10405 Merrill Road
P.O. Box 157
Hamburg, MI 48139
(810) 231-1000
www.hamburg.mi.us

PLANNING COMMISSION REGULAR MEETING

Wednesday, February 21, 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. December 20, 2023 Planning Commission Meeting Minutes

CALL TO THE PUBLIC

OLD BUSINESS

2. Preliminary 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. PPAM 24-001 Conceptual Site Plan
   GPUD Conceptual Site Plan review for a 208-unit apartment complex with a club house.

ZONING ADMINISTRATOR'S REPORT

4. Future Joint meeting of Township Board, ZBA, and Planning Commission

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a great place to grow

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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, December 20, 2023, 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
   Victor Leabu Jr
   Deborah Mariani
   Ron Muir
   Jeff Muck, Chair

2) ABSENT:
   Joyce Priebe

APPROVAL OF MEETING AGENDA for tonight.

Approval Motion made by Commissioner Hughes, seconded by Commissioner Mariani, to approve the agenda as presented.

Vote: Ayes (6); Absent (1) Commissioner Priebe

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES

Approval Motion made by Commissioner Mariani, seconded by Commissioner Muir, to approve August 16, 2023, Planning Commission Meeting Minutes with amendment to Deborah Mariani's name as presented by Commissioner Mariani.

Vote: Ayes (6); Absent (1) Commissioner Priebe

VOTE: MOTION CARRIED UNANIMOUSLY

CALL TO THE PUBLIC- No public response

OLD BUSINESS
None

NEW BUSINESS

1. **Preliminary 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.

Chair Muck opened the public hearing to the public for this site plan review.

1. **Roy Yelinek**- lives at 10452 Campbell Ct spoke about one of the access roads coming off his road.
2. **Sarah Bennett**-lives at 10582 Livingston St spoke about an error that she believes that exists with the construction drawings elevation on Sheet SA1.00. Building H and I have steps and a porch on the rear. Sheet A201 shows that B, C, D, F, G rear side of the building only has windows on the second floor. Sheet A203 shows building H only has windows on the second floor, but the site plan shows the steps and a porch. Sheet A204 shows building I has a porch and windows on the first floor. She stated that the PC might want to clarify these differences. Why are there no windows on the first floor? The pavement is shown on the plans to only go to Campbell Ct. On Sheet AS 1.0 shows that Campbell Ct will be paved from this site to M-36. She is looking for clarification if it is going to be paved or not. She said that there is nothing showing that anything is going to be done along M-36. She stated that this is already an existing dangerous intersection. She is looking for clarification, if this will be improved with a traffic light.
3. **Kim Yelinek**-lives at 10452 Campbell Ct spoke about this project increasing local traffic, lights, noise, and encroachment onto their property. She wanted clarification if a barrier wall will be added between their property and this new property to minimize these effects.
4. **Samantha Dearmen**- lives at 7588 E. M-36 spoke about the numerous accidents occurring near their shop. She mentioned that the existing sewer does not support the number of people

currently in this area. She asked it this project will help to fund the increase of the local sewer capacity rather than stress what is there presently.

5. **Michael Mc Pherson**-lives at 10520 Livingston St spoke regarding the increase in traffic that will go up and down Livingston St. There are existing problems with speeding after 7pm, so he asked if there will be an increase in police presence to monitor and control the speeding issue.
6. **Edward Nighswonger**- lives at 10484 Campbell Ct spoke about his concern of storm runoff from this current vacant property. He asked for the PC to ensure that this new development and all new roads being proposed will be able to retain and manage its own storm on its property. It will impact his yard if the storm is not managed. He also stated he is concerned about increased traffic.
7. **Kathy Mc Pherson**-lives at 10520 Livingston St stated she is concerned with possible increased crime with transient populations who might be renting these townhomes.

No other people wanted to speak at the podium. Chair Muck closed the public hearing and asked if David Rohr or the applicant wanted to address the Planning Commission first. Ronnie Hanna, the applicant and owner came up to the podium first to explain that he has been through this process, but he obtained more land to contain the property nicely. Ronnie stated that the architect was present to explain the project and answer any PC commissioners' questions. Chair Muck stated that he wanted to pause that presentation until after the staff report by David Rohr.

David explained that this will be a two phased project. Phase one involving parcel B will be a commercial retail gas station. Phase two involving parcel A will include 40 townhomes, instead of the original 28 units that were proposed in the past as well as a 1400 square foot community center for the townhomes. There will also be 81,447 square feet of open space for the townhomes, to serve as a courtyard for residential enjoyment. A 6-foot-high cedar fence will surround the entire site. We are still waiting for the MDOT report and the traffic study from Livingston County Health Dept. The site will be on Hamburg Township sewer and water, and the township utilities department has approved the 40 water taps for these additional units and taps for the retail site since the township has the capacity.

Chair Muck asked David to explain the Livingston County Traffic study report from 2022 submitted plan. The report estimated that there will be an extra 60 daily trips due to this development for the morning rush hour and 53 trips for the evening rush hour. The only significant changes to be made would be adding a stop sign north and south for the development, and a continued traffic control (no stop sign) for east and west. There might be different requirements from MDOT, so we will need this report for the final site plan review.

Next Chair Muck turned the meeting over to the commissioners for discussion and questions. Commissioner Muir asked for clarification regarding the mailbox lean-to. The architecture came to the podium and stated that the four parking spaces on the site plan near the retail building at the entrance would be for the homeowners to park and then they walk to their mailboxes. Commissioner Muir asked for more clarification about the elevation page. He stated that the side that would look over the fence would be the windows for the second floor. He felt that was a poor design. Ronnie then came to the podium to let the PC know that he noticed the missing windows, rear doors and porches. He explained that they will change the design since the homeowners will not appreciate having such access to the rear acreage. Commissioner Muir asked the owner to consider adding a more flattering design to suit the community, such as shutters to dress up the windows. He stated that the driveway entrances were

only 15-20 feet in width to the road. Muir explained that the car needs to be able to clear the road as well as the sidewalk so they might consider making these areas wider. The architect made notes to expand those areas. Finally, Muir stated that it appeared a sidewalk would be included down Pearl into the development but there was nothing to keep vehicle traffic from driving over them. He stated that the architect might consider putting in bollards to keep pedestrians safe when they use the sidewalk.

Commissioner Hamlin addressed the grading plan, asking what the oval area was. Commissioner Hughes let him know that it was a detention pond. Then Commissioner Hamlin asked the architect to clarify if the open space park includes this detention pond. He said no, not all of it but some of it. There would be walking paths around the pond. Hamlin reminded the architect that our ordinance requires the preservation of natural resources such as woodlands and lakes. He reminded the group about preserving some of these natural resources rather than developing the site with hard structures. Vegetative buffers and masonry walls are required between separate uses such as residential and commercial by our ordinance. The architect stated that they would look at this again. Hamlin asked about the use and access of the private road, Campbell Ct. It was stated that Ronnie would need a completed deed agreement that stated his shared burden for maintenance of this road with other owners. Finally, Hamlin asked how Ronnie planned to proceed with each phase. Ronnie said phase one, the retail portion would be first. Once completed and it got its C of O, then he would start phase two.

Commissioner Hughes asked the architect to clarify what the building plan design is trying to create with the placement direction of all the units onsite. The architect stated that all the unit's main front access would be off the main road into the community. Some of the units that have space provided would have a small patio and small set of stairs in the rear to get to the common open area space.

Commissioner Mariani stated that Hamlin asked most of her questions, but she had a concern about the wall around the community. Our ordinance requires a masonry wall, but the site plan shows a cedar fence. She stated that a masonry wall would be a better buffer for sound control than cedar fencing.

Commissioner Leabu began by stating he liked the original rendering in 2022. He said this is in the Village Center district. This architecture design does not come close to the VC district zone design requirements. With these updated changes to this community design, all the existing residents will see is this long plain wall. This is not going to appease the community. Leabu said that this community design needs more work to fit into this community location. He mentioned using an architecture review committee that would work with the architect and owner to help them improve their design concepts to match the community's needs. Members of this review committee would consist of the architect, owner of the project, David Rohr, and a few Planning Commission members to discuss color and material options.

Chair Muck agreed with Commissioner Leabu regarding the recommendation of utilizing architecture design committee to help the owner and architect get to a more pleasing community design in Village Center Zoning District. Clarification on the use of the private road Campbell Ct is needed. There is a need to address the rear decks and windows for all the units. The MDOT study is needed to move forward. The retaining wall and vegetative buffer is needed as well as the east and west setbacks. Chair Muck asked David how the PC should move forward with this project. David said that the PC would create a list of conditions that are required of the owner for final site plan review, to move this project along much quicker. David said if the PC has concerns with this project and they would want to review the project before it is presented to the Township Board for approval, the PC could require the owner to appear before the PC again for a second preliminary site plan review. Chair Muck asked David if a motion would be needed. David said that the PC could just give the owner a list of

requirements to move forward and allow them time to meet those requirements. Then they could appear again before the PC board sometime soon to ensure that they are meeting all of these requirements before the design moves onto a final site plan review. Commissioner Leabu and Mariani volunteered to be on the architecture design committee.

ZONING ADMINISTRATOR'S REPORT- No report

ADJOURNMENT

Motion to adjourn at 7:49 pm.

Approval motion made by Commissioner Mariani, seconded by Commissioner Muir for adjournment.

VOTE: MOTION CARRIED UNANIMOUSLY

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

Hamburg Township
a great place to grow

PHONE 810-231-1000
planning@hamburg.mi.us

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

SITE PLAN APPROVAL APPLICATION

Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Site Plan Approval Application.

Application fees and review fees are required at the time of application.
In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.

Note: Acreage calculations based upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)

The undersigned hereby makes application for a Site Plan Approval for: (Check all that apply)

1. **TYPE OF PROJECT:** ☐ Open Space ☐ Echo ☐ Residential ☐ Condominium
☐ Apartments ☐ Commercial ☐ Industrial ☑ PUD ☐ Hardship PUD

2. **TYPE OF APPLICATION:** ☑ Preliminary Site Plan ☐ Optional Conceptual Site Plan Review by Planning Commission
☐ Final Site Plan ☐ Combined – Preliminary/Final Site Plan
☐ Minor Site Plan ☐ Site Plan Amendment (less than 25% area of site being changed) ☐ Site Plan Amendment (26% or more or site being changed)

Submittal Date: 8-14-23

3. **PROJECT NAME:** Hamburg Village Townhomes
4. **PROJECT ADDRES:** 7620 E. M-36 & 10303 Hamburg Rd. Hamburg Twp, MI

Tax Code Numbers: 15 - #4715-25-101-078 15 - #4715-25-200-025 15 #4715-25-200-024
15 - #4715-25-200-023 15 - 15 -

○ Metes & Bounds Parcel ○ Subdivision _____ Lot Numbers: _____

Zoning District Classification: VR/VC Floodplain Classification: _____

Number of Lots Proposed: _____ Acreage of Project: 5.88 Acres

5. **PROJECT DESCRIPTION:**

RE: Attachment -1 PROJECT DESCRIPTION

6. **OWNER/PROPRIETOR INFORMATION:**

Name: Ronny Hamama Phone Number(s): 248.207.5066
Email: ronnyhamama@gmail.com Address: 380 Kendry Ave
City: Bloomfield Hills State: MI Zip: 48302

7. **APPLICANT:**

Name: Ronny Hamama Phone Number(s): 248.207.5066
Email: ronnyhamama@gmail.com Address: 3700 Telegraph Rd
City: Bloomfield Hills State: MI Zip: 48302

8. **DESIGNER INFORMATION:**

Name: Designhaus Architecture Phone Number(s): (248) 601 4422
Email: nabood@designhaus.com/ hgalbraith@designhaus.com Address : 3300 Auburn Rd Suite 300
City: Auburn Hills State: MI Zip: 48326

9. **SPECIAL USE PERMIT:**
Is a Special Use Permit required for this project? ☑ No ○ Yes
IF YES, Attach Special Use Permit Application Form with this site plan review application form

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APPLICANT CERTIFICATION:
I hereby certify that all structures and uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the site plan application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the plans submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

PROPERTY OWNERS SIGNATURE: DATE: 8-14-23

*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.

PRELIMINARY & FINAL SITE PLAN CHECKLIST

Each preliminary & Final Site Plan submitted for review shall provide the following information at the time of application.

_____ A. **General Information**

☑ 1. Name and address of the proprietor and proof of ownership, developer, and registered engineer, registered surveyor, registered architect, registered landscape architect, or registered community planner who prepared the site plan. Re: Sheet G001& Attachement-2 Development Team, & Attachemnt-3 development agreement including master deeds

☑ 2. Date of plan preparation, north arrow, and scale of plan, which shall not be greater than one inch equals twenty feet (1" = 20') nor less than one inch equals two hundred feet (1" = 200'). Provided

☑ 3. Full legal description of parcel and dimensions of all lot and property lines showing the relationship to abutting properties, and in which district the subject property and abutting properties are located.

☑ 4. Area map showing the relationship of the parcel to the surrounding area within one-half mile. Provided

☑ 5. The location and description of all existing structures within one hundred feet (100') of the parcel.

_____ B. **Physical Information**

☑ 1. Proposed plans for site grading, surface drainage, water supply and sewage disposal. Re: Civil Drawings

☑ 2. The location of existing and proposed landscaping, buffer areas, fences, or walls on the parcel. Re: Sheet AS1.00

☑ 3. Existing and proposed structure information including the following:

a. Footprint location, dimensions and setbacks. Re: Sheet AS1.00
b. Finished floor and grade line elevations. Provided, re: Architecture Drawings
c. Elevations drawings that illustrate building design, size, height, windows and doors, and describe construction materials. Elevations shall be provided for all sides visible from an existing or proposed public street or a residential zoning district. Provided, re: Architecture Drawings
d. The Planning Commission may require a color rendering of the building elevation required in paragraph c. Re: sheets G001 & G002
e. Proposed materials and colors shall be specified on the site plan. Color chips or samples shall also be submitted at or prior to the Planning Commission meeting to review the site plan. These elevations, colors and materials shall be considered part of the approved site plan. Material Board had been provided

☑ 4. The location and dimensions of all existing and proposed streets, driveways, sidewalks, service lanes and other vehicular and pedestrian circulation features within and adjacent to the parcel. Re: Drawings

☑ 5. The location, dimensions, and numbers of off-street parking and loading spaces. Re: Sheet AS1.00

☑ 6. Location of existing and proposed service facilities above and below ground, including:
Re: Topographic survey sheet

a. Well sites.
b. Septic systems and other wastewater treatment systems. The location of the septic tank and drain field (soil absorption system) should be clearly distinguished.
c. Chemical and fuel storage tanks and containers.
d. Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.
e. Water mains, hydrants, pump houses, standpipes, and building services and sizes.
f. Sanitary sewers and pumping stations.
g. Stormwater control facilities and structures including storm sewers, swales, retention and detention basins, drainage ways and other facilities, including calculations for sizes.
h. Location of all easements.

☑ 7. Any other pertinent physical features.

C. **Natural Features**

☑ 1. Map of existing topography at two-foot (2') contour intervals with existing surface drainage indicated.
Re: Topographic survey sheet

☑ 2. Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Livingston County, Michigan."
Re: Attachment -4 Soil survey

☑ 3. On parcels of more than one acre, existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.
Re: Topographic survey sheet

☑ 4. Location of existing drainage courses, including lakes, ponds, rivers and streams, and all elevations.
Re: Topographic survey sheet

☑ 5. Location of existing wetlands, delineated under the requirements of section 3.6, Wetland Determination. A Michigan Department of Natural Resources (MDNR) permit shall be required for activities in a regulated wetland or an inland lake or stream. A copy of any correspondence with and applications to the MDNR shall be submitted with the site plan application. The Planning Commission shall not grant final site plan approval until all necessary permits have been obtained.
N/A

☑ 6. Location of natural resource features, including woodlands and areas with slopes greater than 10 percent (one foot of vertical elevation for every 10 feet of horizontal distance).
N/A

☑ 7. Location of the required 50 foot natural features setback.
N/A

☑ 8. Storm water management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent feasible, with the development not substantially reducing the natural retention of storage capacity of any wetland, water body, or water course, or cause alterations which could increase flooding or water pollution on or off site. N/A

☑ 9. Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or ground quality. N/A

☑ 10. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges or polluting materials to the surface of the ground, groundwater, or nearby water bodies. N/A

_____D. **Natural Features Impact Statement**. The purpose of a Natural Features Impact Statement (NFIS) is to provide the Township with information regarding the impact of a proposed project on the physical, natural, social, and economic environment of the community. A complete report shall be required with all site plan applications. The Zoning Administrator (ZA) has the discretion to modify this requirement based on the specific application. When required the report will be reviewed by the ZA and Hamburg Environmental Review Board (HERB). The HERB may issue an Advisory Report to the Zoning Administrator for review by the Planning Commission. Contained in the Advisory Report will be a summary of the NFIS and appropriate comments and recommendations. The Advisory Report and the required site walk will be used to assist Zoning Ordinance Hamburg Township, Livingston County, Michigan, the Township Board and Planning Commission. The written NFIS will include the following information:

☑ 1. Name (s) and address (es) of person(s) responsible for preparation of the impact assessment and a brief statement of any relevant qualifications. The HERB may recommend a qualified individual to prepare the NFIS if deemed appropriate.

- *Alison McClear, Environmental Scientist - BS, Fisheries and Wildlife, Michigan State University, 2020*
- *Woody Held, Senior Environmental Scientist - MLA, Landscape Architecture, University of Michigan, 1986; BS, Natural Resources, University of Michigan, 1981*

Barr Engineering Co.
3005 Boardwalk Drive, Suite 100
Ann Arbor, MI 48108

☑ 2. An impact assessment checklist on a form provided by the Township shall be completed and placed at the beginning of the document. *Attached*

☑ 3. Map (s) and a written description/analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 50 feet of the property. An aerial photograph or drawing may be used to delineate these areas.
The project site consists of four parcels comprising approximately 6.07 acres. The current use of the properties includes single family residential, commercial use, and a woodlot. The areas within 50 feet of the project site include single-family residences, a road right-of-way, two businesses and vacant land. See KEM-TEC Boundary/Topographic Survey drawing, and the Map attached with this application.

☑ 4. Description of existing natural features: A description of the environmental characteristics of the site prior to development shall be provide in the form of written documentation and a site inventory map identifying the location of natural features consistent with subparagraph C of this section. In addition, dominant tree species shall be listed and all species greater than 16 inches caliper or greater. As defined in Article 2.00, natural features include but are not limited to: topography, soils, geology, ground water, wetlands, watercourses, plants and animals (including aquatic species), habitat, and scenery.

The topography of the project site ranges from approximately 912 to 925 feet in elevation. The soils within the project area consist of well-drained Wawasee loam. The slopes within the project area for this soil type range from nearly level to gently sloping. The geology of the project site is primarily comprised of Coldwater Shale which consists of gray to bluish gray shale with clay minerals that are predominately illite and kaolinite with minor amounts of chlorite (reference). According to the Michigan Department of Environment, Great Lakes, and Energy Wetlands Map Viewer, no mapped wetlands or wetland soils exist within the project area. On site surveys indicate that there is a small pond/storm water basin south of the existing gas station on site. A tributary of the Huron River is located approximately 1,000 feet south of the project site. Land cover within the project area consists of deciduous forest which provides wildlife habitat as well as visual screening for adjoining land uses. According to the Michigan Natural Features Inventory, the community associated with the site is a dry-mesic southern forest. This community is fire-dependent and is generally dominated by oaks or oaks and hickories. Trees associated with dry-mesic southern forests include oak (Quercus spp.), hickories (Carya spp.), ash (Fraxinus spp.), cherry (Prunus spp.), and basswood (Tilia americana). Understory trees and shrubs may consist of dogwoods (Cornus spp.), serviceberry (Amelanchier spp.), and ironwood (Ostrya virginiana). Herbaceous cover may include doll's eyes (Actaea pachypoda), jack-in-the-pulpit (Arisaema triphyllum), and hairy woodland brome grass (Bromus pubescens). The wildlife community within the project area consists of primarily terrestrial species that utilize forested habitats as well as forage in developed areas of the urban/rural interface. Mammals that may frequent the project site could include white tailed deer (Odocoileus virginianus), raccoons (Procyon lotor), opossum (Didelphis virginiana), eastern cottontail rabbit (Sylvilagus floridanus), tree squirrels (Sciurus spp.), and evening bats (Vespertilionidae spp.).

☑ 5. Impact on natural features: A written description of the impact on the identified existing natural features shall be provided. The report shall also provide a natural features protection plan, which identifies on a map the natural features potentially affected. Where disturbance of natural features both during and after construction is proposed, a written analysis of alternative plans, which were considered, shall be provided to justify the proposed plan. The HERB may recommend a mitigation plan be required which will describe how disturbed natural features were relocated or replaced. (See Article 2.00 for complete definition of terms)

The development of the project site would modify the existing habitat on site. The effects of the development of the project would be minor on the northern portion of the site, as the area is previously developed. The southern portion of the project site would see changes in the woodland area consistent with commercial and residential development. These changes would include tree removal, grading, and construction of new structures, along with the associated infrastructure and landscaping. The Tree Removal and Preservation Plan proposes the removal of 425 trees and the preservation of 73 trees. The applicant intends to preserve trees along the perimeter of the project parcels and select trees within the project area. As outlined in the Landscape Plan, the applicant intends to plant a mix of deciduous and coniferous trees in addition to shrubs and perennials to provide screening between the proposed project and the adjacent properties, the new units, and the roadways. No alternative site plans are being considered.

☑ 6. Impact on storm water management: Description of natural drainage patterns and soil infiltration and unsaturated soil capacity. A description of changes to site drainage and storm water management facilities to be installed in compliance with the Township Storm Water Ordinance. Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Conservation Service.

Storm water movement on the existing site has been partially modified due to previous site development of impervious surfaces along Hamburg Road (M-36). The highest area of the site is along M-36 at the north end. Moving south from there, there is a lower area behind the existing commercial development where the existing storm water basin is located. No point of discharge for this basin is identified on the topographic survey.

Continuing south, the topography rises to a low ridge running east-west which continues downhill to the south. Overall, the topography generally falls to the southwest. Given the well-drained nature of the soils, infiltration of precipitation is occurring and surface water runoff from undeveloped areas under existing conditions is likely limited.

The proposed project intends to eliminate the existing storm water basin and create a larger stormwater basin in the south-central portion of the property to accommodate the proposed commercial and residential development. The proposed drainage basin will be 32,000 cubic feet in size to accommodate additional runoff from proposed impervious surfaces and will discharge storm water at the southern boundary of the property. The addition of the proposed drainage basin will allow storm water runoff to be released slowly to allow for water storage and treatment. The infiltration of precipitation and storm water may continue to occur in open space areas and in the proposed storm water basin, respectively.

Soil Erosion and Sediment Control (SESC) measures will be utilized during grading and construction as required by Livingston County. Temporary control measures that may be utilized include silt fencing that consists of fence posts with geotextile filter fabric trenched into the ground that prevents soil and debris from leaving the project site. Coarse aggregate tracking mats may be used where construction vehicles may enter and exit a paved road to limit mud and other debris from leaving the site.

☑ 7. Special Provisions: Provide a general description of any existing deed restrictions, protective covenants, master deed or association bylaws as they relate to the protection of natural features. Zoning Ordinance Hamburg Township, Livingston County, Michigan *No legal encumbrances related to the protection of natural features are anticipated.*

☑ 8. Information Sources: A list of all sources of information contained in the NFIS, if any shall be provided.

- *Michigan Department of Environment, Great Lakes, and Energy. Wetlands Map Viewer. [Online] [Cited: July 27, 2023.] https://www.mcgi.state.mi.us/wetlands/mcgiMap.html*
- *Michigan Department of Natural Resources. Michigan Geology 10. [Online] [Cited: July 23, 2023.] https://storymaps.arcgis.com/stories/c641d01483d7435bb5ee3470345ce0cd*
- *Michigan State University Extension. Michigan Natural Features Inventory. Dry-Mesic Southern Forest. [Online] [Cited: July 23, 2023.] https://mnfi.anr.msu.edu/communities/description/10685/Dry-mesic-Southern-Forest#:~:text=Dry-mesic%20southern%20forest%20is%20a%20fire-dependent%2C%20oak%20or,oak%20regeneration%20and%20ground%20and%20shrub%20layer%20diversity.*
- *Natural Resources Conservation Service, U.S. Department of Agriculture. National Cooperative Soil Survey, Wawasee Series. [Online] [Cited: July 27, 2023] https://soilseries.sc.egov.usda.gov/OSD_Docs/W/WAWASEE.html*
- *Natural Resources Conservation Service, U.S. Department of Agriculture. Web Soil Survey. [Online] [Cited: July 27, 2023.] https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx*
- *Soil Erosion and Sedimentation Control (SESC) Division, Livingston County Drain Commissioners Office. Guide to Soil Erosion and Sedimentation Control (SESC) with Technical Specifications. [Online] [Cited: July 27, 2023.] https://milivcounty.gov/wp-content/uploads/Guide-to-SESC-and-Technical-Specifications.pdf*

☑ 9. Previous Submittals: Any impact assessment previously submitted relative to the site and proposed development, which fulfills the above requirements (and contains accurate information of the site) may be submitted as the required Impact Statement. *No previous submittal.*

Figures:
Figure 1 – Hamburg Village Townhomes Boundary Map Attachments.

Attachments:
Attachment 1- PROJECT DESCRIPTION
Attachment 2- Development Team
Attachment 3- Development Agreement including Master Deeds
Attachment 4-Soil Survey /Livingston County, Michigan
Attachment 5 – Natural Features Impact Statement Outline

Attachment 1-
PROJECT DESCRIPTION

DESIGNHAUS ARCHITECTURE EST 1998

Date August 3, 2023

PROJECT: **Hamburg Village Townhomes project**
7620 and 10303 Hamburg Rd, MI

SITE PLAN APPROVAL APPLICATION
5. Project Description/Page 1

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 will be served by public water and sewer. We will work with the Township Utilities department and the Livingston County Water Authority to get all the approvals required prior to construction of this project.

The drainage basin for the existing gas station is currently immediately south of the gas station building. This existing drainage basin will be expanded and will be utilized as shared drainage for the existing gas station and the new project. An additional drainage basin will also be created at the southeast corner of the site.

The site is currently covered with many existing trees and other native vegetation. Much of the existing vegetation will need to be removed as a part of this project, however; some of these existing trees will be preserved when possible and additional landscaping as required by the Township Zoning regulations will be replanted as a part of this project to provide screening between the proposed project and the adjacent properties, the new units, and the roadways.

Attachment 2-
Development Team

DEVELOPMENT TEAM

PROJECT: Hamburg Village Townhomes project 7620 and 10303 Hamburg Rd, MI

Property owner:
RDH properties LLC

Developer/Owner:
Ronny D. Hamama
MI builder license No. 242000284

Civil Engineering:
Kem-tec
22556 Gratiot Ave
Eastpointe, MI 48021
586-772-2222

Architects:
Designhaus
3200 Auburn rd
Suite 300
Auburn Hills, MI 48326
248-601-4422

Environmental impact assessment:
BARR environmental consultants
Woody L. Held
Senior Environmental Consultant
Ann Arbor, MI office: 734.922.4422
cell: 734.558.9288

The development team that has been assembled and are all in agreement to work together to achieve a common goal of which a new retail and residential community be built in the Village Center district of Hamburg township, Michigan.

7/17/2023

Attachment 3-
Development Agreement including Master Deeds

MEMORANDUM OF LAND CONTRACT

LIBERTY TITLE
PROTECTING PROPERTY RIGHTS SINCE 1974

File Number: LIB181503
This MEMORANDUM OF LAND CONTRACT, dated 9th day of March, 2023.

Notice is hereby given that Louis H. Spanberger, as to an undivided three-quarters interest therein and The Gismondi Living Trust, dated April 6, 2016 and any amendments thereto, as to an undivided one-quarter interest therein.

Whose address is: 3867 Cove Circle Commerce Township, MI 48382, as Seller(s).

and

R.D.H. Properties, LLC, a Michigan limited liability

Whose address is: PO Box 599 Hamburg, MI 48139, as Purchaser(s),

Entered into a LAND CONTRACT dated 9th day of March, 2023, covering the following described premises in the Township of Hamburg, County of Livingston, State of Michigan, to-wit:

EXHIBIT A/LEGAL DESCRIPTION RIDER

MEMORANDUM OF LAND CONTRACT
(Continued)

EXHIBIT A/LEGAL DESCRIPTION RIDER

Land is located in the Township of Hamburg, County of Livingston, State of Michigan, and described as follows:

PARCEL 1:
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.

PARCEL 2:
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 526 feet for a POINT OF BEGINNING of the land to be described; running thence East 96 feet; thence North 0 degrees 06' East 10 feet; thence South 89 degrees 33' West to a point which is North 0 degrees 06' East 6.2 feet from the POINT OF BEGINNING; thence South 0 degrees 06' West 6.2 feet to the POINT OF BEGINNING.

PARCEL 3:
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.

Commonly known as: 7628 E M-36, Hamburg, MI 48139
VL E M-36, Hamburg, MI 48139

Parcel ID: 4715-25-200-024, as to Parcel 3, 4715-25-200-023, as to Parcel 1 and 2

WARRANTY DEED-(Statutory Form)
C.L. 1948, 565.152 M.S.A 26.571

Furnished by SELECT TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That Thomas B. Jones and Anita M. Jones, husband and wife

Convey(s) and Warrant(s) to R.D.H. Properties, LLC, a Michigan Limited Liability Company

whose address is 380 Kendry, Bloomfield Hills, MI 48302

the following described premises

See Exhibit A attached hereto and made a part hereof.

Commonly known as: 10303 Hamburg Rd
Tax No.: 15-25-101-078

For the full consideration of One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00)

subject to easements, restrictions or reservations of record.

The property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act. The grantor grants to the grantee the right to make _____ division(s) under section 108 of the land division act, Act No 288 of the Public Acts of 1967. (If no number is inserted, then all division rights are granted.)

Dated this 21st day of October, 2016.

Signed and Sealed:

Thomas B. Jones

Thomas B. Jones

Anita M. Jones

Anita M. Jones

STATE OF MICHIGAN
COUNTY OF Livingston SS.

On this 21st day of October, 2016 before me personally appeared Thomas B. Jones and Anita M. Jones, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

My commission expires

SHARI L. MELENOFSKY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires May 23, 2022
Acting in the County of Livingston

Notary Public

Instrument
Drafted by Joseph C. DeKroub, Jr.

Business
Address 6870 Grand River Ave, Suite 300, Brighton, MI 48114

Recording Fee: _____

State Transfer Tax: _____

PNTI Ins. No.: 47-162328-B

Tax Parcel No.: 15-25-101-078

When recorded return to GRANTEE

_____

Send Subsequent tax bills to _____

_____

3

LIVINGSTON COUNTY TREASURER'S CERTIFICATE
I hereby certify that there are no TAX LIENS or TITLES held by the state or any individual against the within description, and all TAXES are same as paid for five years previous to the date of this instrument or appear on the records in this office except as stated.

11/14/06 Dianne H. Hardy #12469
Dianne H. Hardy, Treasurer
0655 Sec. 185 Act 206, 1893 as Amended
Taxes not examined
HOMESTEAD DENIALS NOT EXAMINED

Item 2.

2006R-027817
2006R-027817
RECORDED ON
11/15/2006 09:03:46AM
SALLY REYNOLDS
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
RECORDING: 16.00
REMON: 4.00
PAGES: 3

WARRANTY DEED

#1239

Gallup Properties, L.L.C., a Michigan limited liability company conveys and warrants to R.D.H. Properties, L.L.C., a Michigan limited liability company, whose address is P.O. Box 599, Hamburg, Michigan 48139 the following described premises situated in the Township of Hamburg, County of Livingston and State of Michigan, to-wit:

THE ATTACHED LEGAL DESCRIPTION IS
INCORPORATED HEREIN BY THIS REFERENCE

Known as: 7620 M–36
Tax ID No: 4715-25-200-025

together with all and singular the improvements, fixtures, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Million Dollars ($1,000,000).

The grantor grants to the grantee the right to make the maximum number of, divisions under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended (Act). The grantor intends to transfer to the grantee the right to make all divisions and redivisions of the premises under the Act.

The premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

October 23, 2006

Gallup Properties, L.L.C.
Charles A. Gallup
By: Charles Gallup
Its: Manager

STATE OF MICHIGAN)
}SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me October 23, 2006, by

STATE OF MICHIGAN
REAL ESTATE TRANSFER TAX
LIVINGSTON COUNTY, MI
2006R-027817 15 Nov 2006
00071659
$ 1100.00 C $ 7500.00 S

OCT 3 1 2006

DELIVERED NOV 1 0 2006

Figure 1-
Hamburg Village Townhomes Boundary Map

8/1/2023, 8:12:08 PM

Tax Parcel

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

SEMCOG, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Livingston County IT/GIS

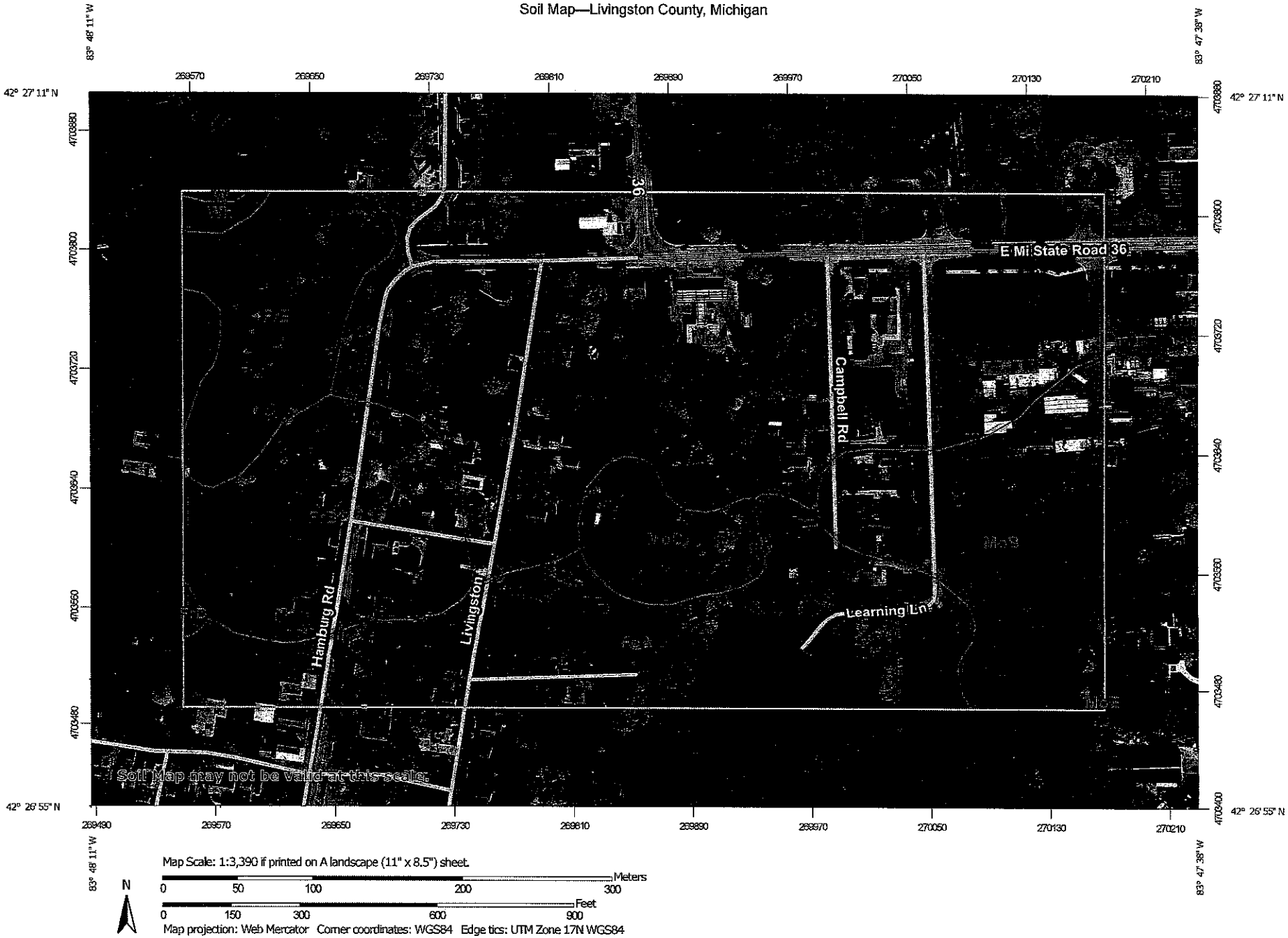
Map information depicted is not intended to replace or substitute for any official or primary source. Boundary measurements and area calculations are approximate and should not be construed as survey measurem

Livingston County I

Item 2.

Attachment 4-
Soil Survey
Livingston County, Michigan

Soil Map—Livingston County, Michigan



USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/23/2023
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Livingston County, Michigan
Survey Area Data: Version 20, Aug 26, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 9, 2022—Oct 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FoA	Fox sandy loam, 0 to 2 percent slopes	10.6	20.0%
FrB	Fox-Boyer complex, 2 to 6 percent slopes	6.4	12.0%
FrD	Fox-Boyer complex, 12 to 18 percent slopes	0.1	0.2%
FrE	Fox-Boyer complex, 18 to 25 percent slopes	4.2	7.9%
MoA	Wawasee loam, 0 to 2 percent slopes	22.9	42.9%
MoB	Wawasee loam, 2 to 6 percent slopes	6.7	12.5%
MoC	Wawasee loam, 6 to 12 percent slopes	2.1	3.9%
MoE	Miami loam, 18 to 25 percent slopes	0.0	0.0%
W	Water	0.1	0.1%
Wh	Washtenaw silt loam	0.3	0.5%
Totals for Area of Interest		**53.4**	**100.0%**

Attachment 5 –
Natural Features Impact Statement Outline

Hamburg Township
Natural Features Impact Statement Outline

PROPOSED DEVELOPMENT NAME: Hamburg Village Townhomes

Developer: RDH Properties, LLC

Prepared by: Barr Engineering Co.

References: See Natural Features Impact Statement

Additional Information: See Natural Features Impact Statement

SITE IMPACT ASSESSMENT CHECKLIST:
(Please find attached descriptions, maps, list, plans, or other documentation provided by the developer)
I. Description / Analysis of Site (included are all existing structures, manmade structures): X
II. Description / Analysis of surrounding properties within 50 feet of Site (included are all existing structures, manmade structures): X
III. Description of existing Natural Features (i.e. topography, soils, slopes, geology, ground water, wetlands, watercourses, plants and animals, habitat, wildlife corridors, and other unique natural features that may exist on the Site): X
IV. Recommendations regarding dominant tree species, any rare or unique specimen trees, and all tree species greater than 16 inches in diameter or greater: X
V. Potential Impact on Identified Existing Natural Features: X
VI. Recommendations regarding any disruption of existing natural features on Site: X
VII. Recommendations and concerns regarding storm water drainage and detention/retention systems for the Site: X
VIII. Recommendations and concerns regarding sedimentation control during grading and construction of Site: X

I. Description / Analysis of Site (included are all existing structures, manmade structures): X

II. Description / Analysis of surrounding properties within 50 feet of Site (included are all existing structures, manmade structures): X

III. Description of existing Natural Features (i.e. topography, soils, slopes, geology, ground water, wetlands, watercourses, plants and animals, habitat, wildlife corridors, and other unique natural features that may exist on the Site): X

IV. Recommendations regarding dominant tree species, any rare or unique specimen trees, and all tree species greater than 16 inches in diameter or greater: X

V. Potential Impact on Identified Existing Natural Features: X

VI. Recommendations regarding any disruption of existing natural features on Site: X

VII. Recommendations and concerns regarding storm water drainage and detention/retention systems for the Site: X

VIII. Recommendations and concerns regarding sedimentation control during grading and construction of Site: X

Submitted by: *Alison McClear* Dated: 8/4/2023

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

Hamburg Township
a great place to grow

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

To: Planning Commissioners

From: David Rohr
Hamburg Township
Township Planner

Date: February 21, 2024

Agenda Item:

Project Number: Preliminary 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.

The applicant has 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.

One change of note is the increase in the project is the increase in the size of the drainage pond. The increased size of the pond was necessary because of the engineering review that found the size needed to be increased. (see attached email).

Location Map

PROJECT DESCRIPTION:

The proposed project will utilize the General Planned Unit Development (GPUD) regulations (Section 36-439). The proposed project includes 40 for-rent Townhomes in eight buildings with between 4-7 units in each building and a 1,400 square foot community center/office management building. The project will extend the utilities and pedestrian trails/sidewalk systems from the M-36 intersection with Hamburg Road to Livingston Street to the south and Campbell Ct. to the east. The project also includes a 81,447 shared open space area (Parcel A).

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:
The Preliminary GPUD site plan shall contain enough detail to explain the proposed uses, relationship to adjoining parcels, vehicular and pedestrian circulation patterns, open spaces and landscape areas, and building density or intensity.

1. Applicant originally submitted on May 31, 2022, for preliminary site plan review for the GPUD. The original submittal was for two sites, one site with 28 for-rent townhomes and the second site with a gas station.
2. Applicant received preliminary approval from the Planning Commission on July 20, 2022., and preliminary approval from the Township Board on August 4, 2022. No final site plan review was done.
3. Planning Staff sent the submitted information and plans to the Hamburg Township Public Works and Fire Departments, the Hamburg Township Engineer and the Hamburg Township Utilities Department for review and comment. Applicant submitted information and plans to the Livingston County Public Health Department (LCHD) and Road Commission (LCRC) and the Michigan Department of Environment Great Lakes and Energy (EGLE) and Transpiration (MDOT) for comments.
4. At tonight's meeting on December 20, 2023, the Planning Commission will conduct the public hearing for this project. At this hearing the Planning Commission will act and recommend approval or denial of the preliminary site plan for the GPUD to the Township Board or table the project if the Planning Commission determines more information is required to make a recommendation. A recommendation of approval can include recommended conditions of project approval.
5. Following the public hearing, the Planning Commission recommendation is forwarded to the Township Board for a final determination on the preliminary site plan for GPUD.
6. If the preliminary site plan for the GPUD is approved by the Township Board the applicant will then start working on the submittal of a final site plan for the GPUD.

ZONING ORDINACE 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 & 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' 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"			SERVICE STATION Front: 193'-8" Side: 25'-6" 51'-1" Rear: 88'-6"
		BUILDING B, C, D & E Front: 62'-0 Side: 64'-6" 11'-7" Rear: 133'-10"		BUILDING F Front: 491'-10" Side: 68'-0" 28'-8" Rear: 15'-0"	RETAIL MIXED USE Front: 58'-0" Side: 20'-0" 58'-8" Rear: 276'-1"
		BUILDING G Front: 72'-5" Side: 93'-4" 133'-2" Rear: 385'-1"	BUILDING H& I Front:50'-0" Side: 33'-7" 178'-3" Rear:157'-9"	BUILDING J Front: 64'-1" Side: 11'-7" 16'-11" Rear: 15'-1"	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)
		PARCEL A& B COMBINED TOTAL BUILDING COVERAGE 65%			
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 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	21 Street Parking Spaces (Guest) + 40 Garage Parking Spaces 4 Spaces by Community Center
Total	63.5 Spaces Required	65 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

Landscaping:
The preliminary 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.

Little detail is provided for the M-36 or Campbell Ct. frontages. A more detailed plan would be useful for the final site plan review.

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.

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.

Suggested Condition 1:
A more detailed landscaping plan that meets all the requirements. Applicant may also specify which landscaping requirements they wish to have waived.

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.

Suggested Condition 2:
A lighting plan that meets all the regulations for the village center area shall be submitted as a part of the final site plan review. This plan should include pedestrian scale lighting in the park to allow safe pedestrian access to the front doors of the units facing this park.

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.	
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:	
1. The uses shall not create noise, dust, odors, fumes or other nuisances that will have an obnoxious effect on surrounding residences.	✓
2. Traffic volumes generated by the use shall not have a negative impact on surrounding residential character.	✓
3. Architecture shall meet the requirements of section 36-73(7).	✓
4. Location and use of yards shall contribute to the continuation of open space areas within the immediate vicinity.	✓
5. Location and design of landscaping and pedestrian areas shall be compatible with and enhance the area pedestrian and open space network.	✓
6. Location, size and types of architectural projections such as porches or awnings shall be compatible with other structures along the same block.	✓
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.	✓
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.	✓
Staff Analysis: 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. **Suggested Condition 3:** Prior to the review of the final site plan or 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, Accessor, 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.	

Sidewalks/pedestrian circulation. 1. Site design shall demonstrate a special sensitivity to pedestrian circulation and safety. 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. 3. All developments shall provide pedestrian linkages between public sidewalks and the building entrances. Staff Analysis: 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. **Suggested Condition 4:** As a part of the final site plans a pedestrian access route shall be created to the retail store building from the sidewalk on the east side (Campbell Ct.) of the development.	✓ ✓ ✓
Architecture. 1. Buildings shall possess architectural variety but enhance the overall cohesive and historic village character. 2. Building architecture shall meet the standards of section 36-73(7). 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. 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. 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. Staff Analysis: 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.	
GPUD Requirements: A. **Location.** 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. B. **Size.** A GPUD shall only be created on development sites one (1) acre in area or greater. C. **Permitted Uses.** 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.	✓ ✓ ✓

DISCRETIONARY REVIEW CRITERIA

The following are the applicable discretionary standards for preliminary GPUD site plan review within the Township's Zoning Ordinance in **bold**, followed by staff analysis of the project as it applies to each standard. Because this project is a GPUD it requires compliance to the Planned Unit Development Standards (Section 36-442) and the Site Plan Review Standards (Section 36-73). When the Planning Commission is reviewing the project for compliance to Section 36-442 and 36-73 it should remember that tonight's meeting is for the preliminary site plan review and that additional information may need to be submitted with the final site plan application for the Planning Commission to verify that the project meet the standards in section 36-442 and 36-73(7). The Planning Commission should review the project and determine if the project meet each of the following standards:

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 centralized park area 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 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 should 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 15 feet and in certain areas of the site and along the east property line and along the pearl street connection the project is not able to meet the requirements for the number of trees. Also, 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, a centralized park area, 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.

Suggested Condition 5
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.

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 preliminary site plan for the GPUD. It appears that the applicant has submitted adequate information for the planning commission review of the preliminary 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.**
The preliminary project plans do not provide enough detail for the Township Engineer to do a full review of the infrastructure proposed. However, an initial review was prepared by the Township Engineer and these comments will need to be addressed as a part of the final site plan review of the project. Attached. The plans submitted for final site plan review will provide greater details on the drainage, roadway construction, and other improvements.

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. The plans submitted as a part of the final site plan review will address the Township Engineers initial comments and will provide greater details on the drainage, the design and construction of storm sewers, stormwater holding facilities, water mains, and sanitary sewers.

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 60 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 preliminary site plan review (Exhibit A, Page L101). This plan was reviewed on pages 5-6 of this report, 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.** Detailed engineering plans are not required to be submitted as a part of the preliminary site plan review process. The township engineer has done a cursory review of the preliminary plans and project layout. The engineering comments are attached. If the GPUD preliminary 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.

l. **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. Some of the design elements that help to achieve this are usable front porches, the first floors of the homes are set at an elevation slightly higher than the public sidewalks, where garage face the street they are set back 4 feet from the front façade of the home and 9 feet from the front façade of the covered porch, nine of the home front the park and are accessed off an alley, on street parallel parking spaces are provided along the main roadway, and quality materials and trim will be utilized to build these units.

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:

Staff believe that as conditioned and with final review of the project under the final site plan review requirement the proposes preliminary site plan for the GPUD project is substantially compliance with the required standards under sections 36-442 and 36-73.

The Planning Commission should review and discuss the preliminary 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 preliminary 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: A more detailed landscaping plan that meets all the requirements. Applicant may also specify which landscaping requirements they wish to have waived.

Suggested Condition 2: A lighting plan that meets all the regulations for the village center area shall be submitted as a part of the final site plan review. This plan should include pedestrian

scale lighting in the park to allow safe pedestrian access to the front doors of the units facing this park.

Suggested Condition 3: Prior to the review of the final site plan or 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, Accessor, 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 4: As a part of the final site plans a pedestrian access route shall be created to the retail store building from the sidewalk on the east side (Campbell Ct.) of the development.

Suggested Condition 5
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.

Suggested Condition 6: Prior to the review of the final site plan or the issuance of a land use permit as needed all appropriate local, county, state and federal agencies, including, but not limited to, Hamburg Township Fire, Accessor, 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.

Next Steps:
If the Planning Commission recommends approval of the preliminary GPUD site plan, the Township Board shall consider the Planning Commission recommendation and public hearing comments and shall take action to approve, deny or remand the site plan back to the Planning Commission for further review.

If the Township Board approves preliminary GPUD site plan the applicant shall submit a final GPUD site plan which contains all information required by Article 3 of the Township Zoning Ordinance.

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: Preliminary GPUD site plan and other project plans
Exhibit C: Village Center Master Plan: Village Residential pages 47-50
Exhibit D: Hamburg Township Fire Department Initial Review
Exhibit E: Hamburg Township Engineering Consultant Initial Review

Hamburg Townhomes & Service Station

January 23, 2024

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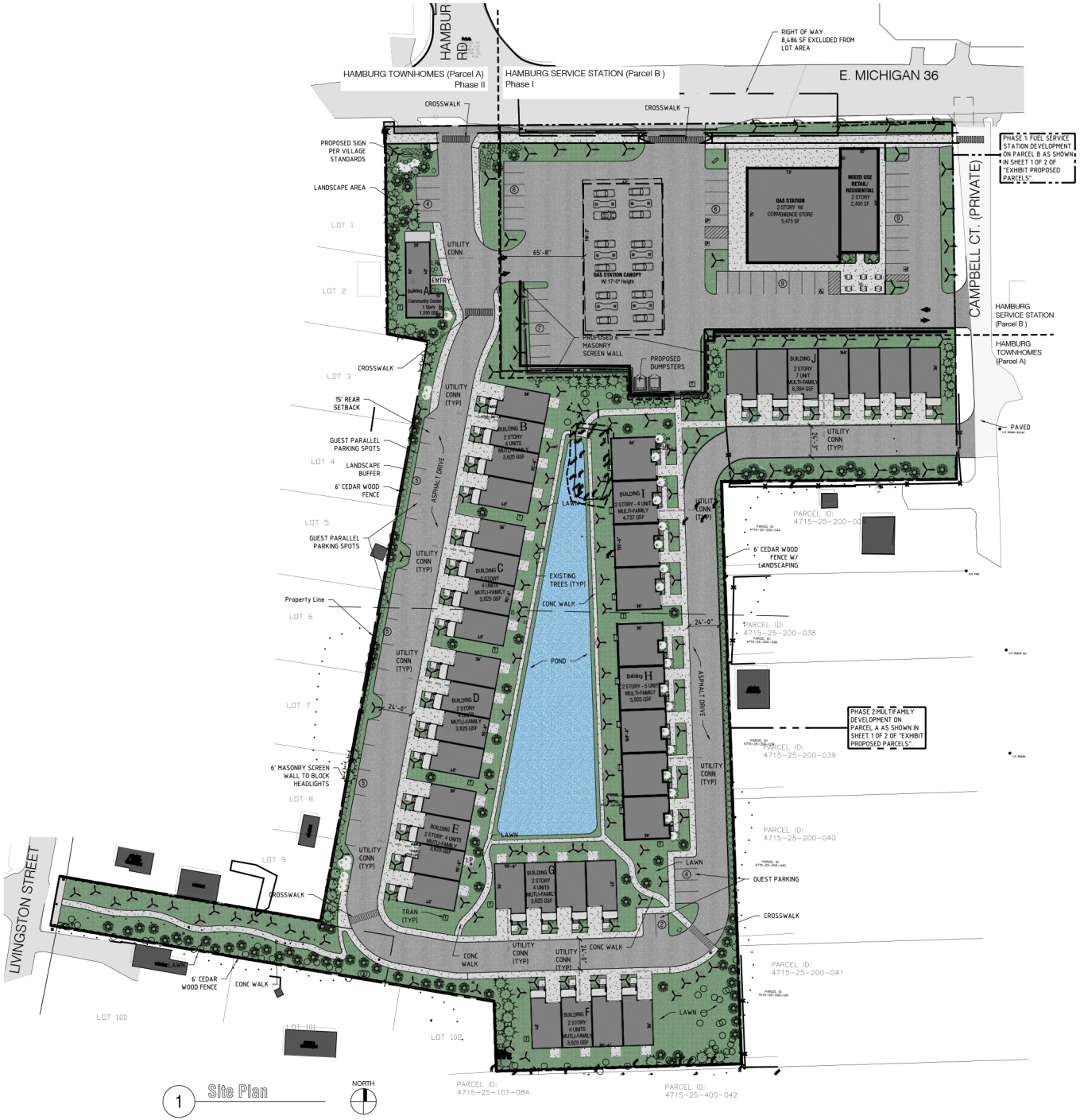


1 Site Plan

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 & 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)

Item 2.

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"		SERVICE STATION Front: 193'-8" Side: 25'-6" 51'-1" Rear: 88'-6"
		BUILDING B, C, D & E Front: 62'-0 Side: 64'-6" 11'-7" Rear: 133'-10"	BUILDING F Front: 491'-10" Side: 68'-0" 28'-8" Rear: 15'-0"	RETAIL MIXED USE Front: 58'-0" Side: 20'-0" 58'-8" Rear: 276'-1"
		BUILDING G Front: 72'-5" Side: 93'-4" 133'-2" Rear: 385'-1"	BUILDING H& I Front:50'-0" Side: 33'-7" 178'-3" Rear:157'-9"	BUILDING J Front: 64'-1" Side: 11'-7" 16'-11" Rear: 15'-1"	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)
		PARCEL A& B COMBINED TOTAL BUILDING COVERAGE 65%		
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 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	21 Street Parking Spaces (Guest) + 40 Garage Parking Spaces 4 Spaces by Community Center
Total	63.5 Spaces Required	65 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

Overall Site

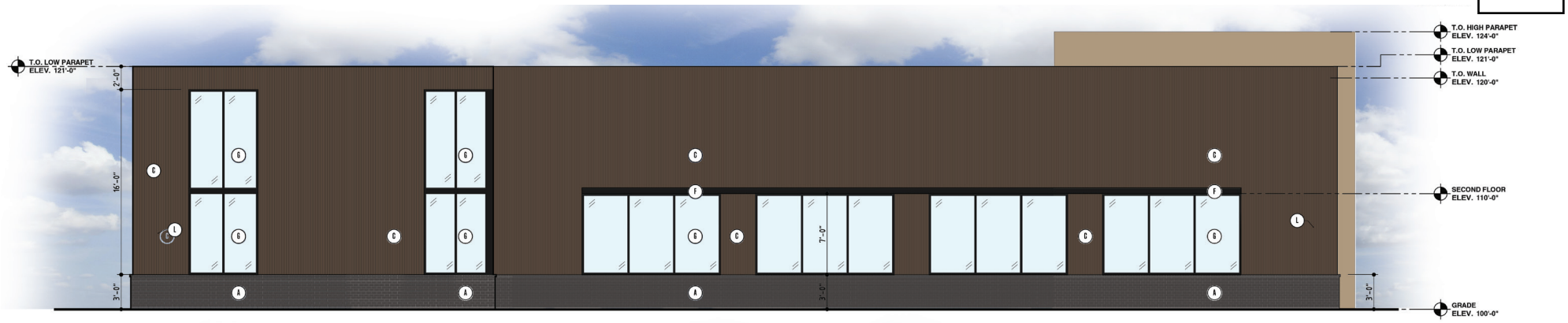
January 23, 2024

July 2022 - Initial site concept (shown to right) was approved by the planning commission

August 2022 - Initial site plan approved by Board of Trustees

January 2023 - Redesign of service station added to project

December 2023 - Planning commision meeting w/ following comments:



Service Station North Elevation

North Retail Elevation - Before

Service Station North Elevation

North Retail Elevation - After

Town Home Rear Elevation

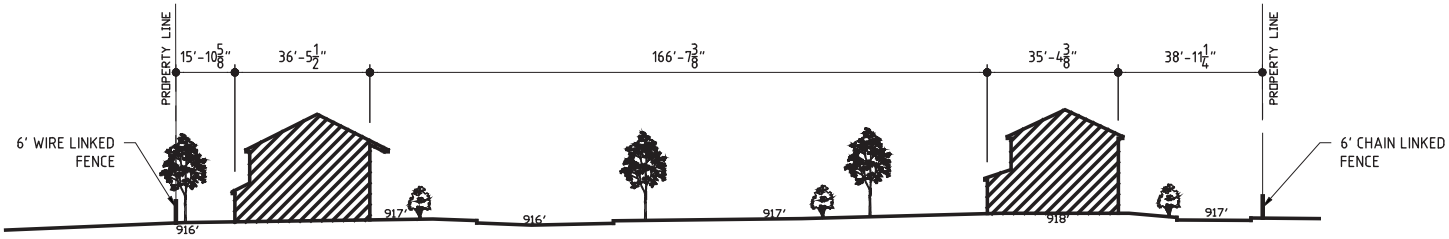
Rear Town Home Elevations - Before

January 23, 2024

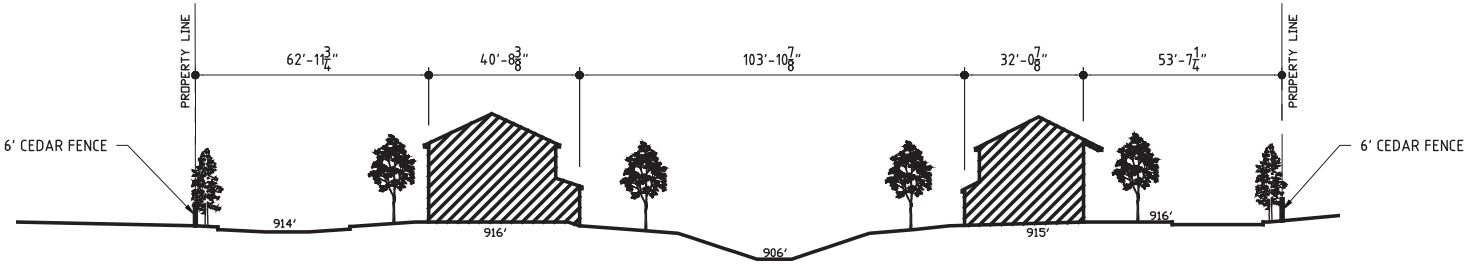
Town Home Rear Elevation

Rear Town Home Elevations - After

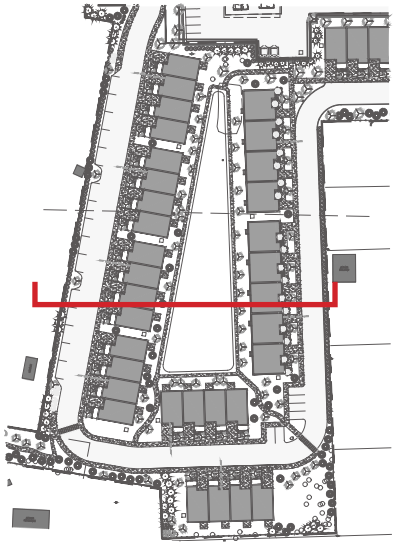
January 23, 2024



Site Section - Before



Site Section - After



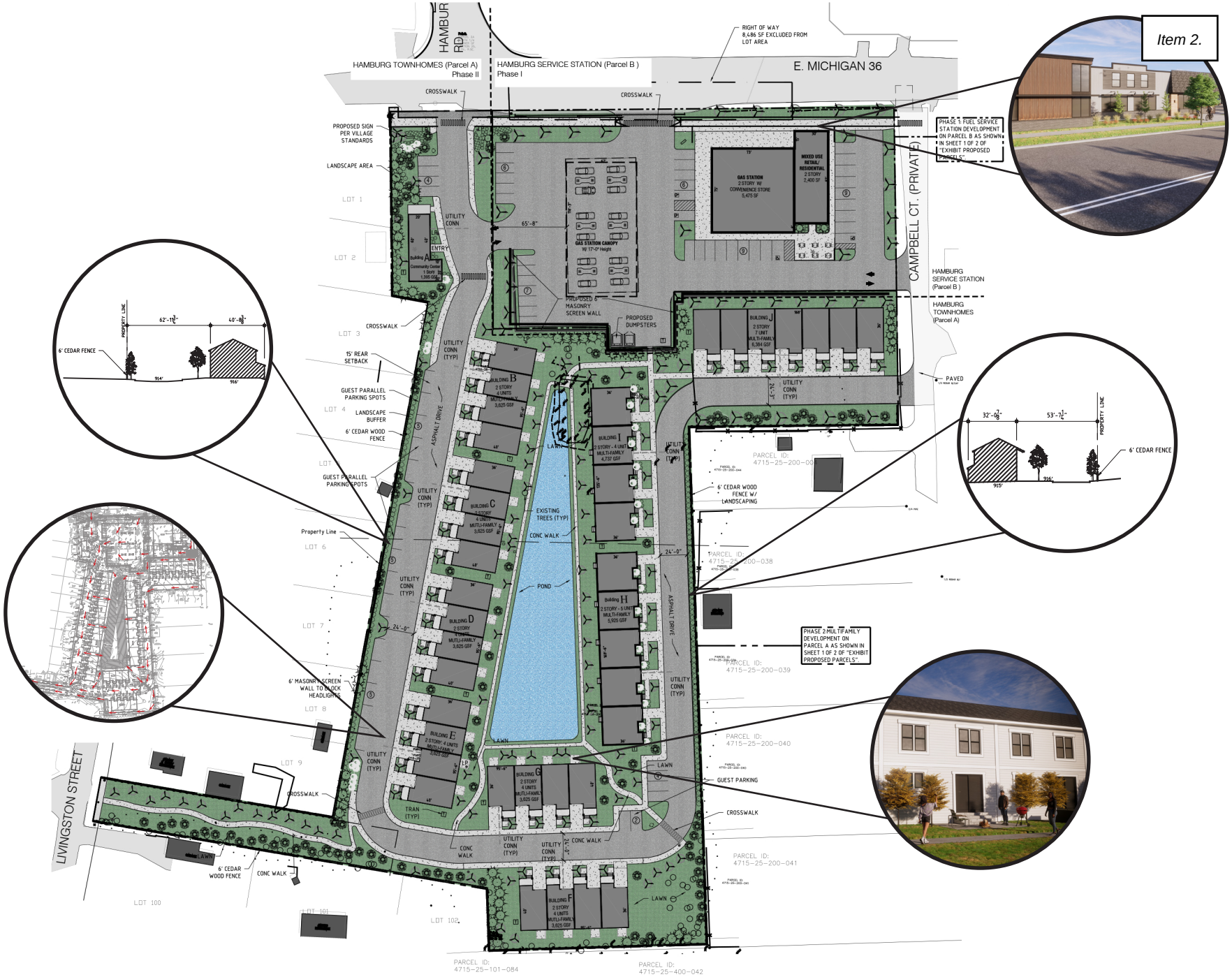
Site

Site Buffer

NORTH

Site Survey with Topos and Arrows

January 23, 2024



Colored Site Plan and Renderings

January 23, 2024

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Hamburg Village Townhomes

7620 and 10303 Hamburg Rd.

Hamburg Twp., MI

PUD Preliminary Site Plan

PROJECT TEAM

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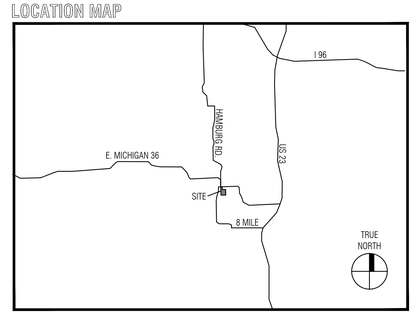
STATEMENT OF SELECTED DESIGN PROFESSIONAL

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

- SHEET ISSUED
- REVISED
- SHEET REISSUED

SHEET NO:	DRAWING NAME	REV Preliminary PUD 11.17.23	PUD Preliminary SP 7.24.23	PUD Preliminary Rev 5.27.22
GENERAL				
G001	Title Sheet and Index	■	☐	☐
G002	Renderings	■	☐	☐
CIVIL				
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	■	☐	☐
LANDSCAPE				
AS1.00	Architectural Site Plan	■	☐	☐
AS1.01	Sign Master Plan	■	☐	
AS1.02	Fire Truck Access Plan	■	☐	☐
AS1.03	Photometric Plan	■	☐	☐
L100	Tree Removal and Preseveration Plan	■	☐	☐
L101	Landscape Plan	■	☐	☐
ARCHITECTURAL				
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 Unit A 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	■	☐	☐

DESIGNHAUS ARCHITECTURE EST 1998
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AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

PETER M. STUHLREYER ARCHITECT 44668

Revision/Issue	Date
---	---
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

G001

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

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EST 1998
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PETER M. STUHLREYER
ARCHITECT
24008

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

Hamburg Village Townhomes

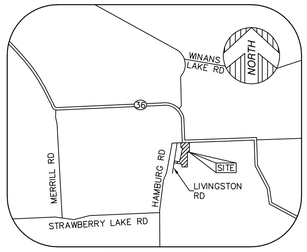
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Renderings

022065

G002

G002 Renderings.dwg
11/15/2023
DESIGNHAUS



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)

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PROPERTY DESCRIPTION

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

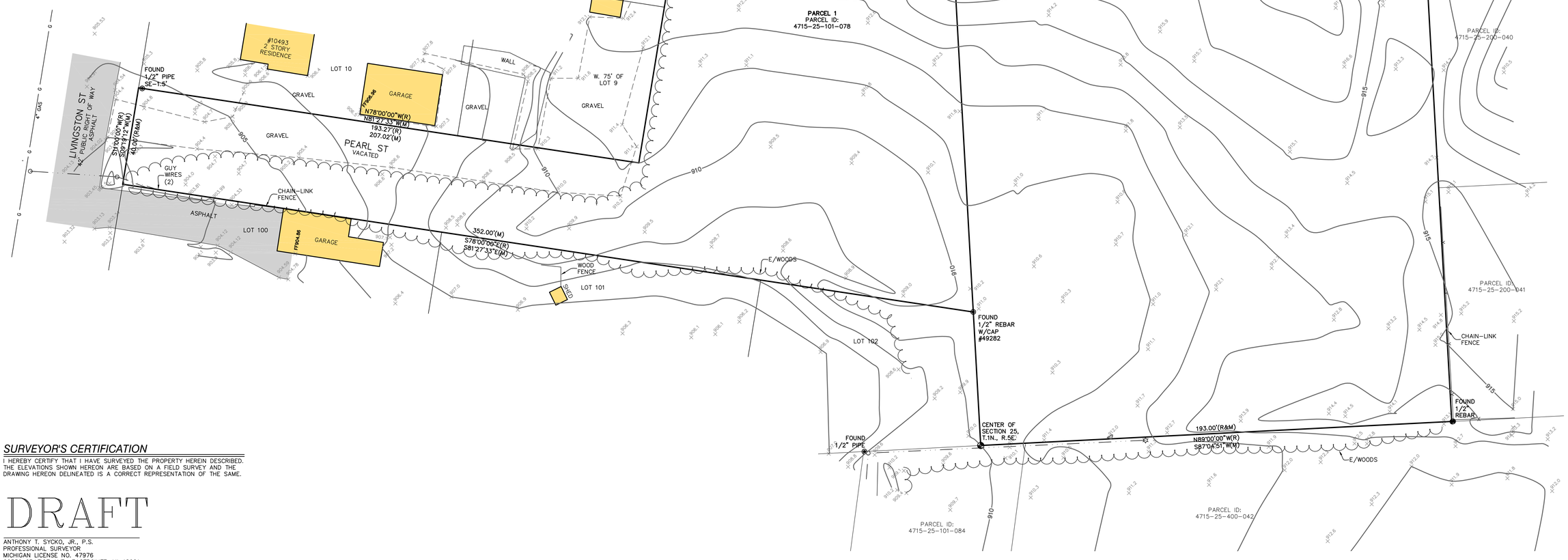
PARCEL 1
SEC 25 T1N R5E HAMBURG VILLAGE BEG AT PT WHICH SLY LINE HAMBURG RD INTERSECTS NS 1/4 SEC LINE TH WLY ALG SLY LINE SD RD 61.85 FT TH S 160.1 FT TH S10*W 460.1 FT TO NLY LINE PEARL ST TH N78*W ALG SD NLY LINE 193.27 FT TH S11*W TO SLY LINE PEARL ST 40 FT TH S78*E ALG SD SLY LINE TO NS 1/4 LINE 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 M 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

1. 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.

2. 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

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BOUNDARY/TOPOGRAPHIC SURVEY

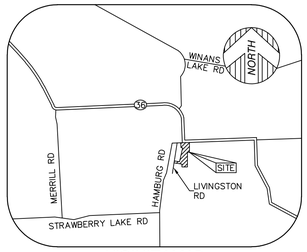
PREPARED FOR: RON HAMAMA
7620 E. M-36 & 10303 HAMBURG RD, HAMBURG TWP., MICHIGAN,
PART OF SECTION 25,
TOWN 1 NORTH, RANGE 5 EAST

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

DRAWN BY:	NRJ 06/17/21
CHECKED BY:	ATS 06/17/21
DATE:	JUNE 17, 2021
PROJECT NO.	21-01597
SCALE:	1" = 20'

1

1 OF 2 SHEETS



VICINITY MAP
(NOT TO SCALE)

NORTH

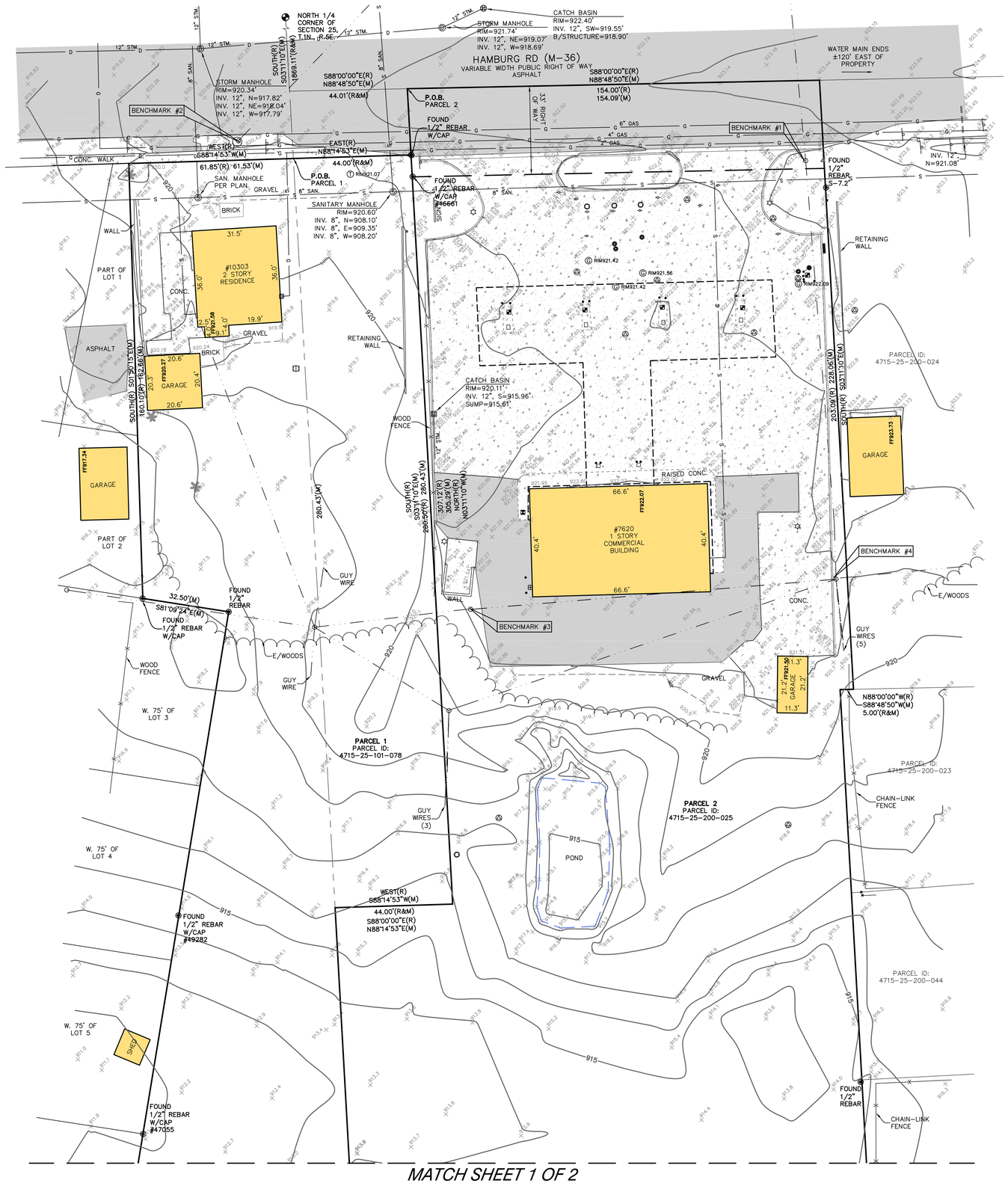
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- FOUND MONUMENT (AS NOTED)
- FOUND SECTION CORNER (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- 0.00 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
- CONIFEROUS 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
- G GAS LINE
- S SANITARY LINE
- D STORM LINE
- W 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

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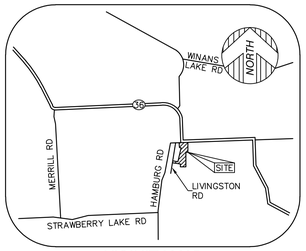
BOUNDARY/TOPOGRAPHIC SURVEY

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

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

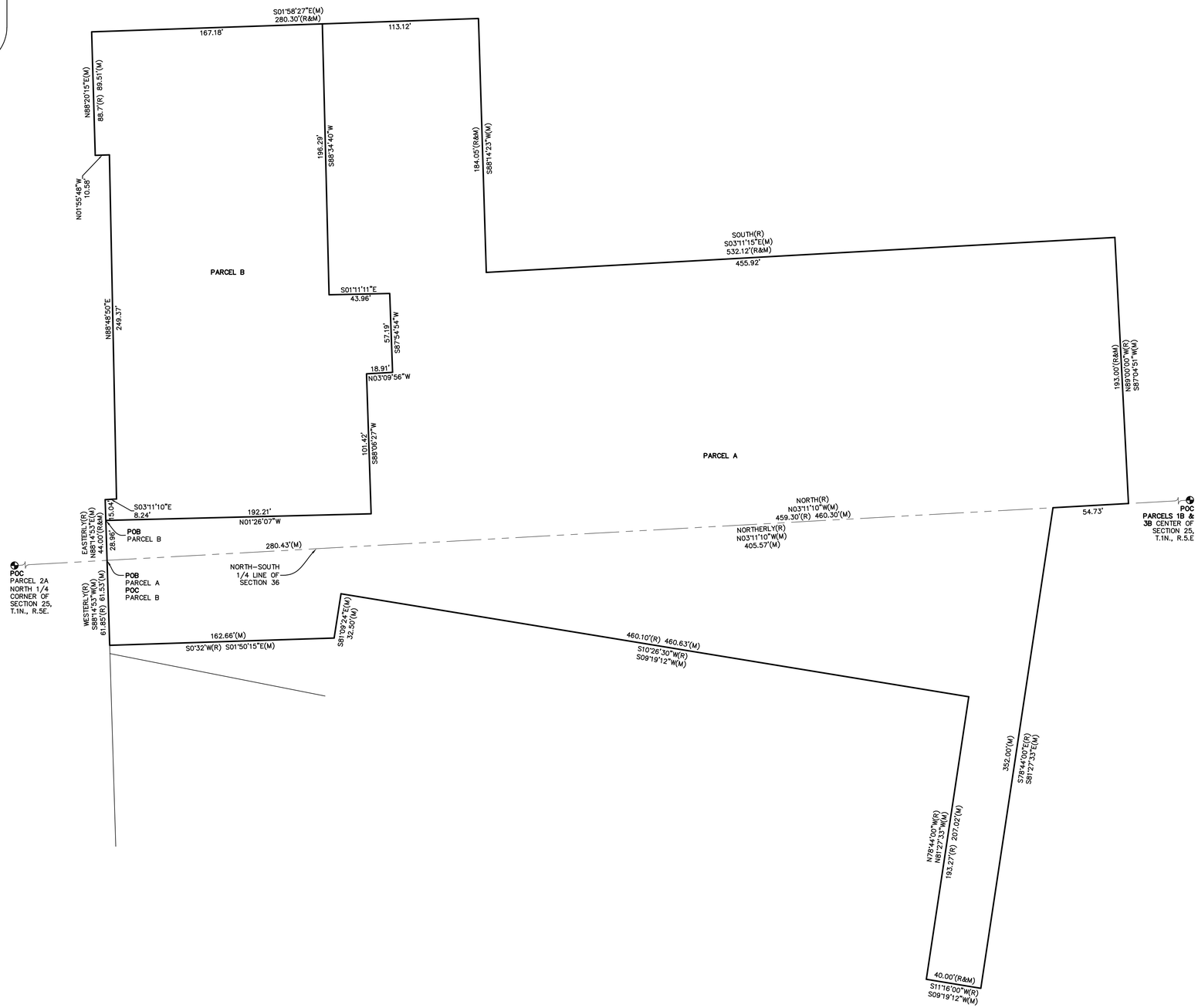
DRAWN BY:	MRJ 06/17/21
CHECKED BY:	ATS 06/17/21
DATE:	JUNE 17, 2021
PROJECT NO.	21-01597
SCALE:	1" = 20'

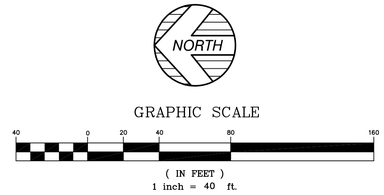
2
2 OF 2 SHEETS



VICINITY MAP

(NOT TO 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, ALONG THE SOUTHERLY LINE OF SAID HAMBURG ROAD, 28.96 FEET; 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 32.50 FEET; THENCE NORTH 01 DEGREE 50 MINUTES 15 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 SECOND 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.

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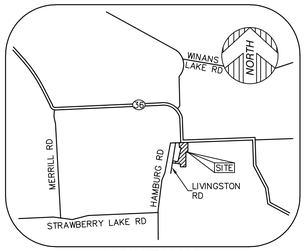
EXHIBIT PROPOSED PARCELS

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

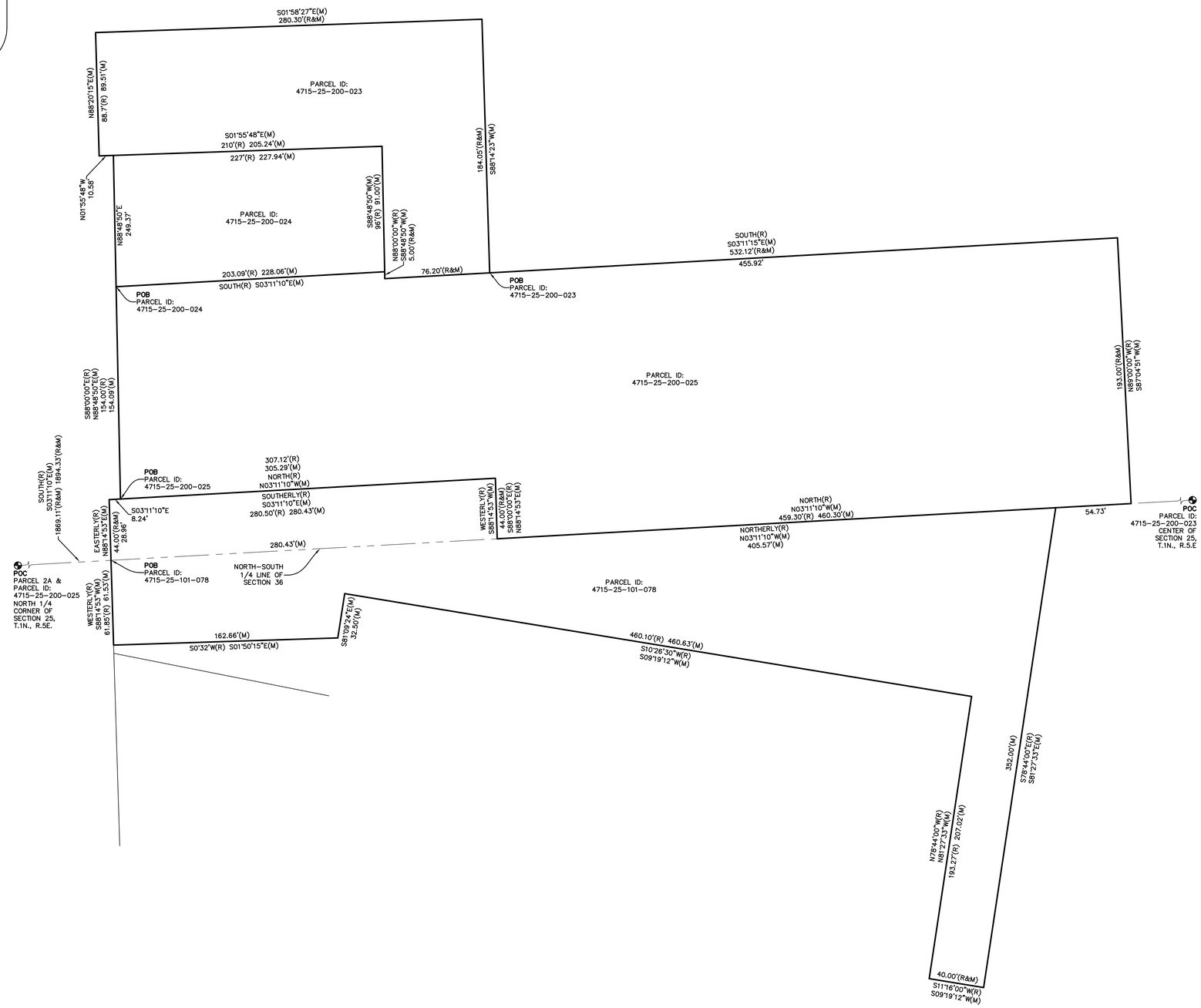
REVISION	DATE	BY	DESCRIPTION

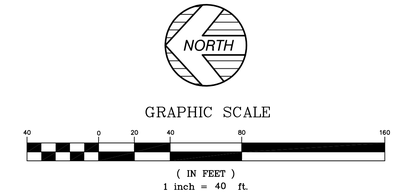
DRAWN BY:	JDM 08/18/23
CHECKED BY:	ATS 08/18/23
DATE:	AUGUST 18, 2023
PROJECT NO.	21-01597
SCALE:	1" = 40'

1



VICINITY MAP
(NOT TO 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 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.

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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

REVISION	DATE	BY	DESCRIPTION

DRAWN BY:	JDM	08/18/23
CHECKED BY:	ATS	08/18/23
DATE:	AUGUST 18, 2023	
PROJECT NO.	21-01597	SCALE: 1" = 40'

2

1 OF 1 SHEETS

SITE LEGEND

- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER PIPING
- PROPOSED CATCH BASIN STRUCTURE
- PROPOSED MANHOLE STRUCTURE / WATER QUALITY UNIT
- SAN — PROPOSED SANITARY LINE
- W — PROPOSED WATER LINE

SITE NOTES

1. 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.
2. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED AS REQUIRED IN THE LOCAL ZONING ORDINANCE.
3. ALL SIGNS TO MEET REQUIREMENTS OF CITY CODE OF ORDINANCES AND BE APPROVED BY BUILDING DEPARTMENT
4. PARKING SPACES SHALL BE STRIPPED PER LOCAL ZONING ORDINANCE
5. GAS STATION – PHASE 1
   RESIDENTIAL DEVELOPMENT – PHASE 2

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811 Know what's below. Call before you dig.

NORTH

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

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SITE LAYOUT & PAVING PLAN

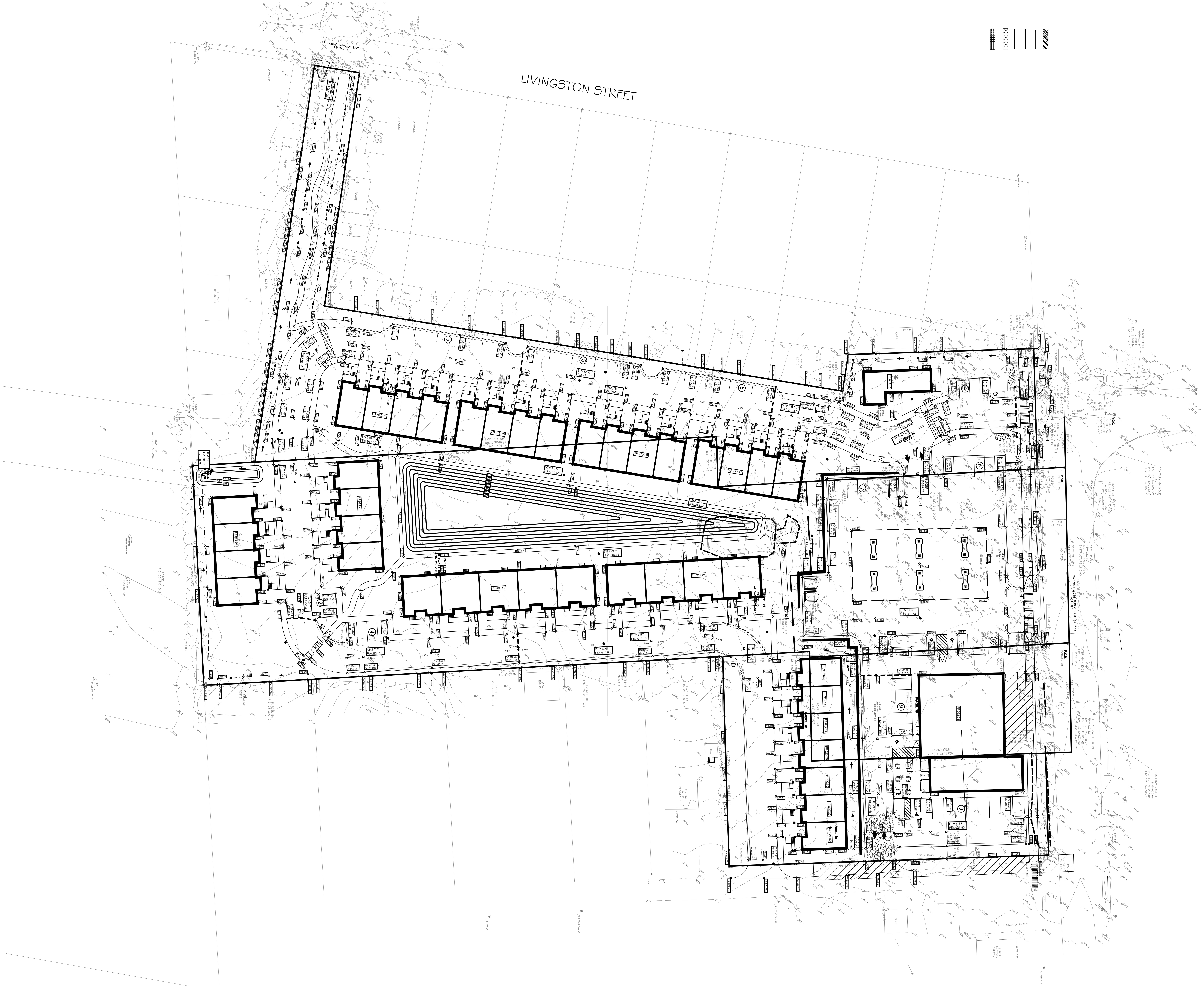
PREPARED FOR: RONNY HAMANA
7620 AND 10303 HAMBURG ROAD

REVISION	DATE	BY	DESCRIPTION
6	11.10.2023	GAE	PRELIMINARY SPA REVIEW
5	06.20.2023	GAE	PRELIMINARY SPA REVIEW
4	10.21.2022	GAE	PRELIMINARY SPA REVIEW
3	05.27.2022	GAE	PRELIMINARY SPA REVIEW
2	10.19.2021	GAE	PRELIMINARY SPA REVIEW
1	10.05.2021	GAE	CLIENT REVIEW

DRAWN BY: GAE 11/10/2023
CHECKED BY:
DATE: NOVEMBER 10, 2023
PROJECT NO: 21017 SCALE: 1" = 40'

C3.0

C3.0 Site Layout & Paving Plan.dwg 11/16/2023 Pegazzo



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.

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811 Know what's below. Call before you dig.

JOSEPH ROCCO DATTILO ENGINEER No. 6201049801 STATE OF MICHIGAN LICENSED PROFESSIONAL ENGINEER

GRADING PLAN
SCALE: 1"= 40'

NORTH

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GRADING PLAN

PREPARED FOR: RONNY HAMANA
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DRAWN BY: GAE 11/10/2023
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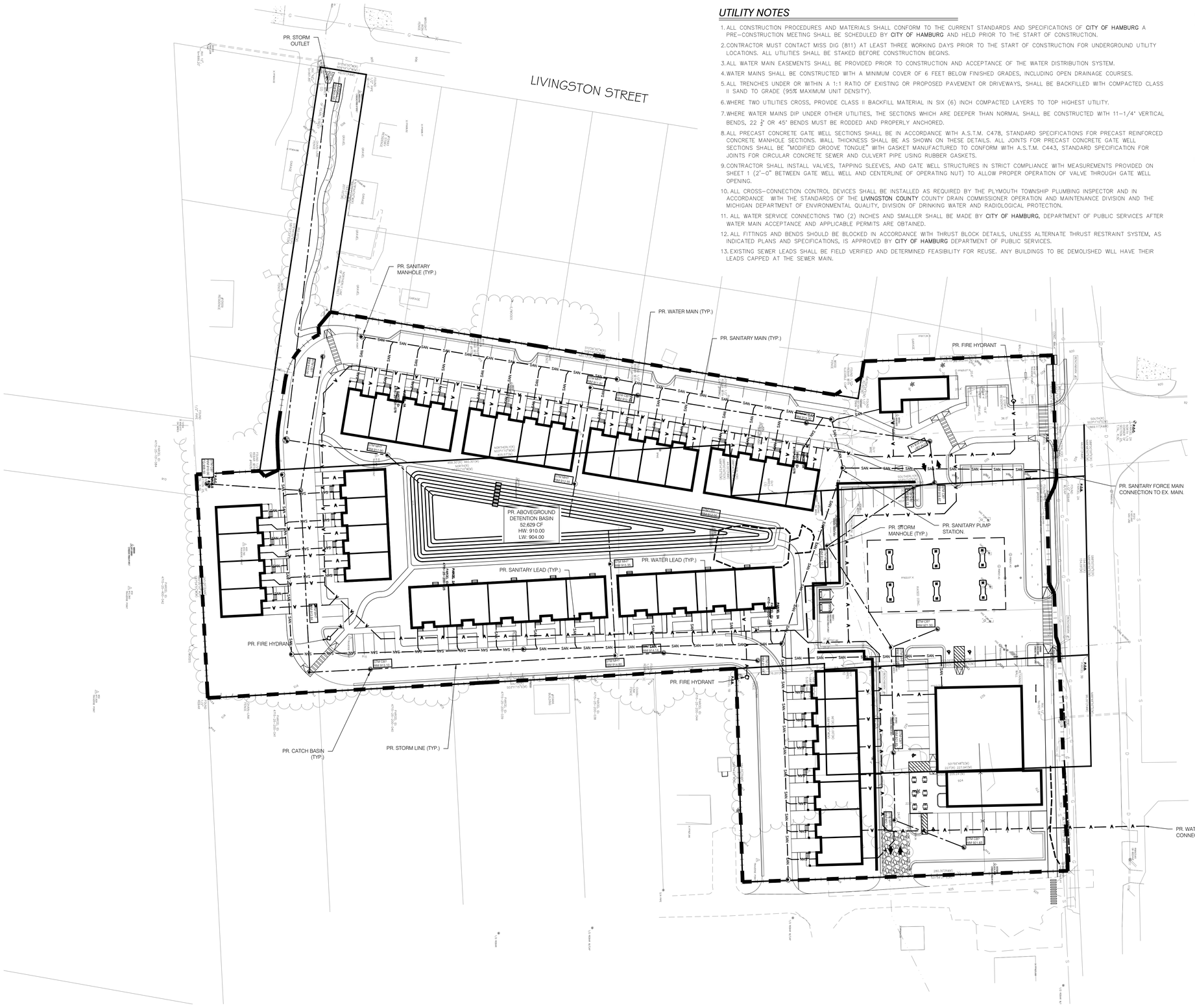
PROJECT NO: 21017 | SCALE: 1" = 40'

C4.0



UTILITY NOTES

1. ALL CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF **CITY OF HAMBURG** A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY **CITY OF HAMBURG** AND HELD PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR MUST CONTACT MISS DIG (811) AT LEAST THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS. ALL UTILITIES SHALL BE STAKED BEFORE CONSTRUCTION BEGINS.
3. ALL WATER MAIN EASEMENTS SHALL BE PROVIDED PRIOR TO CONSTRUCTION AND ACCEPTANCE OF THE WATER DISTRIBUTION SYSTEM.
4. WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 6 FEET BELOW FINISHED GRADES, INCLUDING OPEN DRAINAGE COURSES.
5. ALL TRENCHES UNDER OR WITHIN A 1:1 RATIO OF EXISTING OR PROPOSED PAVEMENT OR DRIVEWAYS, SHALL BE BACKFILLED WITH COMPACTED CLASS II SAND TO GRADE (95% MAXIMUM UNIT DENSITY).
6. WHERE TWO UTILITIES CROSS, PROVIDE CLASS II BACKFILL MATERIAL IN SIX (6) INCH COMPACTED LAYERS TO TOP HIGHEST UTILITY.
7. WHERE WATER MAINS DIP UNDER OTHER UTILITIES, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE CONSTRUCTED WITH 11-1/4" VERTICAL BENDS, 22 ½° OR 45° BENDS MUST BE RODDED AND PROPERLY ANCHORED.
8. ALL PRECAST CONCRETE GATE WELL SECTIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. C478, STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS. WALL THICKNESS SHALL BE AS SHOWN ON THESE DETAILS. ALL JOINTS FOR PRECAST CONCRETE GATE WELL SECTIONS SHALL BE "MODIFIED GROOVE TONGUE" WITH GASKET MANUFACTURED TO CONFORM WITH A.S.T.M. C443, STANDARD SPECIFICATION FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS.
9. CONTRACTOR SHALL INSTALL VALVES, TAPPING SLEEVES, AND GATE WELL STRUCTURES IN STRICT COMPLIANCE WITH MEASUREMENTS PROVIDED ON SHEET 1 (2'-0" BETWEEN GATE WELL WELL AND CENTERLINE OF OPERATING NUT) TO ALLOW PROPER OPERATION OF VALVE THROUGH GATE WELL OPENING.
10. ALL CROSS-CONNECTION CONTROL DEVICES SHALL BE INSTALLED AS REQUIRED BY THE PLYMOUTH TOWNSHIP PLUMBING INSPECTOR AND IN ACCORDANCE WITH THE STANDARDS OF THE **LIVINGSTON COUNTY** COUNTY DRAIN COMMISSIONER OPERATION AND MAINTENANCE DIVISION AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND RADIOLOGICAL PROTECTION.
11. ALL WATER SERVICE CONNECTIONS TWO (2) INCHES AND SMALLER SHALL BE MADE BY **CITY OF HAMBURG**, DEPARTMENT OF PUBLIC SERVICES AFTER WATER MAIN ACCEPTANCE AND APPLICABLE PERMITS ARE OBTAINED.
12. ALL FITTINGS AND BENDS SHOULD BE BLOCKED IN ACCORDANCE WITH THRUST BLOCK DETAILS, UNLESS ALTERNATE THRUST RESTRAINT SYSTEM, AS INDICATED PLANS AND SPECIFICATIONS, IS APPROVED BY **CITY OF HAMBURG** DEPARTMENT OF PUBLIC SERVICES.
13. EXISTING SEWER LEADS SHALL BE FIELD VERIFIED AND DETERMINED FEASIBILITY FOR REUSE. ANY BUILDINGS TO BE DEMOLISHED WILL HAVE THEIR LEADS CAPPED AT THE SEWER MAIN.

UTILITY LEGEND

- SAN — PROPOSED SANITARY LINE
- W — PROPOSED WATER LINE
- PROPOSED STORMWATER PIPING
- PROPOSED CATCH BASIN STRUCTURE
- PROPOSED MANHOLE STRUCTURE / WATER QUALITY UNIT
- PROPOSED WATER STRUCTURES
- PROPOSED SANITARY CLEANOUT
- PROPOSED DRAINAGE BOUNDARY

DETENTION BASIN A CALCULATIONS

Total Drainage Area (A) = 5.68 Acres (247,357 SF)

C (Paved)= 0.90 , C (Grass) = 0.20 , C (Pond) = 1.00,

Weighted Value C_{BLDG}=(48,210 SF)*(0.90)= 48,389 SF

Weighted Value C_{PAVED}=(118,315 SF)*(0.90)=106,484 SF

Weighted Value Cpond=(7,500 SF)*(1.00)=7,500 SF

Weighted Value C_{GRASS} = (73,332 SF)*(0.20) = 14,666 SF

C_{AVG} = (48,389 SF + 106,484 SF + 7,500 SF + 14,666 SF) / 247,357 SF = 0.71

Tc = 15 min; C = 0.71; A = 5.68 acres; Qall = 0.20 cfs/acre

Required Water Quality Volume

$V_{WQ} = \frac{1in}{12in} \times 43{,}560 \times A \times C = \frac{1in}{12in} * 43{,}560 * 5.68acres * 0.71 = 14{,}539$ CF

Required Channel Protection Volume

$Vcp = \frac{1.3in}{12in} \times 43{,}560 \times A \times C = \frac{1.3in}{12in} \times 43{,}560 \times 5.68acres \times 0.71 = 19{,}031$ CF

Required Extended Detention Volume

$Ved = \frac{1.9in}{12in} \times 43{,}560 \times A \times C = \frac{1.9in}{12in} \times 43{,}560 \times 5.68acres \times 0.71 = 27{,}814$ CF

Extended Detention Volume Discharge Rate

$Qed = \frac{Ved}{(48hr)x(60min)x(60sec)} = \frac{27{,}814\ CF}{(48hr)x(60min)x(60sec)} = 0.161$ cfs

100 Year Storm Inlet Rate

$Q_{100in} = C \times A \times (30.2033 \times 100^{0.2203} / (Tc + 9.1747)^{0.8069})$

$= 0.71 \times 5.68acres \times (30.2033 \times 100^{0.2203} / (15min + 9.1747)^{0.8069}) = 25.71$ cfs

100 Year Storm Allowable Outlet Rate Qall

Lesser of restricted rate for drain or Variable release rate (Qvrr)

Qvrr = 0.20 cfs/acre x A = 0.20 cfs/acre x 5.68 acres = Qall = 1.14 cfs

Required 100 year Storm Detention Volume

Storage Curve Factor = $R = 0.206 - (0.15)(\ln(\frac{Qall}{Q100in})) = 0.206 - (0.15)(\ln(\frac{1.16cfs}{25.71cfs})) = R = 0.67$

100 Year Storm Volume In = V_{100in} = 18,985 x C x A = 18,985 x 0.71 x 5.68acres = 76,563 CF

Required 100 Year Storm Storage Volume Above Outlet = V_{100det} = V_{100in} x R – Vcp credit

= (76,563 CF x 0.67) – 0 CF = 51,297 CF

Total 100 year storm storage volume > Extended Detention Volume, therefore; required detention volume is 51,297 CF

V_{reqdet} = 51,297 CF

$V_{propdet}$ = 52,629 CF

SANITARY AND WATER BASIS OF DESIGN CALCULATION

PROPOSED USEAGE

MULTI-FAMILY RESIDENTIAL	0.75 PER RESIDENCE	40 UNITS * 0.75	= 30.0 REU
SALES OFFICE	0.40 PER 1,000 SF	1,330 SF * $\frac{0.40}{1000}$	= 0.53 REU
SERVICE STATION	0.25 PER PUMP	24 PUMPS * 0.25	= 6.0 REU
SERVICE STATION	0.40 PER 1,000 SF	7,990 SF * $\frac{0.40}{1000}$	= 3.20 REU

= 39.73 REU

Assumed REU = 40.0

POPULATION EQUIVALENT	=	3.5 Persons per R.E.U.
POPULATION	=	140 Persons
AVERAGE FLOW RATE	=	100 Gallons per capita per day
AVERAGE FLOW RATE	=	(350 GPD/REU)*(40.0 REU) = 14,000 GPD = 0.0217 CFS
PEAK FACTOR	=	(18 + SQRT(Pop/1000))/(4+SQRT(Pop/1000)) = 4.20
PEAK FLOW	=	(4.20)*(0.0217 CFS) = 0.091 CFS

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NORTH

UTILITY PLAN
SCALE: 1"= 30'

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UTILITY PLAN

PREPARED FOR: RONNY HAMANA
7620 AND 10303 HAMBURG ROAD

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1	1.05.2022	GAE	ENGINEERING SUBMITTAL

DRAWN BY: GAE 11/10/2023
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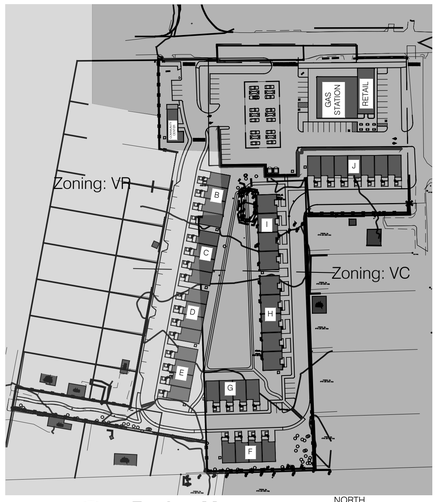
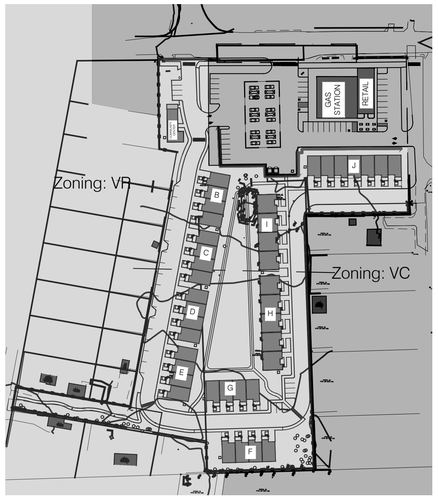
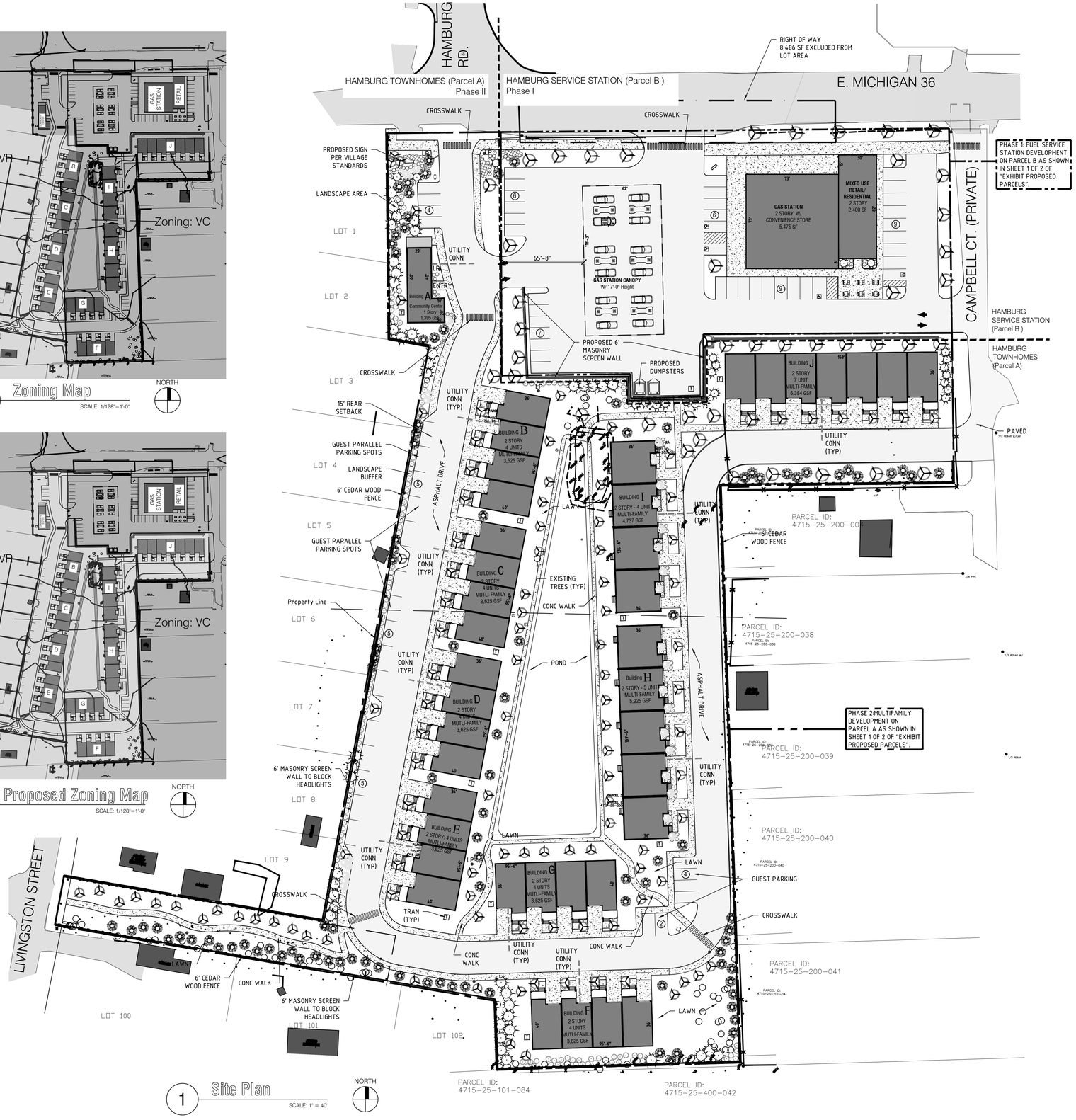
C5.0



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



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



1 Site Plan
SCALE: 1" = 40'
NORTH

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' 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"			SERVICE STATION Front: 193'-8" Side: 25'-6" 51'-1" Rear: 88'-6"
		BUILDING B, C, D & E Front: 62'-0 Side: 64'-6" 11'-7" Rear: 133'-10"		BUILDING F Front: 491'-10" Side: 68'-0" 28'-8" Rear: 15'-0"	RETAIL MIXED USE Front: 58'-0" Side: 20'-0" 58'-8" Rear: 276'-1"
		BUILDING G Front: 72'-5" Side: 93'-4" 133'-2" Rear: 385'-1"	BUILDING H& I Front:50'-0" Side: 33'-7" 178'-3" Rear:157'-9"	BUILDING J Front: 64'-1" Side: 11'-7" 16'-11" Rear: 15'-1"	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)
		PARCEL A& B COMBINED TOTAL BUILDING COVERAGE 65%			
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 OPEN SPACE 77,776 SF			

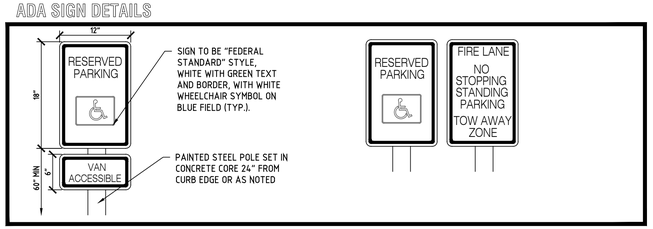
PARKING SUMMARY - Parcel A (Townhomes)

Regulation	Required	Provided
Site Requirement	1.5 Spaces /Unit: 1.5/40 units= 60 Spaces + Community Center 1 Space / 400 SF = 3.5 Spaces	21 Street Parking Spaces (Guest) + 40 Garage Parking Spaces 4 Spaces by Community Center
Total	63.5 Spaces Required	65 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

DESIGNHAUS EST 1998 ARCHITECTURE
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

STATE OF MICHIGAN MICHELE L. PUSCHA LANDSCAPE ARCHITECT No. 3901001956 LICENSED LANDSCAPE ARCHITECT

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

Architectural Site Plan

022065

AS1.00

SIGNS- Parcel A (Townhomes)

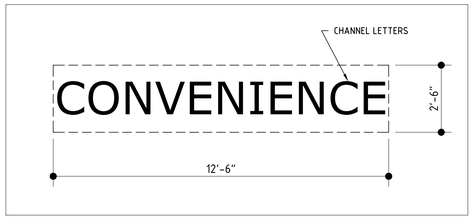
Regulation	Required	Provided
RESIDENTIAL DISTRICT VR	Sec. 36-476 a. Residential Development sign. one Freestanding Monument or wall sign to be located within 50' of entrance, not to exceed 32 SF in area	1 Freestanding Monument 32 SF

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

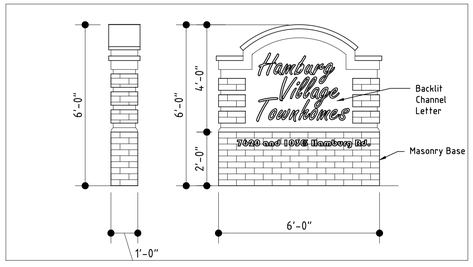
SIGNS- Parcel B (Wall Sign)

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)



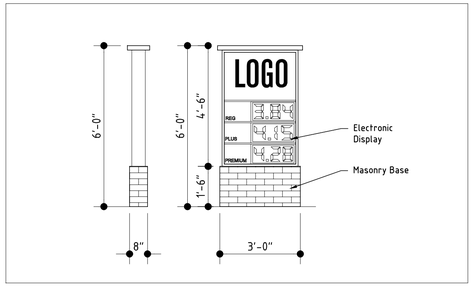
1 Wall Sign

SCALE: 1"= FULL



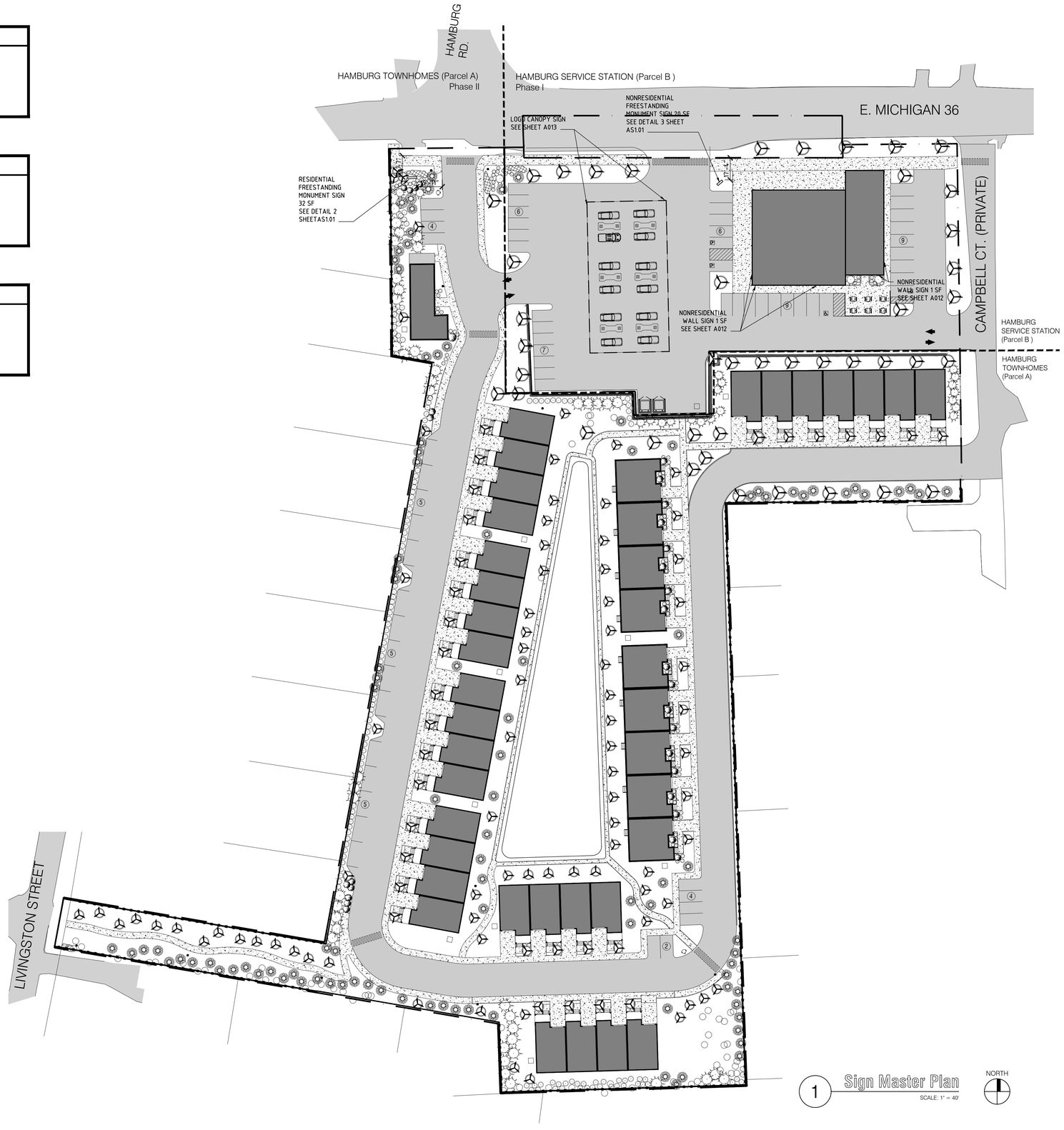
2 Monument Sign Residential Sign

SCALE: 1"= FULL



3 Monument Sign Gas Station

SCALE: 1"= FULL



1 Sign Master Plan

SCALE: 1" = 40'

NORTH

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3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
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STATE OF MICHIGAN MICHAEL E. HUGGINS LANDSCAPE ARCHITECT No. 3901001656 REGISTERED LANDSCAPE ARCHITECT

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

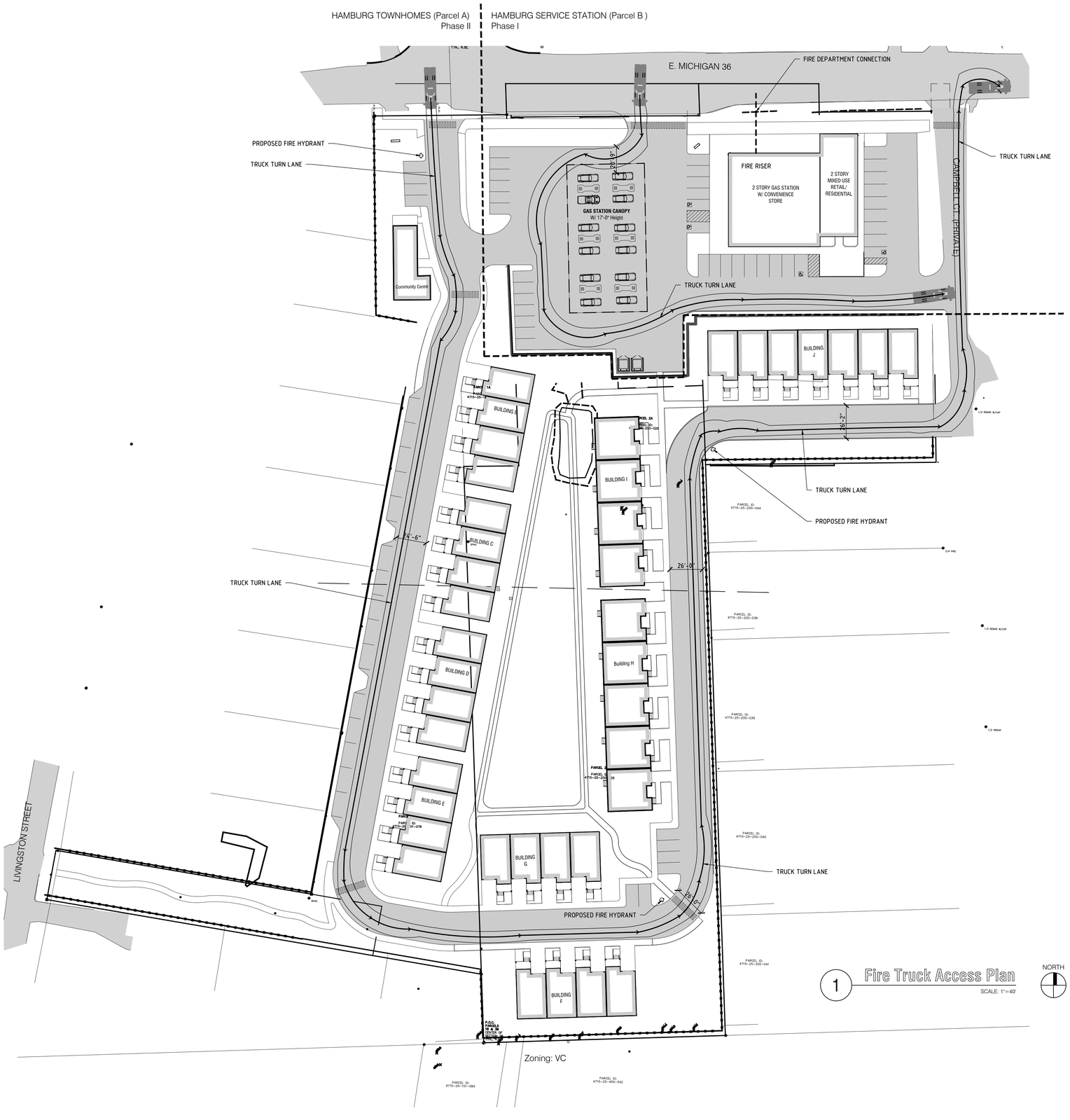
Hamburg Village Townhomes

7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Sign Master Plan

022065

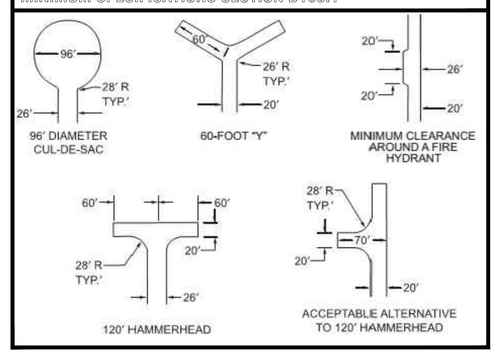
AS1.01



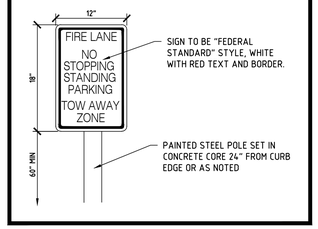
1 Fire Truck Access Plan

SCALE: 1"=40'

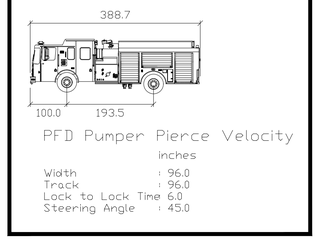
MINIMUM SPECIFICATIONS SECTION D103.1



FIRE LANE SIGN DETAIL



FIRE TRUCK



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STATE OF MICHIGAN
MICHAEL E. ZEGNA
LICENSED LANDSCAPE ARCHITECT
No. 3901001656

Revision/Issue	Date
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

Fire Truck Access Plan

022065

AS1.02

AS1.02 Fire Truck Turning Site Plan.dwg
11/16/2023
DESIGNHAUS

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

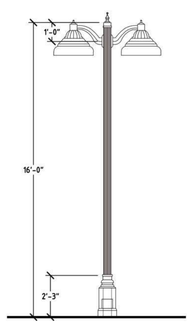
1. TYPICAL LIGHT PLES STANDARDS TO CONFIRM WITH VILLAGE STANDARDS
2.SPACING OF POLES AT 50'-0" ON CENTER
3.

REQUIRED STREET LIGHTING

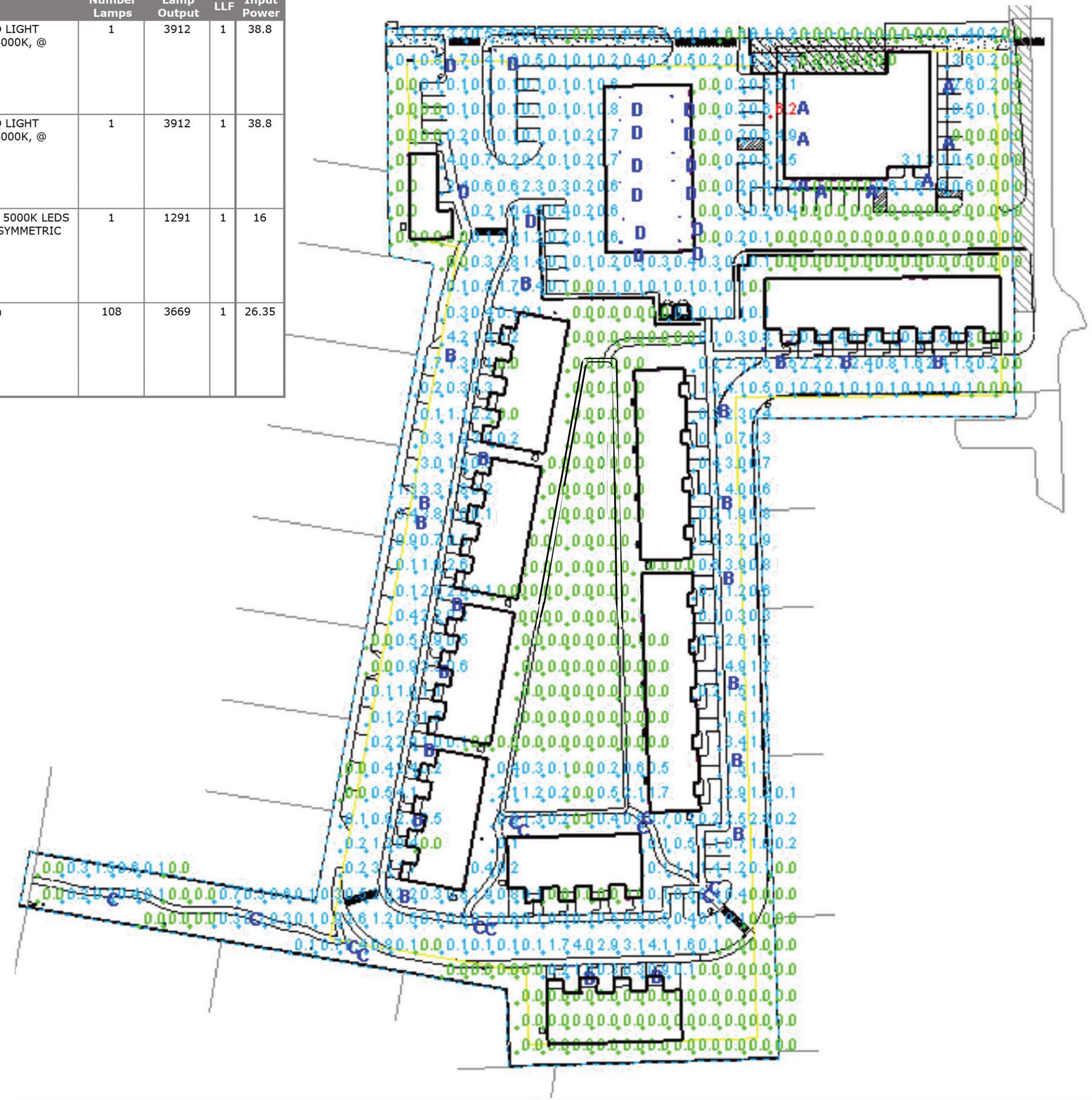
STREETLIGHTS WITHIN THE VC/VG DISTRICT MUST BE AS SPACED 50' O.C.

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



Current View

DESIGNHAUS EST 1998 ARCHITECTURE
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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

Photometric Plan

022065

AS1.03

AS1.03 Photometric Plan.dwg
11/15/2023
DESIGNHAUS

1 Tree Removal and Preservation Plan

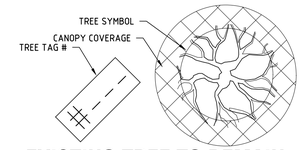
SCALE: 40' = 1'

NORTH

GENERAL NOTES

TREES REMOVED PROVIDE NO LANDSCAPE VALUE TO THE SITE

SEE LANDSCAPE PLAN REPLACEMENT TREES

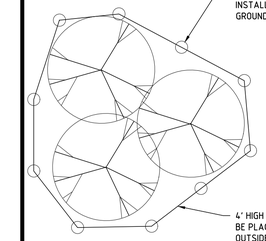


EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION DETAIL

NOTE: PROTECTION FENCING TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD



5/8" X 6'-8" RE-ROD, OR EQUAL, SUPPORT POSTS EVERY 10' O.C. INSTALL POSTS A MIN. 24" INTO GROUND TYP.

4' HIGH FENCING, AS SPECIFIED, TO BE PLACED MINIMALLY 1 FOOT OUTSIDE OF TREE DRIPLINE OR LIMITS OF GRADING AS INDICATED ON GRADING PLAN. TYP.

EXISTING TREES TO REMAIN

	TAG #		TAG #
1	1179	62	1460
2	1180	63	1461
3	1181	64	1462
4	1182	65	1463
56	1187	66	8"
7	1189	67	12"
8	1196	68	17"
9	1197	69	22"
10	1270	70	
11	1315	71	
12	1330	72	
13	1331	73	
14	1333	74	
15	1334	75	
16	1335	76	
17	1336	77	
18	1337	78	
19	1340	79	
20	1341	80	
21	1342	81	
22	1343	82	
23	1344	83	
24	1345	84	
25	1346	85	
26	1347	86	
27	1348	87	
28	1349	88	
29	1351	89	
30	1352	90	
31	1353	91	
32	1354	92	
33	1358	93	
34	1395	94	
35	1396	95	
36	1404	96	
37	1405	97	
38	1407	98	
39	1409	99	
40	1418	100	
41	1426	101	
42	1427	102	
43	1428	103	
44	1429	104	
45	1431	105	
46	1436	106	
47	1438	107	
48	1439	108	
49	1440	109	
50	1443	110	
51	1444	111	
52	1445	112	
53	1450	113	
54	1451	114	
55	1453	115	
56	1455	116	
57	1456	117	
58	1457	118	
59	1458	119	
60	1331	120	
61	1459	121	

TREES TO BE REMOVED

	TAG #		TAG #		TAG #		TAG #		TAG #		TAG #		TAG #		TAG #
1	1151	61	1219	121	1280	181	1361	241	1432	310	1505	410	1565	470	12" STUMP
2	1152	62	1220	122	1281	182	1362	242	1433	311	1506	411	1566	471	12" STUMP
3	1153	63	1221	123	1282	183	1363	243	1434	312	1507	412	1567	472	12" STUMP
4	1154	64	1222	124	1283	184	1364	244	1435	313	1508	413	1568	473	12" STUMP
5	1155	65	1223	125	1284	185	1365	245	1437	314	1509	414	1569	474	-
6	1156	66	1224	126	1285	186	1366	246	1441	315	1510	415	1570	475	24"
7	1157	67	1225	127	1286	187	1367	247	1442	316	1511	416	1571	476	424
8	1158	68	1226	128	1287	188	1368	248	1446	317	1512	417	1572	477	426
9	1159	69	1227	129	1288	189	1369	249	1447	318	1513	418	1573	478	427
10	1160	70	1228	130	1289	190	1370	250	1448	319	1514	419	1574	479	903
11	1161	71	1229	131	1290	191	1371	251	1449	320	1515	420	1575	480	913
12	1162	72	1230	132	1291	192	1372	252	1452	321	1516	421	1576	481	
13	1163	73	1231	133	1292	193	1373	253	1454	322	1517	422	1577	482	
14	1164	74	1232	134	1293	194	1374	254	–	323	1518	423	1578	483	
15	1165	75	1233	135	1294	195	1375	255	–	324	1519	424	1579	484	
16	1166	76	1234	136	1295	196	1376	256	–	325	1520	425	1580	485	
17	1167	77	1235	137	1296	197	1377	257	–	326	1521	426	1581	486	
18	1168	78	1236	138	1297	198	1378	258	–	327	1522	427	1582	487	
19	1169	79	1237	139	1298	199	1379	259	–	328	1523	428	1583	488	
20	1170	80	1238	140	1299	200	1380	260	1464	329	1524	429	1584	489	
21	1171	81	1239	141	1300	201	1381	261	1465	330	1525	430	1585	490	
22	1172	82	1240	142	1301	202	1382	262	1466	331	1526	431	1586	491	
23	1173	83	1241	143	1302	203	1383	263	1467	332	1527	432	1587	492	
24	1174	84	1242	144	1303	204	1384	264	1468	333	1528	433	1588	493	
25	1175	85	1243	145	1304	205	1385	265	1469	334	1529	434	1589	494	
26	1176	86	1244	146	1305	206	1386	266	1470	335	1530	435	1590	495	
27	1177	87	1245	147	1306	207	1387	267	1471	336	1531	4336	1591	496	
28	1178	88	1246	148	1307	208	1388	268	1472	337	1532	437	1592	497	
29	1183	89	1247	149	1308	209	1389	269	1473	338	1533	438	10" DEAD	498	
30	1184	90	1248	150	1309	210	1390	270	1474	339	1534	439	12" DEAD	499	
31	1185	91	1249	151	1310	211	1391	271	1475	340	1535	440	12" DEAD	500	
32	1186	92	1250	152	1311	212	1392	272	1476	341	1536	441	12" DEAD	501	
33	1188	93	1251	153	1312	213	1393	273	1477	342	1537	442	16" DEAD	502	
34	1190	94	1252	154	1313	214	1394	274	1478	343	1538	443	18" DEAD	503	
35	1191	95	1253	155	1314	215	1397	275	1479	344	1539	444	20" DEAD	504	
36	1192	96	1254	156	1316	216	1398	276	1480	345	1540	445	24" DEAD	505	
37	1193	97	1255	157	1317	217	1399	277	1481	346	1541	446	24" DEAD	506	
38	1194	98	1256	158	1318	218	1400	278	1482	347	1542	447	24" DEAD	507	
39	1195	99	1257	159	1319	219	1401	279	1483	348	1543	448	30" DEAD	508	
40	1198	100	1258	160	1320	220	1402	280	1484	349	1544	449	-	509	
41	1199	101	1259	161	1321	221	1403	281	1485	350	1545	450	8" DEAD	510	
42	1200	102	1260	162	1322	222	1406	282	1486	351	1546	451	10"	511	
43	1201	103	1261	163	1323	223	1408	283	1487	352	1547	452	10"	512	
44	1202	104	1262	164	1324	224	1410	284	1488	353	1548	453	10" STUMP	513	
45	1203	105	1263	165	1325	225	1411	285	1489	354	1549	454	10" STUMP	514	
46	1204	106	1264	166	1326	226	1412	286	1490	355	1550	455	10" STUMP	515	
47	1205	107	1265	167	1327	227	1413	287	1491	356	1551	456	10" STUMP	516	
48	1206	108	1266	168	1328	228	1414	288	1492	357	1552	457	10" STUMP	517	
49	1207	109	1267	169	1329	229	1415	289	1493	358	1553	458	10" STUMP	518	
50	1208	110	1268	170	–	230	1416	290	1494	359	1554	459	10" STUMP	519	
51	1209	111	1269	171	–	231	1417	300	1495	400	1555	460	10" STUMP	520	
52	1210	112	1271	172	1332	232	–	301	1496	401	1556	461	10" STUMP	521	
53	1211	113	1272	173	1338	233	1419	302	1497	402	1557	462	10" STUMP	522	
54	1212	114	1273	174	1339	234	1420	303	1498	403	1558	463	10" STUMP	523	
55	1213	115	1274	175	1350	235	1421	304	1499	404	1559	464	10" STUMP	524	
56	1214	116	1275	176	1355	236	1422	305	1500	405	1560	465	10" STUMP	525	
57	1215	117	1276	177	1356	237	1423	306	1501	406	1561	466	10" STUMP	526	
58	1216	118	1277	178	1357	238	1424	307	1502	407	1562	467	10" STUMP	527	
59	1217	119	1278	179	1359	239	1425	308	1503	408	1563	468	10" STUMP	528	
60	1218	120	1279	180	1360	240	1430	309	1504	409	1564	469	10" STUMP	529	

DESIGNHAUS EST 1998 ARCHITECTURE
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STATE OF MICHIGAN MICHAEL E. ROSSA LANDSCAPE ARCHITECT No. 3901001656 REGISTERED LANDSCAPE ARCHITECT

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

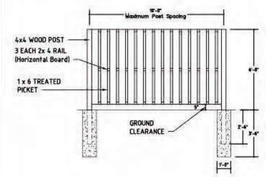
Tree Removal and Preseveration Plan

022065

L100

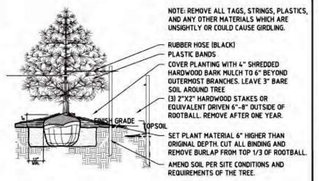
WOOD SCREENING FENCE

6 FOOT TALL SHADOWBOX CEDAR WOOD FENCE

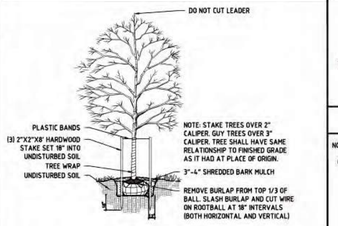


PLANTING DETAILS

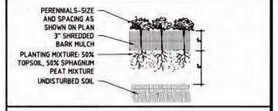
EVERGREEN TREES



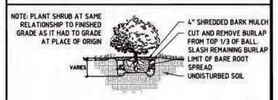
DECIDUOUS TREES



PERENNIALS



SHRUBS



PLANT SCHEDULE

	QTY.	BOTANICAL NAME	COMMON NAME	TREE TYPE	SIZE/ROOT	UNIT COST / TOTAL
RC	57	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	EVERGREEN	3" B+B	
WP	99	PINUS STROBUS	WHITE PINE	EVERGREEN	7'-8'	
RM	24	ACER RUBRUM	RED MAPLE	DECIDUOUS	2 1/2"	
HL	61	GLEDITSIA TRIACANTHOS	HONEY LOCUST	DECIDUOUS	2 1/2"	
BB	3	EUONYMUS	DWARF BURNING BUSH	DECIDUOUS	7'-8'	
MC	13	SYRINGA P. 'MISS KIM'	'MISS KIM' LILAC	DECIDUOUS	24" B+B	
CA	46	MALUS X	CRABAPPLE	DECIDUOUS	3" B+B	
GB	24	GINKGO BILOBA	GINKGO	DECIDUOUS	3" B+B	
RO	17	QUERCUS RUBRA	RED OAK	DECIDUOUS	3" B+B	
AB	300	THUJA	ARBORVITAE	SHRUB		
DL	45	HEMEROCALLIS	DAYLILY	PERENNIALS		

Total Trees: 347
Total Shrubs: 300
Total Grasses and Perennials: 45
Total New Plant Material Provided: 692 Plants
Irrigation Cost Estimate:
Total Landscape Cost Estimate:

WEST BUFFER
REQUIRED LANDSCAPE PER 30'
641' / 30
Deciduous Trees: 21 Required
Evergreen Trees: 42 Required
Shrubs: 84 Required

WEST BUFFER
PROVIDED LANDSCAPE PER 30'
Deciduous Trees: 24 Provided
Evergreen Trees: 43 Provided
Shrubs: 95 Provided

SOUTH BUFFER
REQUIRED LANDSCAPE PER 30'
192' / 30 =
Deciduous Trees: 7 Required
Evergreen Trees: 14 Required
Shrubs: 28 Required

SOUTH BUFFER
PROVIDED LANDSCAPE PER 30'
Deciduous Trees: 15 Provided
Evergreen Trees: 17 Provided
Shrubs: 35 Provided

1 Landscape Plan
SCALE: 1" = 40'

NORTH

DESIGNHAUS EST 1998
ARCHITECTURE

3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
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STATE OF MICHIGAN
MICHAEL E. GUSSKA
LANDSCAPE ARCHITECT
No. 3901001856
REGISTERED LANDSCAPE ARCHITECT

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

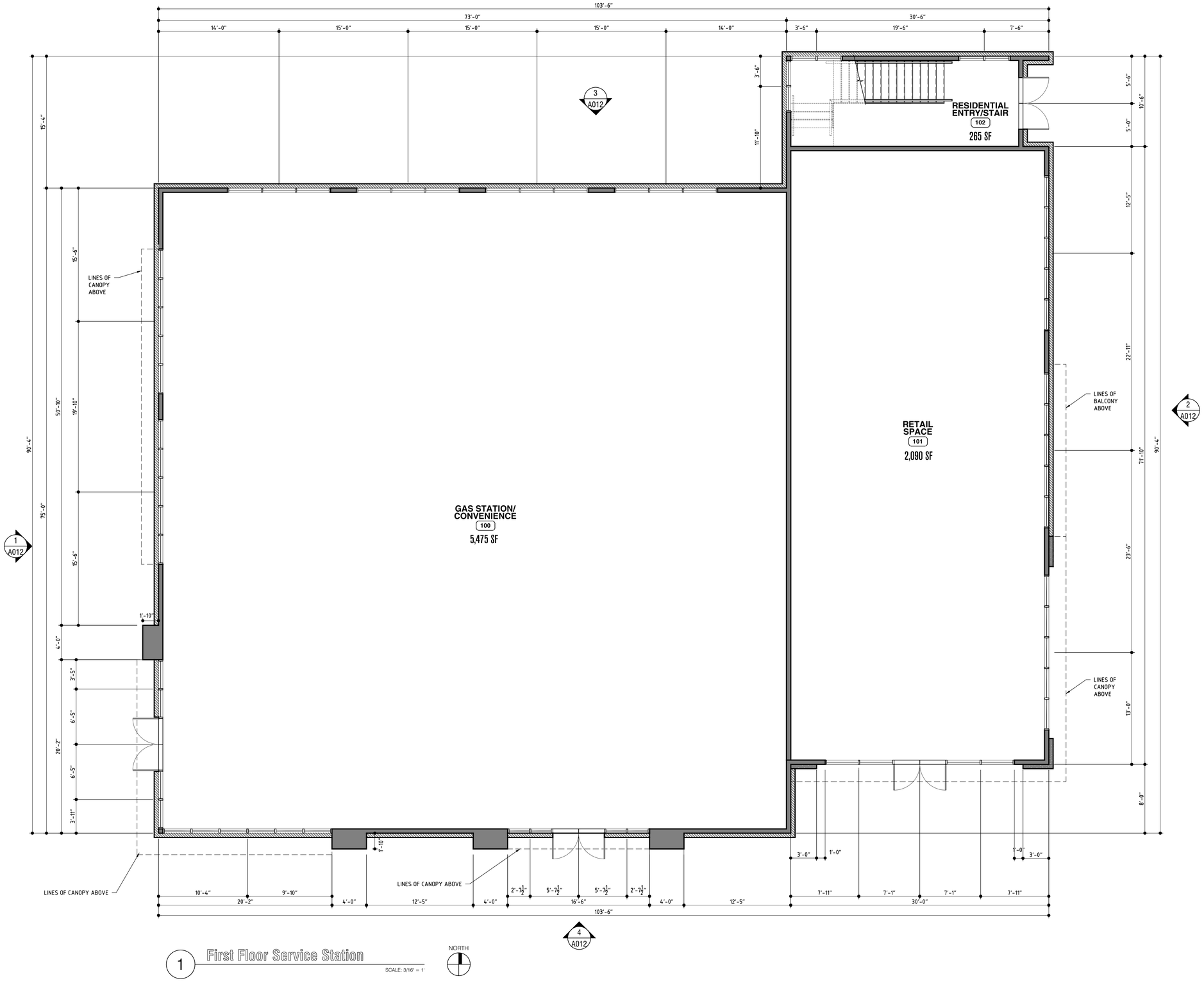
7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Landscape Plan

022065

L101

L101 Landscape Plan.dwg
11/16/2023
DESIGNHAUS



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
CA	CONSTRUCTION ABOVE
GM	GAS METER
WM	WATER METER
EM	ELECTRICAL METER
EP	ELECTRICAL PANEL
EX	EXISTING TO REMAIN
WH	WATER HEATER
	SERVICE SINK
	SUMP
000	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
A	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

©
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STATE OF MICHIGAN PETER M. STUHLREYER ARCHITECT No. 44008

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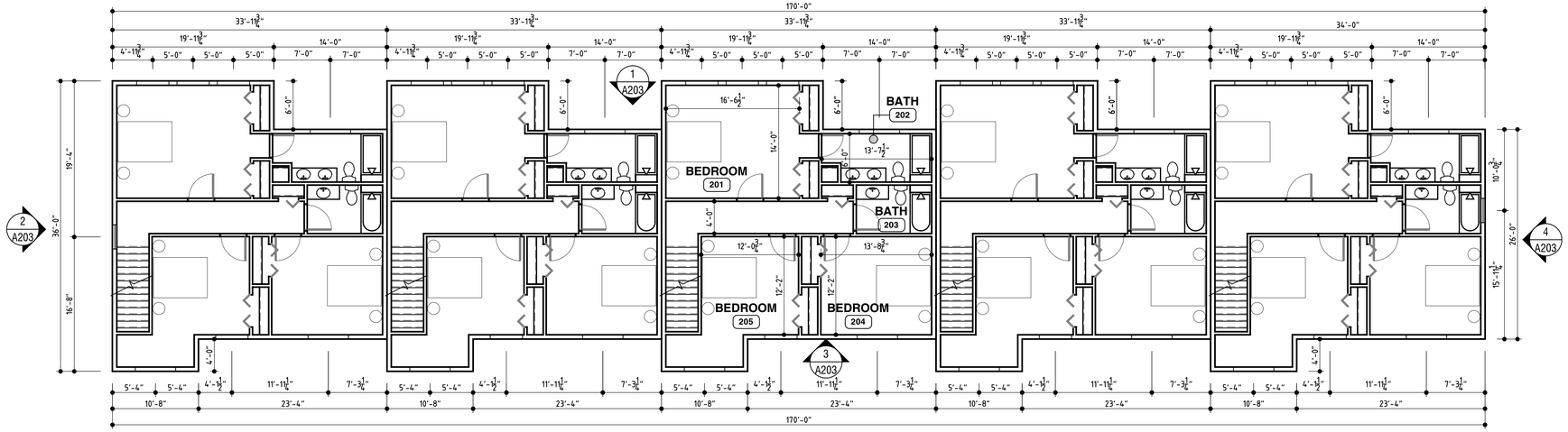
Hamburg Village Townhomes

7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

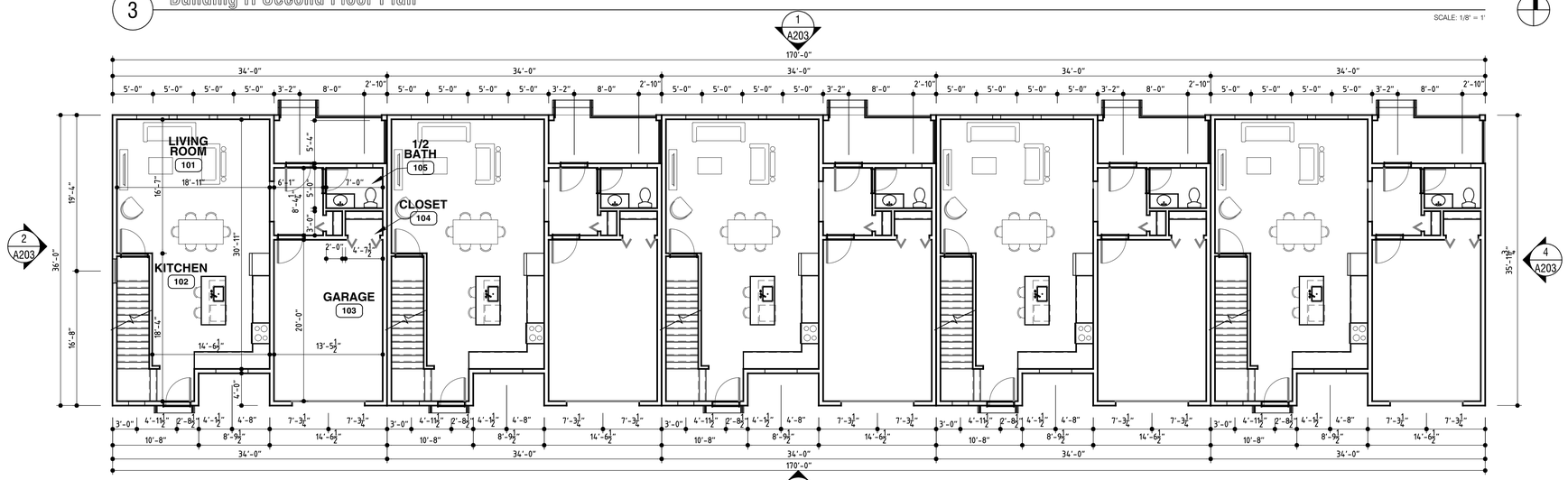
First Floor Plan - Service Station

022065

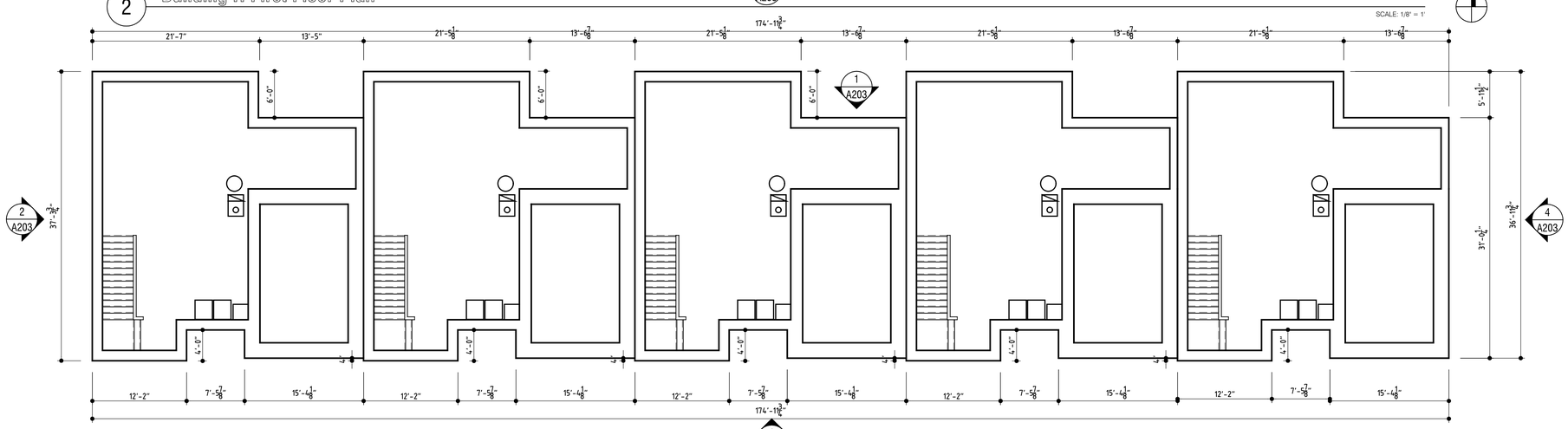
A010



3 Building H Second Floor Plan



2 Building H First Floor Plan



1 Building H Basement Plan

PLAN LEGEND

MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
CA	CONSTRUCTION ABOVE
GM	GAS METER
WM	WATER METER
EM	ELECTRICAL METER
EP	ELECTRICAL PANEL
EX	EXISTING TO REMAIN
WH	WATER HEATER
	SERVICE SINK
	SUMP
000	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
A	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

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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

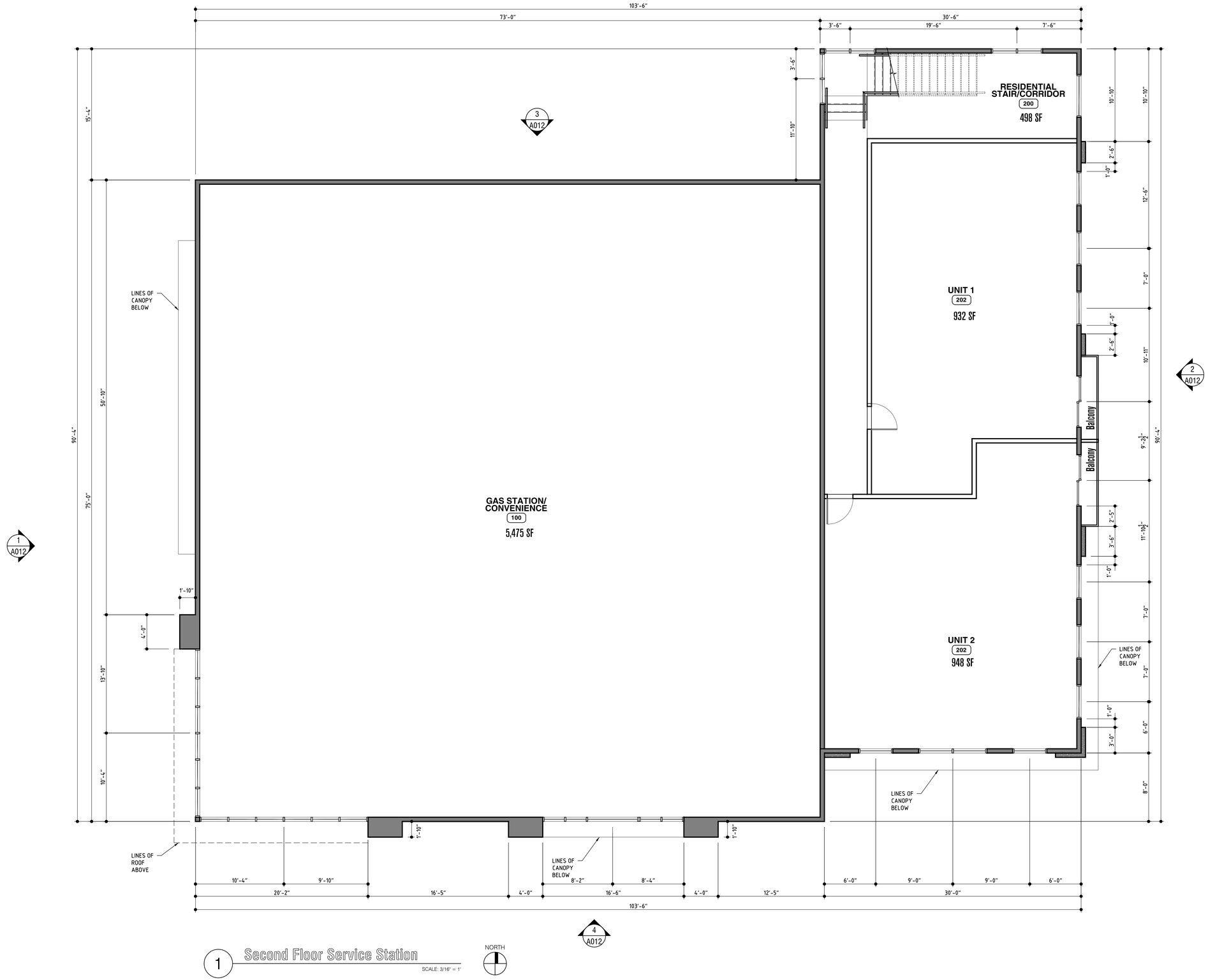
Hamburg Village Townhomes

7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Building H Floor Plans

022065

A103



1 Second Floor Service Station

SCALE: 3/16" = 1'

NORTH

PLAN LEGEND

MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
CA	CONSTRUCTION ABOVE
GM	GAS METER
WM	WATER METER
EM	ELECTRICAL METER
EP	ELECTRICAL PANEL
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	SERVICE SINK
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	EXIT LIGHT
EX	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
NL	NIGHT LIGHT

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Revision/Issue	Date
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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

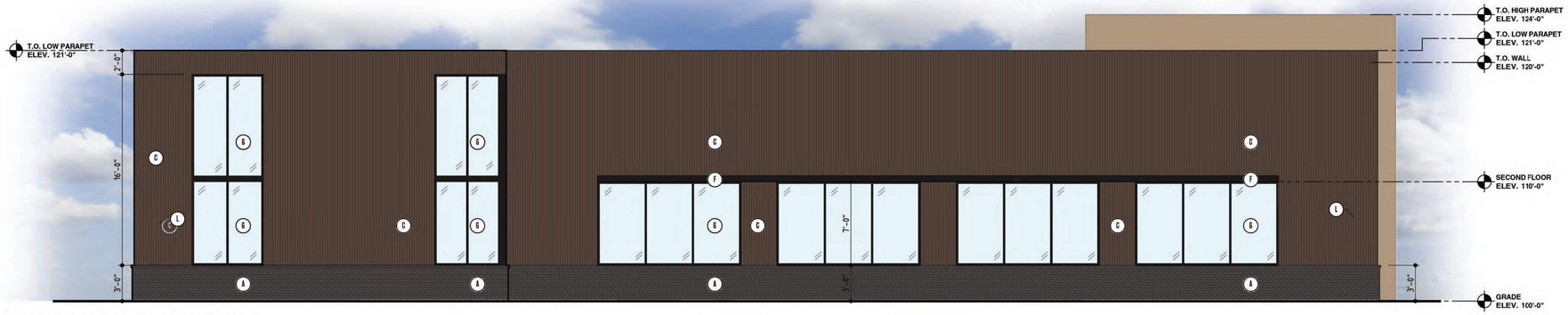
Second Floor Plan - Service Station

022065

A011

4 South Elevation Service Station

SCALE: 3/16" = 1'

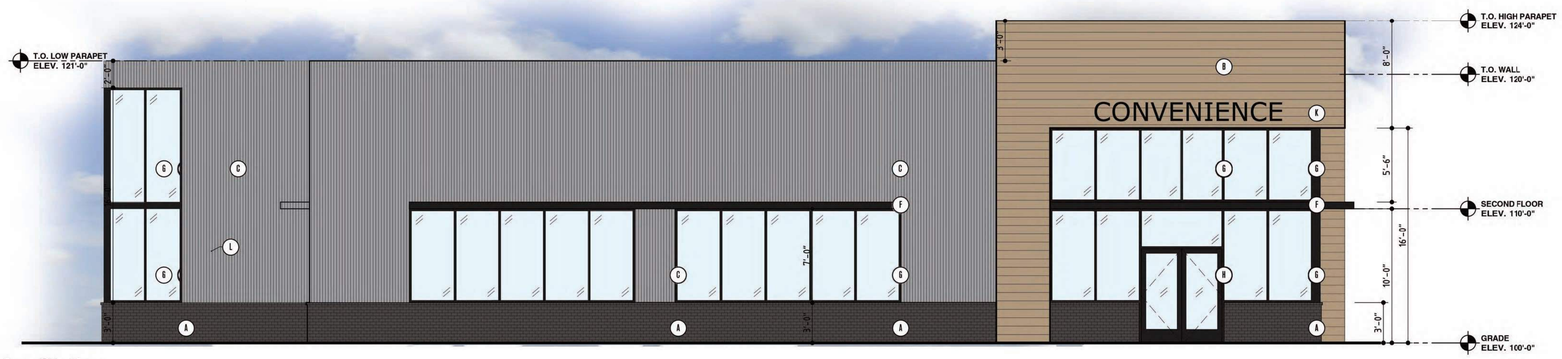


3 North Elevation Service Station

SCALE: 3/16" = 1'

2 East Elevation Service Station

SCALE: 3/16" = 1'



1 West Elevation - Service Station

SCALE: 3/16" = 1'

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

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Revision/Issue	Date
---	---
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PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

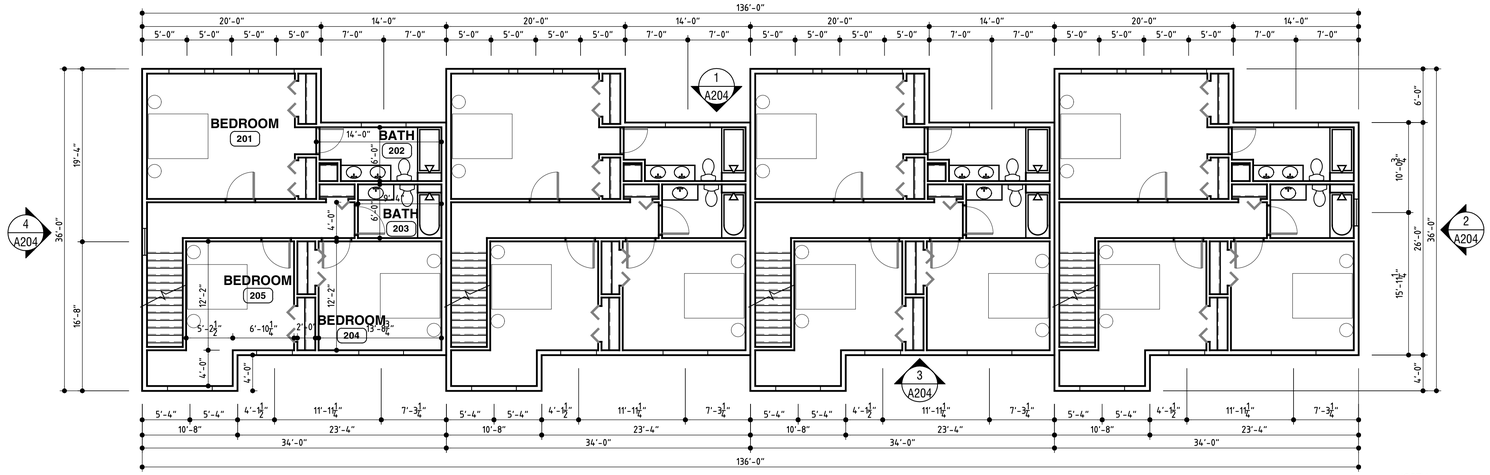
Hamburg Village Townhomes

7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Building Elevations - Service Station

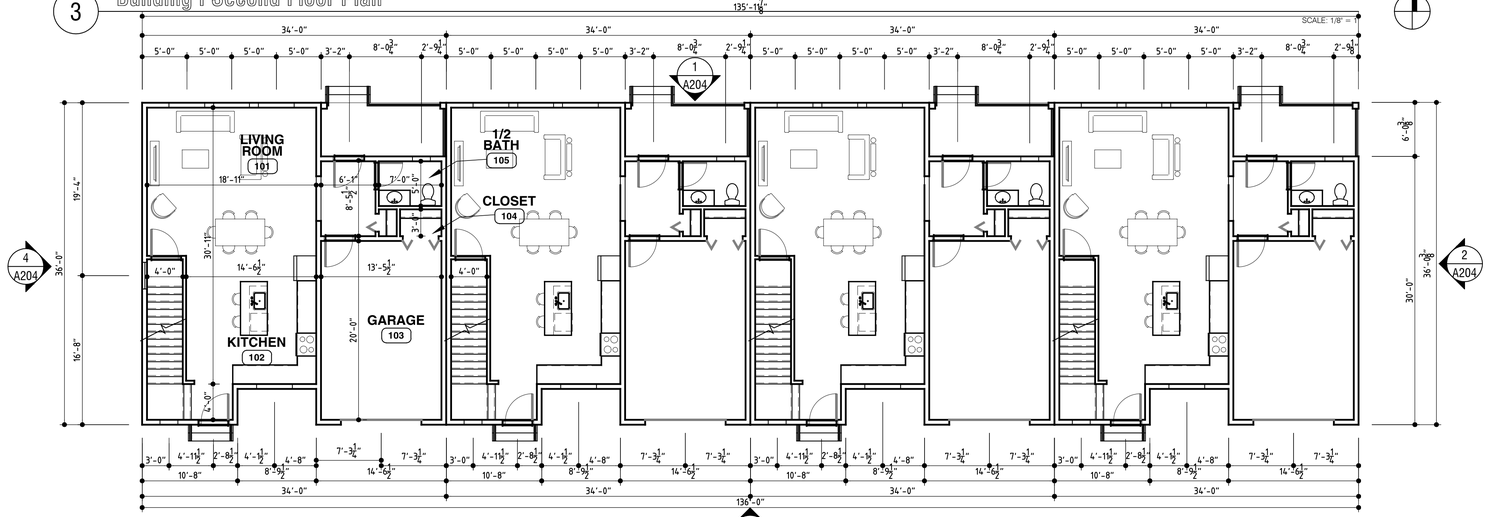
022065

A012



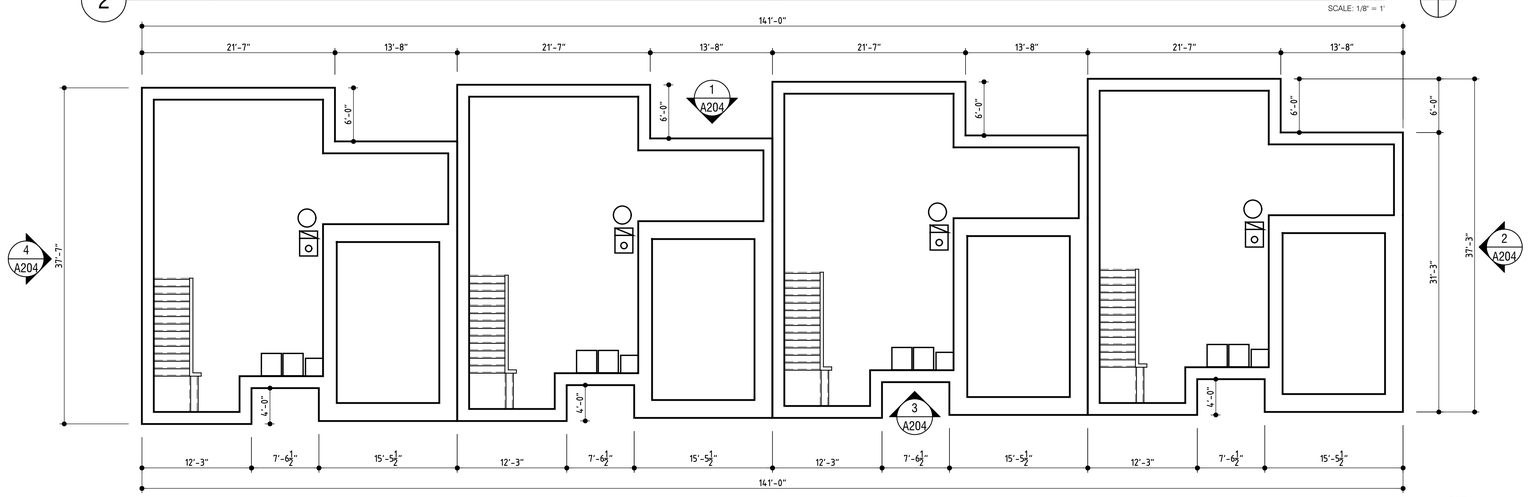
3 Building I Second Floor Plan

SCALE: 1/8" = 1'



2 Building I First Floor Plan

SCALE: 1/8" = 1'



1 Building I Basement 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
CA	CONSTRUCTION ABOVE
GM	GAS METER
WM	WATER METER
EM	ELECTRICAL METER
EP	ELECTRICAL PANEL
EX	EXISTING TO REMAIN
WH	WATER HEATER
	SERVICE SINK
	SUMP
000	DOOR TAG
	LAY-IN CEILING TILE SEE FINISH SCHEDULE
A	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

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PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

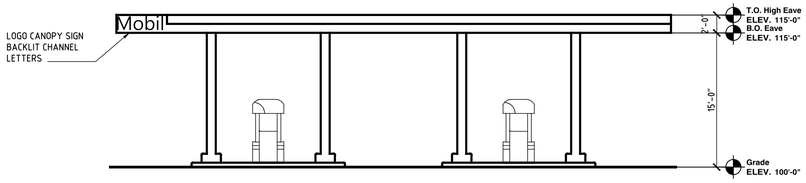
Hamburg Village Townhomes

7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Building I Floor Plans

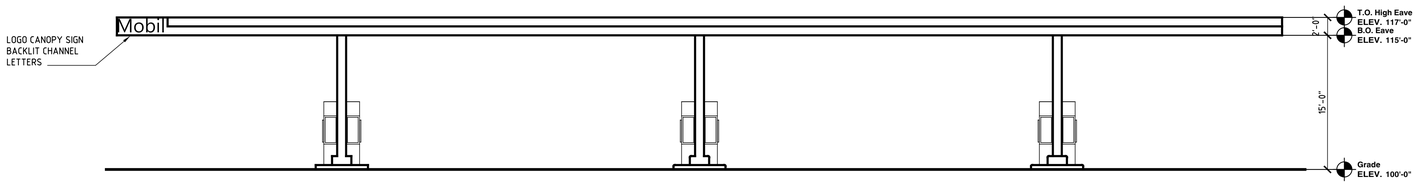
022065

A104



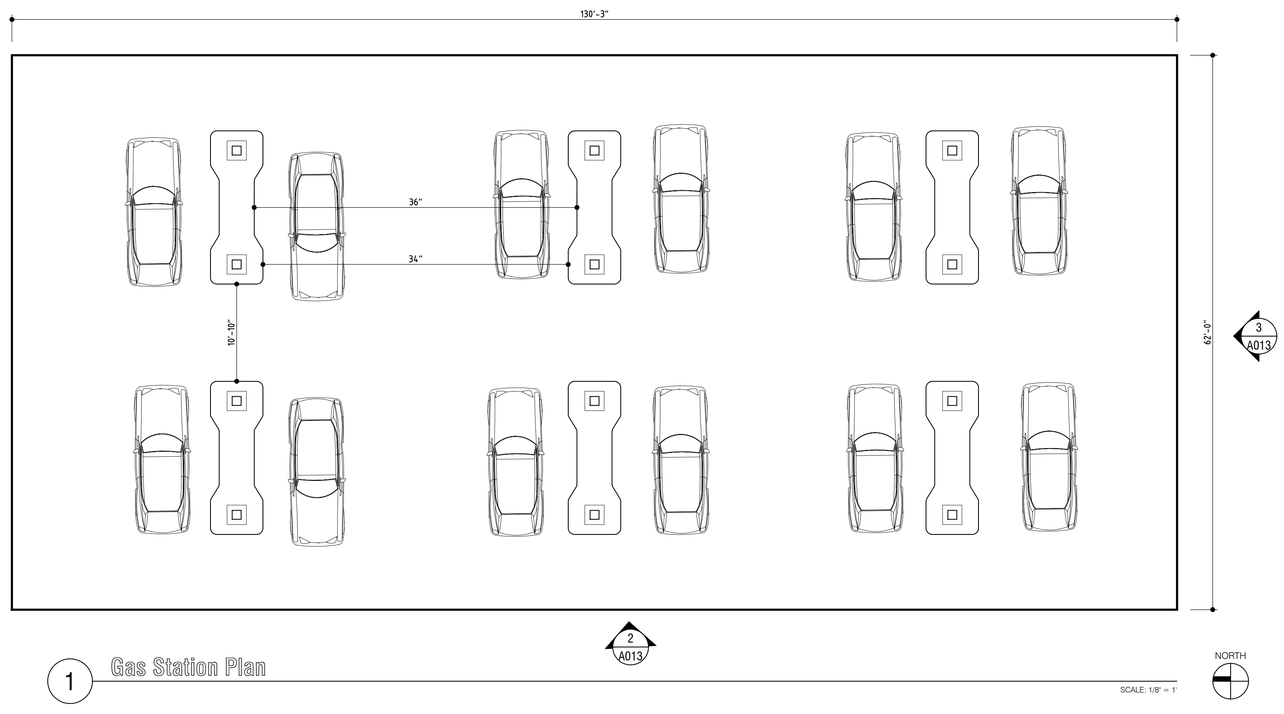
3 South Elevation

SCALE: 1/8" = 1'



2 West Elevation

SCALE: 1/8" = 1'



1 Gas Station Plan

SCALE: 1/8" = 1'

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Revision/Issue	Date
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PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22
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Hamburg Village Townhomes

7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Gas Station Plan & Elevations

022065

A013

A013 Gas Station Plan & Elevations.dwg
11/15/2023
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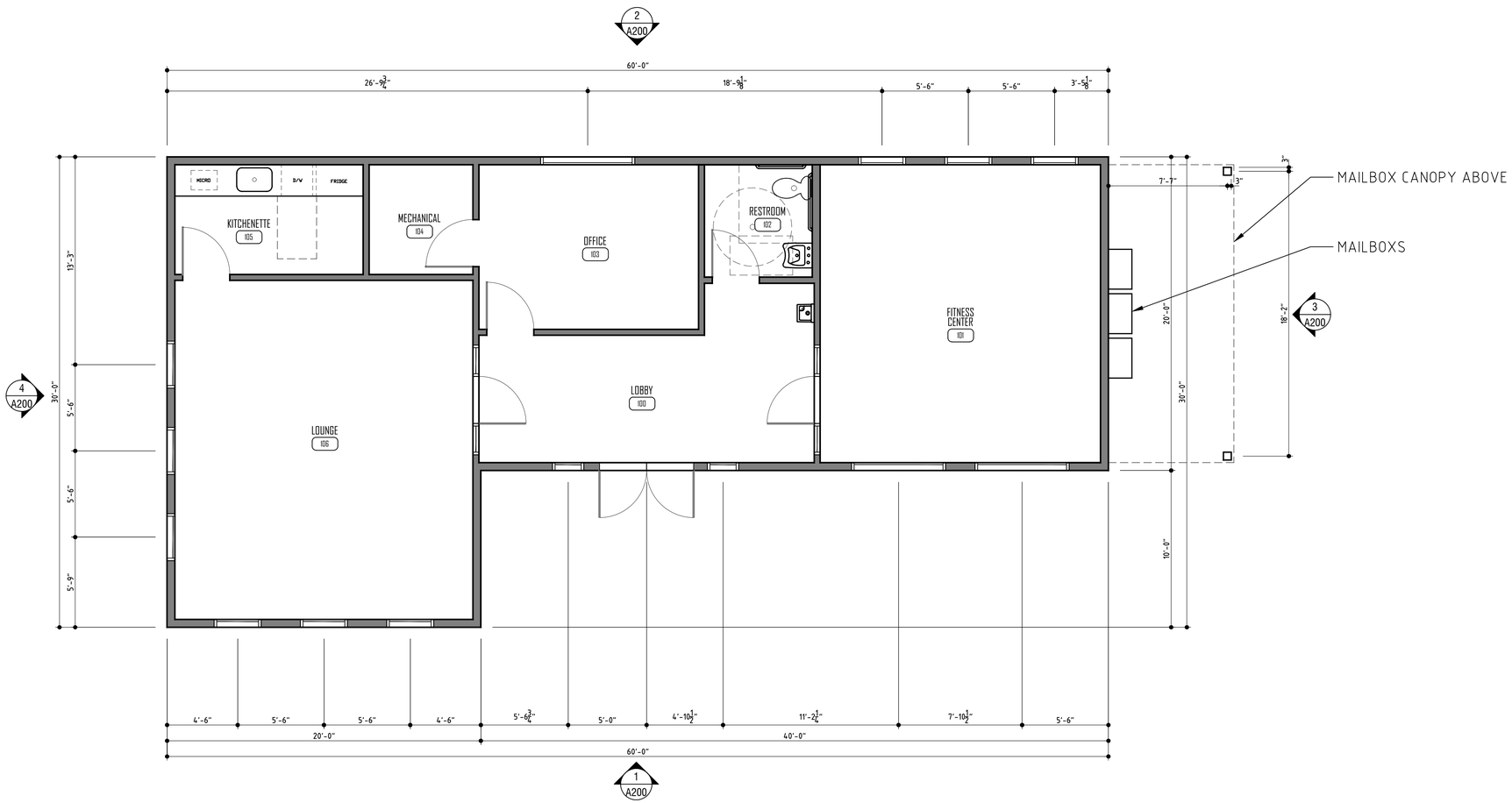

1 Building A - Community Center Floor Plan

SCALE: 1/4" = 1'

NORTH

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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

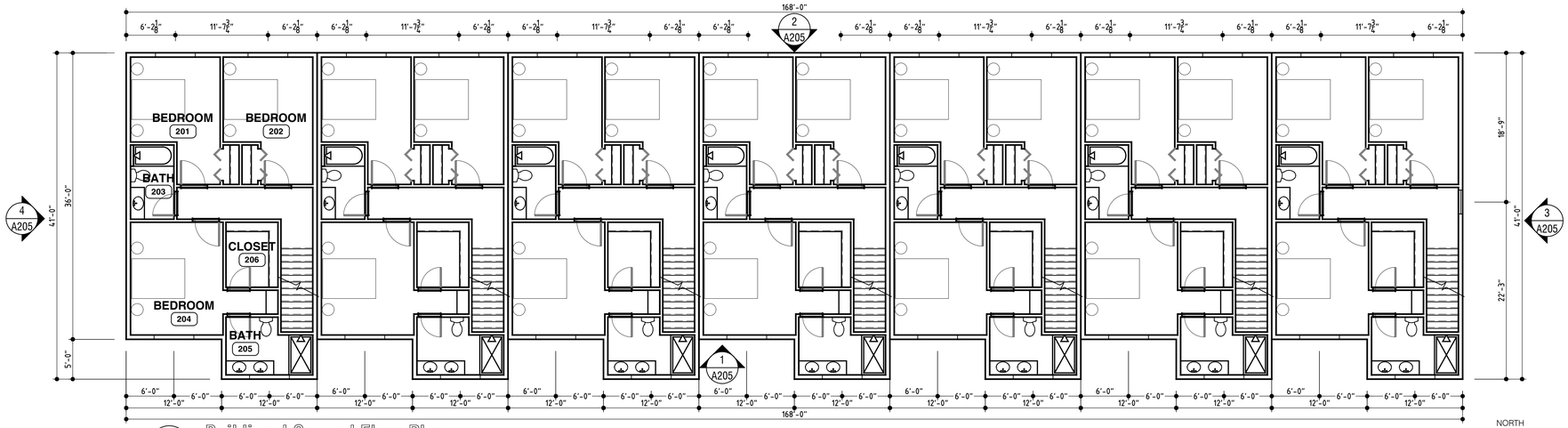
Hamburg Village Townhomes

7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Building A Community Center Floor Plan

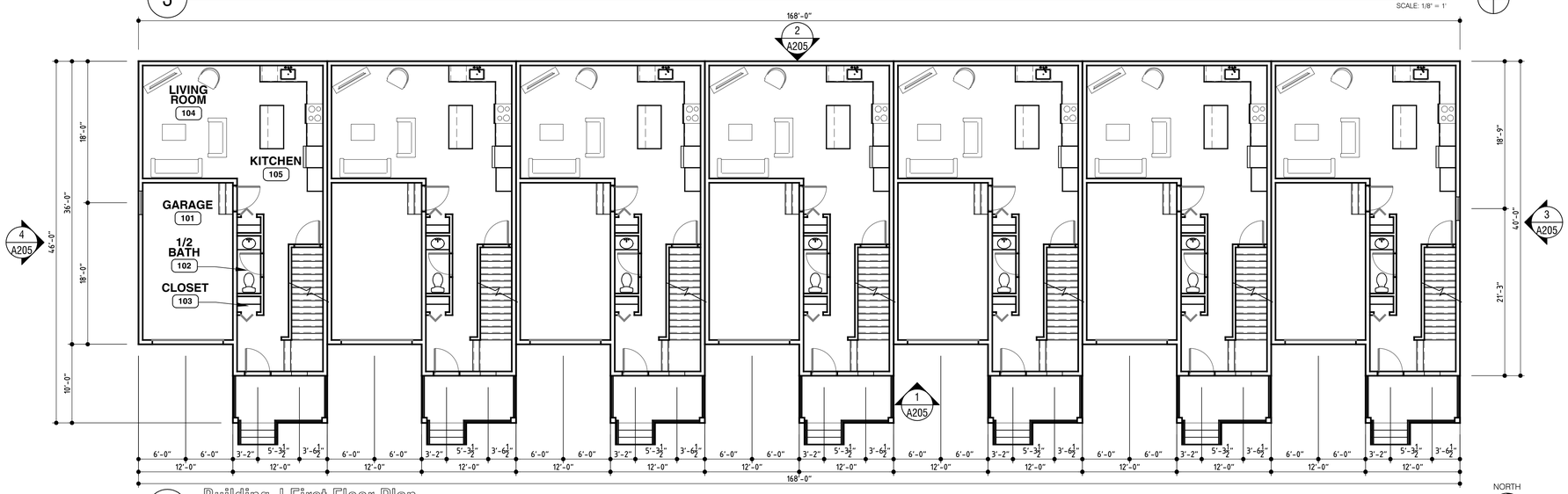
022065

A100



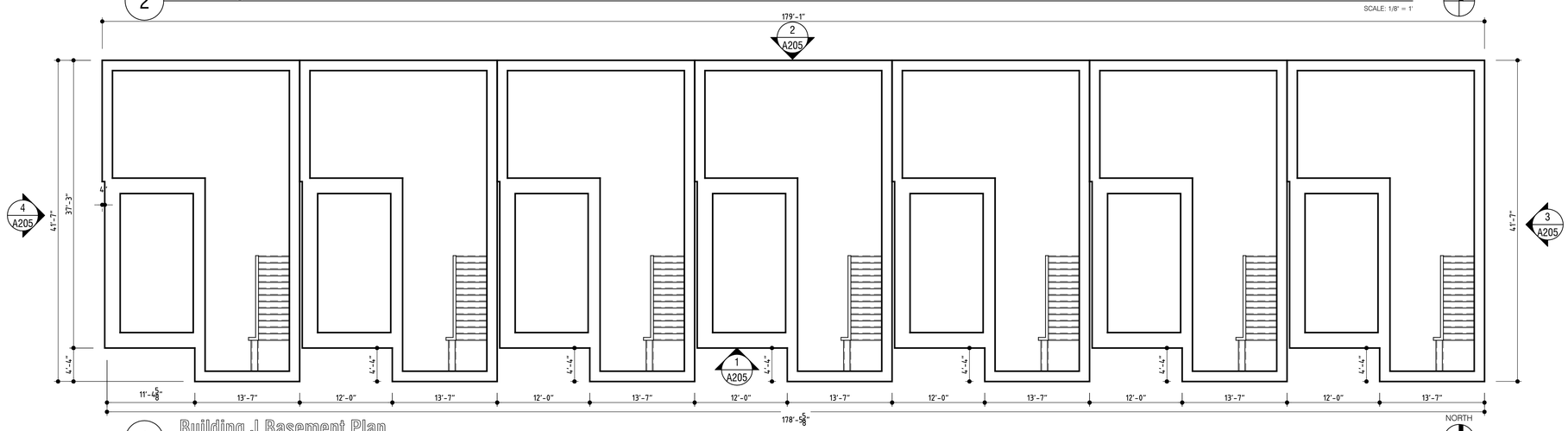
3 Building J Second Floor Plan

SCALE: 1/8" = 1'



2 Building J First Floor Plan

SCALE: 1/8" = 1'



1 Building J Basement 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
CA	CONSTRUCTION ABOVE
GM	GAS METER
WM	WATER METER
EM	ELECTRICAL METER
EP	ELECTRICAL PANEL
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	SERVICE SINK
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	EXIT SIGN WITH EMERGENCY LIGHT
	EXIT LIGHT
EX	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
	LED TRACK LIGHTS
NL	NIGHT LIGHT

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STATE OF MICHIGAN PETER M. STUHLREYER ARCHITECT No. 4008

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REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

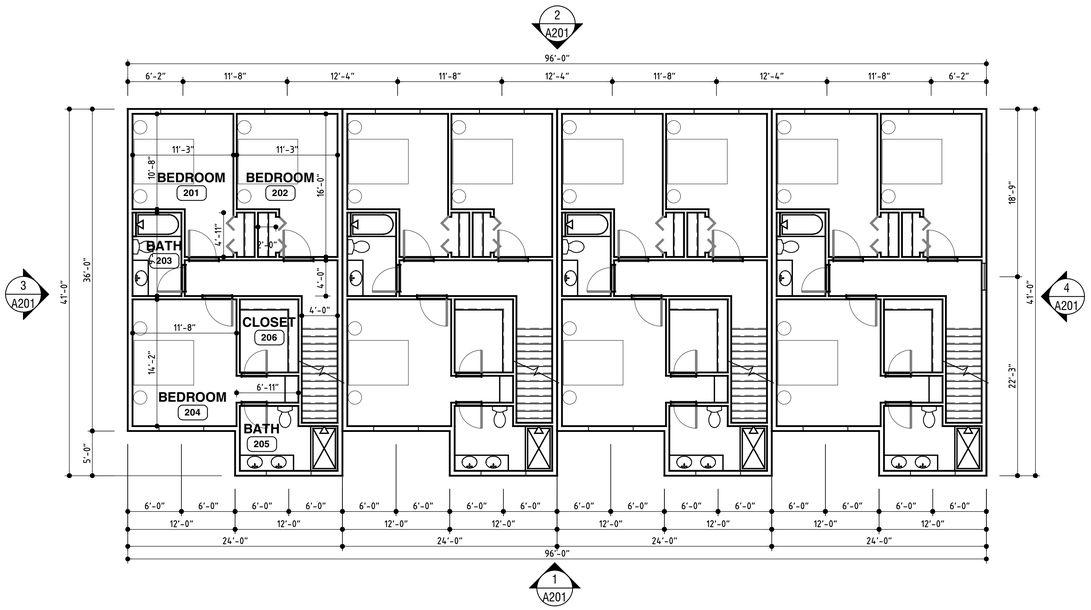
Hamburg Village Townhomes

7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Building J Floor Plans

022065

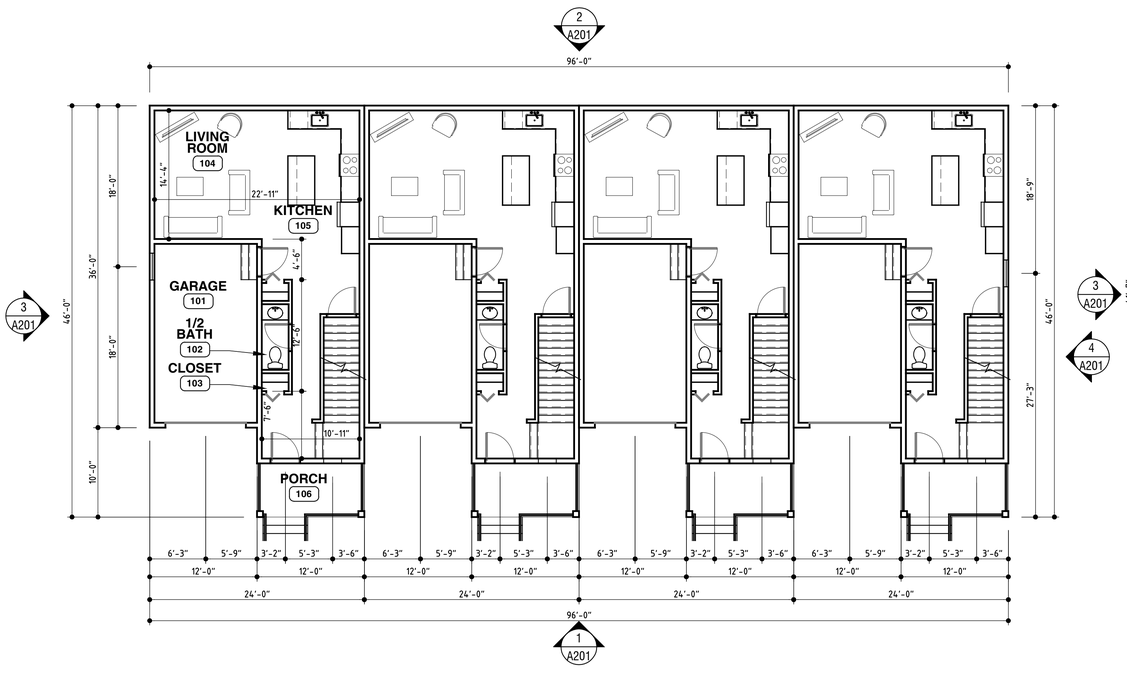
A105



3 Building B C D E F & G Second Floor Plan

SCALE: 1/8" = 1'

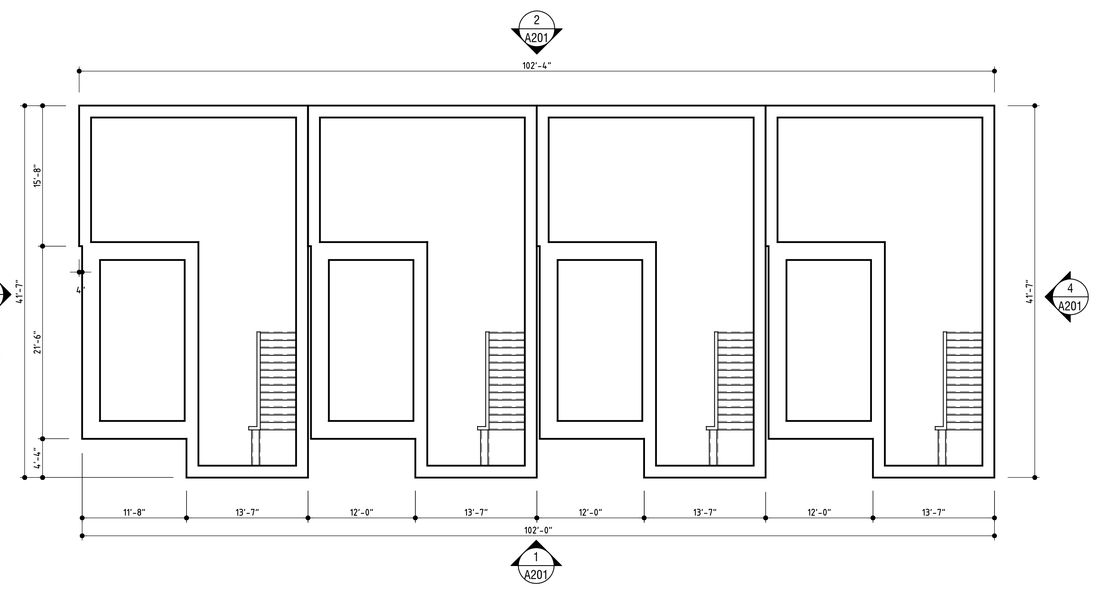
NORTH



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

PLAN LEGEND

MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
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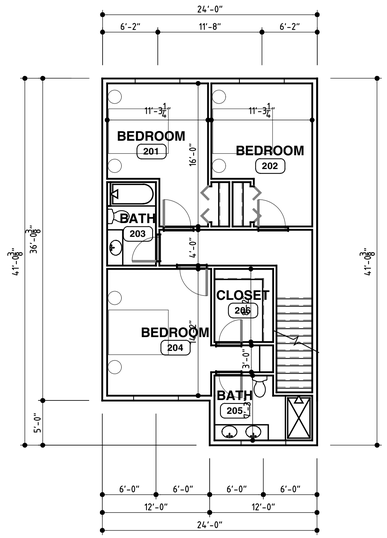
Hamburg Village Townhomes

7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Building B, C, D, E, F & G Floor Plans

022065

A101



3 Typical Unit A - Building B,C,D,E,F,G - 2ND Floor

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
CA	CONSTRUCTION ABOVE
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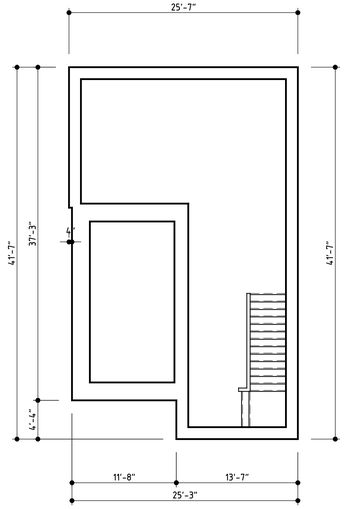
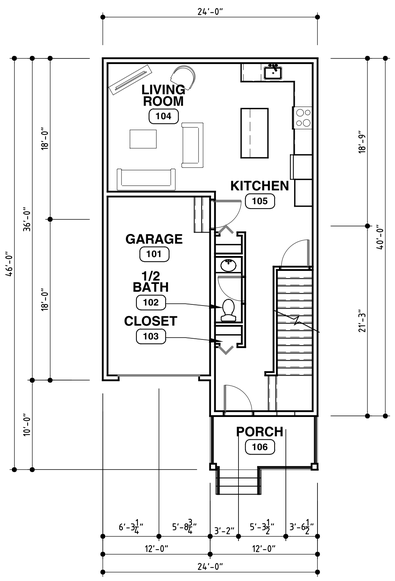
NL	NIGHT LIGHT



1 Typical Unit A - Building B,C,D,E,F,G - Basement Plan

SCALE: 1/8" = 1'

NORTH



2 Typical Unit A - Building B,C,D,E,F,G - 1ST Floor

SCALE: 1/8" = 1'

NORTH

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PUD Preliminary Rev	5.27.22

Hamburg Village Townhomes

7620 and 10303 Hamburg Rd.
Hamburg Twp., MI

Typical Unit A Plans - Buildings B, C, D, E, F & G

022065

A106

A106 Typical A Unit.dwg
11/15/2023
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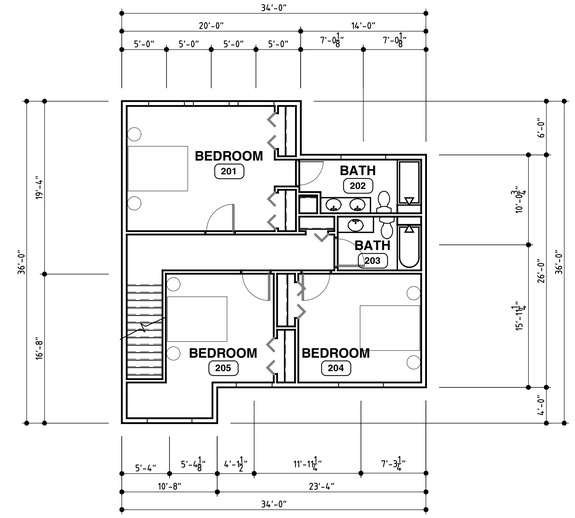
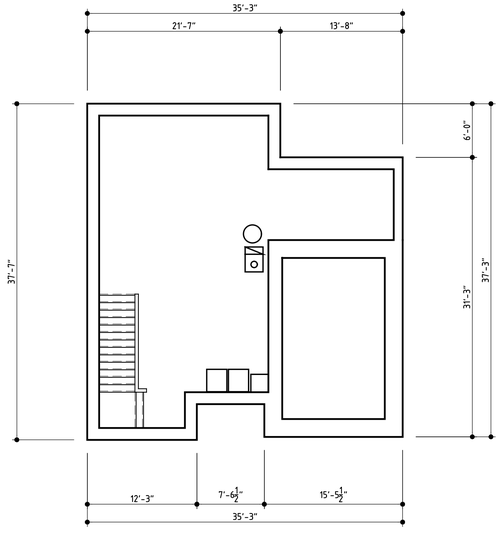


3 Typical Unit B - Building I, H - 2ND Floor

SCALE: 1/8" = 1'

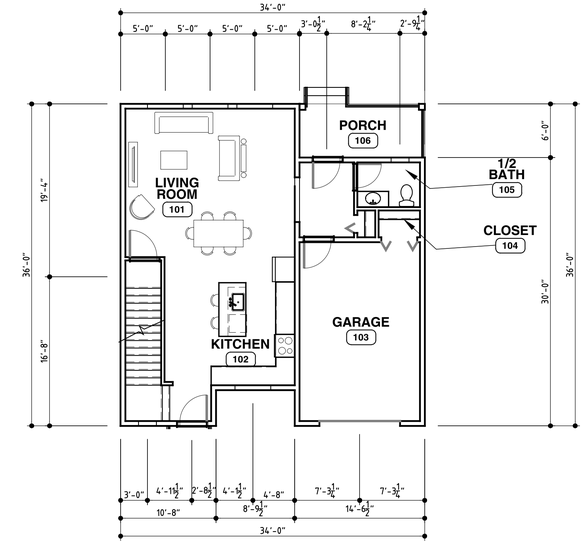
NORTH



1 Typical Unit B - Building I, H - Basement Plan

SCALE: 1/8" = 1'

NORTH



2 Typical Unit B - Building I, H - 1ST Floor

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
CA	CONSTRUCTION ABOVE
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	EXIT LIGHT
EX	EXISTING FIXTURE - TO REMAIN
	RECESSED CAN LIGHTS
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NL	NIGHT LIGHT

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Hamburg Village Townhomes

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Hamburg Twp., MI

Typical Unit B Plans- Buildings H & I

022065

A107

A107 Typical B Unit Plan.dwg
11/15/2023
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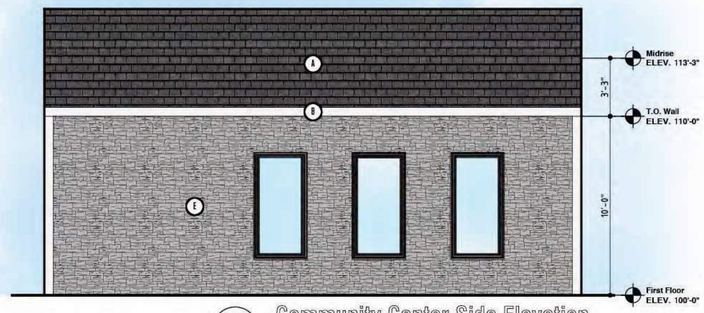
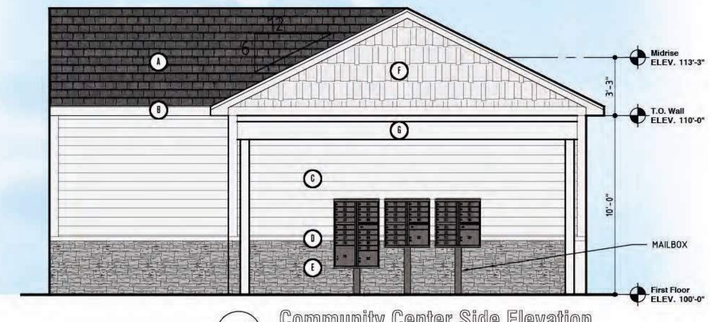
MATERIALS

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



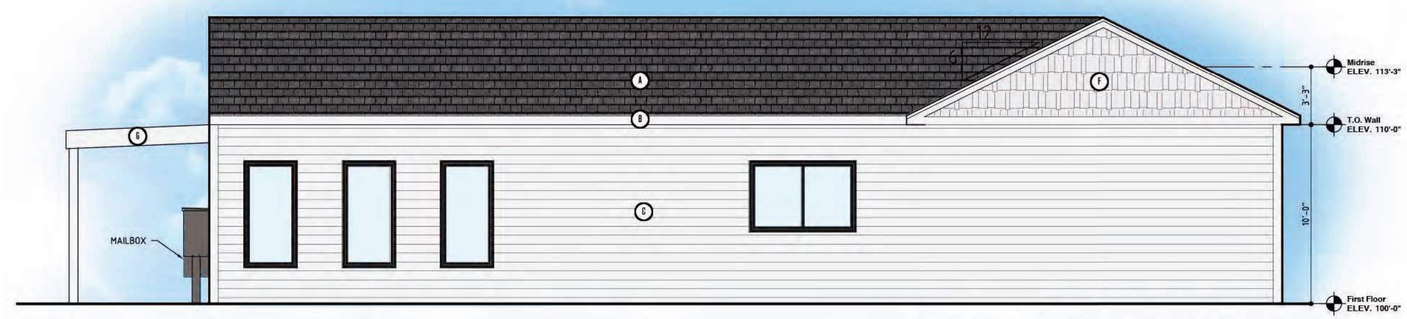
4 Community Center Side Elevation

SCALE: 1/4" = 1'



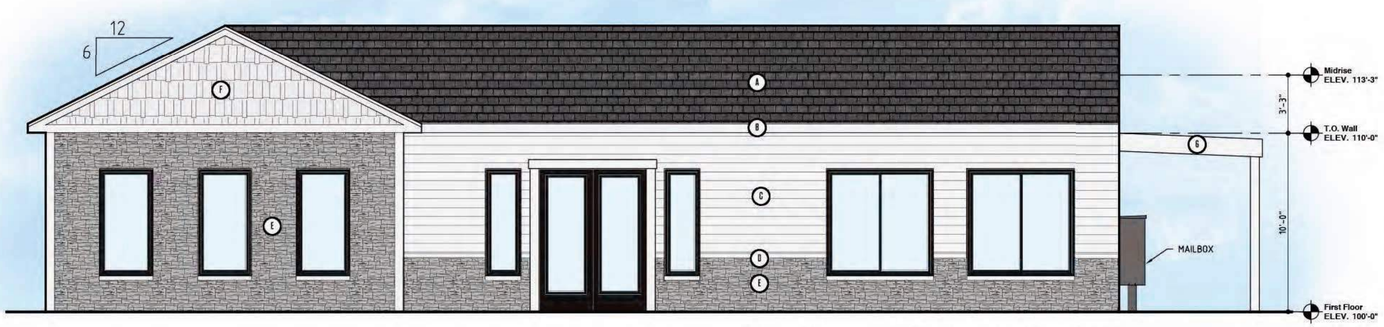
3 Community Center Side Elevation

SCALE: 1/4" = 1'



2 Community Center Rear Elevation

SCALE: 1/4" = 1'



1 Community Center Front Elevation

SCALE: 1/4" = 1'

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PETER M. STUHLREYER ARCHITECT 24008

Revision/Issue	Date
---	---
---	---
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 A Elevations

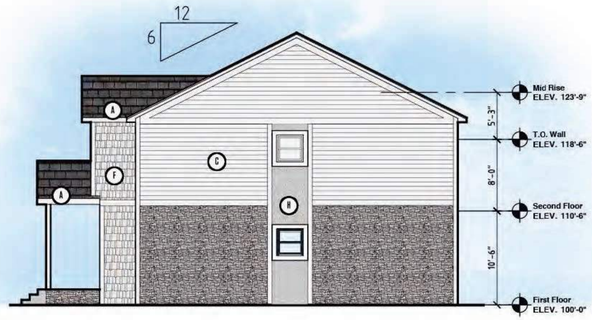
022065

A200

A200 Building A Elevations.dwg
11/15/2023
DESIGNHAUS

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

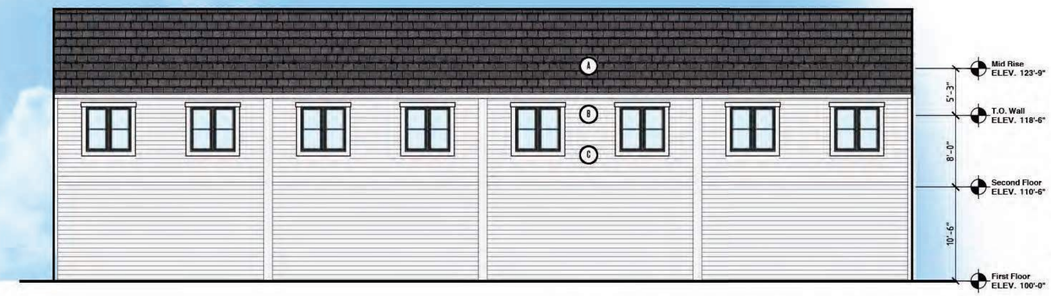


4 Building B C D E F & G Side Elevation

SCALE: 1/8" = 1'

3 Building B C D E F & G Side Elevation

SCALE: 1/8" = 1'



2 Building B C D E F & G Rear Elevation

SCALE: 1/8" = 1'

1 Building B C D E F & G Front Elevation

SCALE: 1/8" = 1'

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PETER M. STUHLREYER ARCHITECT 24008

Revision/Issue	Date
—	—
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 Elevations

022065

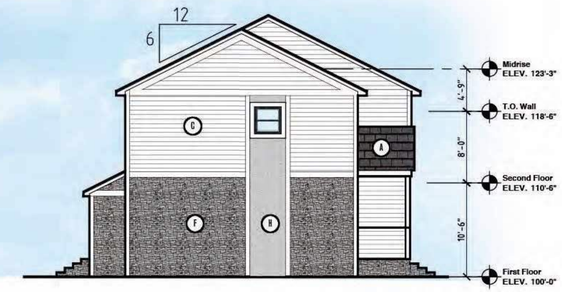
A201

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

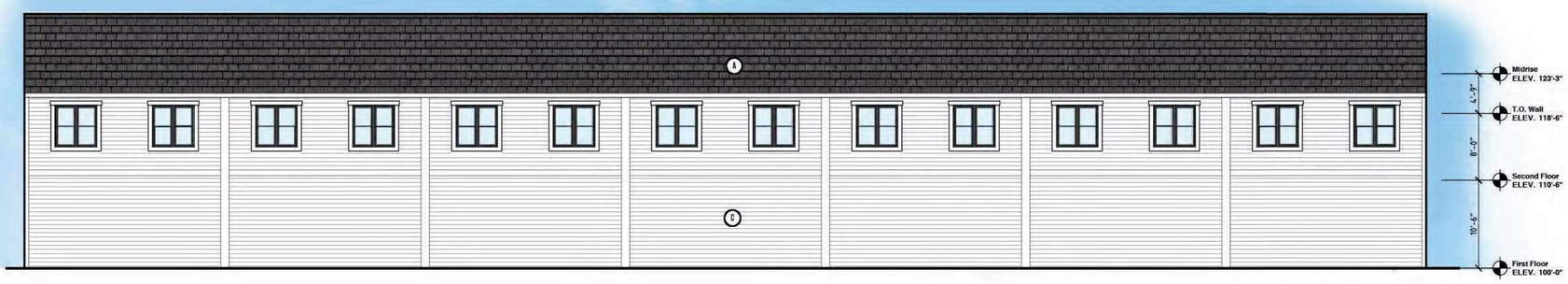
2 Building H Side Elevation

SCALE: 1/8" = 1'



4 Building H Side Elevation

SCALE: 1/8" = 1'



3 Building H Rear Elevation

SCALE: 1/8" = 1'

1 Building H Front Elevation

SCALE: 1/8" = 1'

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PETER M. STUHLREYER ARCHITECT 4400

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 Elevations

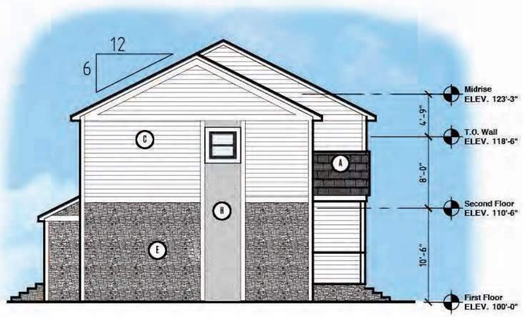
022065

A203

A203 Building H Elevations.dwg
11/15/2023
DESIGNHAUS

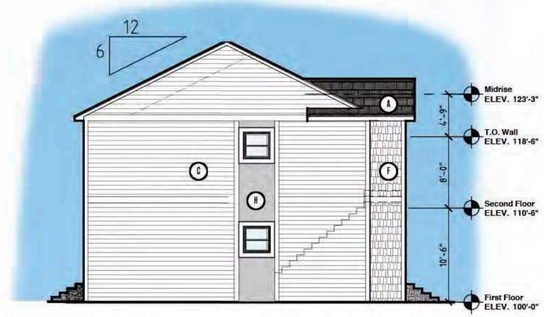
MATERIALS

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



2 Building I Side Elevation

SCALE: 1/8" = 1'



4 Building I Side Elevation

SCALE: 1/8" = 1'

3 Building I Rear Elevation

SCALE: 1/8" = 1'

1 Building I Front Elevation

SCALE: 1/8" = 1'

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PETER M. STUHLREYER ARCHITECT 44008

Revision/Issue	Date
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 Elevations

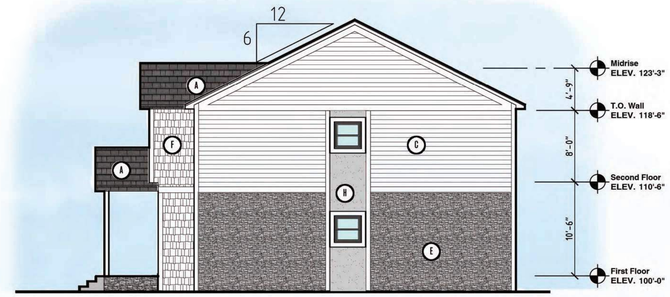
022065

A204

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 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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STATE OF MICHIGAN
PETER M. STUHLREYER
ARCHITECT
4005
LICENSED ARCHITECT

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 Elevations

022065

A205

A205 Building J Elevations.dwg
11/15/2023
DESIGNHAUS

December 14, 2023

Mr. David Rohr
Hamburg Township
10405 Merrill Road
Hamburg, Michigan 48139

Re: Hamburg Village
Preliminary Site Plan Review #2

Dear David:

We have reviewed the preliminary site plan for the above referenced project as prepared by SM Engineering, dated November 10, 2023, along with supplemental information provided on December 4, 2023. 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 the final site plan submittal.

Paving

2. MDOT approval is required for the driveways on M-36.

3. All ramps shall be ADA compliant.

4. No pavement or sidewalk details were included. These should be included in future submittals along with proposed cross sections, curb types, and other appropriate details.

5. ADA parking spaces shall be minimum of 8'-0" wide. Space north of the gas station is dimensioned as 7'-6".

Utilities, Generally

6. Incorrect municipalities are referenced in the General Notes on Sheet C.5.

7. The utilities in general should be laid out parallel to the proposed roadways, most notably on the north/ south roadways.

8. The scale on Sheet C5.0 is incorrectly listed.

Storm Drainage

9. The preliminary storm calculations are acceptable. The final site plan submittal shall include:
    a. Drainage areas should be shown, and any offsite input should be considered.
    b. An outlet detail and calculations should be included.

c. Conveyance calculations for the storm sewer should be included.
d. Details of manholes, catch basins, etc as required.

10. The applicant is proposing to discharge the site stormwater to the Livingston Street outlet. The applicant should demonstrate that there is adequate conveyance available so that no ponding is caused by this discharge. Approval from the Livingston County Road commission for this discharge is also required.

Sewer

11. The sewage from 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. Review of the sewer system will occur with the final site plan submittal.

12. An existing sanitary sewer runs along the south side of M-36. While the depth is not likely adequate to serve the entire development, the petitioner should consider connecting buildings as elevation allows.

13. The development is shown being constructed in phases with Phase 1 consisting of the northern commercial properties and Phase 2 consisting of the southern residential. The pump station is currently shown in Phase 2. Accommodations for the construction of the pump station should be included in Phase 1 or the Phase 1 buildings could be connected to the existing sanitary sewer as noted above.

Water

14. The applicant should submit the water main to the Livingston County Water Authority (LCWA) for review and Act 399 permitting. Preliminary comments are included below.

15. Only one connection is proposed to service the 40 plus units. The petitioner should consider a second water connection. LCWA will have final authority on this.

In summary, we offer no objection to the approval of the preliminary 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: C=US, E=ted.l.erickson@imegcorp.com, O=IMEG Corp, CN=Ted Erickson
Date: 2023.12.14 15:15:28-05'00'

Ted L. Erickson, P.E.
Principal

Hamburg Township Public Safety – Fire Division

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

Deputy Fire Chief Jordan Zernick
Plan Review Results

To: Hamburg Twp. Zoning

From: Deputy Fire Chief, Jordan Zernick

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

Date: October 16, 2023

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 20 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 any and all of the commercial spaces.
4. Office building shall be required to have a 3200 series Knox Box placed on the building. Location to be approved by the Fire Code official.
   Gas Station 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. Streets that are narrower than 26ft shall be posted no parking on both sides of the street.
7. Turning radius for the entire development shall be based on the turning radius of a tandem axel ariel platform apparatus.

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.

Deputy Chief Jordan Zernick

AtkinsRéalis

AtkinsRéalis
28175 Haggerty Road
Novi, MI 48377
Atkinsrealis.com

Nov 30, 2023

Paul Modi, PE
S.M. Engineers, LLC
1939 Lincolnshire Drive
Rochester Hills, MI 48309

RE: Intersection Analysis, M-36 at Hamburg Rd, Hamburg Twp, Michigan

Dear Mr. Modi:

Per your request Atkins Michigan, Inc. has updated the traffic study, dated May 2022, completed for evaluating impact of a proposed residential development south of M-36/Hamburg Road intersection in Hamburg Township. This update covers the changes in the site plan developed since the previous version of the study was completed and submitted to MDOT for review.

The junction is a three-leg stop sign-controlled intersection, located on M-36 approximately 2.75 miles west of US-23 in Hamburg Township, a part of the MDOT University Region. Figure 1 shows the intersection location.

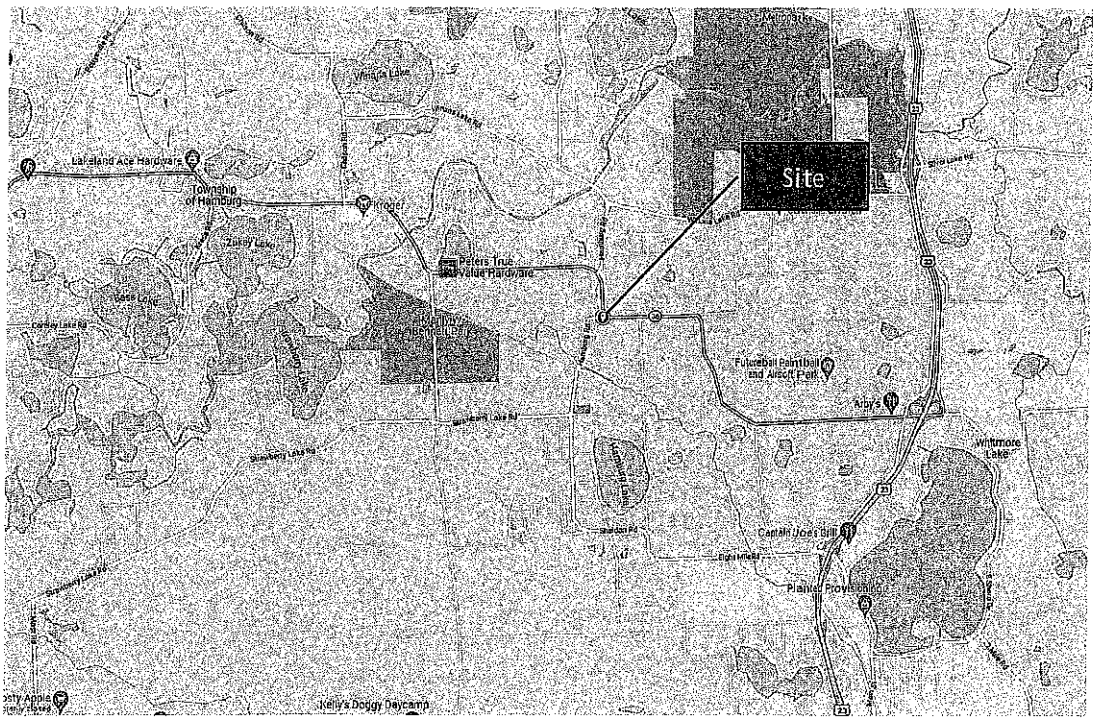


Figure 1- Site Location

As a part of the original study, Atkins collected peak hour traffic volume data, prepared trip generation estimates and distributed traffic to the roadway network. Subsequently we conducted capacity analysis for the existing and proposed conditions. The development has expanded from the original concept and the revised site plan has the following details:

- Single-family housing 40 units (seven 4 unit buildings, one 5 unit building, and one 7 unit building)
- Proposed 1,395 ft^2 office area
- Two additional fuel pump stations added to the existing gas station

- Additional 2,000 ft² retail area added to existing gas station

Existing Conditions

M-36 is a state trunkline that runs in the east-west direction providing a key connection between US-23 and the US-127. At the project location, it has a three-leg intersection with M-36 on the east leg with a 2-lane cross section with a posted speed limit of 45 mph. The north leg is also M-36 with a 3-lane cross section with a posted speed limit of 40 mph. Hamburg Road is the westerly leg with a 2-lane cross section and a posted speed limit of 25 mph.

The M-36 southbound approach and the Hamburg Road eastbound approach have Stop sign control. The westbound M-36 approach has a free flow movement with a continuous green arrow for the right turning movement, see Figure 2 below.

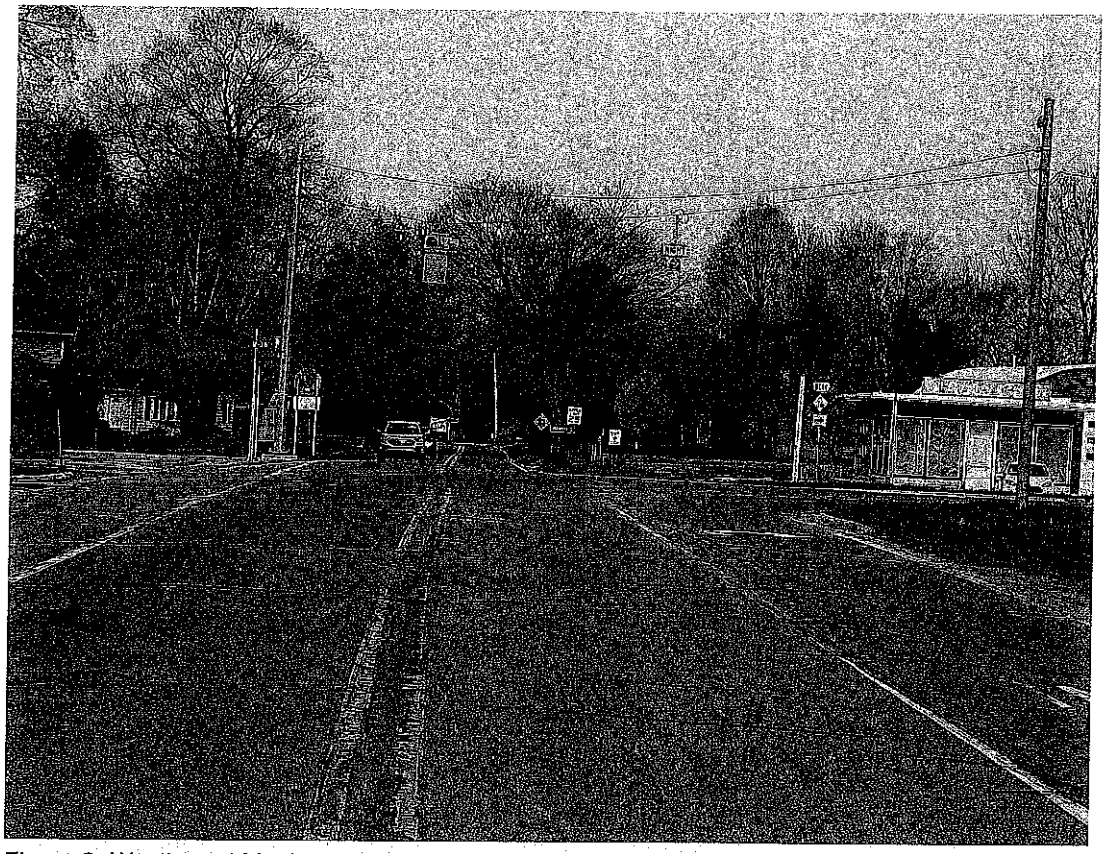


Figure 2- Westbound M-36 Approach at Hamburg Rd Intersection

Data Collection

Atkins collected existing weekday intersection turning movement counts on Wednesday May 11, 2022, during the morning (7:00-9:00 am) and afternoon (3:45-5:45 pm) peak hours. The highest hour period of traffic was observed to be 7:15-8:15 am for morning and 4:30-5:30 pm for the afternoon. The traffic count data is provided in the Attachment A.

Development Details

The existing location is an undeveloped site. The proposed residential development is comprised of 38 units of single-family homes and a community office with an area of 1,395 ft^2. The proposed site plan is included as Attachment B. The development will be connected to the existing M-36/Hamburg Rd intersection on the south side as a fourth leg, see Figure 3 below.

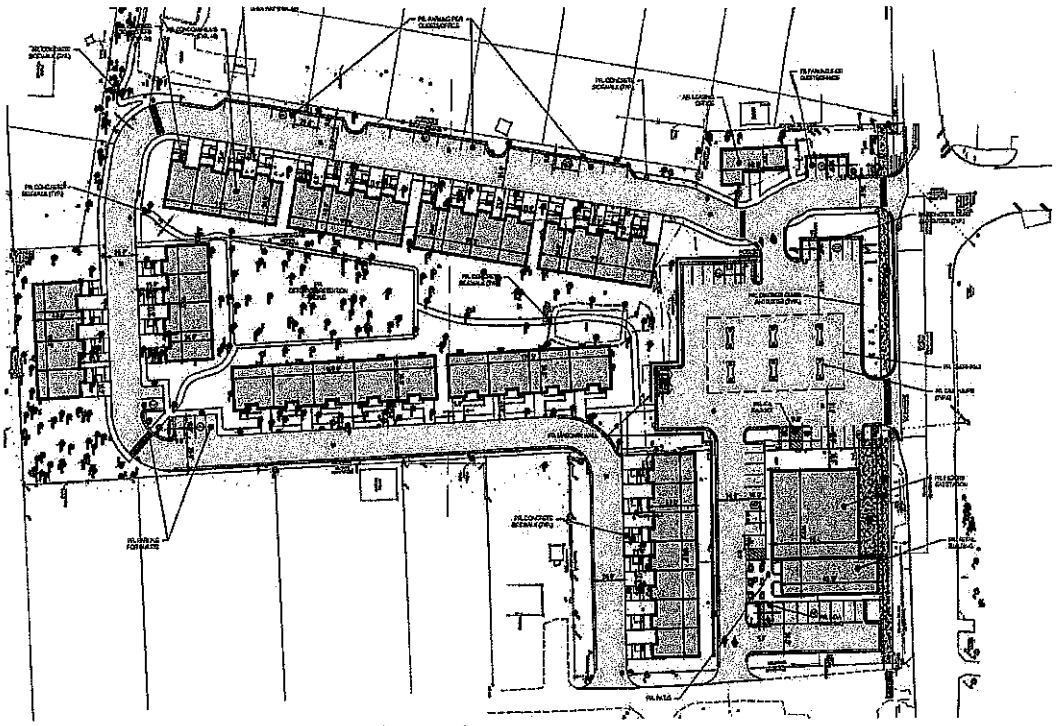


Figure 3- Proposed Site Plan and Access Layout

Trip Generation Estimate for the Proposed Development

To evaluate the trip generation potential for a proposed development, an estimate of number of trips to be generated using variables such as land use type, area, number of employees etc.is conducted. A trip is a single or one-directional vehicle movement with either the origin or the destination as the study site. Thus a vehicle entering and leaving a site would be recorded as generating two trips.

The most widely used source for estimating future trips is the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). Trips are estimated by rates or equations provided in the *Trip Generation Manual* for the applicable type of land use. The average trip generation rates in the Trip Generation Manual represent weighted averages from studies conducted throughout the United States and Canada.

The number of trips that would be generated by the proposed residential development was estimated based on ITE Land Use type **Single-Family Detached Housing (Code 210)** using the number of dwelling units (38). The number of trips that would be generated by the proposed office area manufacturing development was estimated based on ITE Land Use type **General Office (Code 710)** using the gross floor area (1,395 ft^2). The number of trips that would be generated by the additional fuel pumps and retail area was estimated based on ITE Land Use **Convenience Store/Gas Station (Code 945)**.

Table 1 – ITE Site Generated Peak Hour Traffic Volumes Rates

Land Use	Trips	Rate	In	Out
210 Single-Family Housing	AM Peak Hour	Ln(T)=0.91 Ln(X)+0.20	26%	74%
	PM Peak Hour	Ln(T)=0.94 Ln(X)+0.34	64%	36%
710 Office	AM Peak Hour	1.16/1,000 ft² GFA	83%	17%
	PM Peak Hour	1.15/1,000 ft² GFA	17%	83%
945 Convenience Store	AM Peak Hour	10.98/Veh Fueling Stn	50%	50%
	PM Peak Hour	4.34/Veh Fueling Stn	50%	50%

Based on the rates and equations provided in Table1, future site trips were estimated. These estimates are based on peak hour of the adjacent street traffic, typically 7-9 am in the morning and 4-6 pm in the afternoon and are provided in Table 2

Table 2 – Estimated Site Generated Peak Hour Traffic Volumes

Land Use	Trips	Total	In	Out
210 Single-Family Housing	AM Peak Hour	34	9	25
	PM Peak Hour	39	25	14
710 Office	AM Peak Hour	4	4	0
	PM Peak Hour	5	1	4
945 Convenience Store/Gas Stn	AM Peak Hour	22	11	11
	PM Peak Hour	9	4	5
Total AM peak hour		60	24	36
Total PM Peak Hour		53	30	23

The trip estimate for the Convenience store and gas station was estimated based on the difference in the trip rate for the Convenience Store/Gas Station (GFA 2-4K) with 8 fueling pumps and 945 Convenience Store/Gas Station (GFA 4-5.5K) with 10 fueling pumps.

Trip Distribution

The directions from which vehicles will approach and depart a site is a function of several variables, including the population and employment distribution within the development's area of influence, the operational characteristics of the street system, and the ease with which drivers can travel over various sections of the roadway network without encountering congestion.

The directional distribution of new trips generated by the proposed development was based on the existing traffic pattern and is summarized in Table 3.

Table 3 – Trip Distribution Percentage AM/PM Peak Hours

Trips	In			Out		
	From East M-36	From North M-36	From West Hamburg Rd	To East M-36	To North M-36	To West Hamburg Rd
AM Peak Hour	32%	56%	12%	59%	34%	7%
PM Peak Hour	60%	33%	7%	28%	60%	12%

The estimate of directional distribution of new trips generated by the proposed development based on the existing traffic pattern is provided in Table 4.

Table 4 – Trip Distribution Estimate AM/PM Peak Hours

Trips	In			Out		
	From East M-36	From North M-36	From West Hamburg Rd	To East M-36	To North M-36	To West Hamburg Rd
AM Peak Hour	8	13	3	21	12	3
PM Peak Hour	18	10	2	6	14	3

Existing Condition -Level of Service Analysis

Existing peak hour vehicle delays and Levels of Service (LOS) were performed for the un-signalized three-legged intersection of M-36 and Hamburg Rd using Synchro (Version 11) traffic analysis software. This analysis was based on the existing, traffic volumes, lane use and traffic control. The Highway Capacity Manual grade intersections in terms of Level of Service (LOS) from A to F with F being the worst traffic operation condition.

The directional distribution of new trips generated by the proposed development was based on the existing traffic pattern.

Table 5 – Existing Peak Hour Traffic Volumes

Condition	SB M-36		WB-36		EB Hamburg Rd	
	Left	Right	Thru	Right	Left	Thru
Existing AM	377	28	25	204	41	45
Existing PM	260	74	47	566	50	25

The existing traffic control, stop sign for southbound and eastbound movements, in Synchro doesn't produce correct delay results. Therefore, minor modifications were introduced by making the east-west legs free and kept the southbound approach Stop sign controlled. The LOS based on existing conditions is provided in Table 6.

Table 6 – Existing Peak Hour LOS (Delay) Results

Condition	SB M-36		WB-36		EB Hamburg Rd
	Left	Right	Thru	Right	Left/Thru
Existing AM	B (14.2)	A (8.5)	Free	Free	A (7.8)
Existing PM	B (12.6)	A (8.8)	Free	Free	A (9.1)

Future Condition – Level of Service Analysis

Future peak hour vehicle delays and Levels of Service (LOS) were performed for the new 4-legged intersection of M-36 and Hamburg Rd using Synchro (Version 11) traffic analysis software. This analysis was based on the future projected traffic volumes, new intersection geometry and traffic control. The future volumes at the intersection are provided in Table 7.

Table 7 – Future Projected Peak Hour Traffic Volumes

Volumes	SB M-36			NB Driveway			EB Hamburg Rd			WB M-36		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing AM	377	n/a	28	n/a	n/a	n/a	41	45	n/a	n/a	25	204
New Trips	0	13	0	3	12	21	0	0	3	18	0	0
Total	377	13	28	3	12	21	41	45	3	18	25	204
Existing PM	260	n/a	74	n/a	n/a	n/a	50	25	n/a	n/a	47	566
New Trips	0	10	0	3	14	6	0	0	2	18	0	0
Total	260	10	74	3	14	6	50	25	2	18	47	566

The traffic control used in the existing conditions, two-way stop sign control for east and west legs, was retained with the new south leg added as stop sign controlled approach. The LOS based on future geometry and projected traffic volumes is provided in Table 8.

Table 8 – Future Peak Hour LOS (Delay) Results – Two Way Stop Control

Approach	NB Driveway	SB M-36		EB Hamburg Rd	WB M-36
Control	Stop Sign	Stop Sign		Free	Free
Movement	Left/Thru/Right	Left/Thru	Right	Left	Left
AM Peak	B (10.5)	C (22.9)	A (8.6)	A (7.9)	A (7.4)
PM Peak	C (17.3)	B (17.3)	A (8.9)	A (9.4)	A (7.3)

In addition to the 2-way stop control, a 4-way stop control scenario was also evaluated. A channelized island was assumed to be in place for the westbound right turn movement. The LOS based on a 4-Way Stop control is provided in Table 9.

Table 9 – Future Peak Hour LOS (Delay) Results – Four Way Stop Control

Approach	NB Driveway	SB M-36		EB Hamburg Rd	WB M-36	
Control	Stop Sign	Stop Sign		Stop Sign	Stop Sign	Free
Movement	Left/Thru/Right	Left/Thru	Right	Left	Left/Thru	Right
AM Peak	A (9.9)	D (30.5)	A (8.1)	B (11.6)	B (10.1)	B (12.1)
PM Peak	B (11.2)	C (22.8)	A (10.0)	B (12.0)	B (10.1)	F (66.6)

Summary

The proposed development will add 60 new trips in the AM peak and 53 new trips in the PM peak. It is recommended to update the existing traffic control for the intersection to a Two-Way Stop sign control with the north and south legs operating with a Stop sign control and east and west legs operating as free movements.

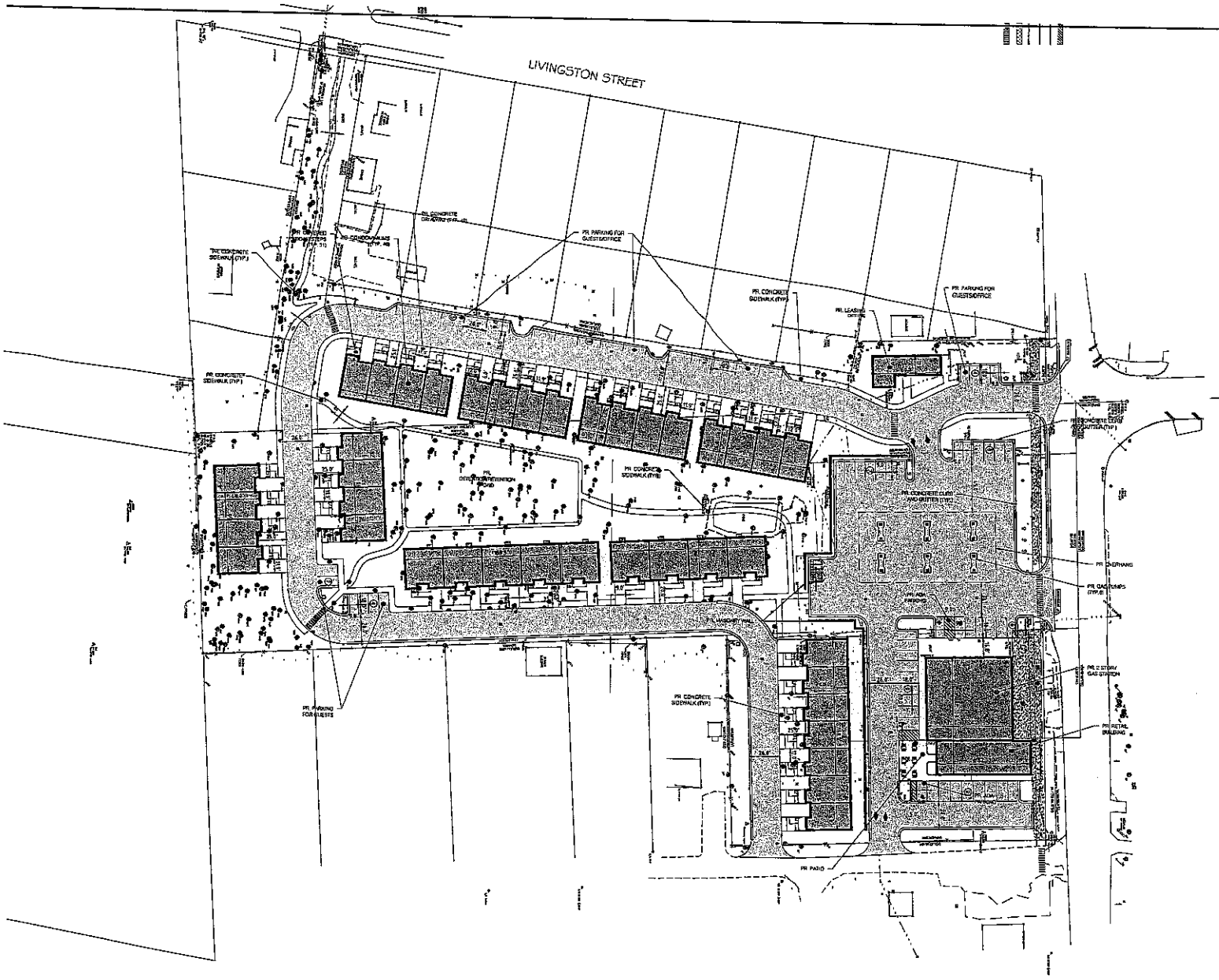
Based on the overall intersection analysis the intersection will continue to operate at LOS B or better with the reconfigured geometry, 2-way traffic control and addition of the new south leg. The critical movement, southbound left-turns, will experience a minor degradation from LOS B to LOS C during the AM Peak hour.

Should you have any questions or need additional information, please contact me at (248) 250 4843 or by email Tanveer.khan@atkinsrealis.com.

Sincerely,

Tanveer Khan, PE, PTOE
Senior Project Manager

Attachment A: Proposed Development Site Plan



SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER PIPING
- PROPOSED CATCH BASIN STRUCTURE
- PROPOSED MANHOLE STRUCTURE / WATER QUALITY UNIT
- SAN — PROPOSED SANITARY LINE
- W — PROPOSED WATER LINE

SITE NOTES

1. 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.
2. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED AS REQUIRED IN THE LOCAL ZONING ORDINANCE.
3. ALL SIGNS TO MEET REQUIREMENTS OF CITY CODE OF ORDINANCES AND BE APPROVED BY BUILDING DEPARTMENT
4. PARKING SPACES SHALL BE STRIPPED PER LOCAL ZONING ORDINANCE
5. RESTORATION OF ANY EXISTING HARD SURFACE AREA, OF ANY TYPE, REQUIRED AS A RESULT OF REMOVAL OF EXISTING SURFACING BY CITY OF WARREN FORCES OR AGENTS DURING THE COURSE OF MAINTENANCE OF WATER MAIN OR SANITARY SEWER LOCATED UNDER PAVEMENT, IS THE RESPONSIBILITY OF THE OWNER OF THIS SITE AND WILL NOT BE PERFORMED BY, NOR PAID FOR BY CITY OF White Lake Twp.
6. THE SITE IS NOT ADJACENT TO ANY RESIDENTIALLY ZONED PROPERTY.

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.

811 Know what's below. Call before you dig.

NORTH

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

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
Engineering Surveying Environmental
Grand Blanc 810.953.1010
Howell 517.546.1010
Ann Arbor 734.769.3699
www.kem-tec.com/contact/form-locations

SITE LAYOUT & PAVING PLAN

PREPARED FOR: RONNY HAMAMA
7929 AND 10303 HAMBURG ROAD

5	09.30.2022	CAE	PRELIMINARY SPA REVIEW
4	10.21.2022	CAE	PRELIMINARY SPA REVIEW
3	06.27.2022	CAE	PRELIMINARY SPA REVIEW
2	12.15.2021	CAE	PRELIMINARY SPA REVIEW
1	10.15.2021	CAE	CLIENT REVIEW

DRAWN BY: CAE 10/21/2022
CHECKED BY:
FIELD:
PROJECT NO. 2021-71, 2013
SHEET NO. C3.0

Attachment B: Traffic Volumes

ATKINS
Member of the SNC-Lavalin Group

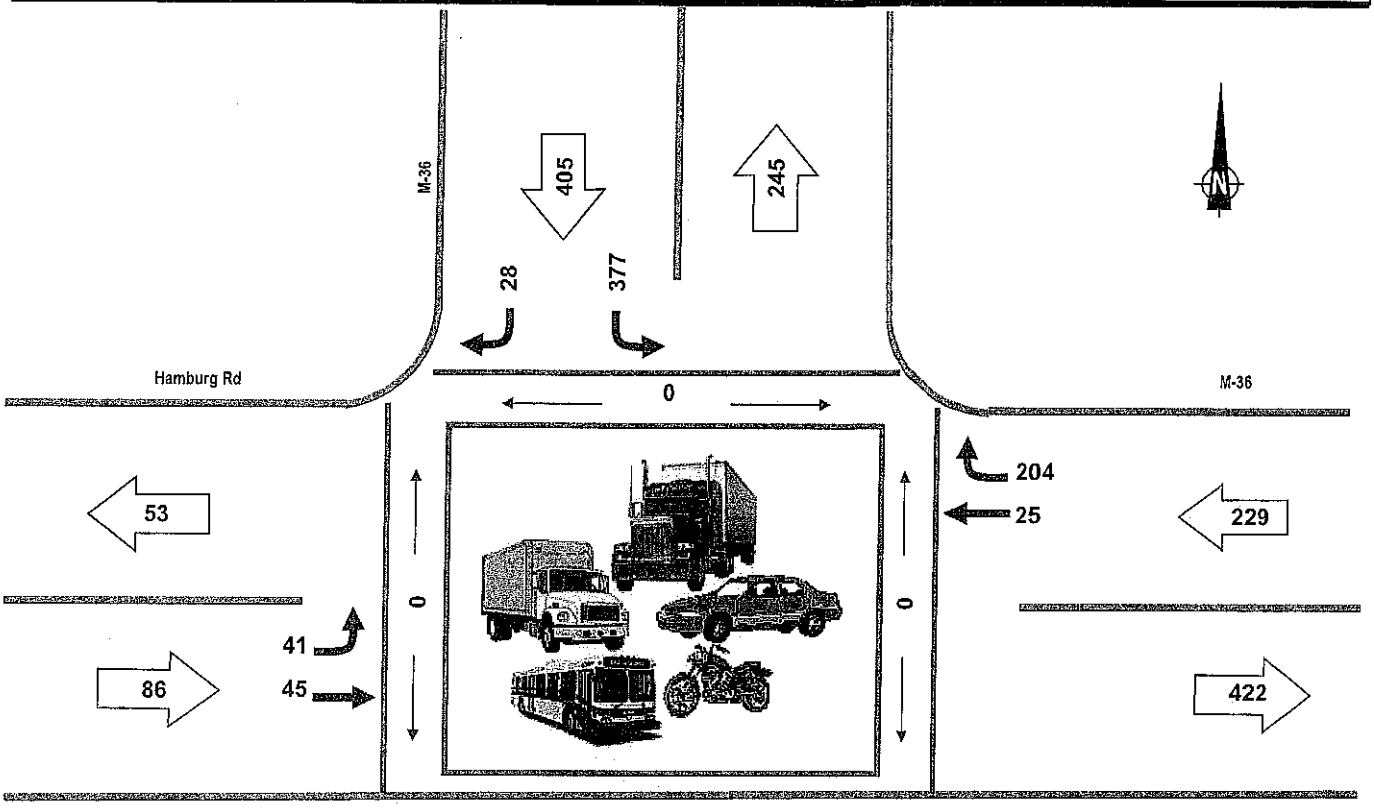
M-36 @ Hamburg R

Tuesday, May 10, 2022

Morning Peak Period

Project: 100079442
Municipality: Hamburg Twp, MI
Weather: Clear
Vehicle Class: All Motorized Vehicles
Notes: Peak Hour Traffic Counts

Peak Hour Traffic by Movement 7:15 AM to 8:15 AM



Intersection Peak Hour is Highlighted in YELLOW

Time	SOUTHBOUND			NORTHBOUND			EASTBOUND			WESTBOUND			PEDESTRIANS				Total
	left	thru	right	left	thru	right	left	thru	right	left	thru	right	N	S	W	E	Volumes
Peak Hour	**377**		**28**				**41**	**45**			**25**	**204**					**720**
PHF	1.19		1.75				0.09	1.13			1.25	0.85					0.96
Peak 15 X 4	316		16				436	40			20	240					2,108
Average Hour																	
07:15 AM	88		7				10	9			6	52					172
07:30 AM	101		9				10	11			7	41					179
07:45 AM	109		8				9	12			6	45					189
08:00 AM	79		4				12	13			6	66					180
08:15 AM	83		3				13	10			1	52					162
08:30 AM	84		7				9	10			9	46					165
08:45 AM	69		12				7	10			5	60					163
09:00 AM																	

ATKINS
Member of the SNC-Lavalin Group

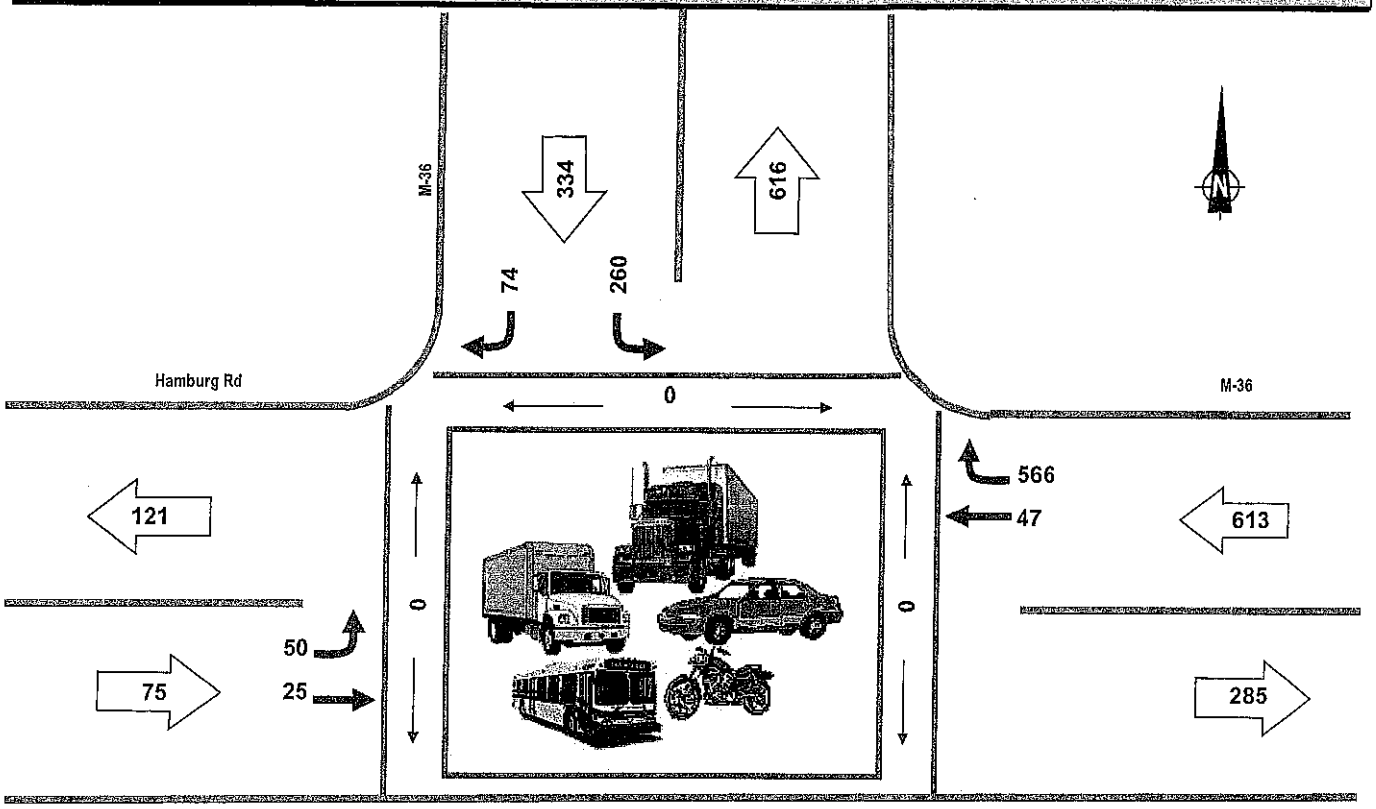
M-36 @ Hamburg R

Tuesday, May 10, 2022

Afternoon Peak Period

Project: 100079442
Municipality: Hamburg Twp, MI
Weather: Clear
Vehicle Class: All Motorized Vehicles
Notes: Peak Hour Traffic Counts

Peak Hour Traffic by Movement 7:15 AM to 8:15 AM



Intersection Peak Hour is Highlighted in YELLOW

Time	SOUTHBOUND			NORTHBOUND			EASTBOUND			WESTBOUND			PEDESTRIANS				Total
	left	thru	right	left	thru	right	left	thru	right	left	thru	right	N	S	W	E	Volumes
Peak Hour	**260**		**74**				**50**	**25**			**47**	**566**					**1,022**
PHF	1.00		0.97				0.11	0.69			0.98	1.10					0.96
Peak 15 X 4	260		76				436	36			48	516					2,108
Average Hour																	
03:45 PM	65		10				17	10			7	108					217
04:00 PM	64		15				11	10			10	135					245
04:15 PM	66		17				14	11			11	112					231
04:30 PM	65		19				11	6			14	151					266
04:45 PM	55		19				18	4			7	136					239
05:00 PM	71		19				10	6			14	150					270
05:15 PM	69		17				11	9			12	129					247
05:30 PM	66		15				11	7			11	109					219

Attachment B: Synchro Analysis Reports

Intersection	
Int Delay, s/veh	8.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↱	↰	↱
Traffic Vol, veh/h	41	45	25	204	377	28
Future Vol, veh/h	41	45	25	204	377	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	225	250	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	45	49	27	222	410	30

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	249	0	-	0	166	27
Stage 1	-	-	-	-	27	-
Stage 2	-	-	-	-	139	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1317	-	-	-	824	1048
Stage 1	-	-	-	-	996	-
Stage 2	-	-	-	-	888	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1317	-	-	-	795	1048
Mov Cap-2 Maneuver	-	-	-	-	795	-
Stage 1	-	-	-	-	961	-
Stage 2	-	-	-	-	888	-

Approach	EB	WB	SB
HCM Control Delay, s	3.7	0	13.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1317	-	-	-	795	1048
HCM Lane V/C Ratio	0.034	-	-	-	0.515	0.029
HCM Control Delay (s)	7.8	-	-	-	14.2	8.5
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.1	-	-	-	3	0.1

HCM 2010 TWSC
3001: Humburg Rd & M-36

EXISTING PM CONDITIONS

05/23/2022

Intersection	
Int Delay, s/veh	4.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↱	↰	↱
Traffic Vol, veh/h	50	25	47	566	260	74
Future Vol, veh/h	50	25	47	566	260	74
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	225	250	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	54	27	51	615	283	80

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	666	0	-	0	186	51
Stage 1	-	-	-	-	51	-
Stage 2	-	-	-	-	135	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	923	-	-	-	803	1017
Stage 1	-	-	-	-	971	-
Stage 2	-	-	-	-	891	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	923	-	-	-	756	1017
Mov Cap-2 Maneuver	-	-	-	-	756	-
Stage 1	-	-	-	-	914	-
Stage 2	-	-	-	-	891	-

Approach	EB	WB	SB
HCM Control Delay, s	6.1	0	11.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	923	-	-	-	756	1017
HCM Lane V/C Ratio	0.059	-	-	-	0.374	0.079
HCM Control Delay (s)	9.1	-	-	-	12.6	8.8
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.2	-	-	-	1.7	0.3

HCM 2010 TWSC
3001: Humburg Rd & M-36

FUTURE 2-WAY STOP AM CONDITIONS

12/01/2023

Intersection	
Int Delay, s/veh	12.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	41	45	3	18	24	204	3	12	21	377	13	28
Future Vol, veh/h	41	45	3	18	24	204	3	12	21	377	13	28
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	225	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	49	54	3	20	29	244	3	13	23	451	14	33

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	273	0	0	57	0	0	369	467	56	241	224	29
Stage 1	-	-	-	-	-	-	154	154	-	69	69	-
Stage 2	-	-	-	-	-	-	215	313	-	172	155	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1290	-	-	1547	-	-	588	493	1011	713	675	1046
Stage 1	-	-	-	-	-	-	848	770	-	941	837	-
Stage 2	-	-	-	-	-	-	787	657	-	830	769	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1290	-	-	1547	-	-	536	466	1011	654	639	1046
Mov Cap-2 Maneuver	-	-	-	-	-	-	536	466	-	654	639	-
Stage 1	-	-	-	-	-	-	815	740	-	904	824	-
Stage 2	-	-	-	-	-	-	737	646	-	766	739	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	3.7	0.5	10.5	21.9
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	691	1290	-	-	1547	-	-	654	1046
HCM Lane V/C Ratio	0.057	0.038	-	-	0.013	-	-	0.711	0.032
HCM Control Delay (s)	10.5	7.9	-	-	7.4	-	-	22.9	8.6
HCM Lane LOS	B	A	-	-	A	-	-	C	A
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0	-	-	5.9	0.1

HCM 2010 TWSC
3001: Humburg Rd & M-36

FUTURE 2-WAY STOP PM CONDITIONS

12/01/2023

Intersection	
Int Delay, s/veh	5.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	50	25	2	18	47	566	3	14	6	260	10	74
Future Vol, veh/h	50	25	2	18	47	566	3	14	6	260	10	74
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	225	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	60	30	2	20	56	677	3	15	7	311	11	88

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	733	0	0	32	0	0	635	924	31	258	248	56
Stage 1	-	-	-	-	-	-	151	151	-	96	96	-
Stage 2	-	-	-	-	-	-	484	773	-	162	152	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	872	-	-	1580	-	-	391	269	1043	695	655	1011
Stage 1	-	-	-	-	-	-	851	772	-	911	815	-
Stage 2	-	-	-	-	-	-	564	409	-	840	772	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	872	-	-	1580	-	-	327	244	1043	612	595	1011
Mov Cap-2 Maneuver	-	-	-	-	-	-	327	244	-	612	595	-
Stage 1	-	-	-	-	-	-	791	718	-	847	795	-
Stage 2	-	-	-	-	-	-	495	399	-	760	718	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	6.1	0.2	17.3	15.5
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	318	872	-	-	1580	-	-	611	1011
HCM Lane V/C Ratio	0.079	0.069	-	-	0.012	-	-	0.527	0.088
HCM Control Delay (s)	17.3	9.4	-	-	7.3	-	-	17.3	8.9
HCM Lane LOS	C	A	-	-	A	-	-	C	A
HCM 95th %tile Q(veh)	0.3	0.2	-	-	0	-	-	3.1	0.3

HCM 2010 AWSC
3001: Humburg Rd & M-36

FUTURE 4-WAY STOP AM CONDITIONS

12/01/2023

Intersection	
Intersection Delay, s/veh	20.9
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	41	45	3	18	24	204	3	12	21	377	13	28
Future Vol, veh/h	41	45	3	18	24	204	3	12	21	377	13	28
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	49	54	3	20	29	244	3	13	23	451	14	33
Number of Lanes	0	1	0	0	1	1	0	1	0	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	1	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	2	2	1
HCM Control Delay	11.6	11.8	9.9	29
HCM LOS	B	B	A	D

Lane	NBLn1	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	8%	46%	43%	0%	97%	0%
Vol Thru, %	33%	51%	57%	0%	3%	0%
Vol Right, %	58%	3%	0%	100%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	36	89	42	204	390	28
LT Vol	3	41	18	0	377	0
Through Vol	12	45	24	0	13	0
RT Vol	21	3	0	204	0	28
Lane Flow Rate	39	106	48	244	465	33
Geometry Grp	6	6	7	7	7	7
Degree of Util (X)	0.069	0.201	0.089	0.388	0.81	0.047
Departure Headway (Hd)	6.324	6.821	6.658	5.73	6.275	5.08
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	564	525	537	627	576	704
Service Time	4.386	4.882	4.41	3.482	4.009	2.814
HCM Lane V/C Ratio	0.069	0.202	0.089	0.389	0.807	0.047
HCM Control Delay	9.9	11.6	10.1	12.1	30.5	8.1
HCM Lane LOS	A	B	B	B	D	A
HCM 95th-tile Q	0.2	0.7	0.3	1.8	8	0.1

Intersection	
Intersection Delay, s/veh	43.3
Intersection LOS	E

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	50	25	2	18	47	566	3	14	6	260	10	74
Future Vol, veh/h	50	25	2	18	47	566	3	14	6	260	10	74
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	60	30	2	20	56	677	3	15	7	311	11	88
Number of Lanes	0	1	0	0	1	1	0	1	0	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	1	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	2	2	1
HCM Control Delay	12	60.9	11.2	20
HCM LOS	B	F	B	C

Lane	NBLn1	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	13%	65%	28%	0%	96%	0%
Vol Thru, %	61%	32%	72%	0%	4%	0%
Vol Right, %	26%	3%	0%	100%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	23	77	65	566	270	74
LT Vol	3	50	18	0	260	0
Through Vol	14	25	47	0	10	0
RT Vol	6	2	0	566	0	74
Lane Flow Rate	25	92	76	677	322	88
Geometry Grp	6	6	7	7	7	7
Degree of Util (X)	0.052	0.182	0.133	1.032	0.649	0.149
Departure Headway (Hd)	7.746	7.349	6.337	5.488	7.422	6.219
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	465	491	565	663	489	580
Service Time	5.746	5.349	4.081	3.232	5.122	3.919
HCM Lane V/C Ratio	0.054	0.187	0.135	1.021	0.658	0.152
HCM Control Delay	11.2	12	10.1	66.6	22.8	10
HCM Lane LOS	B	B	B	F	C	A
HCM 95th-tile Q	0.2	0.7	0.5	17.2	4.6	0.5

Village Residential 2/10 (VR-2, VR-10)

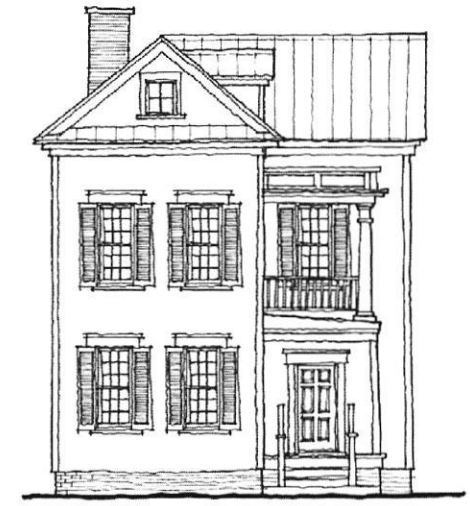
District Character

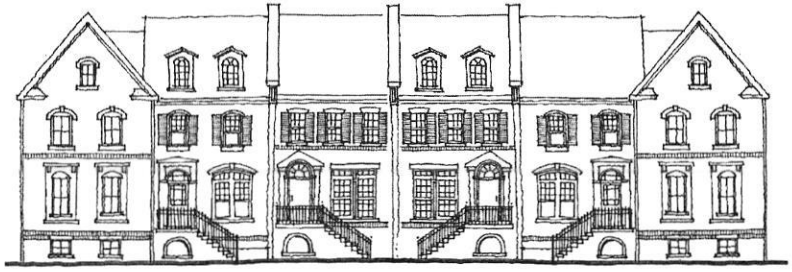
The purpose of the Village Residential Districts are to provide a variety of predominantly residential uses which include different housing opportunities while providing services such as parks, schools and convenience shops designed to encourage walking and biking minimizing the impact of the automobile. The intent is to create high quality residential neighborhoods, which are integrated with other neighborhoods, as well as other districts.

Village Residential 2 will act as a transition area within the southern portion of the Village north of Strawberry Lake Road.

Characteristics:

- New streets, bikeways, paths and trails should connect to existing adjacent neighborhoods and create a unifying circulation network.
- Traffic calming measures should be used to eliminate shorts cuts and support a desirable living environment.
- Multiple connecting streets within a residential neighborhood should knit a neighborhood together, not from barriers.
- The street network should lead to major amenities such as retail centers, shops, schools, parks and community facilities.
- Street and path systems should focus on important vistas such as community buildings, woodlands or open spaces.
- There should be a wide variety of residential building types and living opportunities within a neighborhood including small lot single-family, duplexes, townhomes, row homes, garden apartments, and flats.
-
-
- Residential densities shall generally transition from greater intensities near other districts or neighborhood nodes and to medium or lesser densities at community edges or major open space systems.





Parking: The following parking requirements per zoning code except for the following exceptions:

- Visitor parking for residential uses allowed on-street.
- Convenience retail parking on-street is allowed.
- Churches shall institute shared parking programs with convenience retail/business service uses adjacent. Each is allowed a 15% reduction in required parking.

STREETSCAPE

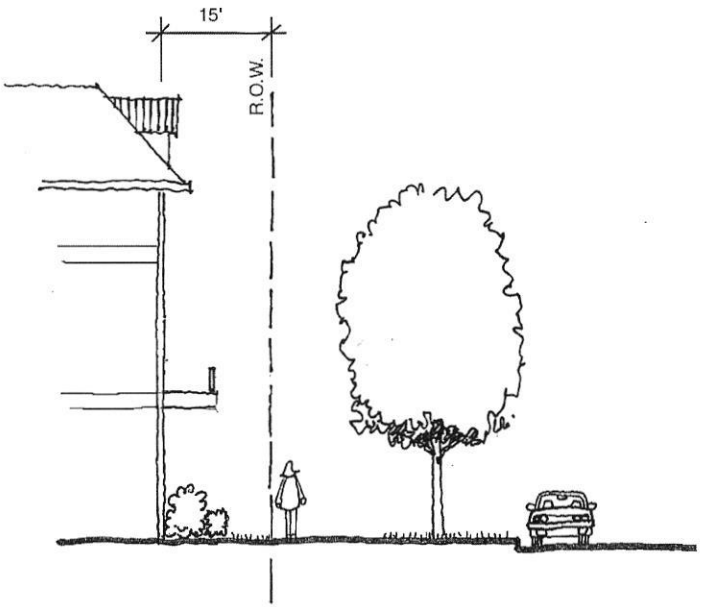
The following streetscape design improvements will help to enhance the pedestrian environment.

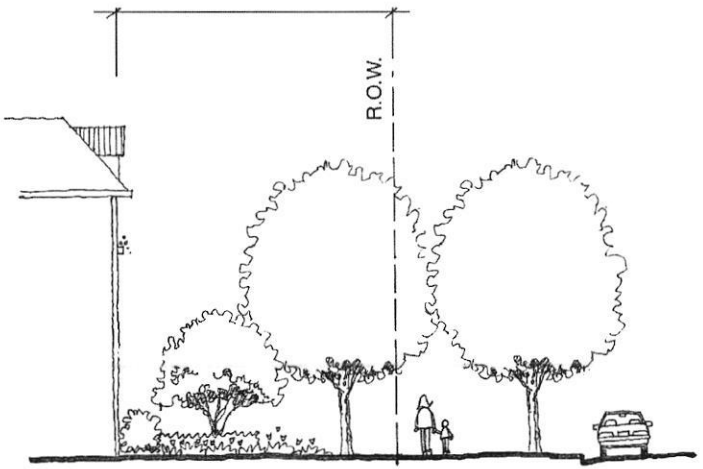
Lighting: Streetlights should be scaled for lighting the pedestrian way at approximately 12' in height and 50' o.c. Additional lighting may include accent lights along residential pathways or landscaping.

Street Trees: Street trees should be placed approximately 30– 50' o.c. There should be bulbouts with accent trees at intersections and mid-block crossings.

Intersections: Pedestrian crossings should be clearly designated with wide stripping at a minimum. Accent paving such as interlocking pavers, brick in accent bands or scored and sand blasted concrete are strongly encouraged.

Sidewalk Design: Sidewalks should be a minimum of 6 feet wide and wider when deemed appropriate.



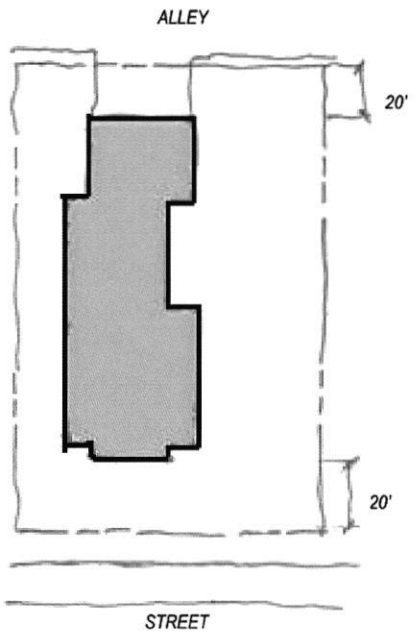


SITE PLANNING AND BUILDING TYPES

The following site planning and building type standards will help to create an attractive environment in the VR Districts:

Building Location: Buildings and site development should contribute to a cohesive urban pattern, define and frame the public street and open space system, and reinforce the overall goal of creating a walkable district.

Residential Frontage: Residential Buildings should be built to the street or have a minimal front porch setback with raised entries.



Building Design:
VR-10
Units range from 600 sq. ft. one bedrooms to 1,500 sq. ft. for three bedrooms.
Primary building entrances shall be oriented towards streets, parks or pedestrian plazas.
Ground floor units shall have individual entries directly from the street.
The buildings may be accessed through a common entry with an elevator and stair core to a series of double loaded corridors.
Buildings should be organized around a large semiprivate open space that provides for quality landscaping, tot lots and building buffer space.
Front yard setbacks shall generally range from 0-15 feet.

Façade Requirements:

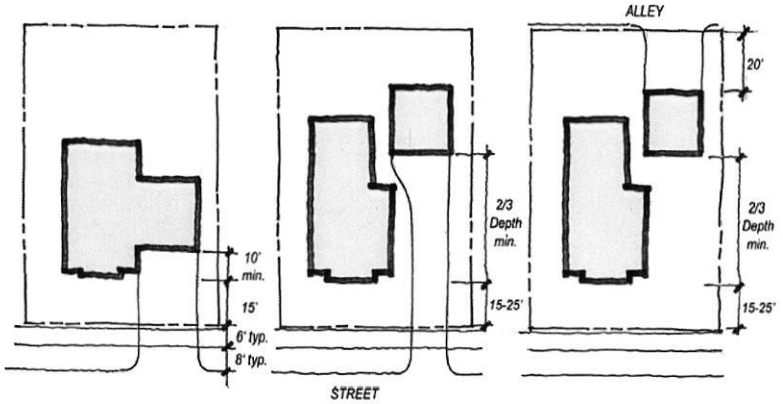
- The architectural features, materials, and building articulation shall be continued on all sides visible from a public street.
- The front façade of the principal building shall face onto the public street.
- The front façade shall not be oriented to face directly to a parking lot.
- Porches, roof overhangs, pent roofs, or other similar architectural features shall define the front entrance to all residences.
- Front loaded garages are discouraged. Any front loaded garages must be recessed a minimum of 10 feet.

Open Space: Please refer to Chart 1 for appropriate open space provisions within the VR Districts.

Signage: Both districts may have address signage, accessory signage not exceeding two square feet, private traffic signs, and one real estate sign per dwelling unit for sale. Subdivisions are also permitted one sign per vehicle entrance, located on private property, and not to exceed 20 square feet. All signage is still subject to Zoning Ordinance requirements. In addition VR-8 may have the following:

- Up to eight square feet of accessory signage.
- Signs identifying community facilities. Not to exceed 15 square feet not closer than 30 feet to a single family residential property line.
- Garages with access from an alley

Garages with access from an alley



Garage setback from the front façade are encouraged.

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

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a great place to grow

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

Memorandum

To: Planning Commission

From: David Rohr

Date: February 21, 2024

Re: Conceptual Review: The Crossing at Lakelands Trail (Apartments)

Zoning Ordinance

The Applicant has applied for conceptual site plan review by the Planning Commission under Sec.36-445 of the Hamburg Township Zoning Ordinance.

> *Sec. 36-445. - Conceptual review.*
>
> *The applicant may submit a draft site plan for the optional conceptual review by the planning commission. The draft site plan shall include as much detailed information as needed for the applicant to convey to the planning commission how the applicant would like to utilize the site. Information should include potential building locations, vehicular parking areas, types of uses, road layouts, if applicable, and setbacks from property lines. The conceptual review allows the applicant to present the proposed project to the planning commission, at an early stage in the development process, prior to formal submittal of the project. This process allows the developer to receive comments and feedback from the planning commission based on the information submitted. No formal action is taken by the planning commission at this time.*

Project Description

GPUD Conceptual Site Plan review for a 208-unit apartment complex with a club house. The complex will be located on old Hamburg Elementary Site. The subject property consists of five existing parcels (15-25-400-042 (VC), 15-25-400-013(VC), 15-25-101-084 (VC), 15-25-200-056 (VC), and 15-25-200-107 (GI)) totaling 15.4 acres. The apartment complex will consist of 16 residential structures: 2 structures with 24 residential units, 6 structures with 16 residential units, 2 structures with 12 residential units; 5 structures with 8 residential units, a community club house with offices, a gym, a community recreational room, and a pool. Amenities include: two pickleball courts, car charging station, BBQ areas, bike racks, pedestrian paths, and dog park.

Project History

On July 20, 2016, the Planning Commission granted preliminary site plan approval for a Commercial Planned Unit Development (CPUD) project for the 208-unit apartments called The Crossings at Lakeland Trail.

On December 21, 2016, the Planning Commission granted Final site plan approval for the Commercial Planned Unit Development (CPUD) project for the 208-unit apartments called The Crossings at Lakeland Trail.

On February 15, 2017, the Township Board of Trustees granted Final site plan approval for the Commercial Planned Unit Development (CPUD) project for the 208-unit apartments called The Crossings at Lakeland Trail.

To date, the project has not progressed, and all prior site plan approvals have expired.

Attachments:

Application
Conceptual Site plan
Exterior elevations

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PHONE 810-231-1000
planning@hamburg.mi.us

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

SITE PLAN APPROVAL APPLICATION

Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Site Plan Approval Application.

Application fees and review fees are required at the time of application.
In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.

Note: Acreage calculations based upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)

The undersigned hereby makes application for a Site Plan Approval for: (Check all that apply)

1. **TYPE OF PROJECT:** ☐ Open Space ☐ Echo ☐ Residential ☐ Condominium
☒ Apartments ☐ Commercial ☐ Industrial ☐ PUD ☐ Hardship PUD

2. **TYPE OF APPLICATION:** ☐ Preliminary Site Plan ☒ Optional Conceptual Site Plan Review by Planning Commission
☐ Final Site Plan ☐ Combined – Preliminary/Final Site Plan
☐ Minor Site Plan ☐ Site Plan Amendment (less than 25% area of site being changed) ☐ Site Plan Amendment (26% or more or site being changed)

3. **PROJECT NAME:** THE CROSSING AT LAKELANDS TRAIL Submittal Date: _____

4. **PROJECT ADDRESS:** 10564 LEARNING LANE, HAMBURG TOWNSHIP

Tax Code Numbers: **15 - 25-400-042** **15 - 25-400-013** **15 - 25-200-107**
15 - 25-101-084 **15 - 25-200-056**

○ Metes & Bounds Parcel ○ Subdivision _____ Lot Numbers: _____

Zoning District Classification: **COMM PUD (CPUD)** Floodplain Classification: _____

Number of Lots Proposed: _____ Acreage of Project: **16.1**

5. **PROJECT DESCRIPTION:**

MULTI-FAMILY HOUSING INCLUDING 15 BUILDINGS OF 208 UNITS TOTAL; CLUBHOUSE AND SITE AMENITIES

6. **OWNER/PROPRIETOR INFORMATION:**

Name: **MICHAEL PARLIAMENT / ALAN GOTTLIEB** Phone Number(s): _____

Email: **mjparliament@gmail.com / mollygott@aol.com** Address: **11147 FELLOWS HILL**

City: **PLYMOUTH** State: **MI** Zip: **48170**

7. **APPLICANT:**

Name: **ELEVATE LAND HOLDINGS, LLC - THE CROSSING** Phone Number(s): **248-344-1880**

Email: **BOB LANGAN bobl@elevate-property.com** Address: **128 N. CENTER STREET**

City: **NORTHVILLE** State: **MI** Zip: **48167**

8. **DESIGNER INFORMATION:**

Name: **CIVIL ENGINEER: SEIBER KEAST LEHNER ARCHITECT: TK DESIGN**

Phone Number(s): SEE ATTACHED Email: SEE ATTACHED Address: SEE ATTACHED

City: SEE ATTACHED State: SEE ATTACHED Zip: SEE ATTACHED

9. **SPECIAL USE PERMIT:**

Is a Special Use Permit required for this project? ⊗ No ○ Yes

IF YES, Attach Special Use Permit Application Form with this site plan review application form

---

APPLICANT CERTIFICATION:

I hereby certify that all structures and uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the site plan application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

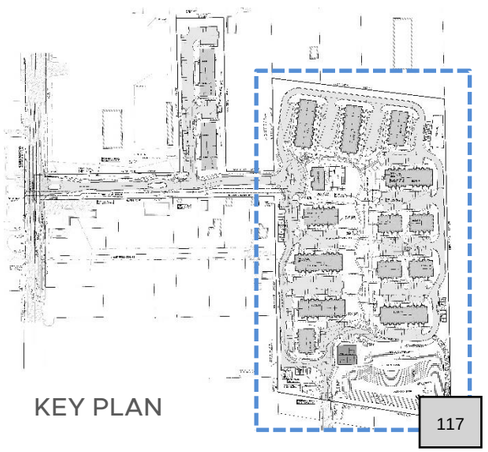
I further agree that any deviation from the plans submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

PROPERTY OWNERS SIGNATURE: _____ DATE: 1-10-24

*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.

PROPOSED EXTERIOR ELEVATION (TOWN HOME UNITS)

The Crossing at Lakelands Trail

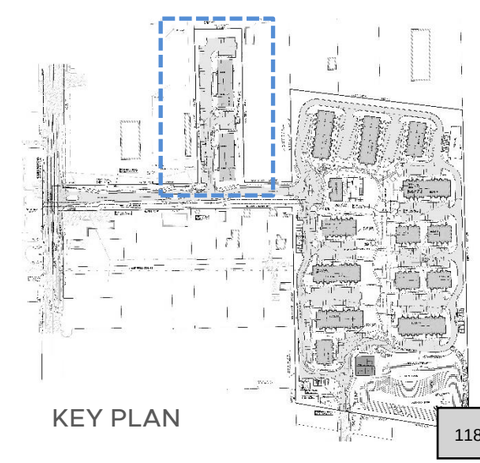


KEY PLAN

ELEVATE
PROPERTY PARTNERS

PROPOSED EXTERIOR ELEVATION (3-STORY UNITS)

The Crossing at Lakelands Trail



KEY PLAN

ELEVATE PROPERTY PARTNERS

PREVIOUSLY APPROVED EXTERIOR ELEVATION (2022)

The Crossing at Lakelands Trail

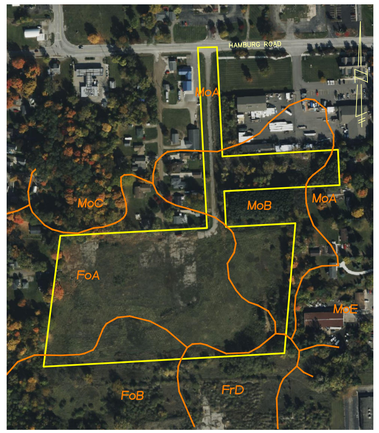
PRELIMINARY SITE PLANS FOR:

THE CROSSING AT LAKELANDS TRAIL

PART OF E. 1/2 OF SECTION 25, TOWN 1 NORTH, RANGE 5 EAST
HAMBURG TWP., LIVINGSTON COUNTY, MICHIGAN

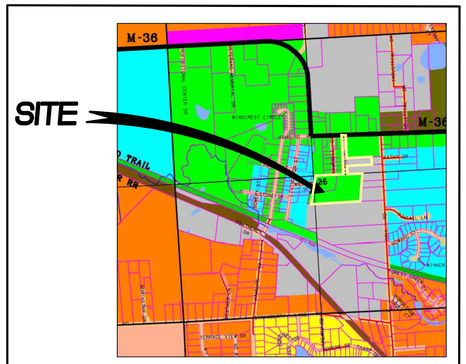
PREPARED FOR:

ELEVATE LAND HOLDINGS - THE CROSSING
128 N. CENTER STREET
NORTHVILLE, MICHIGAN 48167
248.344.1885



SOILS MAP

MoA	WAWASEE LOAM, 0 TO 2 PERCENT SLOPES
MoB	WAWASEE LOAM, 2 TO 6 PERCENT SLOPES
MoC	WAWASEE LOAM, 6 TO 12 PERCENT SLOPES
MoE	MIAMI LOAM, 18 TO 25 PERCENT SLOPES
FoA	FOX SANDY LOAM 0 TO 2 PERCENT SLOPES
FoB	FOX SANDY LOAM 2 TO 6 PERCENT SLOPES
FrD	FOX-BOYER COMPLEX, 12 TO 18 PERCENT SLOPES



ZONING MAP:

- VC – VILLAGE CENTER
- VR – VILLAGE RESIDENTIAL
- GI – GENERAL INDUSTRIALVILLAGE RESIDENTIAL

SHEET INDEX

ENGINEERING PLANS:

1. COVER SHEET
2. PREVIOUSLY APPROVED OPEN SPACE PLAN
3. OVERALL PLAN AND OPEN SPACE PLAN
4. UTILITIES PLAN
5. GRADING PLAN
6. GRADING PLAN
7. GRADING PLAN
8. STORM WATER MANAGEMENT PLAN

ARCHITECTURAL PLANS PREPARED BY:
TK DESIGN & ASSOCIATES
26030 PONTIAC TRAIL
SOUTH LYON, MICHIGAN, 48178
PHONE: 248.446.1960

LANDSCAPE PLANS PROVIDED BY:
ALLEN DESIGN
557 CARPENTER
NORTHVILLE, MICHIGAN 48167
PHONE: 248.467.4668

TOPOGRAPHIC SURVEY PREPARED BY:
M. E. G. A.
298 VETERANS DRIVE
FOWLERVILLE, MICHIGAN, 48836
PHONE: 517.223.3512

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7050

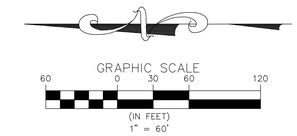
FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331

REVISIONS

NO.	ITEM	DATE
1.	PRE-APP SUBMITTAL	1-10-24

ENGINEER'S SEAL

DATE: 1-5-2024
DESIGNED BY: A.A
CHECKED BY: C.S.
JOB NUMBER: 23-239
DRAWING FILE: 1-23239-CV.dwg



PER PREVIOUSLY APPROVED PLANS
PREPAED BY M.E.G.A. ENGINEERING
DATED: 8-30-2022

OPEN SPACE REQUIRED:

1,500 S.F./ UNIT=1,500 x 208
312,000 S.F. (7.16 AC.) 44% OF SITE AREA (16.1 AC.)

OPEN SPACE PROVIDED:

262,684 S.F. (6.03 AC.) 37% OF SITE AREA (16.1 AC.)

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

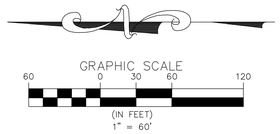
811

CLIENT INFO:
ELEVATE LAND HOLDINGS–
THE CROSSING
128 N. CENTER STREET
NORTHVILLE, MI 48167
248.344.1885

PROJECT NAME:
THE CROSSING AT LAKELANDS TRAIL
PART OF E. 1/2 OF SEC. 25, T.1N., R.5E.,
HAMBURG TWP., LIVINGSTON COUNTY, MI

SHEET TITLE:
PREVIOUSLY APPROVED SITE PLAN - OPEN SPACE

PAGE No.:
2



SITE DATA

EXISTING ZONING: COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)
SITE AREA = 15.478 ACRES
MAX. DWELLING UNITS PER ACRE (VC): 10 DU/CCRE
NO. OF BUILDING ON SITE: 16
NO. OF UNITS PROPOSED: 208
DWELLING UNITS PER ACRE (CPUD): 13.44 DU/CCRE (AMEND TO PUD AGREEMENT)

BUILDING SETBACKS:	REQUIRED	PREVIOUSLY APPOROVED	PROPOSED
FRONT (FROM PAVEMENT):	20'	15'	19'
SIDE:	10'	15'	20'
REAR: TO PROPERTY LINE	25'	30'	30'
BUILDING TO BUILDING:	35'	N/A	N/A
BUILDING FRONT TO SIDE:	N/A	25'	N/A
BUILDING SIDE TO SIDE:	N/A	15'	20'
MAXIMUM BUILDING HEIGHT:	35'	35'	35'
MAXIMUM BUILDING STORIES:	2.5 STORIES	2 STORIES	3 STORIES
MINIMUM FLOOR AREA:			
1 BEDROOM	550 S.F.	875 S.F.	600 S.F.
2 BEDROOMS	650 S.F.	1100 S.F.	898 S.F.
3 BEDROOMS		N/A	936 S.F.
BUILDING COVERAGE:	35%	16%	13.3%
PAVED SURFACE PARKING AND ROADS CIRCULATION	40%	32%	26.7%
OPEN SPACE REQUIRED: 1,500 S.F./ UNIT=1,500 x 208 312,000 S.F. (7.16 AC.)	44%	37%	50.46%
OPEN SPACE PROVIDED:		6.03 AC.	7.81 AC.

PARKING:
REQUIRED: 312 (1.5 SPACE/UNIT)
PROPOSED: 387 REGULAR PARKING SPACES
17 GARAGE SPACES
TOTAL PROPOSED: 404 SPACES (INCLUDING 10 B.F. SPACES)
(1.94 SPACES/UNIT)

	PREVIOUSLY APPROVED PLANS	CURRENT PLANS
SITE AREA	16.1 AC.	15.478 AC.
NO. OF BUILDING ON SITE:	23	16
NO. OF UNITS PROPOSED:	208	208
DWELLING UNITS PER ACRE (CPUD):	12.91 DU/CCRE	13.44 DU/CCRE
BUILDING COVERAGE:	16%	13.3%
PAVED SURFACE PARKING AND ROADS CIRCULATION	32%	26.7%
OPEN SPACE:	37%	50.46%
PARKING PROVIDED:	406 SPACES (1.95 SPACES/UNIT)	404 SPACES (1.94 SPACES/UNIT)

PROPOSED LEGEND

SANITARY SEWER
WATER MAIN
STORM SEWER
DITCH/SWALE
TREE PROTECTION FENCE
SILT FENCE
FLOODPLAIN
WETLANDS
1000 CONTOUR
CURB AND GUTTER
SANITARY MANHOLE
SANITARY CLEANOUT
STORM MANHOLE
YARD CATCH BASIN
ROAD CATCH BASIN W/SILT SAC
END SECTION
FIRE HYDRANT
GATE VALVE AND WELL
PAVEMENT (ASPHALT)
PAVEMENT (CONCRETE SIDEWALK)
DIRECTION SURFACE WATER FLOW
OVERFLOW ROUTE
1000.00 GRADE

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

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NO.	REVISIONS DESCRIPTION	DATE

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 23-203
PROJECT MANAGER: B. EMERINE
DRAWN BY: A. AWAD
CHECKED BY:
DATE: 1/10/24
OFFICE: FARMINGTON HILLS

CLIENT INFO:
ELEVATE LAND HOLDINGS–
THE CROSSING
128 N. CENTER STREET
NORTHVILLE, MI 48167
248.344.1885

PROJECT NAME:
THE CROSSING AT LAKELANDS TRAIL
PART OF E. 1/2 OF SEC. 25, T.1N., R.5E., HAMBURG TWP., LIVINGSTON COUNTY, MI

SHEET TITLE:
OVERALL PLAN

PAGE No.: 3

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- TREE PROTECTION FENCE
- SILT FENCE
- FLOODPLAIN
- WETLANDS
- CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- YARD CATCH BASIN
- ROAD CATCH BASIN W/SILT SAC
- END SECTION
- FIRE HYDRANT
- GATE VALVE AND WELL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE SIDEWALK)
- DIRECTION SURFACE WATER FLOW OVERFLOW ROUTE
- GRADE

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ENGINEERING | SURVEYING

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REVISIONS		
NO.	DESCRIPTION	DATE

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

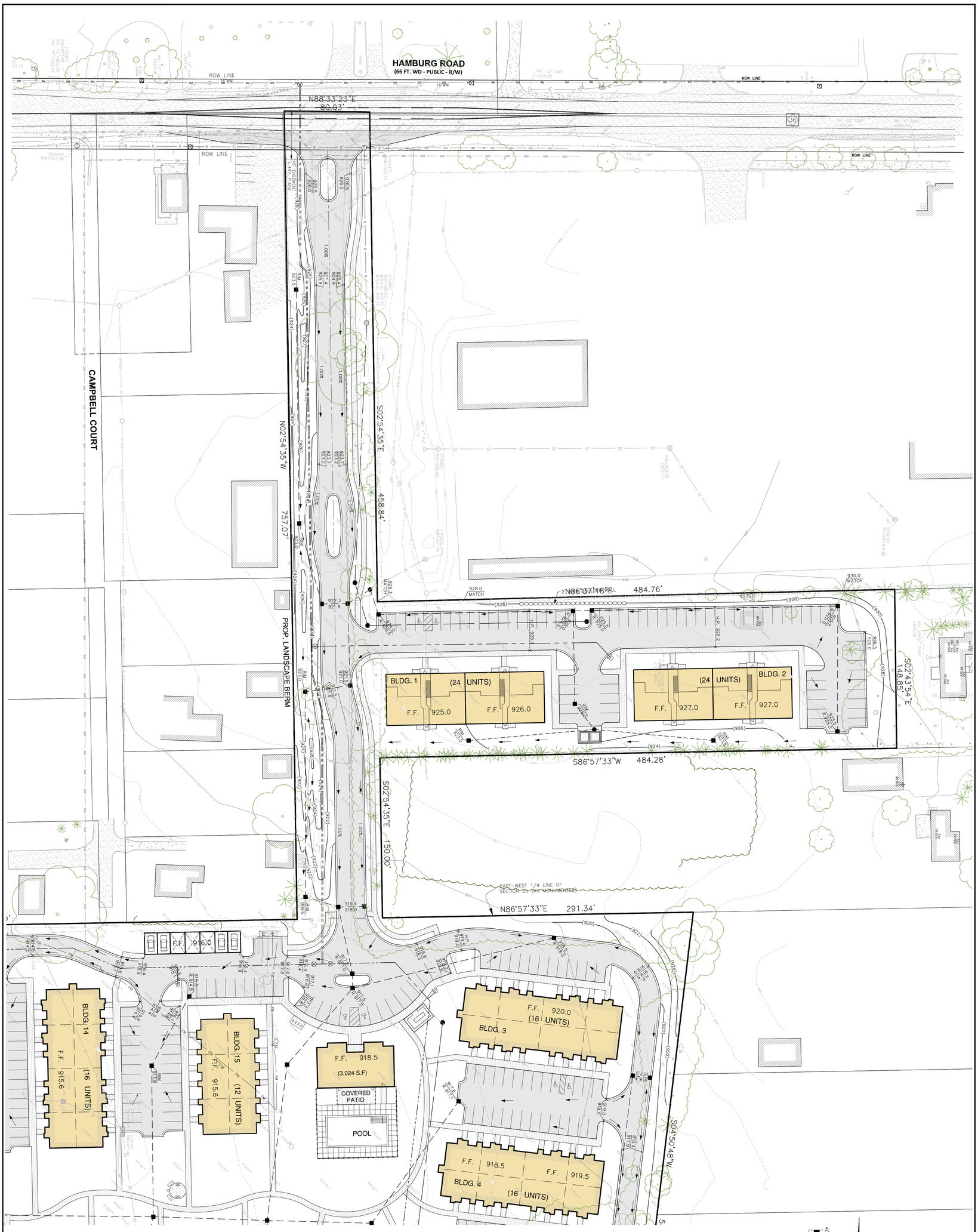
PROJECT NUMBER: 23-232-B
PROJECT MANAGER: B. EMERINE
DRAWN BY: A. AWAD
CHECKED BY:
DATE: 1/10/24
OFFICE: FARMINGTON HILLS

CLIENT INFO:
ELEVATE LAND HOLDINGS–
THE CROSSING
128 N. CENTER STREET
NORTHVILLE, MI 48167
248.344.1885

PROJECT NAME:
THE CROSSING AT LAKELANDS TRAIL
PART OF E. 1/2 OF SEC. 25, T.1N., R.5E., HAMBURG TWP., LIVINGSTON COUNTY, MI

SHEET TITLE:
UTILITIES PLAN

PAGE No.:
4



PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- DRAINAGE FLOW
- DITCH/SWALE
- TREE PROTECTION FENCE
- SILT FENCE
- FLOODPLAIN
- WETLANDS
- CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- YARD CATCH BASIN
- ROAD CATCH BASIN W/SILT SAC
- END SECTION
- FIRE HYDRANT
- GATE VALVE AND WELL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE SIDEWALK)
- DIRECTION SURFACE WATER FLOW
- OVERFLOW ROUTE
- GRADE

PAGE No.: 5	PROJECT NAME: THE CROSSING AT LAKELANDS TRAIL PART OF E. 1/2 OF SEC. 25, T.1N., R.5E., HAMBURG TWP., LIVINGSTON COUNTY, MI	CLIENT INFO: ELEVATE LAND HOLDINGS–THE CROSSING 128 N. CENTER STREET NORTHVILLE, MI 48167 248.344.1885	PROJECT NUMBER: 23-239 PROJECT MANAGER: B. EMERINE DRAWN BY: A. AWAD CHECKED BY: C.S. DATE: 1/10/24 OFFICE: FARMINGTON HILLS	811 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES	REVISIONS NO. / DESCRIPTION / DATE
SHEET TITLE: GRADING PLAN					

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GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'

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REVISIONS

NO.	DESCRIPTION	DATE

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 20-248.39
PROJECT MANAGER: B. EMERINE
DRAWN BY: A. AWAD
CHECKED BY:
DATE: 1/10/24
OFFICE: FARMINGTON HILLS

CLIENT INFO:
ELEVATE LAND HOLDINGS–
THE CROSSING
128 N. CENTER STREET
NORTHVILLE, MI 48167
248.344.1885

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- TREE PROTECTION FENCE
- SILT FENCE
- FLOODPLAIN
- WETLANDS
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- YARD CATCH BASIN
- ROAD CATCH BASIN W/SILT SAC
- END SECTION
- FIRE HYDRANT
- GATE VALVE AND WELL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE SIDEWALK)
- DIRECTION SURFACE WATER FLOW OVERFLOW ROUTE
- 1000.00 GRADE

PROJECT NAME:
THE CROSSING AT LAKELANDS TRAIL
PART OF E. 1/2 OF SEC. 25, T.1N., R.5E., HAMBURG TWP., LIVINGSTON COUNTY, MI.

SHEET TITLE:
GRADING PLAN

PAGE No.:
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(SEE SHEET 6)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'

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REVISIONS

NO.	DESCRIPTION	DATE

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 232-239
PROJECT MANAGER: B. EMERINE
DRAWN BY: A. AWAD
CHECKED BY:
DATE: 1/10/24
OFFICE: FARMINGTON HILLS

CLIENT INFO:
ELEVATE LAND HOLDINGS–THE CROSSING
128 N. CENTER STREET
NORTHVILLE, MI 48167
248.344.1885

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- TREE PROTECTION FENCE
- SILT FENCE
- FLOODPLAIN
- WETLANDS
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- YARD CATCH BASIN
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- END SECTION
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- GATE VALVE AND WELL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE SIDEWALK)
- DIRECTION SURFACE WATER FLOW OVERFLOW ROUTE
- 1000.00 GRADE

PROJECT NAME:
THE CROSSING AT LAKELANDS TRAIL
PART OF E. 1/2 OF SEC. 25, T.1N., R.5E., HAMBURG TWP., LIVINGSTON COUNTY, MI.

SHEET TITLE:
GRADING PLAN

PAGE No.:
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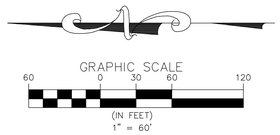

WATER QUALITY VOLUME REQUIRED

A = 15.10 Ac
C = 0.62
Vw-q = 3,630 x C x A = 33,984 ft^3 required < Vr-a

DETERMINE DETENTION REQUIREMENTS (100-YEAR STORM)

Ac =	15.10	Ac	(Onsite Area Tributary to Basin)
Ac_{off} =	0.00	Ac	(Offsite Area Tributary to Basin)
Q_{all} =	3.02	cfs	(0.2 CFS/ACRE)
C =	0.62		

CALCULATE VARIABLE RELEASE RATE

Qvrr = 1.1055-0.206 ln(A) — Qrr= Allowable release rate in cfs/acre; A= Contributign area in acres
Qvrr = 0.55 cfs/acre (does not govern)

Q100p=Qvrr x A — Q100p= Allowable 100-year post-development peak flow rate in cfs
Q100p = 3.02 cfs (0.2 CFS/ACRE)

CALCULATE 100-YEAR DETENTION VOLUME (V100D)

Ac =	15.10	Ac	(Onsite Area Tributary to Basin)
Ac_{off} =	0.00	Ac	(Offsite Area Tributary to Basin)

V100r=18985 x C x A — V100r= POST-DEVELOPMENT 100-YEAR RUNOFF VOLUME IN cf
V100r= 177738 cf

CALCULATE 100-YEAR PEAK INFLOW RATE (Q100IN)

Ac =	15.10	Ac	(Onsite Area Tributary to Basin)
Ac_{off} =	0.00	Ac	(Offsite Area Tributary to Basin)

Q100IN = C x I100 x A — Q100IN= 100-YEAR POST-DEVELOPMENT PEAK INFLOW RATE IN cfs
I100=83.3/(Tc+9.17)^0.81 — I100 = 100-year peak rainfall intensity in inches/hour
I100 = 4.658 in/hr
Q100IN= 43.61 cfs

CALCULATE STORAGE CURVE FACTOR FOR THE 100-YEAR DETENTION VOLUME (R)

R= [0.206-0.15lN (Q100P/Q100IN)]
R = 0.607

CALCULATE 100-YEAR REQUIRED DETENTION BASIN VOLUME

V100D= (V100R x R) - VCP-P
V100D = Required 100-year detention volume in cf
V100R = 100-Year runoff volume in cf
R= Storage curve factor
Vcp-p = Provided CVPC Voume in cf
V100D>=VED

V100D = 107800 C.F. **REQUIRED DETENTION VOLUME**

DETERMINE STORAGE IN SEDIMENT BASIN

Elevation	Area	Volume (c.f.)
902	4676	0
903	6459	5568
904	8357	12976
905	10369	22339
906	12483	33765
907	14697	47355

HW EL = 907.0 Volume at HW = 47355

DETERMINE STORAGE IN DETENTION BASIN

Elevation	Area	Volume (c.f.)
901	11800	0
902	14490	13145
903	17297	29039
904	20211	47793
905	23232	69514
906	26354	94307
907	29577	122273

HW EL = 907.0 Volume at HW = 122273

C -Factor Determination

Tributary Area = 15.10 Acres

Impervious Areas				
Bldgs, Roads and S/v	8.30	Ac.	at C =	0.90
Pervious Areas				
Lawn Areas =	6.15	Ac.	at C =	0.20
Low Water	0.65	Ac.	at C =	1.00
			C Avg. =	**0.62**

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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 23-230
PROJECT MANAGER: B. EMERINE
DRAWN BY: A. AWAD
CHECKED BY:
DATE: 1/10/24
OFFICE: FARMINGTON HILLS

CLIENT INFO:
ELEVATE LAND HOLDINGS–
THE CROSSING
128 N. CENTER STREET
NORTHVILLE, MI 48167
248.344.1885

PROJECT NAME:
THE CROSSING AT LAKELANDS TRAIL
PART OF E. 1/2 OF SEC. 25, T.1N., R.5E., HAMBURG TWP., LIVINGSTON COUNTY, MI

SHEET TITLE:
STORM WATER MANAGEMENT PLAN

PAGE No.:
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