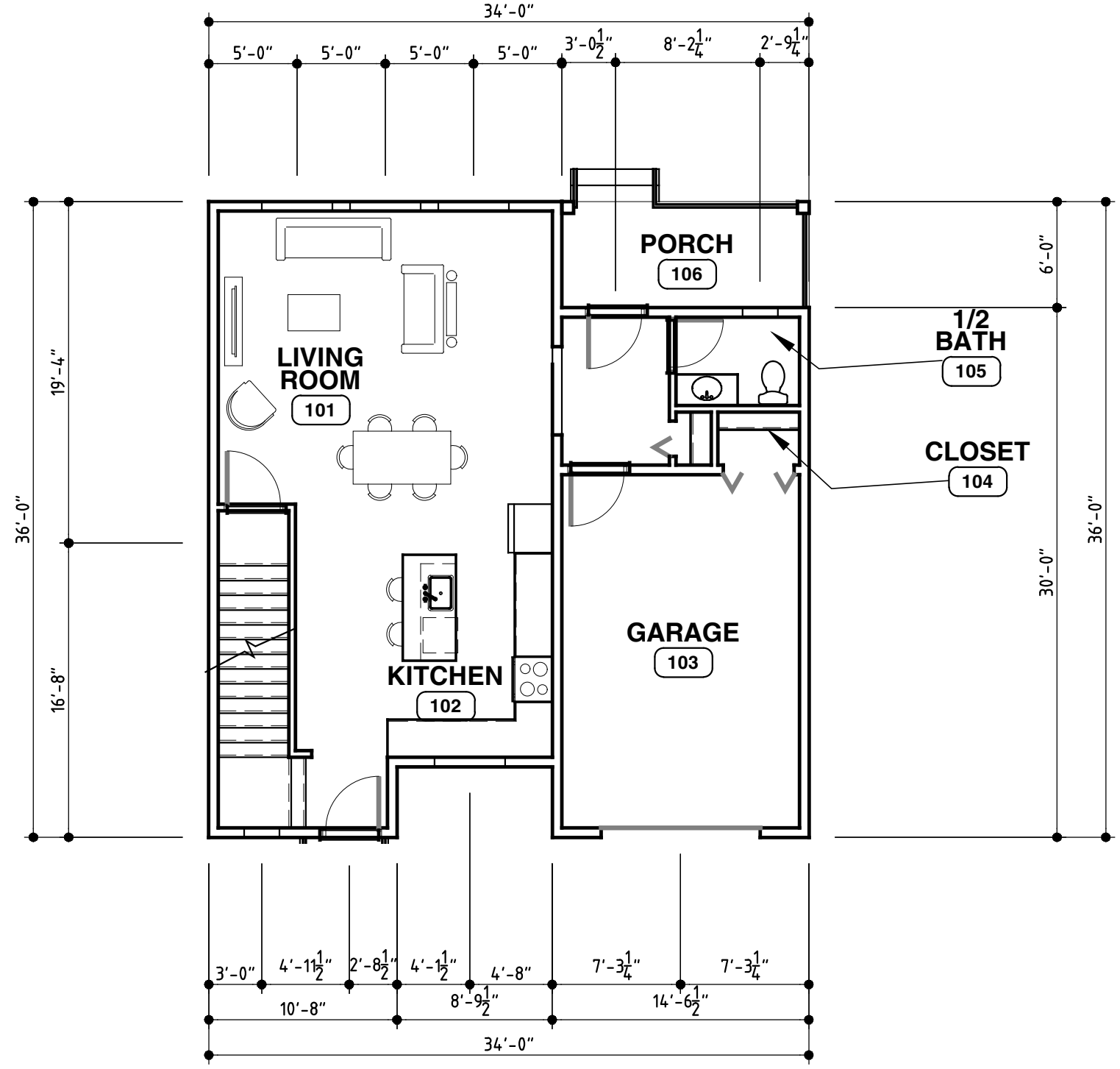
PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
	WATER METER
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXISTING TO REMAIN
	WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID
	LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
	NIGHT LIGHT



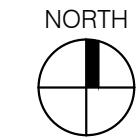
3 Typical Unit B - Building I, H - 2ND Floor  
SCALE: 1/8" = 1'



1 Typical Unit B - Building I, H - Basement Plan  
SCALE: 1/8" = 1'



2 Typical Unit B - Building I, H - 1ST Floor  
SCALE: 1/8" = 1'



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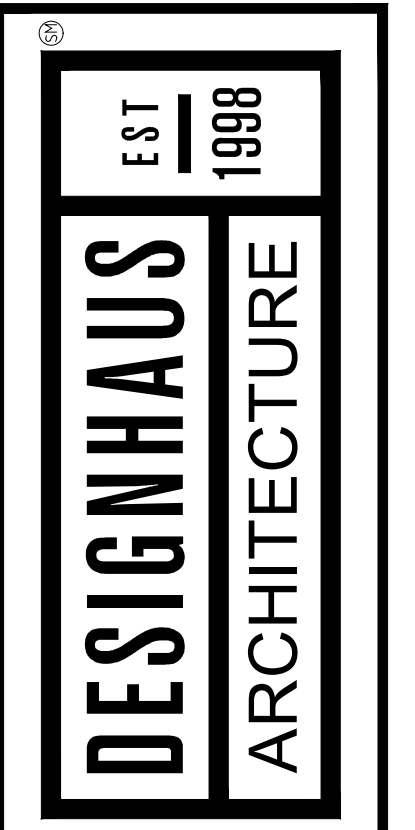
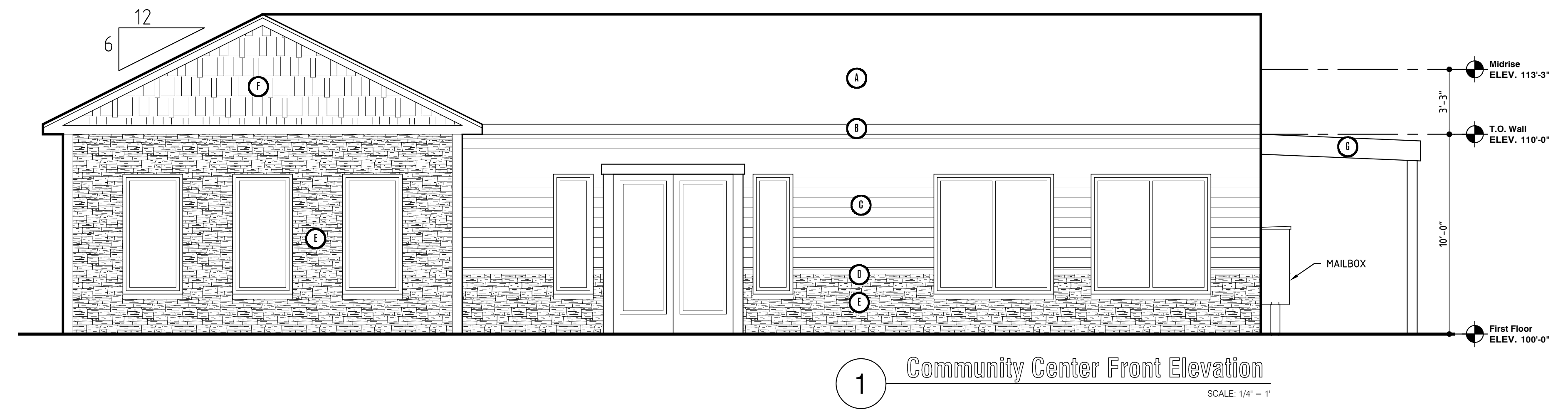
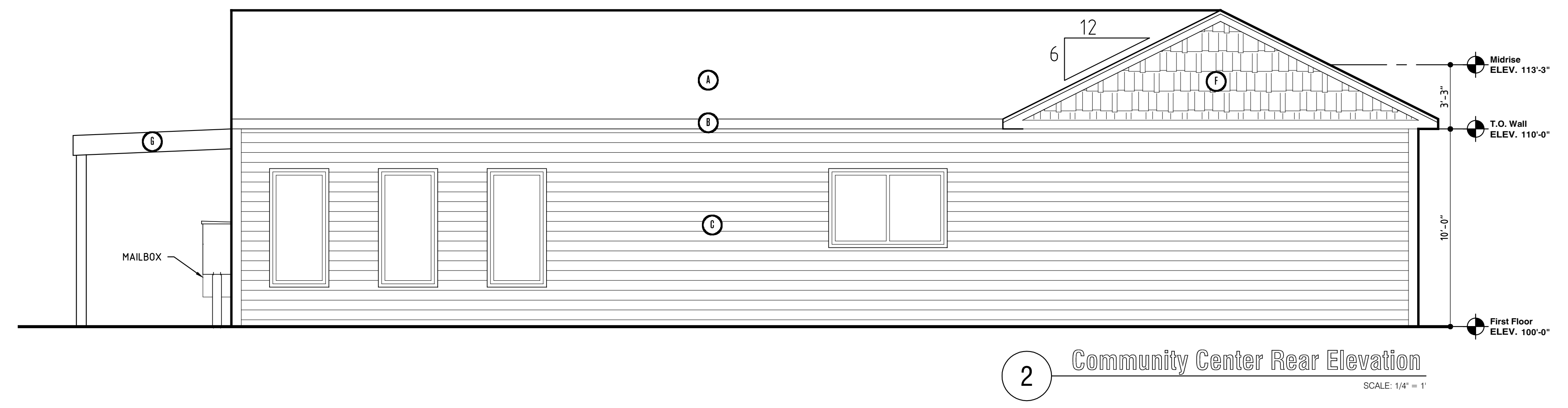
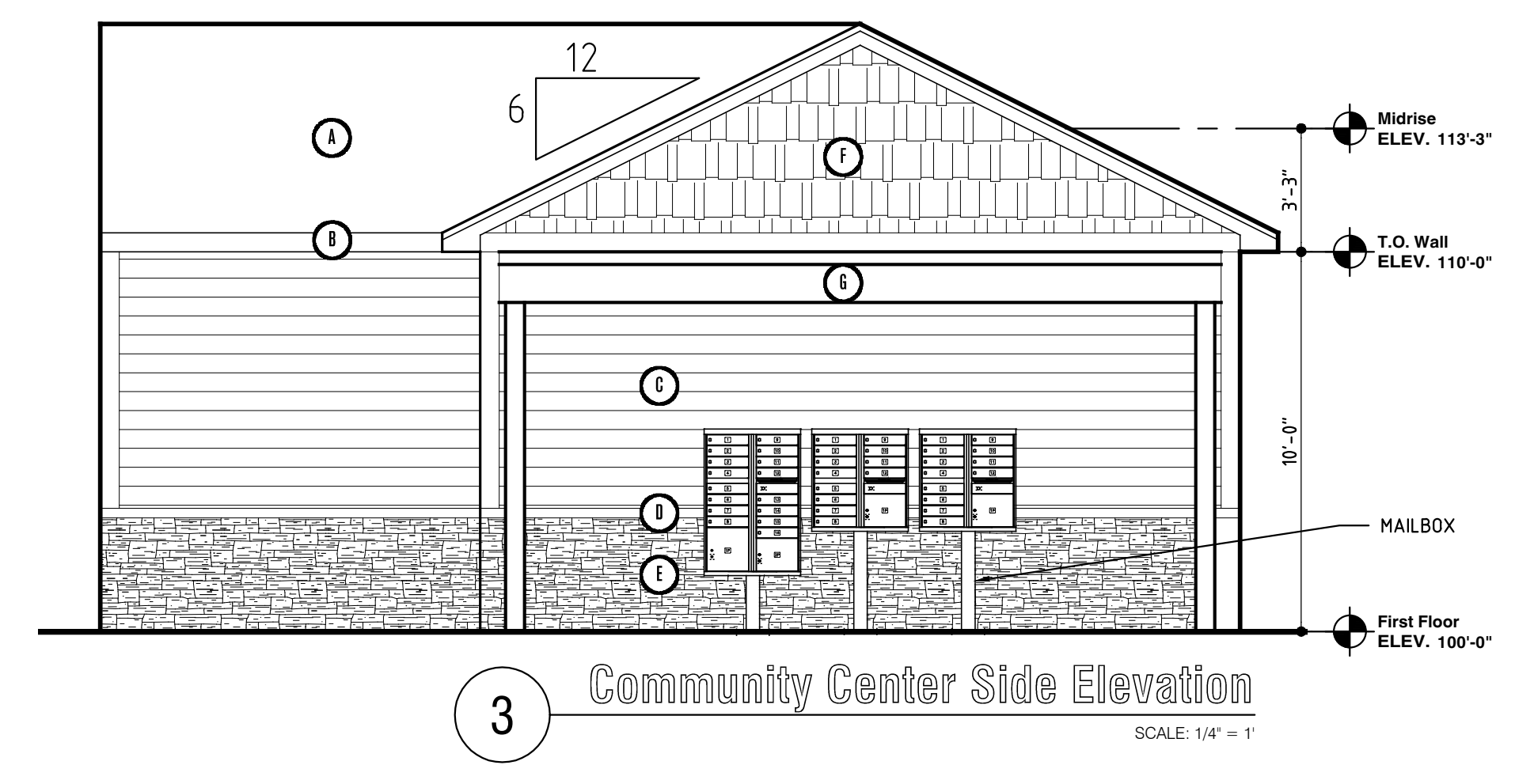
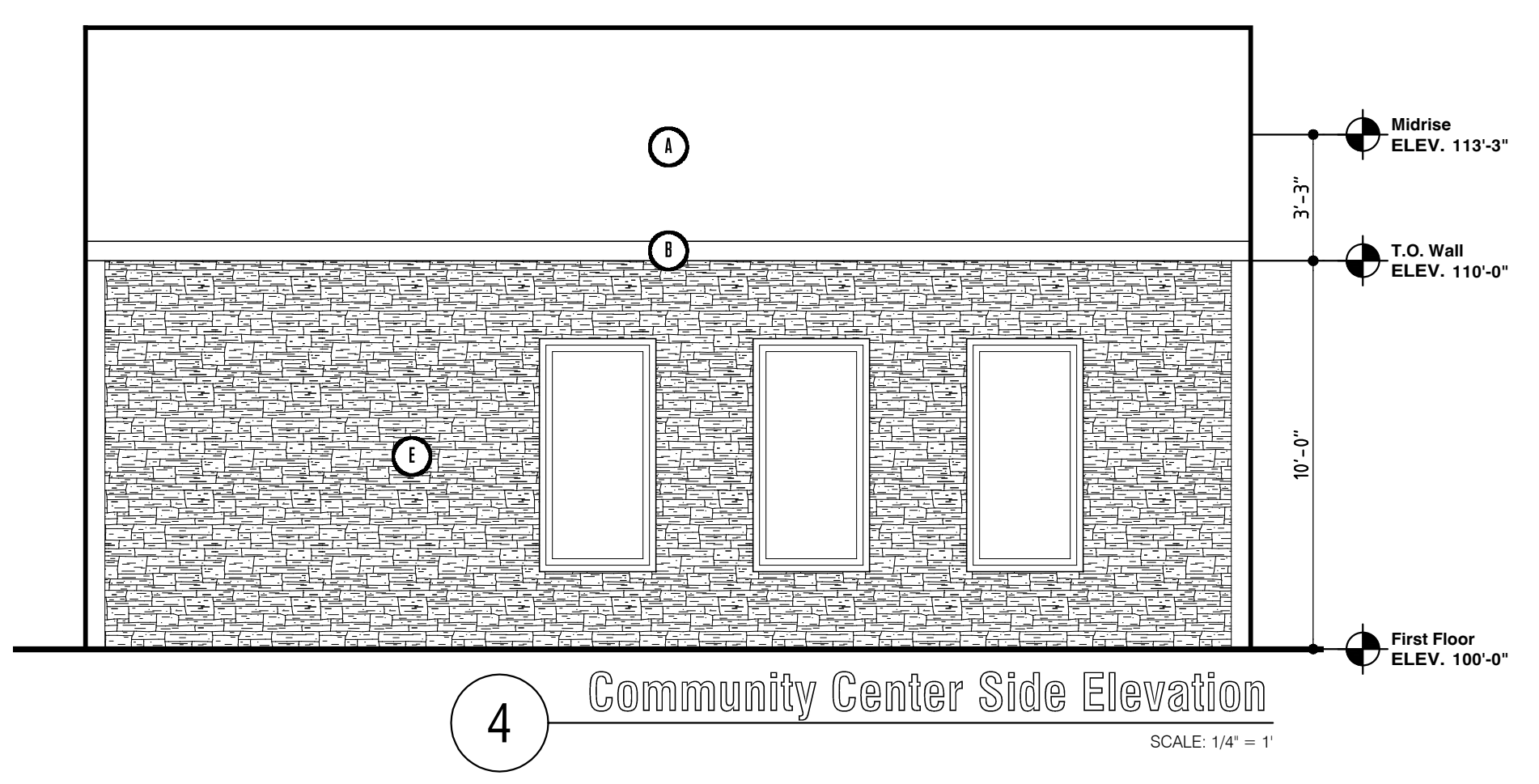
Revision/Issue	Date
Final PUD	03.08.24
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

Typical Unit B Plans -  
Buildings H & I

022065  
**A107**

MATERIALS	
SYMBOL	SPECIFICATIONS
(A)	DIMENSIONAL ASPHALT SHINGLES
(B)	FASCIA
(C)	LAP SIDING
(D)	STONE WATERTABLE W/ DRIP EDGE
(E)	STONE VENEER
(F)	SHAKE SIDING
(G)	METAL CANOPY
(H)	STUCCO



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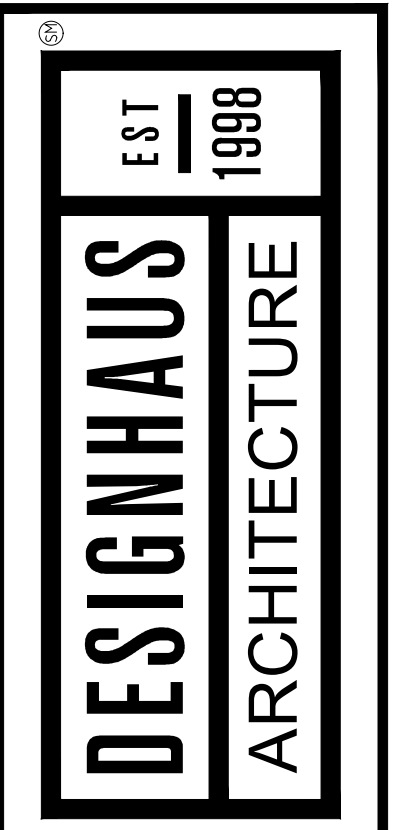
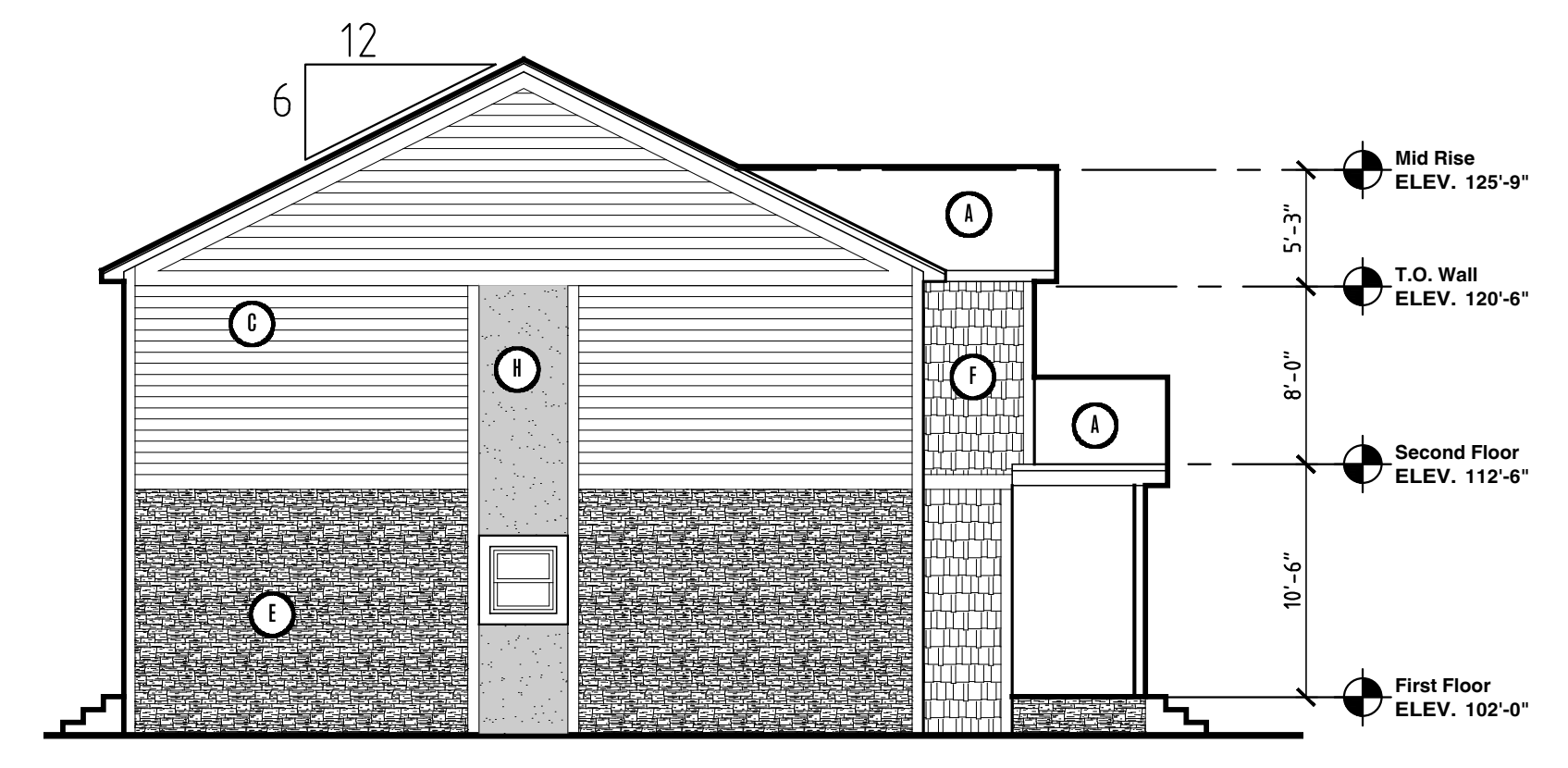
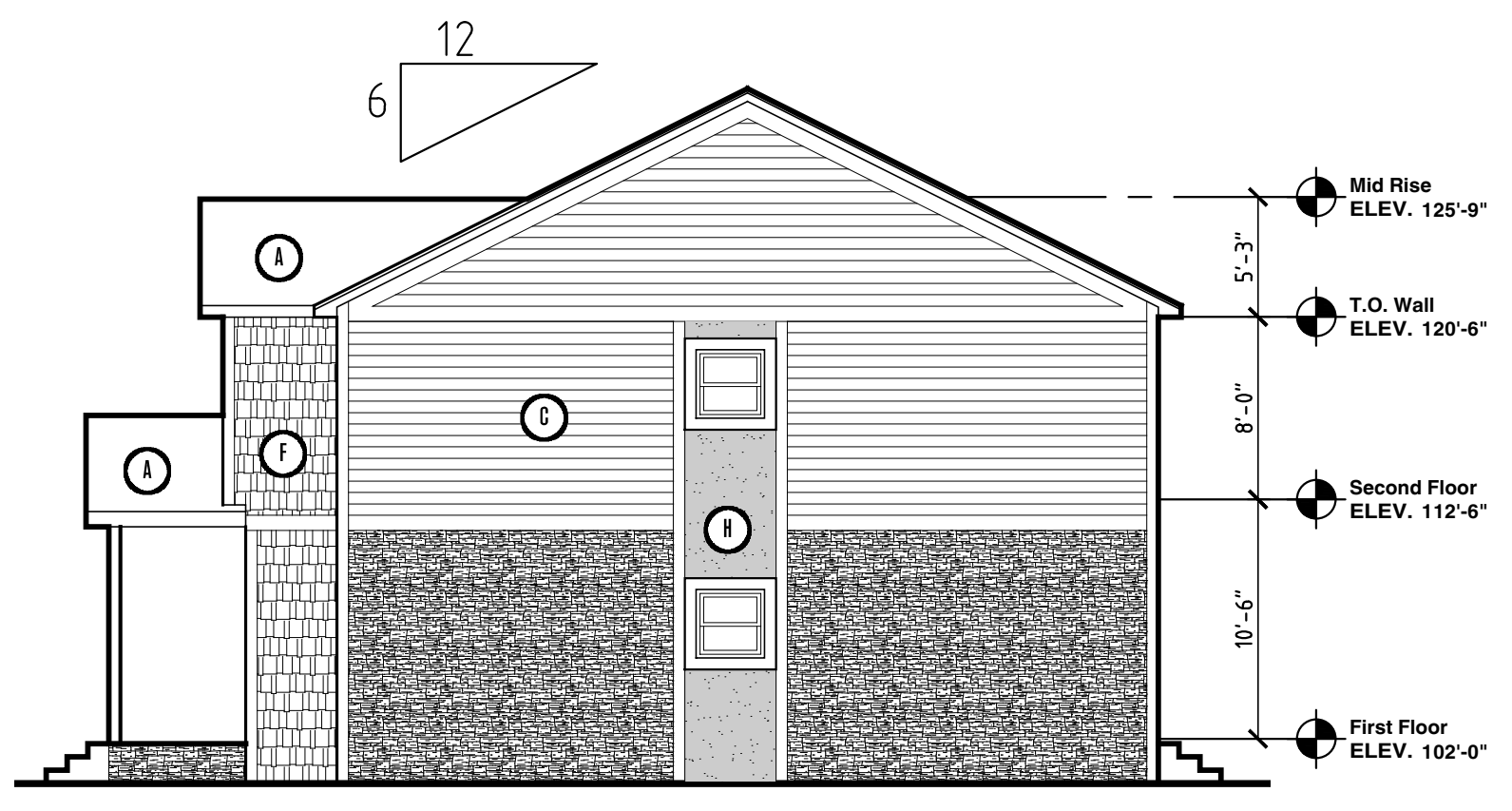
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**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

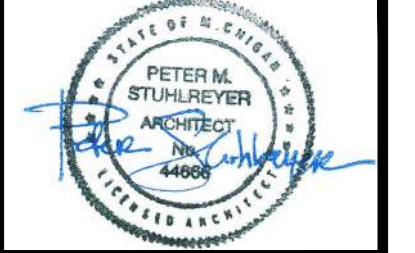
**Building A Elevations**

022065  
**A200**

MATERIALS	
SYMBOL	SPECIFICATIONS
(A)	DIMENSIONAL ASPHALT SHINGLES
(B)	FASCIA
(C)	LAP SIDING
(D)	STONE WATERTABLE W/ DRIP EDGE
(E)	STONE VENEER
(F)	SHAKE SIDING
(G)	METAL CANOPY
(H)	STUCCO



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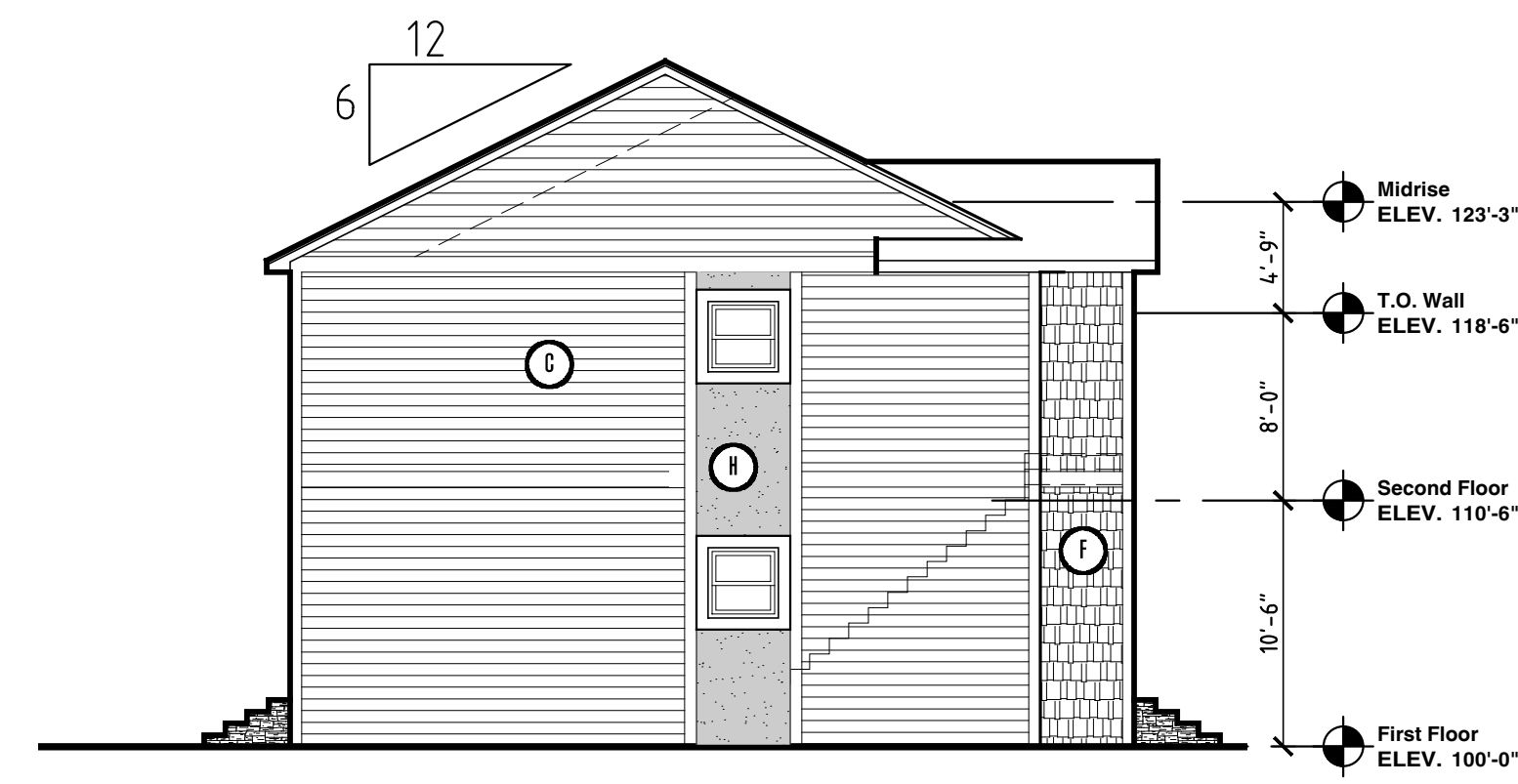
**Hamburg Village Townhomes**  
 7620 and 10303 Hamburg Rd.  
 Hamburg Twp., MI

**Building B C D E F  
 & G Elevations**

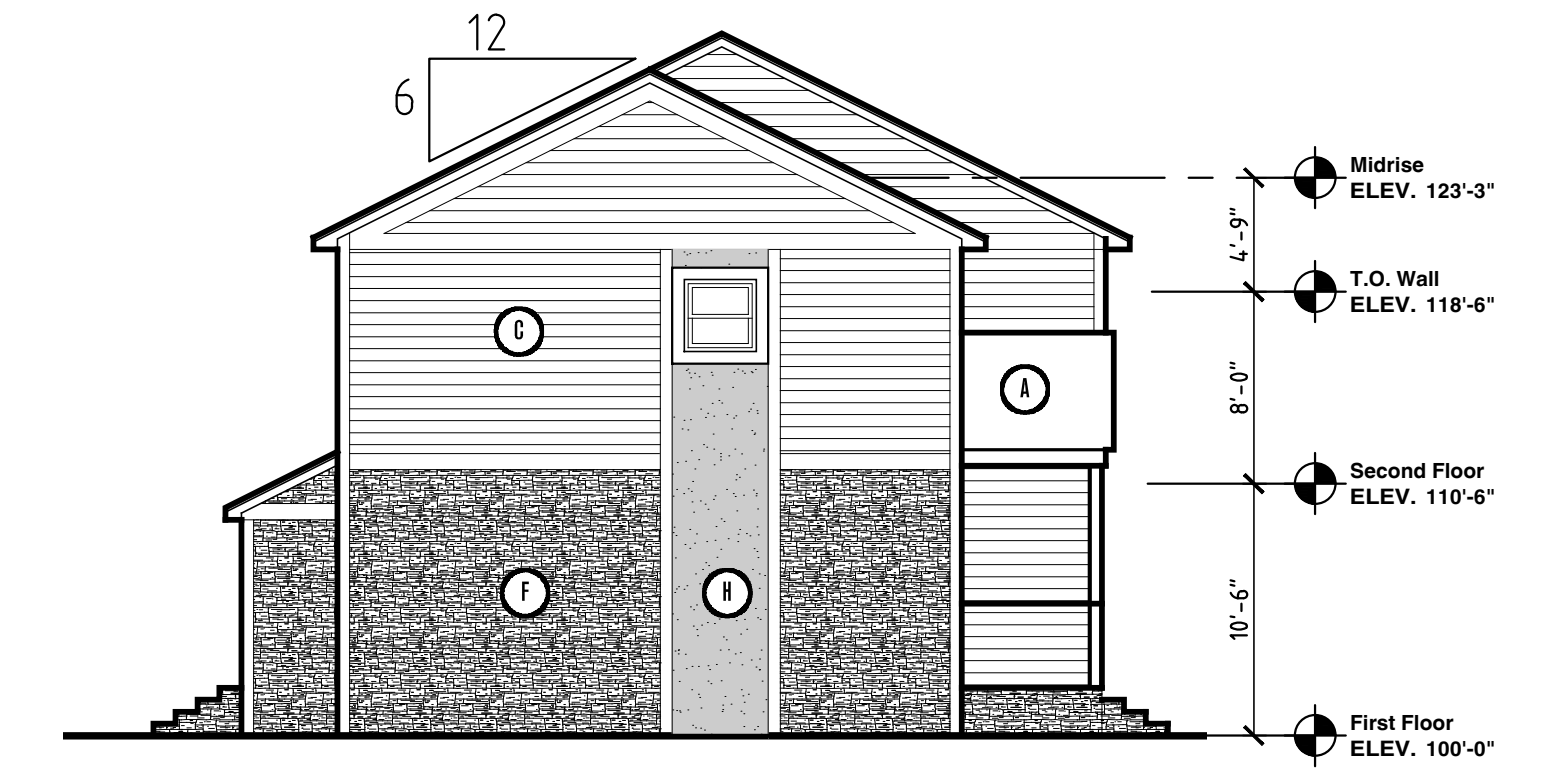
022065  
**A201**



MATERIALS	
SYMBOL	SPECIFICATIONS
(A)	DIMENSIONAL ASPHALT SHINGLES
(B)	FASCIA
(C)	LAP SIDING
(D)	STONE WATERTABLE W/ DRIP EDGE
(E)	STONE VENEER
(F)	SHAKE SIDING
(G)	METAL CANOPY
(H)	STUCCO



4 Building H Side Elevation  
SCALE: 1/8" = 1'



3 Building H Side Elevation  
SCALE: 1/8" = 1'



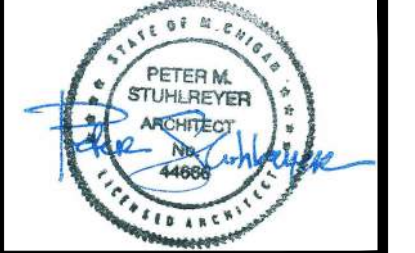
2 Building H Rear Elevation  
SCALE: 1/8" = 1'



1 Building H Front Elevation  
SCALE: 1/8" = 1'

**DESIGNHAUS** EST. 1998  
**ARCHITECTURE**

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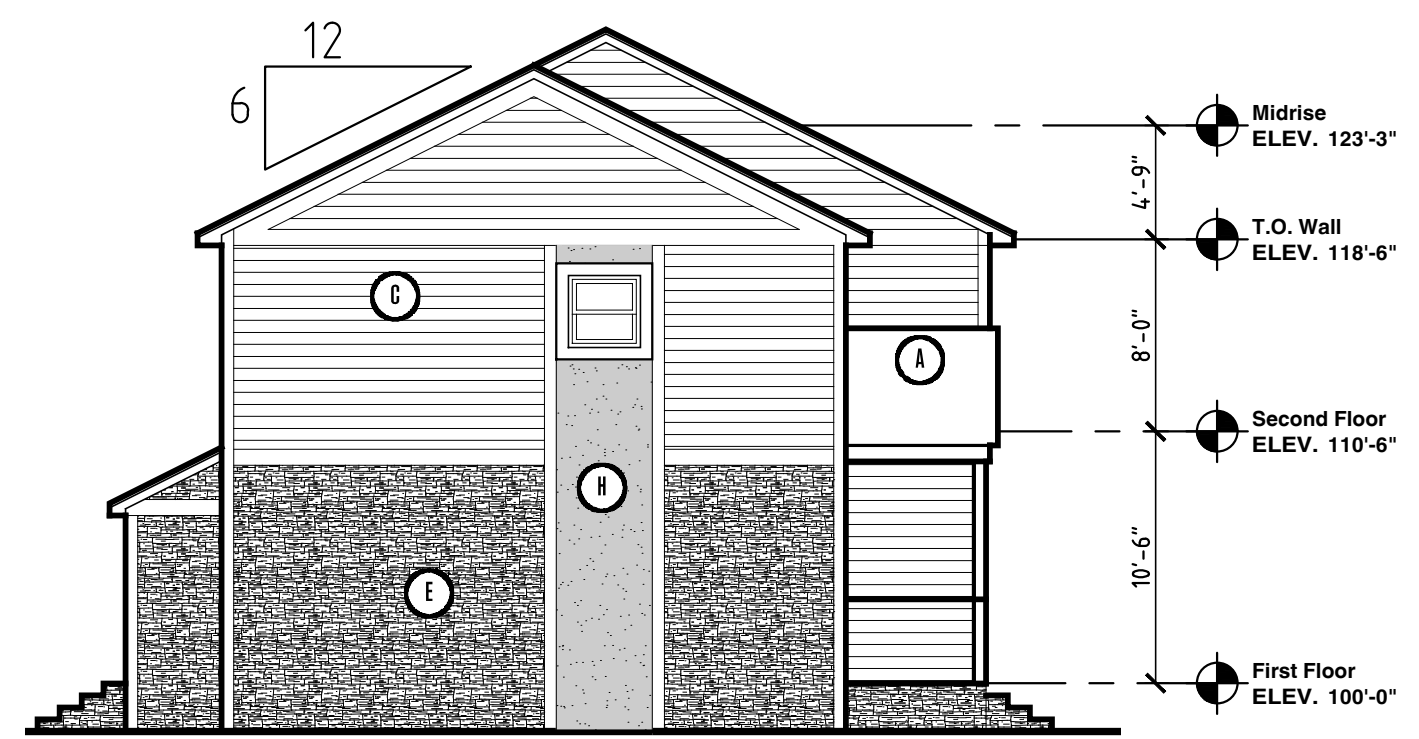
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**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

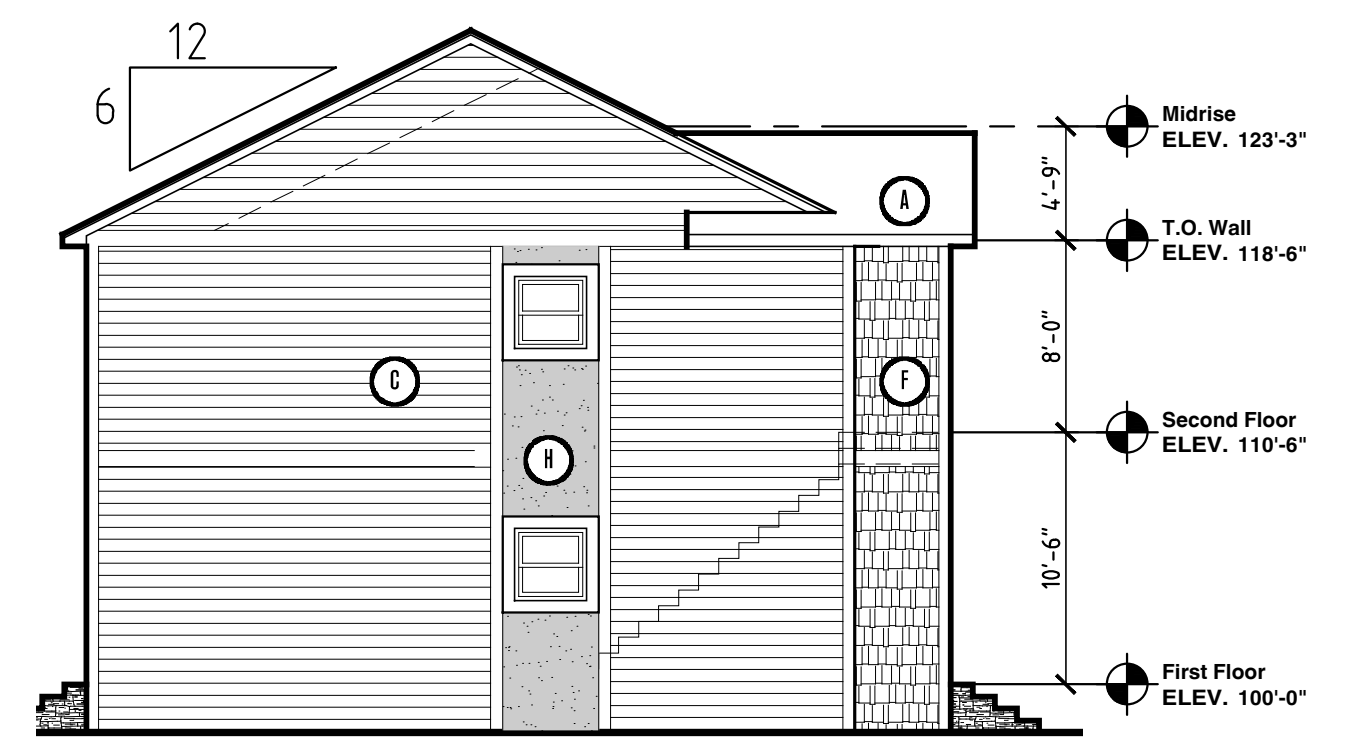
**Building H Elevations**

022065  
**A203**

MATERIALS	
SYMBOL	SPECIFICATIONS
(A)	DIMENSIONAL ASPHALT SHINGLES
(B)	FASCIA
(C)	LAP SIDING
(D)	STONE WATERTABLE W/ DRIP EDGE
(E)	STONE VENEER
(F)	SHAKE SIDING
(G)	METAL CANOPY
(H)	STUCCO



4 Building I Side Elevation  
SCALE: 1/8" = 1'



3 Building I Side Elevation  
SCALE: 1/8" = 1'



2 Building I Rear Elevation  
SCALE: 1/8" = 1'



1 Building I Front Elevation  
SCALE: 1/8" = 1'

EST 1998  
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ARCHITECTURE

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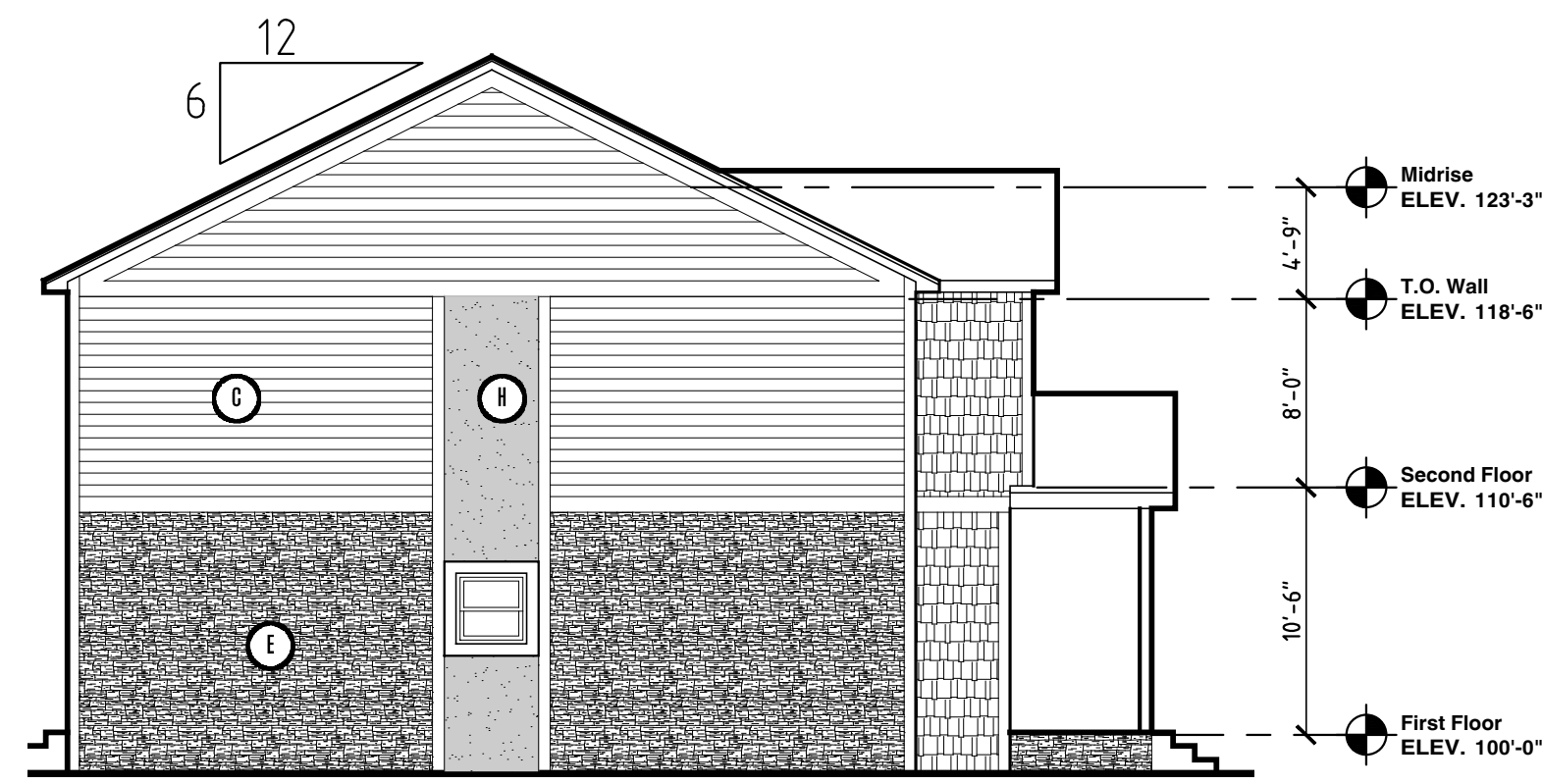
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**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

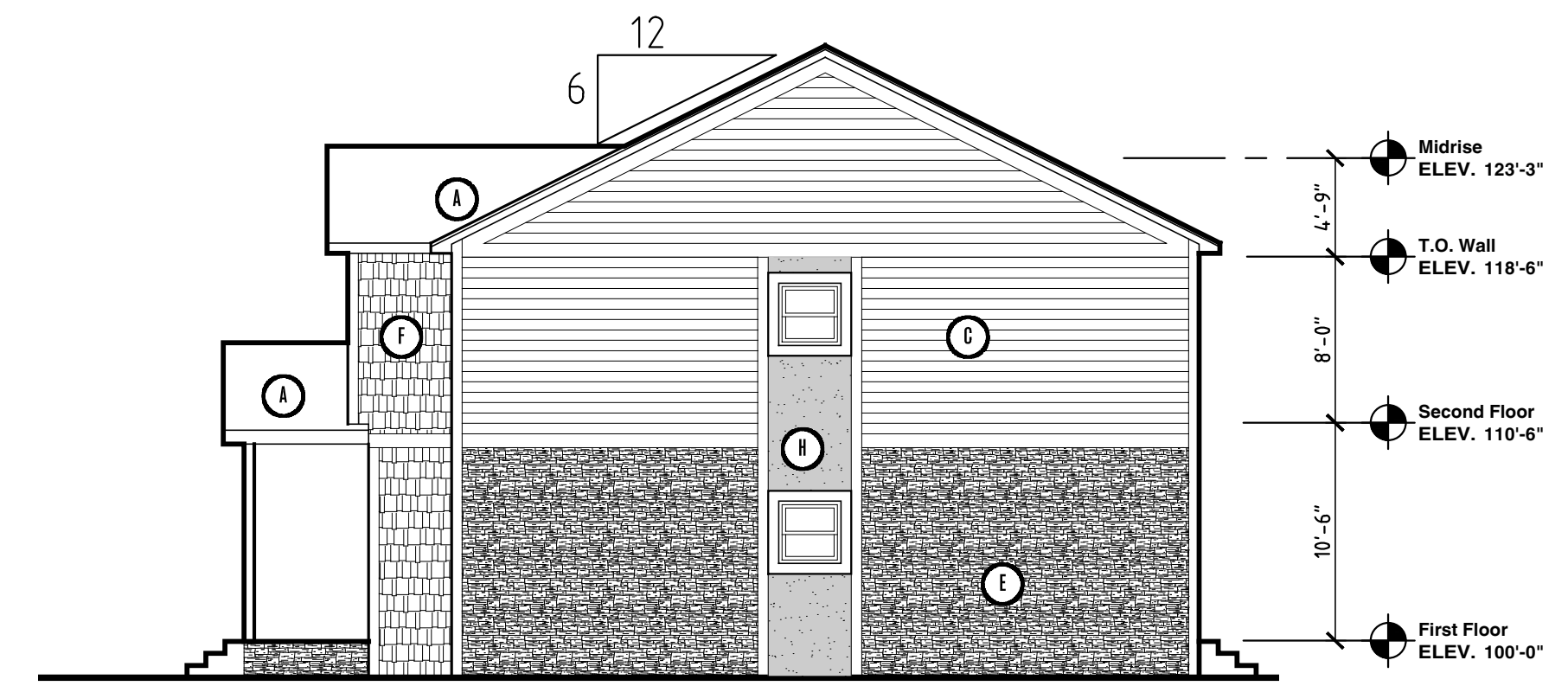
**Building I Elevations**

022065  
**A204**

MATERIALS	
SYMBOL	SPECIFICATIONS
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(B)	FASCIA
(C)	LAP SIDING
(D)	STONE WATERTABLE W/ DRIP EDGE
(E)	STONE VENEER
(F)	SHAKE SIDING
(G)	METAL CANOPY
(H)	STUCCO



4 Building J Side Elevation  
SCALE: 1/8" = 1'



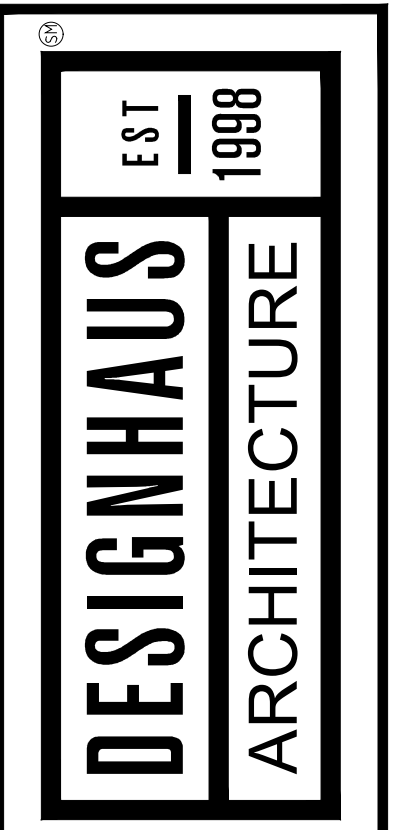
3 Building J Side Elevation  
SCALE: 1/8" = 1'



2 Building J Rear Elevation  
SCALE: 1/8" = 1'



1 Building J Front Elevation  
SCALE: 1/8" = 1'



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**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

**Building J Elevations**

022065  
**A205**



# Hamburg Township Public Safety – Fire Division

Item 2.

10100 VETERANS MEMORIAL DRIVE  
P.O. BOX 157 ♦ HAMBURG, MI 48139-0157  
PHONE: 810-222-1100 ♦ FAX: 810-231-9401  
E-MAIL: [HTFD@HAMBURG.MI.US](mailto:HTFD@HAMBURG.MI.US)

## *DEPUTY FIRE CHIEF JORDAN ZERNICK* **PLAN REVIEW RESULTS**

**To:** Hamburg Twp. Zoning

**From:** Deputy Fire Chief, Jordan Zernick

**CC:** Director Rick Duffany

**Subject:** Site Plan Review – Hamburg Village Townhomes 10303 Hamburg Rd.

**Date:** April 3, 2024

I have completed the plan review of the Final Site Plan submittal for the proposed Hamburg Village Townhomes Development in Hamburg Township. The review was based on the applicable Fire Code and Hamburg Township Ordinance Requirements.

The plans are approved as submitted with the following requirements, revisions and clarification:

1. All road shall maintain a clear width of a minimum of 26 ft. and a vertical clearance of 13 ft. 6 inches at all times.
2. Plans to be submitted showing the placement of the water main as well as hydrants within the development.
3. Interior floor plans and building plans to be submitted for the proposed commercial spaces, to include the gas station and accessory dwelling.
4. Commercial building shall be required to have a 3200 series Knox Box placed on the building. Location to be approved by the Fire Code official.
5. Any alterations to these submitted plans shall required the submittal of As Built plans. Plans shall be submitted directly to the Hamburg Township Fire Department.
6. No street parking shall be permissible on the southern 20 ft. road way. Road shall be posted to reflect this requirement.

This approval is subject to field inspection. This approval shall be valid for one year. If construction has not begun within 12 months of the date on this letter the plans must be resubmitted for approval. This approval does not exempt the project from complying with all applicable codes. Additional submittals and approvals may be required.

A handwritten signature in blue ink, appearing to read "J Zernick".

Deputy Chief Jordan Zernick



April 11, 2024

Mr. David Rohr  
Planning and Zoning Director  
Hamburg Township  
10405 Merrill Road  
Hamburg, Michigan 48139

Re: Hamburg Village  
Final Site Plan Review

Dear David:

We have reviewed the final site plan for the above referenced project as prepared by SM Engineering, dated March 12, 2024, along with supplemental information provided on March 26, 2024. The petitioner is proposing 40 multifamily units along with an office and gas station. We offer the following comments for your consideration:

#### **Grading**

1. At this point, we have no concerns with the grading, however, as previously requested, the grading plan should include proposed contours for future submittals (construction plans or future phases).

#### **Storm Drainage**

2. The storm calculations are acceptable. However, the application shall submit an analysis and consideration for infiltration as required by the current standards of the Livingston County Drain Commissioner.
3. The applicant is proposing to discharge the site stormwater to the Livingston Street outlet and has received an email approval from the Livingston County Road Commission. The applicant determined the runoff from the area of the site that currently drains onto Livingston Street and limited the site discharge to that rate. Ideally, drainage from this development is coordinated with the potential development to the south. As such, the applicant has added a storm sewer stub to the south to facilitate that coordination.

#### **Sewer**

4. Sewage for the initial phase will be discharged by gravity into the existing sewer on M-36. The sewage from the future phase of the development is collected in a gravity sewer and fed into a pump station that will lift the sewage to the existing sewer on M-36. Ideally, the pump station is coordinated with the potential development to the south.

#### **Water**

5. The applicant should submit the water main to the Livingston County Water Authority (LCWA) for approval and Act 399 permitting.

David Rohr  
April 11, 2024

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Page 2 of 2

Item 2.

6. Only one connection is proposed to service the 40 plus units. The applicant should consider a second water connection. LCWA will have final authority on this. Ideally, a second water connection is coordinated with the potential development to the south.

In summary, we offer no objection to the approval of the final site plan contingent upon these comments.

Please contact me at (734) 657-4925 with any questions.

Sincerely,

Ted Erickson  
Digitally signed by Ted Erickson  
DN: cn=TE, email=Ted.L.Erickson@imegcorp.com,  
o=IMEG Corp, cn=Ted Erickson  
Date: 2024.04.12 09:53:01 -0400

Ted L. Erickson, P.E.  
Principal





GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
**DEPARTMENT OF TRANSPORTATION**  
LANSING

Bradley C. Wieferich  
DIRECTOR

March 28<sup>th</sup>, 2024

Mr. Ronny Hamama  
Hamburg Village Townhomes

Subject: Hamburg Village Townhomes

Dear Mr. Hamama

MDOT has reviewed the latest version of the TIS (v5) and concept plans submitted for Hamburg Village Townhomes & Service Station located at 7620 & 10303 Hamburg Rd.

The full set of plans will have to be reviewed as part of the permit application, but MDOT conceptually approves the proposed driveway design.

Sincerely,



Laurent Fournier  
MDOT Brighton TSC  
Traffic and Safety Engineer

## Livingston County Road Commission

3535 Grand Oaks Drive • Howell, Michigan 48843-8575  
 Telephone: (517) 546-4250 • Facsimile: (517) 546-9628  
 Internet Address: [www.livingstonroads.org](http://www.livingstonroads.org)

April 1, 2024

Hunter Galbraith  
 Design Haus  
 3300 Auburn Road, Suite 300  
 Auburn Hills, MI 48326

Re: Hamburg Village - Storm water discharge to Livingston Street  
 Hamburg Township, Section 25

Dear Hunter:

I have completed a review of the stormwater calculations provided on sheet C5.0 of the plan set with a date of March 3, 2024, for the discharge of stormwater into Livingston Street and found them acceptable.

Before a permit to discharge stormwater into the Livingston Street right-of-way can be issued the following items need to be addressed:

1. An application to perform work within the county road right-of-way needs to be submitted along with an electronic set of construction plans for review and the permit fee (\$40.00).
2. A contractor needs to be selected and the selected contractor must submit a certificate of insurance to the LCRC with the following language: "The Board of Livingston County Road Commissioners, the Livingston County Road Commission, and their officers, agents, and employees are listed additional insured parties with respects to General Liability."
3. Written approval from the Livingston County Drain Commission and/or Hamburg Township for the design of the stormwater system needs to be submitted.
4. A soil infiltration and geotechnical analysis will need to be completed and submitted for review to verify the soils in the retention basin are acceptable for infiltration.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Kim Hiller, P.E.  
 Utilities and Permits Engineer

Cc: File  
 David Rohr, Hamburg Township Planning & Zoning Director (via email)  
 Ken Recker, LCDC Deputy Drain Commissioner (via email)



**From:** Ronny Hamama <[ronnyhamama@gmail.com](mailto:ronnyhamama@gmail.com)>

**Date:** March 15, 2024 at 1:00:36 PM EDT

**To:** "Fournier, Laurent (MDOT)" <[FournierL@michigan.gov](mailto:FournierL@michigan.gov)>

**Cc:** Paul Modi <[pmodi@smengineers.us](mailto:pmodi@smengineers.us)>, Greg Ezzo <[GEzzo@smengineers.us](mailto:GEzzo@smengineers.us)>, "Khan, Tanveer" <[Tanveer.Khan@atkinsrealis.com](mailto:Tanveer.Khan@atkinsrealis.com)>, Wyatt Koetsier <[wkoetsier@smengineers.us](mailto:wkoetsier@smengineers.us)>, Bill Phillips <[wephillips3@aol.com](mailto:wephillips3@aol.com)>, "Seif, George (MDOT)" <[SeifG@michigan.gov](mailto:SeifG@michigan.gov)>, Joe Dattilo <[jdattilo@smengineers.us](mailto:jdattilo@smengineers.us)>

**Subject:** Re: M-36/Hamburg Intersection - MDOT permit application #86699

Understood. Thank you.

-Ronny

On Mar 15, 2024, at 11:05 AM, Fournier, Laurent (MDOT) <[FournierL@michigan.gov](mailto:FournierL@michigan.gov)> wrote:

Mr. Hamama,

The slip lane is needed by the time you build the south leg. Feel free to build the south leg+slip lane at the time that's more convenient for you.

<image001.jpg>

Laurent Fournier  
Traffic and Safety Engineer  
Brighton TSC  
10321 E. Grand River, Suite 500  
Brighton, MI 48116  
(517) 243-9776 | [fournierl@michigan.gov](mailto:fournierl@michigan.gov)