



Planning Commission

Larry Fox, Chairperson	Joseph W. Colaianne, Trustee
Michael Mitchell, Vice-Chairperson	Keith Voight, Secretary
Michelle LaRose, Commissioner	Sue Grissim, Commissioner
	Tom Murphy, Commissioner

Planning Commission Meeting Agenda
Hartland Township Hall
Thursday, June 25, 2020
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of Meeting Minutes
 - a. [Planning Commission Meeting Minutes of June 11, 2020](#)
6. Call to Public
7. Old and New Business
 - a. [Site Plan #20-006 Hunters Ridge Request for Site Plan Re-Approval](#)
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING **DRAFT** MINUTES

June 11, 2020 – 7:00 PM

1. **Call to Order:** Chair Fox called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call and Recognition of Visitors:**
Present – Commissioners Fox, Colaianne, Grissim, LaRose, Mitchell, Murphy, Voight
Absent – None
4. **Approval of the Meeting Agenda:**
A Motion to approve the June 11, 2020 Planning Commission Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner Grissim. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
 - a. Planning Commission Work Session Minutes of March 26, 2020
A Motion to approve the Meeting Minutes of March 26, 2020 was made by Commissioner Colaianne and seconded by Commissioner Voight. Motion carried unanimously.
6. **Call to the Public:**
None
7. **Old and New Business:**
 - a. Site Plan #20-004 Private Road (Bella Vita) a request to construct a private road which is intended to provide access to four (4) parcels, which will be created under a separate land division application.
Director Langer summarized the request and location stating the following:
 - Located on the north side of Highland Road, east of Arena Drive in Section 22 of the Township.
 - Site has split zoning with approximately five (5) acres zoned GC-General Commercial at the south end of the site along Highland Road. The remaining property to the north, approximately 15.7 acres, is zoned CA-Conservation Agricultural.
 - Received Special Use Permit in 2017 and is currently under construction.
 - Needs a 66-foot-wide easement for a private road to divide the property.
 - Final approval will come from the Township Board.

Chair Fox referred to the staff letter dated June 4, 2020.

Private Road Standards

Section 5.2

Director Langer stated Parcel 1 does not meet the required lot width of 120 feet along Highland Road. The lot width is shown as 99.41 feet; however, it does meet the lot width requirement along the private road and will not be a problem going forward.

Section 5.23.4.B.xi.

Director Langer stated the construction plans for the road were submitted during the Special Use Permit Review. The only difference will be the cul-de-sac which will be addressed during the construction plan review phase. The Township Engineer did not see any drainage problems with this road.

Section 5.23.4.B.xii.

Director Langer stated any additional utilities will be shown on the construction plans.

Section 5.23.4.C.

Director Langer a cost estimate has not been provided as the road is already constructed for the most part.

Director Langer commented this is an unusual review as typically the discussion is for a proposed private road. This one already exists and meets those standards. The cost estimate is to aid in determining the amount of the Performance Bond or Developer Activity funds. Those accounts already exist.

Section 5.23.5. B

Chair Fox stated this project is a private road as a shared driveway is only allowed to serve two (2) parcels where a private road allows for more than two.

Director Langer stated the difference is mostly the cul-de-sac which was reviewed not only by the Township Engineer but also by the Fire Department.

Section 5.23.5. E

Chair Fox stated the Planning Commission and the Township Board have the discretion to waive requirements for secondary public access and/or future secondary access and/or maximum cul-de-sac length. This one is about 1000 feet. He also stated they like to have cross access to neighboring parcels for emergency needs.

Director Langer stated he spoke to the applicant about cross access and they stated they are willing. There is space available, but they stated it should be a negotiation with the neighboring property owner as there is considerable cost associated with the design and installation of the road.

Chair Fox replied the neighboring parcel would have their own access, this would just connect parking lots and be a means of access for emergency vehicles if one of the access points was blocked. Also, the connection would allow people to access other neighboring offices without having to go out to M59, loop around and come back. It is more of a convenience for the

businesses next to one another and for emergencies.

Director Langer asked if it would be appropriate when Parcel 1 develops to address parking lot connections. Chair Fox stated it could. The development to the east, Pirhl, is trying to connect to the office park next to them. Had that access easement been there, it would have been easier for them to do that. Also, between Leo's and the car wash. It is not a requirement, but it is encouraged.

Commissioner LaRose asked about the MDOT review and will this require additional review as it is changing from a driveway to a private road.

Director Langer stated he did not get an answer from MDOT. Commissioner Voight stated until the traffic load changes as the other properties develop, it is not an issue. When they develop then we may want a new look from MDOT. Commissioner LaRose stated she thinks it would be good to have the information now in case they require something different so the applicant could be aware.

The Planning Commission briefly discussed MDOT approval and access.

Commissioner Colaianne stated at the end of the day, it is still a driveway. It is being brought up to the standards of a private road because of the length.

Chair Fox stated our approval language has compliance with all other agencies which would apply to MDOT.

Commissioner Grissim asked if an island could be added in the cul-de-sac to limit the expanse of pavement. The Applicant stated it is possible but not something they have done before.

Section 5.23.5. F.vi

Director Langer stated the building was approved and met the setbacks originally. With the addition of the private road, it will have less than the required setback of 50 feet from the edge of the easement making the building non-conforming. If that portion of the structure were destroyed it could not be rebuilt in the same location. It would have to meet the setback.

The Planning Commission briefly discussed approving a private road that makes an existing building non-conforming.

Chair Fox reminded the Planning Commission this is recommendation that will go to the Township Board for approval.

Commissioner Colaianne commented requiring an island in this cul-de-sac could become a huge maintenance issue and is not consistent with what has been done before in these types of situations. It could also create a vision issue. He is not comfortable requiring an island.

The Applicant stated it could be a problem with semi-trucks maneuvering.

The Planning Commission briefly discussed the island in the cul-de-sac.

The Applicant stated he would have their engineer look at it and see what could be done.

Commissioner Mitchell offered the following Motion:

Move to recommend approval of Site Plan Application #20-004, a request to construct a private road which is intended to provide access to four (4) parcels, which will be created under a separate land division application. The recommendation for approval is based on the following findings:

- 1. The length of the proposed private road is acceptable as proposed, despite being in excess of 600 feet in length, despite having only one point of public access, and despite the lack of access easements for a future private road connection to any adjacent developable parcels.**
- 2. The proposed private road meets the minimum standards as outlined in the Zoning Ordinance.**
- 3. Due to the unique shape of the subject property the proposed private road is consistent with the Township Standards for developing the property.**

Approval is subject to the following conditions

- 1. The proposed private road is subject to approval by the Township Board.**
- 2. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated June 4, 2020. Revised plans if necessary, shall be subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**
- 3. The proposed private road easement maintenance agreement shall comply with the requirements of the Township Attorney.**
- 4. Approval of the private road does not include approval of any future land divisions.**
- 5. A land use permit for the proposed private road is required.**
- 6. The private road shall be constructed in accordance with Hartland Township standards and specifications prior to the issuance of any land use permit by Hartland Township for Parcel 1, Parcel 2, Parcel 3, or Parcel 4.**
- 7. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (HRC), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.**

Seconded by Commissioner Voight. Motion carried unanimously.

8. Call to the Public:

None

9. Planner Report:

Director Langer reported the following:

- The Township Board took the initiative to adopt an ordinance that will allow restaurants to temporarily utilize outdoor space for seating due to the limitations on occupancy from the pandemic. The goal is to relax current regulations to assist them in re-opening their businesses so you may see seating in parking areas or in areas that might not otherwise be permitted. These changes are temporary. If a restaurant wants to make those changes permanent, they will have to go through the normal process.

Chair Fox commented it is for retail stores too. Director Langer said no retail stores have come to us so far but yes, it is for retail stores too. They must apply for a Special Event Permit and provide a site plan showing what they want to do. It is approved administratively and there is no fee for this process.

Commissioner Grissim asked about the State Liquor Control Commission (LCC) requirement for outdoor alcohol consumption and fencing. Director Langer stated the Township has relaxed its standards. The restaurants must still comply with all of the other agencies' requirements including the LCC. They may not be requiring as formal of a barrier but there is still something required.

Commissioner Colaianne stated this is one of the few if not the only ordinances that he is aware of in the State that helps businesses in the community comply with social distancing requirements. It is difficult for our businesses and Board felt it was important to try and find ways to help them.

The Planning Commission discussed other communities and what they are doing and have done in the past.

Director Langer mentioned the reason he brought this issue up is that normally something like that would have come in front of the Planning Commission but due to the urgency of the issue, there was not time.

- Koppert Biological was approved for their addition. When the construction plans came in, it was noted they wanted to have a semi-truck bay added to the side of their building in an already paved area. The Site Plan Review Committee was consulted as well as the Admin Committee the goal being to not delay this project. We generally stay pretty consistent with what the Planning Commission approves; this was a slight change, but he wanted to bring it to the attention of the Planning Commission.

10. Committee Reports:

Commissioner Voight inquired about the Meals on Wheels project. Director Langer stated they are still waiting for a concept plan to come it.

11. Adjournment:

A Motion to adjourn was made by Commissioner Colaianne and seconded by Commissioner Grissim. Motion carried unanimously. The meeting was adjourned at approximately 7:41 PM.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan #20-006 Hunters Ridge Request for Site Plan Re-Approval

Date: June 18, 2020

Recommended Action

Recommended motion for Site Plan Application #20-006 (Hunters Ridge Site Plan Re-approval)

Move to approve Site Plan Application #20-006, a request to re-approve Site Plan #17-010, for the construction of Hunters Ridge, a multiple family condominium residential development, using the plans previously approved under SP #17-010 and according to the terms of the Amended Planned Development Agreement. Approval is subject to the following conditions:

1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated June 18, 2020.
2. The project may consist of several phases of construction however the project shall continue to progress in a timely manner. Site plan approval shall remain valid as long as there is not more than a two (2) year lapse in the submittal and approval of land use permit applications for the construction of condominium buildings within the Hunters Ridge development.
3. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority and all other government agencies as applicable.
4. Any conditions associated with the original approvals shall remain valid, unless specifically modified.
5. (Any other conditions the Planning Commission deems necessary)

Discussion

Applicant: Mario Izzi

Site Description

The subject development, commonly known as Hunters Ridge, is located north of Highland Road and west of Old US-23 in Section 21 of the Township. Hunters Ridge is a multiple family condominium development and is a continuation of the Fox Ridge Planned Development (PD) which was approved in 2004 under SP #352. As part of the initial phase of construction of Fox Ridge PD, between 2005 and 2006, six (6) condominium buildings were built, with a total of 54 units, as well as an outdoor swimming pool, clubhouse, and internal road system. The existing buildings in Fox Ridge are generally located at the eastern end of the planned development.

Hunters Ridge was approved in 2017 under SP #17-010, for the continuation of the originally approved Fox Ridge PD plan, to be developed under a different owner. Currently two (2) condominium buildings are under construction in Hunters Ridge for which land use permits were issued in 2018 and renewed in 2019.

Fox Ridge occupies approximately 8.73 acres and Hunters Ridge occupies approximately 22.20 acres of land, for a total of approximately 30.93 acres for the planned development. The site is zoned Planned

Development Multiple Family Residential (PDMR).

Per the approved plan under SP #17-010, Fox Ridge has six (6) condominium buildings, with a total of 54 condominium units. Hunters Ridge is shown to be developed in multiple phases with a total of twenty-nine (29) condominium buildings and 208 condominium units. When combined with Fox Ridge, the planned development will have a total of 262 units, housed in thirty-five (35) buildings.

Overview and Background Information

In 2017, the applicant submitted a site plan application (SP #17-010), requesting to re-approve the previously approved plans for Fox Ridge PD, under SP #352 and SP #420. The 2017 application also included a proposal to reduce one 12-unit building to a 6-unit building thus reducing the total number of condominium units from 268 to 262 units. The request was considered a minor change to the approved plans and was subject to review and approval by the Planning Commission. Hunters Ridge was approved by the Planning Commission on October 27, 2017, under SP #17-010 as a minor amendment to previously approved plans for Fox Ridge. Site plan approval was valid for two (2) years from the date of approval.

Under SP #17-010 an amendment to the Fox Ridge Planned Agreement was also proposed and reviewed by the Planning Commission, who made a recommendation to the Township Board. The Township Board approved the amendment on October 18, 2017.

Two (2) land use permits were approved in 2018 for the construction of two (2) condominium buildings in Hunters Ridge. Land Use Permit #18-157 permitted the construction of Building 1, a 12-unit building. Land Use Permit #18-158 was issued for Building 8, a 6-unit building. Both land use permits were issued on September 5, 2018 and were valid for one (1) year after the date of issuance.

Construction did not commence in 2018 and the two (2) land use permits were renewed on August 27, 2019 for one (1) year, ending on August 28, 2020.

In the email dated June 3, 2019 the applicant requested an administrative extension of site plan approval for one (1) year. Delays in construction had occurred for various reasons and an extension was necessary per the applicant. The Planning Director approved the 1-year extension request on June 3, 2019.

On June 2, 2020, the applicant contacted the Planning Director via email requesting an additional 2-year administrative extension of site plan approval. The applicant noted construction on the two (2) buildings was in progress and no lapse of activity had occurred. The Planning Director determined that an administrative extension could not be approved and the request to re-approve the site plans would have to be referred to the Planning Commission.

Request

The applicant has submitted a site plan application, SP #20-006, which is a request to re-approve the plans for Hunters Ridge, previously approved under SP #17-010. Per the applicant the project remains the same as was approved under SP #17-010. In his letter dated June 15, 2020 the applicant noted he had experienced delays in the construction the first two (2) condominium buildings and needed additional time to complete the project. The applicant anticipates future buildings will have a shorter construction timeframe as his tradesmen are becoming more efficient with the building process. The applicant noted the two (2) buildings currently under construction should be completed and available for purchase the fall of 2020.

Approval Procedure

Per Section 6.1.9. Expiration of a Site Plan, approval of a site plan is valid for two (2) calendar years from the date of Township approval of the site plan. The Zoning Administrator may grant an extension if there have been no changes to the Zoning Ordinance that would affect the site plan, as outlined in Section 6.1.9.A. If the site plan has not commenced and proceed meaningfully toward completion at the conclusion of the original two (2) year approval and after the one (1) year extension, then the site plan must be reviewed and approved by the Planning Commission.

The current request requires the site plan to be reviewed by the Planning Commission who will make a final decision on the site plan. The applicant is requesting to re-approve the plans that were approved under SP #17-010. As a result, a full site plan review was not anticipated for the Planning Commission to review at this time. Staff has provided the Planning Commission with a copy of the plans that were approved under SP #17-010, a copy of the staff memorandum for the original Planning Commission approval, and the Planning Commission minutes for the approval, as background information.

Other Requirements-Zoning Ordinance Standards

Nothing at this time.

Township Engineer's Review

No comments at this time.

Hartland Deerfield Fire Authority Review

No comments at this time.

Hartland Township DPW Review

No comments at this time.

Attachments

1. Applicant's Letter dated June 15, 2020-PDF version only
2. SP #17-010 Fox Ridge Staff Report dated July 20, 2017-PDF version only
3. Planning Commission Approved Minutes dated July 27, 2017-PDF version only
4. Hunters Ridge Approved Site Plans dated April 4, 2017-PDF version only
5. Site Plan Approval Time Extension email dated June 3, 2019-PDF version only

CC:

HRC, Twp Engineer (via email)

R. West, Twp DPW Director (via email)

A. Carroll, Hartland FD Fire Chief (via email)

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2020 Planning Commission Activity\Site Plan Applications\SP #20-006 Hunters Ridge Re-approval \Staff reports\Hunters Ridge Re-approval request 06.18.2020.docx

Martha Wyatt

From: Martha Wyatt
Sent: Tuesday, June 16, 2020 2:04 PM
To: Martha Wyatt
Subject: FW: Hunters Ridge re-approval; two year extension request

From: Mario Izzi
Sent: Monday, June 15, 2020 4:08 PM
To: Martha Wyatt <MWyatt@hartlandtwp.com>
Cc: Troy Langer <TLanger@hartlandtwp.com>
Subject: RE: Hunters Ridge re-approval; two year extension request

Hello Martha,

Please accept this email as a formal request and correspondence to the Planning Commission on behalf of MJC Companies regarding the Hunter's Ridge PD site plan:

Honorable Planning Commission Members:

Thank you for the opportunity to be heard and request a two year extension of site plan approval for the existing Hunter's Ridge Planned Development (Site Plan #17-010). I hope that this letter finds all of you and your families safe and well during these unusual times.

Since the initial site plan approval in October of 2017, MJC was required to obtain additional approvals for several technical and administrative requirements through the majority of 2018 such as amendments to the Master Deed/Bylaws, PD Agreement, issuance of sidwell numbers, awaiting addresses from Livingston County, obtaining local land use permits, soil erosion permits and county building permits. Starting any vertical construction during the winter of 2018/19 would have been futile and costly.

By early 2019, we had already obtained all necessary approvals to begin construction, however, we sensed some uncertainty in the local real estate market and we were having difficulty finding qualified trades resulting in postponing groundbreaking for vertical construction. Throughout the spring and summer of 2019 we continued efforts to locate qualified trades, negotiating and bidding various craftsmen and sourcing materials for a pending start date. Despite some lingering concerns, MJC broke ground on building #2 (12 plex) and building #8 (6 plex) in October of 2019.

As of the time of this communication, building #2 is in the midst of interior mechanical utility installation and exterior brick installation. Building #8 is being framed. Both building #8 and building #2 are scheduled to be completed and available for purchase by September/October of this year. We anticipate that future buildings will have a shorter construction time frame as our tradesmen become acclimated to these larger buildings and certain procedures become more streamlined with each completed building.

MJC Companies request a two year extension of the existing site plan so that we can continue to build the remaining buildings according to the approved site plan and provide new housing opportunities for new families in Hartland Township. Thank you in advance for your anticipated cooperation and approval of our request.

Sincerely,
Mario Izzi



Board of Trustees

William J. Fountain, Supervisor
Larry N. Ciofu, Clerk
Kathleen A. Horning, Treasurer

Joseph W. Colaianne, Trustee
Matthew J. Germane, Trustee
Glenn E. Harper, Trustee
Joseph M. Petrucci, Trustee

MEMORANDUM

Date: July 20, 2017

To: Hartland Township Planning Commission

From: Planning Department

Subject: **Fox Ridge/Hunters Ridge**

Site Plan #17-010

Site Plan Amendment to approved plans for Fox Ridge Planned Development (PD) and Amendment to the Fox Ridge Planned Development Agreement

Amendment to previously approved site plans for Fox Ridge Planned Development (PD) approved under Site Plan #352. The applicant is requesting re-approval of the project using the previously approved plans, with a reduction in the total number of condominium units from 268 units to 262 units. An amendment to the Fox Ridge Planned Development Agreement is also proposed. (Parcel ID's # 4708-21-300-036 & 4708-21-300-037, for vacant land)

Applicant Information

Property Owner/Applicant Michael A. Chirco
MJC Fox Ridge LLC
46600 Romeo Plank Road Suite 5
Macomb, MI 48044

Site Description

Fox Ridge Planned Development is located north of Highland Road /M-59 and west of Old US-23 and is approximately 39.79 acres in area. As part of the initial phase of construction between 2005 and 2006, seven condominium buildings were built, with a total of 54 units, as well as an outdoor swimming pool, clubhouse, and internal road system. The existing buildings are generally located at the eastern end of the development.

The applicant and current owner of the remaining vacant land within the PD is proposing continuation of the development, consistent with the originally approved plans for Fox Ridge Condominiums. This portion of the development is called Hunters Ridge. The vacant land is comprised of two tax parcels, #4708-21-300-036 (6.94 acres) and #4708-21-300-037 (23.98 acres).

The site is zoned Planned Development Multiple Family (PDMR) and the original project was approved in 2004.

Request

In general, the applicant is requesting to complete the project as it was originally approved in 2004. However, one of the buildings is located adjacent to a common property boundary with the existing Fox Ridge Planned Development. The design of that building is such that it would require access to the attached parking garages through a parking lot area on the Fox Ridge Planned Development. The applicant has indicated that the Fox Ridge Condominium Development would not grant access to those attached garages. As a result, the applicant has modified the one building so that access to the attached garages could be done without being on the Fox Ridge Condominium property.

The applicant is requesting to amend the site plans for Fox Ridge Planned Development, with a reduction in the total number of condominium units from 268 units to 262 units. The applicant intends to follow the previously approved plans for the construction of the remaining condominium buildings, internal roads, landscaping, and other site improvements from the 2004 plans. The same architectural plans and building materials will be used as were approved in 2004. The modified building has been reduced in size from a 12-residential unit to a 6-residential unit building; thus, this is considered an amendment to the approved plans. The subject building is labeled as Building 1 in Hunters Ridge Phase I on the submitted plans and as Building 4 on the approved plans from 2004. The reduction in the building size is to allow for a shared driveway that is to be dedicated to Building 4 versus a shared driveway with Building 3 in Fox Ridge I which is east of Building 4.

The applicant is proposing to amend the Fox Ridge Planned Development Agreement, dated January 10, 2005, and has submitted the proposed document, 1st Amendment to the Planned Development Agreement.

Overview and Background Information

Fox Ridge Planned Development (PD) was approved by the Township on August 17, 2004 under Site Plan (SP) #352. Rezoning #307 ran concurrent with the project to rezone the property (39.79 acres) from PDMR-Planned Development Multiple Family Residential, PDGC-Planned Development General Commercial, and PDRR-Planned Development Residential Recreational to PDMR-Planned Development Multiple Family Residential. REZ #307 was approved by the Township on March 2, 2004. The approved plans for Fox Ridge PD included ten 12-unit buildings; twenty-four 6-unit buildings; and one 4-unit building, for a total of 268 condo units. The dwelling unit density is 6.74 units per acre. Under SP #352, the project was to be constructed in two phases and the timeline was specified in the Fox Ridge Planned Development Agreement, dated January 10, 2005.

Two amendments to SP #352 occurred between 2004 and 2006 and as outlined below.

Site Plan #394

Under Site Plan #394, the landscape plan was modified to add stacked stone walls, benches and additional landscape material at the main entrance to the development. This was considered a minor amendment and was approved by the Planning Commission on July 28, 2005.

Site Plan #420

A major amendment to SP #352 occurred in 2006, which added a third phase line to the approved plans, thus making the project a 3-phase development instead of 2-phase. The request also included modifying the unit type for one building from a townhouse style to a ranch style (Building 7 on the 2006 plans). The Township approved SP #420 on July 11, 2006.

Construction of the first seven buildings in Fox Ridge Condominiums occurred between 2005 and 2006, along with the in-ground pool, club house, internal roads, infrastructure (utilities) and landscaping around the buildings and in common areas. The original developer abandoned the project on or about the time of the recession and construction ceased. Shortly thereafter, the original developer lost the property and it became under the ownership of the bank. The current applicant acquired the property from the bank.

Current Project Summary

The current request is to amend the site plans previously approved for Fox Ridge, by reducing one 12-unit building to a 6-unit building and thus reduce overall total of condominium units from 268 to 262 units. The phase lines have been slightly modified from the plans approved in 2006 under SP #420. The intent is to develop the remaining portion of the PD using the same design standards and plans as were approved with the original for the continuation of the development, under the name Hunters Ridge. The plans show Hunters Ridge Phase I with 10 buildings to be constructed and a future phase for the construction of 19 buildings; however, the applicant has noted the project may be developed in a number of phases, to be determined.

The applicant is asking for approval of the plans to develop the remaining property, regardless of the number of phases it may take to complete it.

Additionally an amendment to the Fox Ridge PD Agreement is proposed, as the First Amendment to the Planned Development.

Planned Development Procedure

Section 3.1.18.H ii. (Revision of Approved Plans). The request is considered a minor change and is subject to review and approval by the Planning Commission. The applicant is requesting re-approval of the previously approved plans, approved under SP #352 and SP #420. The minor change proposed is to reduce one 12-unit building to a 6-unit building, and reduce the total number of units to 262 units. The Planning Commission has Site Plan review authority and will make a final decision on Site Plan #17-010 regarding the amended plan.

The applicant is also proposing to amend the Fox Ridge Planned Development Agreement, dated January 10, 2005. An amendment to the PD Agreement requires the Planning Commission to forward a recommendation to the Township Board who will make the final decision tentatively on August 8, 2017.

STAFF ANALYSIS-AMENDMENT TO SITE PLAN

The request is to re-approve the previously approved plans for Fox Ridge Condominiums, with some minor changes. The applicant has submitted a set of plans that include a site plan building plans (floor plans and elevations) for the 6-unit and 12-unit buildings, and copies of the approved landscape plans from 2006. The current plans are similar to the plans that were approved by the Township Board in 2004 and 2006. As a result, a full site plan review was not anticipated for the Planning Commission to review at this time. Staff has provided the Planning Commission with copies of the plans that were previously approved and a set of the plans submitted with SP #17-010. A brief summary of the project is provided below based on the revised site plan dated April 4, 2017 and other submittals.

Site Layout

The proposed plan shows the same layout and number of buildings as was previously approved, with the exception of one building (Building 1) being reduced from 12 to 6 units. Previously the

12-unit building shared a common driveway with the 12-unit building to the east, which was constructed as part of Fox Ridge I. The shared driveway is no longer an option thus the proposed building (Building 1) was reduced in size to accommodate the placement of a shared driveway on the west side of Building 1 in Hunters Ridge.

Parking

Parking calculations are outlined on the site plan sheet and include parking data for Fox Ridge I and II, and Hunters Ridge Phase I and Future Phase. Parking for multiple family residential requires two parking spaces for each dwelling unit plus one additional space for each four dwelling units. Additional parking is also provided in the common areas and by the swimming pool and club house. Following is a summary of the parking (required and provided):

Phase	Required parking	Proposed parking	Meets Requirement? (Y/N)
Fox Ridge I (36 units)	81 spaces	99 spaces	Y
Fox Ridge II (18 units)	41 spaces	72 spaces	Y
Hunters Ridge I (94 units)	212 spaces	252 spaces	Y
Hunters Ridge-Future (114 units)	257 spaces	463 spaces	Y

Building Elevations

Building elevations and floor plans are provided for the 6-unit building (Building Type 1) and the 12-unit building (Building Type 12 Flats). Photographs of each of those building types that exist in the Fox Ridge development are also provided. The applicant intends to use the same building products, colors, and architectural plans that were approved as part of Fox Ridge PD. The building materials are listed on the elevation drawings. Plans for the 4-unit building were not provided however the applicant has stated this building is the same as the 6-unit building minus the center two units. The outside/end units will be the same as the 6-unit building.

Landscaping

The applicant intends to continue the landscaping based on the originally approved landscaped plan. Since the project is a PD and the previous plan was approved, staff has not conducted a thorough review of the landscape plan. The only changes to the landscape plan would be in the area of the revised building. The applicant has submitted an 8 ½" by 11" landscape plan for the area of the revised building. The landscape plan intends to continue with the same theme.

Otherwise, copies of the originally approved landscape plans are provided and will be implemented for Hunters Ridge.

Site Lighting

The applicant intends to continue with the same style of street lighting and lighting on the buildings as was approved. A specification sheet is provided for the wall sconce to be used on the buildings.

Density

The plans approved under SP #352 listed the density at 6.74 dwelling units per acre (39.79 acres and 268 dwelling units). The proposed density is 6.58 dwelling units per acre (39.79 acres and 262 dwelling units).

Open Space

Open space areas were established for each phase as shown on the originally approved site plans (SP #352) and were later modified under SP #420 when a third phase was added. The proposed site plan for Hunters Ridge does not provide open space calculations; however, as depicted on the site plan, the phase lines for Phase I and Future Phase are the same as the Phase I and Phase II lines on the original site plan (SP #352). Thus the open space percentages are the same for those two plans. The applicant has indicated there may be a number of phases for Hunters Ridge thus it is not possible to know the open space percentages for each phase at this time.

Following is a summary of open space areas for SP #352 and SP #420.

Site Plan	Phase I Open Space	Phase II Open Space	Phase III Open Space
SP #352	6.50 AC; 30.4%	7.96 AC; 43%	NA
SP #420	6.50 AC; 30.4%	0.59 AC; 16.0%	7.37 AC; 49.9%

Phasing

Per the Planned Development standards, Section 3.1.18G., where a project is proposed for construction in phases, each project shall be so designed that each phase when completed should be capable to stand on its own and comply with all the requirements of the ordinance, such as services, facilities, and open space.

The proposed phasing plan for Hunters Ridge shows Phase 1 and a Future Phase, but the project may be constructed in more than two phases. The submitted plan, if assuming it is two phases, appears to be consistent with the originally approved plan (SP #352) and the ordinance requirement for each phase to be able to stand on its own.

The applicant has submitted an amendment to the Fox Ridge PD Agreement, entitled, First Amendment to the Planned Development Agreement. Section H.4. of the document discusses the Development Sequence, which does not establish specific timelines for construction phases, but proposes a flexible timeline with the possibility of multiple phases, the timing of which may be influenced by housing market trends. The assumption is the developer will proceed with completing the condominium development as a continuance of the original plans, within a reasonable timeframe.

Following is a summary of the phases for building construction as shown on the submitted plan:

Phase	4-unit bldg.	6-unit bldg.	12-unit bldg.	Total #units
Phase 1	1	2	6.5*	94
Future Phase	0	19	0	114

*Building 1 (6 units) is considered as 0.5 of the original 12-unit building

Amendment to the Fox Ridge PD Agreement

The original Planned Development Agreement, dated January 10, 2005, was established as part of the Fox Ridge PD along with the approved site, landscape, and architectural plans.

The applicant has submitted an amendment to the PD for the development of the remaining property as residential condominiums, and to be consistent with the original plan. The First Amendment to the Planned Development Agreement establishes terms for the development of the remaining property for Hunters Ridge and amends certain sections and exhibits that are part of the original PD Agreement.

Other Requirements-Zoning Ordinance Standards

Nothing at this time.

Hartland Township DPW Review

Public Works approves the site plans subject to applicant transferring the required number of REUs and the inclusion of the following details on site and construction plans:

1. Water main material, sizes and connection detail sheet.
2. Water service lead location, size and materials including fittings.
3. Sanitary sewer material, sizes and connection detail sheet.
4. Monitoring manhole for sewer connection and location if required
5. Hydrant model #EJ5BR shown on plans.
6. All water and sewer utility easements noted as public.
7. A note stating "all existing utility infrastructure within the development envelope will be required to be upgraded to the current design and engineering standards."

Please see the attached letter, dated July 11, 2017, for other comments related to the amount of REU's for the development.

Township Engineer's (HRC) Review

The Township Engineering Consultant (Hubble Roth and Clark) have examined the plans and have no comments at this point. They will complete their review when the engineering drawings are submitted.

Hartland Deerfield Fire Authority Review

No Comment.

Hartland Township Attorney Review

The Township Attorney has reviewed the PD (Planned Development) Agreement and has the following comments:

The Township Attorney agrees with providing flexibility to Hunters Ridge. A drawing in the PD amendment, attached as Exhibit A, would be helpful.

Section 2(a) should read "Board" rather than "Council." The word "Property" in Section 2(b) is not defined.

The Amendment deletes Exhibits C and D from the original. Exhibit C is the sewer special assessment, which the Amendment indicates has been satisfied. It is not clear that this should

be deleted. Also, Exhibit D is a conservation easement, in favor of the Michigan Department of Environmental Quality (MDEQ), and again the Amendment indicates that it has been satisfied. This is not clear.

Section 4 indicates there are no time lines or sequences to the development. This flexibility is agreeable, if the Township desires this.

Section 7, the word "Supervisor" should be substituted for "Mayor."

The Township Attorney is examining the Master Deed language to determine if there is an access concern.

Recommended Motion for Site Plan #17-010 (Fox Ridge/Hunters Ridge)

The Planning Department recommends the following motion to the Planning Commission for consideration:

Move to approve Site Plan #17-010, a request to amend the previously approved plans for Fox Ridge Planned Development, to reduce the total number of condominium units from 268 to 262 units and develop the remaining property as a multiple family condominium development, to be consistent with the same design standards and site plans as were approved in the original planned development and according to the terms of the Amended Planned Development Agreement.

Approval is subject to the following conditions:

1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated July 20, 2017.
2. The project may consist of several phases of construction however the project shall continue to progress in timely manner. Should work cease for more than a period of one year and an extension of time has not been requested by the developer prior to that time, site plan approval shall be considered void.
3. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority.
4. Any conditions associated with the original approval shall remain valid, unless specifically modified.
5. (Any other conditions the Planning Commission deems necessary)

Recommended Motion for Site Plan Application #17-010 (Fox Ridge/Hunters Ridge) to amend the PD Agreement

The Planning Department recommends the Planning Commission make a recommendation to approve the amendment to the Planned Development Agreement. The following motion is provided:

Move to recommend approval of the First Amendment to the Planned Development Agreement, as an amendment to the Fox Ridge Planned Development Agreement, based on the following findings:

1. The amendment to the Planned Development (PD) would clarify the existing Planned Development by changing dates of various phases that have already expired.
2. The amendment to the Planned Development (PD) will permit a successor developer complete the previously approved Fox Ridge residential development.

Approval of the PD Amendment is made subject to the following conditions:

1. The proposed amendment shall comply with the requirements of the Township Attorney.
2. (Any other conditions the Planning Commission deems necessary).

Attachments:

1. Letter from the Applicant, dated April 24, 2017
2. Hartland DPW Letter, dated July 11, 2017
3. HRC Email, dated July 18, 2017
4. Hartland Deerfield Fire Authority Email, dated July 19, 2017
5. Hunter's Ridge PD Agreement – Proposed 1st Amendment
6. Fox Ridge PD Agreement – Approved
7. Revised Landscape Plan for Building 1
8. Hunter's Ridge Floor plans
9. Site Plans dated April 4, 2017

cc:

Mario L. Izzì
MJC Companies
46600 Romeo Plank Road
Macomb, MI 48044
(586) 263-1203
izzim@mjccompanies.com

HRC, Twp Engineer (via email)
R. West, Twp DPW Director (via email)
A. Carroll, Hartland FD Fire Chief (via email)

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2017 Planning Commission Activity\SP #17-010 Fox Ridge\Staff Reports\SP #17-010 Fox Ridge staff report 072017.docx

one point of public access, and despite the lack of access easements for a future private road connection to any adjacent developable parcels.

3. The Planning Commission has determined that no interior sidewalks shall be required, nor shall any sidewalks be required along Parshallville Road.
4. The Planning Commission has determined that the proposed development must be accessible from a paved road, in compliance with Section 5.22 of the Zoning Ordinance.
5. The applicant shall comply with the requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority. The applicant shall provide more information on the silt forebays, as outlined in the letter from the Township Engineering Consultant's letter.
6. The applicant shall update the landscape plan for the proposed development.
7. The applicant shall provide a conservation easement on the site plan for areas that could be preserved.
8. The applicant has the ability to modify the location of the gate for the proposed emergency access, in the event the applicant is able to work with an adjoining property owner to permit them access to Parshallville Road.

Seconded by Commissioner Mitchell.

Motion carried. Recommended for Approval 4 to 1 (Newsom)

RESULT:	RECOMMENDED TO APPROVE [4 TO 1]
MOVER:	Sue Grissim, Commissioner
SECONDER:	Michael Mitchell, Commissioner
AYES:	Murphy, Fox, Grissim, Mitchell
NAYS:	Newsom
ABSENT:	Colaianne, Voight

b. Site Plan #17-010, Fox Ridge/Hunter's Ridge

Director Langer summarized the request and outlined the general location of the subject property, the development, and the process for the project.

- Requesting to complete the project as it was originally approved in 2004 with a new owner/developer.
- One of the buildings is located adjacent to a common property boundary with the existing Fox Ridge Planned Development but Fox Ridge Condominium Development would not grant access to the attached garages.
- The modified building has been reduced in size from a 12-residential unit to a 6-residential unit building.
- The Site Plan is the same using the same building materials, lighting, etc.

The Applicant, Mario Izzi of MJC Homes, introduced himself and stated the following:

- Thanked the Planning Staff and Chair for their time.
- Essentially asking for a renewal.
- Utilities are in, roads are paved.
- Requested any public comments be discussed at the end of the discussion.
- Would like some clarification on a couple of items in the staff report.

Chair Fox explained the two step process for this request as the Site Plan is approved by the Planning Commission but for the PD Amendment, the Planning Commission is a recommending body and the Township Board makes the final decision.

Chair Fox referred to the staff memo stating many items were approved previously and are compliant.

Phasing

Director Langer explained the Applicant has stated they will be building each building one at a time and not following a standard phasing process relying on the cash flow to drive construction of the next building. It may take an undetermined amount of time to build all the buildings.

The Applicant stated the following:

- They are finishers, finished existing buildings.
- Feel confident there is a demand for this product.
- They would start with Building 29 and Building 1 (the hybrid 2-story 6 plex), and then possibly Building 2.

Chair Fox asked about the PD Agreement. The Applicant stated the following:

- Last minute corrections have not been reviewed by the Township Attorney.
- Home owner's association has received a copy.
- Phasing is undetermined at this time, will be market driven.

Chair Fox asked if they typically build the units in a linear fashion from one end to the other or in a patchwork way. The Applicant stated in this development because of the uniqueness of the existing infrastructure, they would most likely progress down the road. Buildings 8, 9 and 10 would logically flow after the initial buildings.

There was a brief discussion regarding existing utility infrastructure (Item #7 of the DPW comments). The Applicant was encouraged to clarify this issue with the DPW.

Fox Ridge Planned Development Amendment

The Applicant stated the following:

- Corrections have been resubmitted
- As a courtesy, they will submit the marked up version to the Fox Ridge Home Owners Association for their review.
- Suggested the HOA Attorney's comments be directed at the Township Attorney for ease of communication.
- Desires to keep the communication open.
- The document needs more work.

Chair Fox asked the Applicant about the concerns shared during the call to the public regarding protection of the access during construction.

The Applicant stated the following:

- An access to Old US 23 would require a costly redesign and involve a conservation easement to the north which would reduce the likelihood for that option.
- Typically construction traffic in a new development uses a road with the base course only and is topped afterward. Sometimes this damages the base course and repairs are required but sometimes it works out well.
- Topping in already completed.
- Have some faith in the road as designed.
- The amount of construction traffic will affect the curbs and gutters in front of the units being constructed more than the asphalt surface and those will have to be replaced prior to a final inspection anyway.
- Their goal is to sell units; they will not be able to sell units if the road is bad.
- They would offer to document via video the current condition of the access road and revisit the issue in a year or three years from now.

Chair Fox asked why this will be divided into two separate Home Owners Associations.

The Applicant stated:

- There are two existing associations; one that covers the 12-plex units and another that covers the single-story units. This would be a third association.
- There were meetings with the current association to discuss joining but they were not invited to do so.
- Existing association could sell memberships for use of the pool in the future.
- Feels it would be mutually beneficial to have the new residents as part of the existing association and share the cost and use of the common elements.

Chair Fox offered some advice as a resident and homeowner:

- Encouraged the members of the existing HOA and the Applicant to find a way to work together to address issues such as road maintenance.
- The intent of the original approval for the complex was for shared use of the common elements, such as the pool and club house, by the entire complex.
- Appreciates the fact the early owners have had to manage and support those elements with a partially completed condominium complex.
- What will happen with the road, pool and exterior maintenance on the original aging units is the cost to maintain will be divided among 50 owners rather than 200 plus. The existing HOA condo fees will be \$200 and the newer units \$50. Which will sell faster?
- Take it from someone who has been there, done that; it just will not work.
- Thinking is shortsighted right now; it was intended to be one development and shared by all.

Commissioner Newsom stated the Planning Commission does need to think about it. He continued:

- Approving something that is landlocked.
- Does not have all of the amenities the original plan had.
- No access to the recreation area.
- No access to the pool.
- No access to Old US 23 except through a private road.
- Looking at a 200 unit development that has to be accessed through a private road and he does not think that is sound planning.
- We cannot separate them into a Site Plan and a PD; must look at them contiguously.
- Hamstringing original development to foot the cost for the maintenance of the road that will now have three times the traffic.
- Having a hard time with this.
- Must think of original homeowners and not approve it the way it is.
- It is unfair.

Chair Fox stated that is the point. They are doing it; the original owners and the new developers. They have legal access.

Commissioner Newsom stated again this plan is unfair to everyone. There is no way the Planned Development Agreement is going to get approved. He disagrees with it 100%. It needs to be a contiguous development. That was the original idea, the original way the site plan was approved, and if the Planning Commission moves forward any other way, they are doing a disservice.

Chair Fox stated he agrees; it should be one development.

The Planning Commission discussed the PD options and the HOA discussions.

Barbara Gates, MJC Companies, stated they met with the HOA Boards and they had concerns about the following:

- The number of people who would attend the pool.
- The sense of community they had already built.
- They did not want us.

She continued:

- Have to do another condominium Hunter's Ridge due to the condominium law and they are past the 10-year point.
- Wanted it to be a community within the master association but that is something they did not want.
- They want to be separate from us and have signage posted stating they are separate.
- They understood what the consequences were.
- The road was discussed and we are responsible to pay a proportionate share of the wear and tear on the road; it will be a nightmare to figure it out but it can be done.
- Met with Fox Ridge 1 Board of Directors, Fox Ridge 2 Board of Directors, and the Master Association. Following meeting was with Fox Ridge 1 about the building to find out what they wanted to do.
- Want to keep an open relationship with them.
- This is what they wanted.
- We are willing to do it either way.
- Need a 66 2/3% vote from each Association to be allowed into the Master Association.
- If the Boards of Directors are not behind it certainly they could not get the rest of the community to be behind it. There are 15 people out of the 54 owners just on the three Boards.
- Their hands are tied.

Chair Fox stated if there is thought that this will be stopped by not being part of their Association that is not going to happen. He believes strongly the one group is going to be substantially better than what is going to happen here. He believes life will not be as good as it will be because nothing is going to change; each will pay for their own part.

Ms. Gates stated people get comfortable with their community and with their neighbors; by opening the Master Association up to another community there will be other people on the Boards. Nobody likes change; it comes down to the unknown.

Chair Fox stated to the Planning Commission there are two things before you; the renewal of the Site Plan and the PD Amendment. He stated he does not know if the Township can force the first groups to join the new group.

Director Langer stated he did receive the Applicant's email on the PD Amendment but it has not been reviewed by the Township Attorney.

The Applicant stated he was not expecting it to be part of tonight's review; he just wanted to get them submitted so it was clear the revisions were made.

Chair Fox suggested approving the Site Plan and tabling the PD Amendment.

Commissioner Newsom stated he agreed and has concerns the Attorney used the word "may" in his comments; that is a big red flag. It is an inconclusive comment.

Commissioner Mitchell offered the following Motion:

Move to approve Site Plan #17-010, a request to amend the previously approved plans for Fox Ridge Planned Development, to reduce the total number of condominium units from 268 to 262 units and develop the remaining property as a multiple family condominium development, to be consistent with the same design standards and site plans as were approved in the original planned development and according to the terms of the Amended Planned Development Agreement.

Approval is subject to the following conditions:

1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated July 20, 2017.
2. The project may consist of several phases of construction however the project shall continue to progress in timely manner. Should work cease for more than a period of one year and an extension of time has not been requested by the developer prior to that time, site plan approval shall be considered void.
3. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority.
4. Any conditions associated with the original approval shall remain valid, unless specifically modified.

Seconded by Commissioner Murphy. Motion carried unanimously.

The Applicant asked for clarification as to the process of the tabled PD Amendment, if it had to come back to the Planning Commission for a recommendation. Chair Fox confirmed it would and then move on to the Township Board for final approval. It will be approved; it is just getting some of the language cleaned up. The Applicant thanked the Planning Commission.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Mitchell, Commissioner
SECONDER:	Thomas Murphy, Commissioner
AYES:	Murphy, Fox, Newsom, Grissim, Mitchell
ABSENT:	Colaianne, Voight

c. Site Plan #17-013, Yaldo - Auto Zone

Director Langer summarized the request to eliminate two access points and install a shared access drive that will permit both properties to have a shared connection at some point in the future. He continued stating the Applicant did start work prior to Site Plan Review, but has now stopped and is here voluntarily.

The Applicant and property owner, Isam Yaldo, stated the following:

- Had a permit for Michigan Department of Transportation (MDOT).
- Was unaware he needed to go through this process.

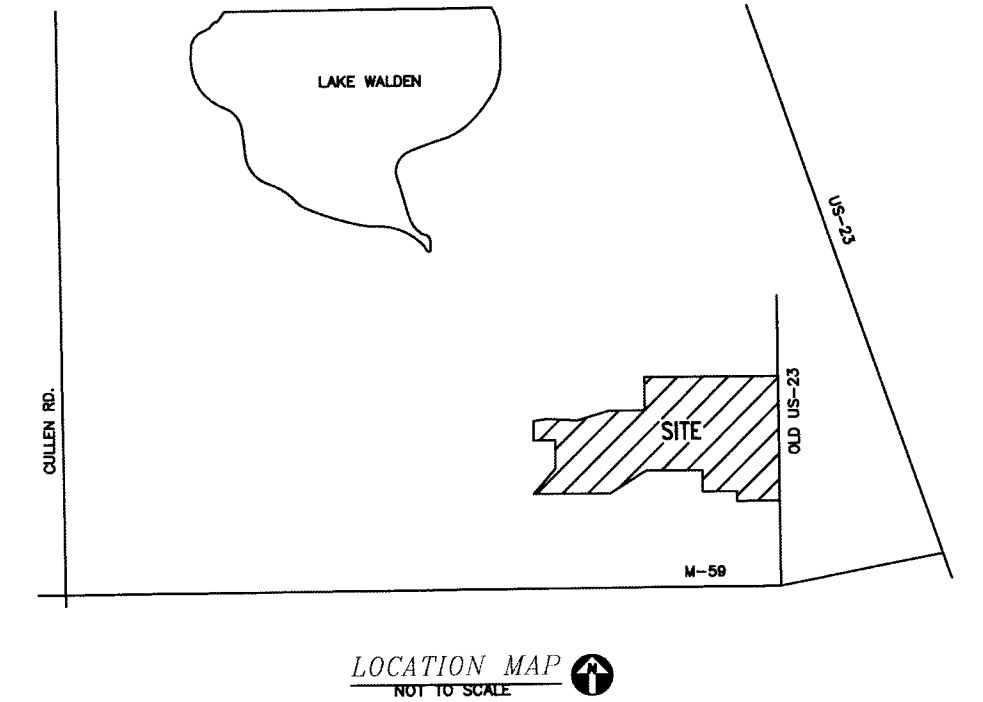
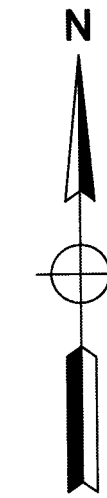
The Applicant offered some positive comments about the previous applicants, stating they are experienced, reasonable and reliable; agreeing all of the associations should work together.

Chair Fox referred to the staff memo.

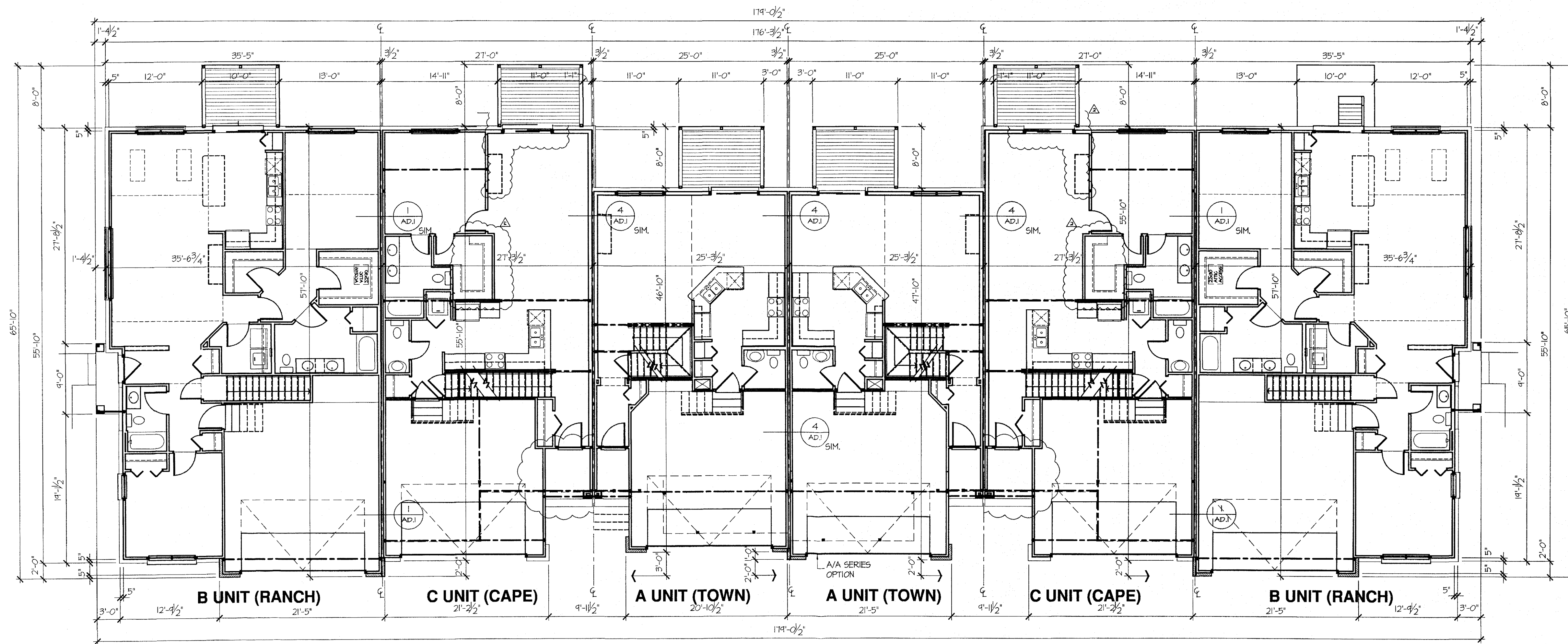
Chair Fox asked what is planned for the final grade and landscaping. The Applicant stated he has to connect the sidewalks, and he intends to landscape the island.

Director Langer stated the landscaping in the island is tricky; there are provisions in the Ordinance but it is completely within the MDOT Right of Way (ROW) with a fire hydrant in the middle. Director Langer encouraged the Planning Commission to be sensitive to those issues but keep in mind, MDOT may have the final say.

Commissioner Grissim suggested the Applicant take the Planning Commission requirements to MDOT to at least try to communicate what Hartland wants and keep the Planning Department informed of any changes.

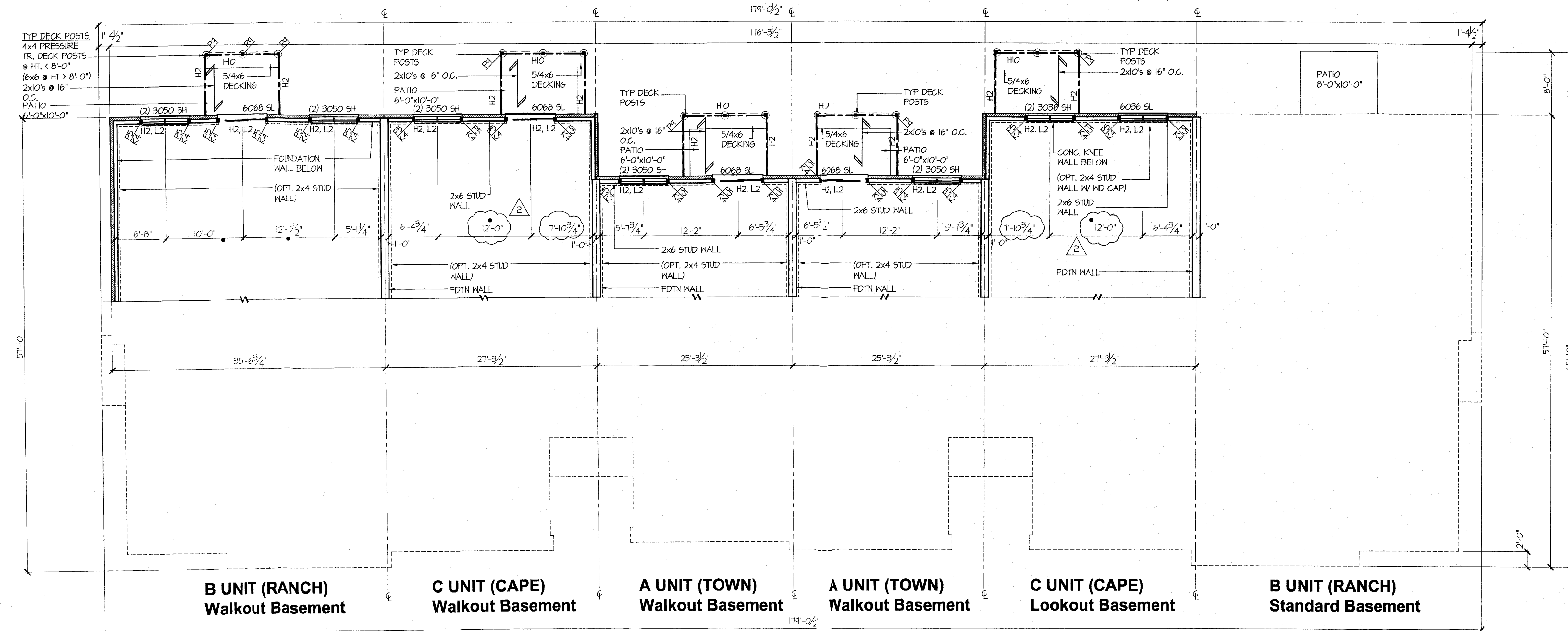






Building Type I
Main Floor Plan Assembly

SCALE: 1/8"=1'-0" x1106-bldg-1-csmbly



Building Type I
Basement Framing Plan Assembly

SCALE: 1/8"=1'-0" x1106-bldg-1-csmbly

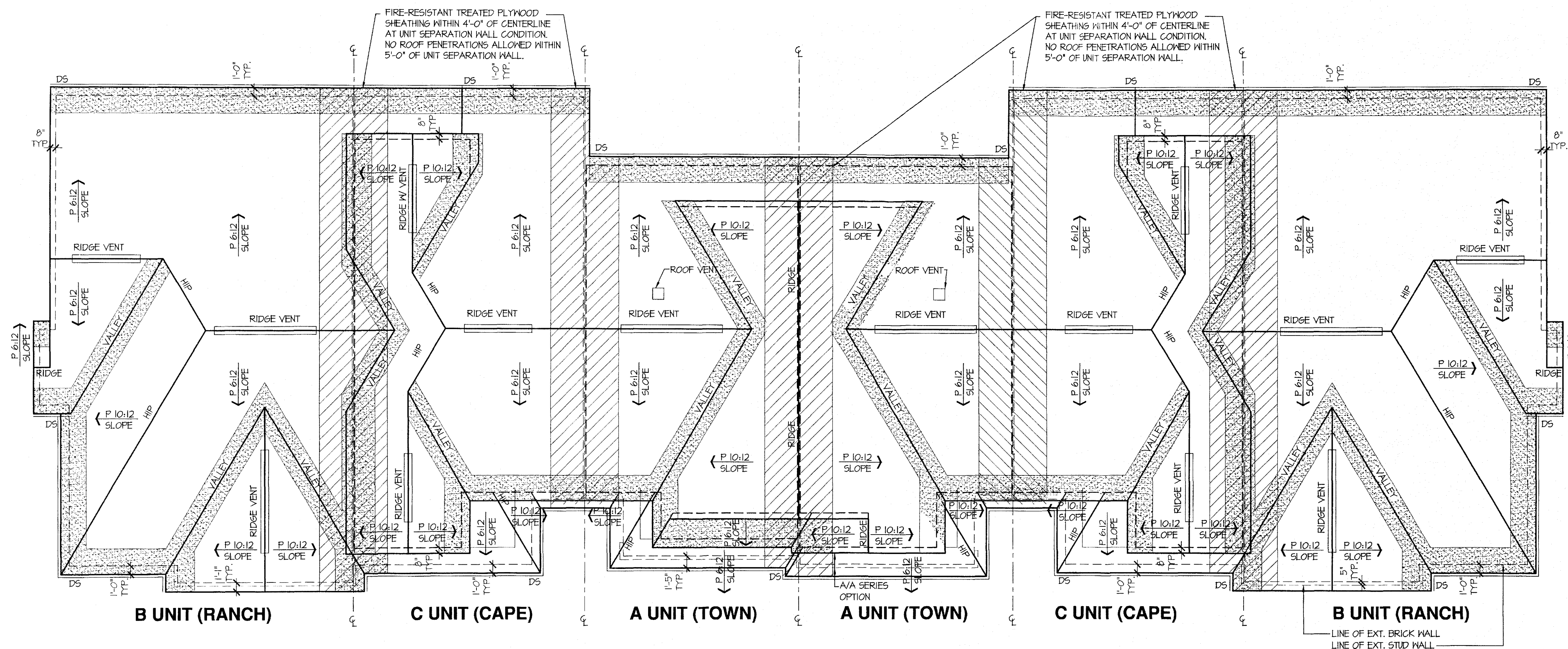
USE A SET OF REVISIONS OF CHANGES TO THIS PLAN. REVISIONS SHALL BE MADE BY THE ARCHITECT. NO REVISIONS SHALL BE MADE BY THE CONTRACTOR. NO REVISIONS SHALL BE MADE BY THE OWNER.

ISSUED	DATE
REVISION	
1	02/07/05
2	04/02/05
3	04/02/05
4	05/04/05
5	05/04/05
6	04/02/05

CROSSWINDS
COMMUNITIES
41050 Vincent Court Novi, MI 48375
Phone (248) 615-1313
www.bsbdesign.com

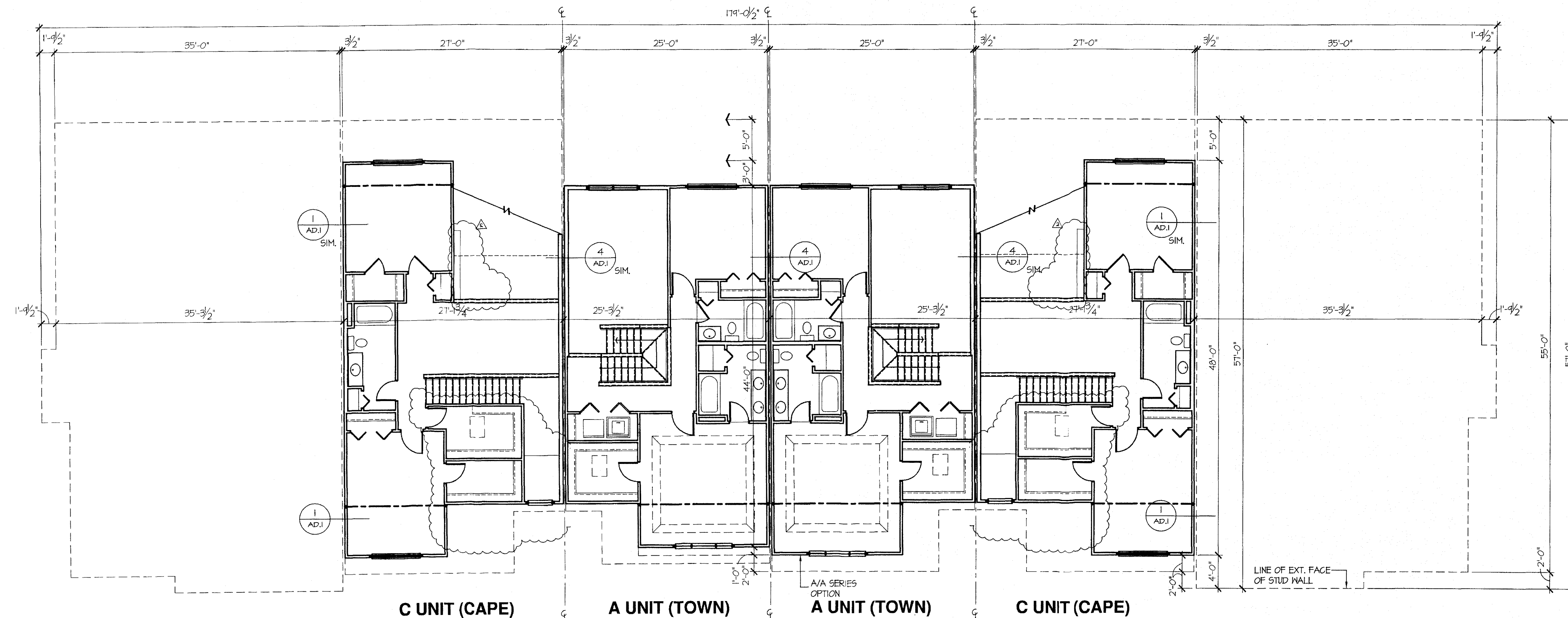
FOX RIDGE 6-Plex
Hartland, Michigan
Architects and Planners, Inc.
1530 East Dundee Road, Suite 360
Palatine, IL 60074
Phone: 847-705-2200
Office Locations:
Des Moines • Tampa • Sacramento • Chicago • Phoenix • Dallas • Costa Mesa
Jacksonville • Orlando • Boston • Denver • Fresno • Las Vegas • Atlanta

JOB NO. 63000	PROJ. MGR. JSD
DRAWN BY CER, PJB	CHECKED BY
BUILDING TYPE I	
SHEET TITLE BUILDING TYPE I BASEMENT FLOOR & MAIN FLOOR	SHEET AA1.3
BUILDING I	



Building Type I
Roof Plan Assembly

SCALE: 1/8"=1'-0" xrf2-bldg-1



Building Type I
Upper Floor Plan Assembly

SCALE: 1/8"=1'-0" xrf2-bldg-1-assembly

ATTIC VENTILATION SCHEDULE						
UNIT NAME	ATTIC AREA (SQ. FT.)	TOTAL NET FREE VENTED AREA REQ. (1/300) (SQ. IN.)	RIDGE (50%) (SQ. IN.)		SOFFIT (50%) (SQ. IN.) (25% EACH EAVE) **	
			REQ. *	ACT. ***	REQ. *	ACT. **
UNIT A	1050	504	252	266 (12 LN FT RIDGE VENT) (1 POD VENT) OR 16 LF RIDGE VENT	252	260 MIN
GARAGE & PORCH	65				62	100 MIN
UNIT B W/ GARAGE & PORCH	1845	410	455	516 (32 LN FT RIDGE VENT)	455	500 MIN
UNIT C	1320	634	311	432 (24 LN FT RIDGE VENT)	311	320 MIN
GARAGE & PORCH	115				110	130 MIN

- NOTE:
- * REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ. FT.) IN COLUMN 1 BY 1/300 AND MULTIPLYING BY 144 SQ. IN./SQ. FT., THEN 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (HIGH) AND 50% IS REQUIRED THE SOFFIT (LOW). WHEN NO "HIGH" ("LOW") VENTING IS PROVIDED THE REQUIRED NET FREE AREA IS 1/50 OF THE ACTUAL AREA AND 100% OF THIS VENTED AREA IS PROVIDED BY "LOW" ("HIGH").
 - ** ACTUAL NET FREE VENTED SOFFIT AREAS ARE CALCULATED BY DIVIDING THE REQUIRED NET FREE VENTED SOFFIT AREA (FT.) BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA TO DETERMINE MIN. SF. OF CONTINUOUS SOFFIT VENT REQUIRED.
 - *** RIDGE VENTS ACTUAL NET FREE VENTED AREA AS STATED BY THE MANUFACTURERS VENTED NET FREE AREA = 18.0 SQ. IN. MINIMUM PER LINEAL FOOT.
 - **** POD VENTS ACTUAL NET FREE VENTED AREA AS STATED BY THE MANUFACTURERS VENTED NET FREE AREA = 50.0 SQ. IN. MINIMUM.
 - INDICATES ICE AND WATER SHIELD. ICE AND WATER SHIELD TO BE LOCATED AT ALL EAVES TO A DISTANCE OF 2'-0" FROM FACE OF EXTERIOR WALL (MIN), 18" EACH SIDE OF ALL VALLEYS AND 18" UP VERTICAL PLANE AT ROOF TO WALL INTERSECTION.

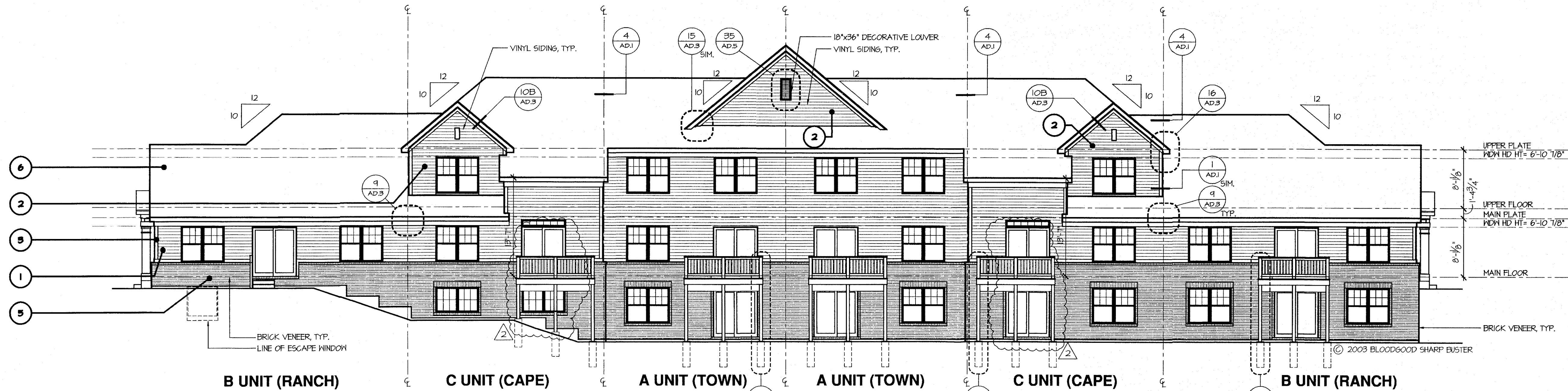
ISSUED	02/10/24
REVISION	02/10/24
02/10/24	
02/10/24	
02/10/24	
02/10/24	
02/10/24	
02/10/24	

02/10/24	
02/10/24	
02/10/24	
02/10/24	
02/10/24	
02/10/24	
02/10/24	
02/10/24	

CROSSWINDS
COMMUNITIES
41050 Vincent Court Novi, MI. 48375
Phone (248) 615-1313
www.bdbdesign.com

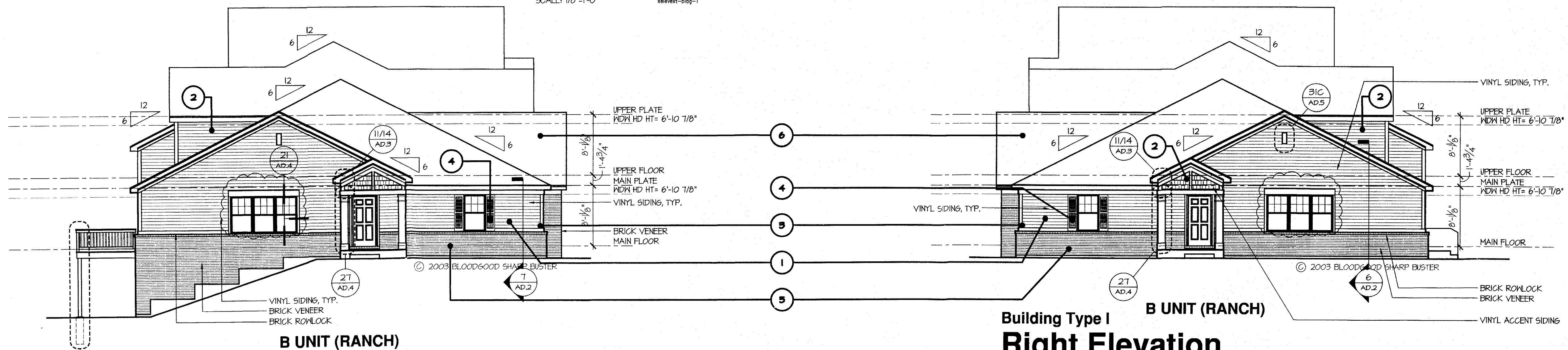
FOX RIDGE 6-Plex
Hartland, Michigan
Architects and Planners, Inc.
1530 East Dundee Road, Suite 350
Palatine, IL 60074
Phone: 847-705-2200
Bloodgood Sharp Buster

JOB NO.	6300
PROJ. MGR.	JSP
DRAWN BY	GER, P.B.
CHECKED BY	
BUILDING TYPE I	
SHEET TITLE	SHEET
BUILDING TYPE I	AA1.4
UPPER FLOOR PLAN	
1 ROOF PLAN	
BUILDING I	



**Building Type I
Rear Elevation**

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

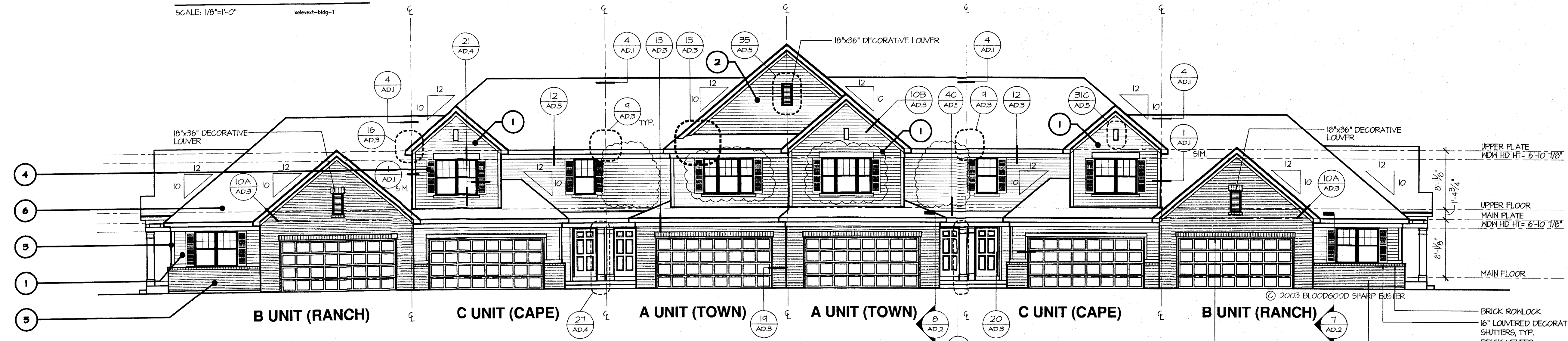


**Building Type I
Left Elevation**

**Building Type I
Right Elevation**

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

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



**Building Type I
Front Elevation**

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

**EXTERIOR
ELEVATION NOTES**
(NOTE EXTELEV)

1. PROVIDE SPLASH BLOCKS AT ALL DOWNPOUTS DISCHARGING AT GRADE; SEE ROOF PLAN FOR LOCATIONS.
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS.
3. ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH BUILDING PAPER AND SHINGLES.
4. REFER TO FLOOR PLANS FOR DOOR AND WINDOW SIZES.
5. CONTINUOUS RIDGE VENTS TO BE BAFFLED TO PREVENT BACKFLOW.
6. PROVIDE METAL FLASHING AT ALL ROOF TO WALL CONDITIONS - TYPICAL.
7. ACCENT VINYL CORNERS TYPICAL UNLESS OTHERWISE NOTED.
8. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.

MATERIAL LIST

- 1 BASE SIDING - HERRINGBONE (COLOR 4)
- 2 ACCENT SIDING - SAVANNAH WICKER (COLOR 59)
- 3 TRIM - SNOW (COLOR 31)
- 4 SHUTTERS & DOORS - MIDNIGHT GREEN (COLOR 122)
- 5 BRICK - SALISBURY - JENKINS
- 6 ROOFING - SHAKWOOD ELK - PRESTIQUE

VERIFY MANUFACTURER, COLOR SELECTIONS AND LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION.

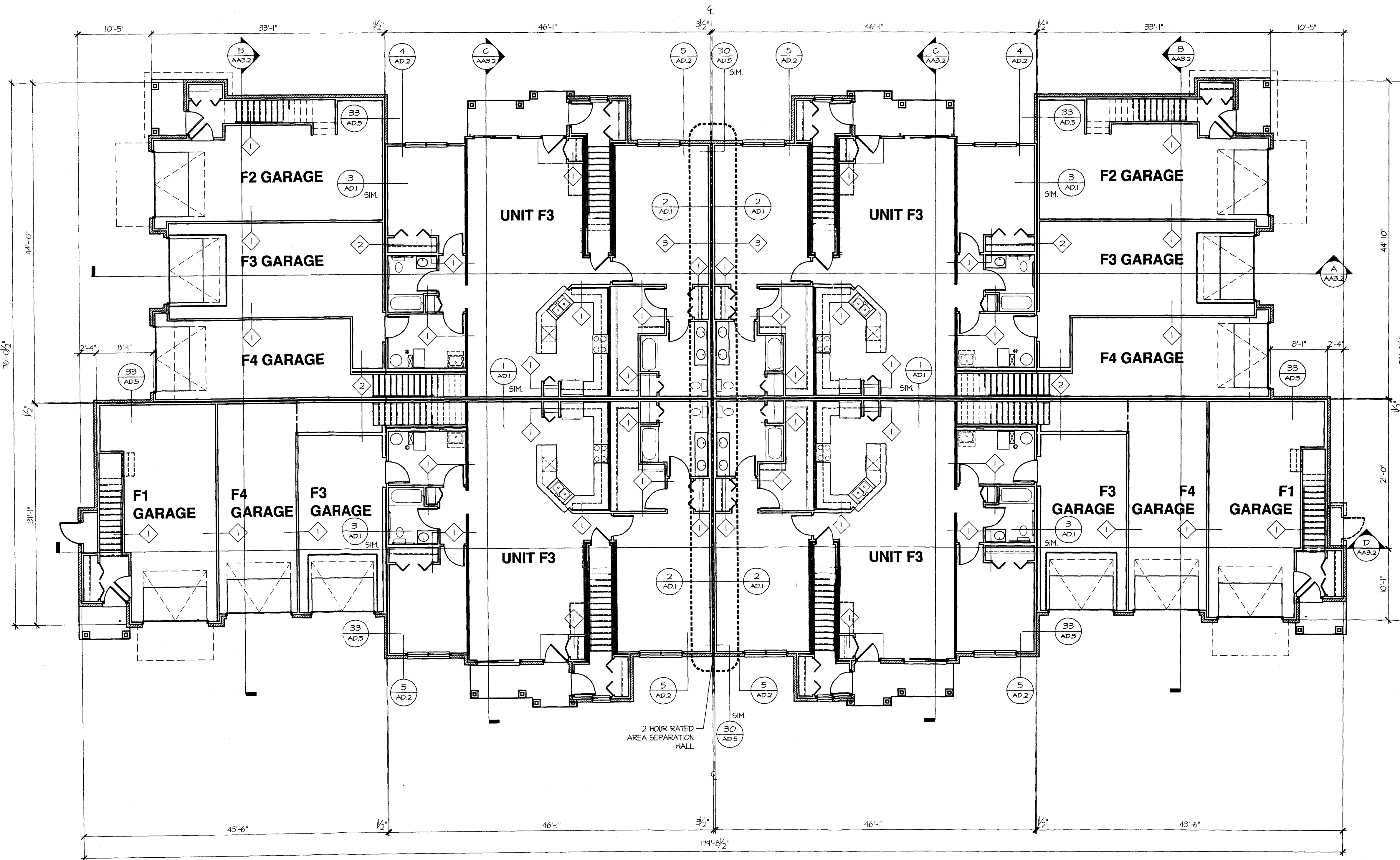
CROSSWINDS
COMMUNITIES
41050 Vincent Court, Nov, MI 48375
Phone (248) 615-1313

FOX RIDGE 6-Plex
Hartland, Michigan

Architects and Planners, Inc.
Bloodgood Sharp Buser
1530 East Dundee Road, Suite 360
P.O. Box 1007
Hartland, MI 48021
Phone: 847-705-2200

JOB NO. 68300	DATE 1/2/04
PROJ. WDR. LSJ	DATE 1/2/04
DRAWN BY CER, P.B.	DATE 1/2/04
CHECKED BY	DATE 1/2/04
BUILDING TYPE I	
SHEET TITLE BUILDING TYPE I ELEVATION	SHEET AA1.5
BUILDING I	





Building Type II
First Floor Assembly Plan

SCALE: 1/8"=1'-0" xlm-bldg-combly

WALL LEGEND	
1	UL DESIGN NO. U305 - SEE DETAIL 11/AD.3 1 HOUR RATING
2	UL DESIGN NO. U841 - SEE DETAIL 11/AD.1 1 HOUR RATING
3	UL DESIGN NO. U336 - SEE DETAIL 2/AD.1 2 HOUR RATING
4	UL DESIGN NO. U256 - SEE DETAIL 6/AD.2 1 HOUR RATING

Hall-legend

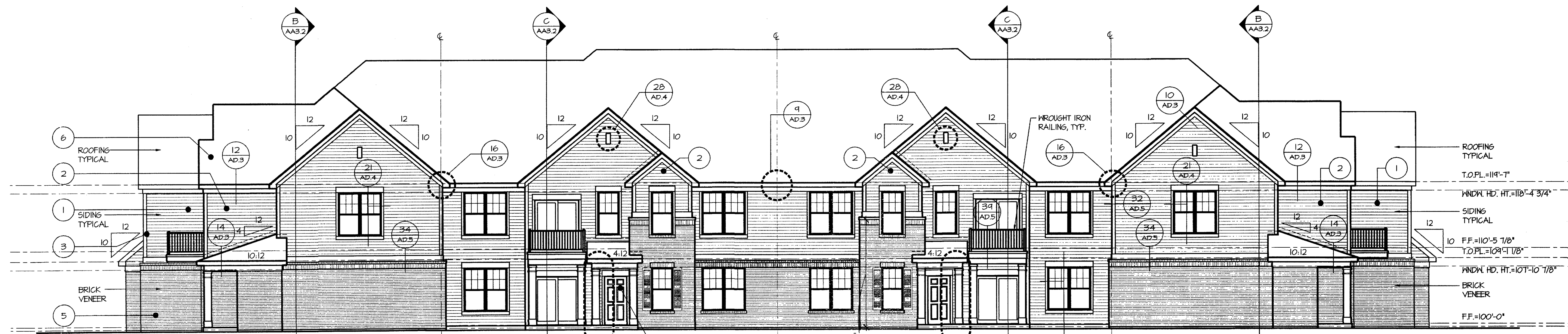
FOX RIDGE 12-Plex
 Hartland, Michigan
Architects and Planners, Inc.
Bloodgood Sharp Buster
1530 East Dundee Road, Suite 300
 Peabody, IL 60074
 Phone: 847-705-2200

CROSSWINDS COMMUNITIES
 41050 Vincent Court Novi, MI 48375
 Phone (248) 615-1313
 www.bsbdesign.com
 Office Locations:
 Des Moines • Tampa • Sacramento • Chicago • Phoenix • Dallas • Costa Mesa • Jacksonville • Orlando • Boston • Chicago Loop • Denver

JOB NO. 63041 PROJ. MGR. JB DRAWN BY CHECKED BY	SHEET BUILDING TYPE II FIRST FLOOR ASSEMBLY PLAN
12 FLATS	AA2.1

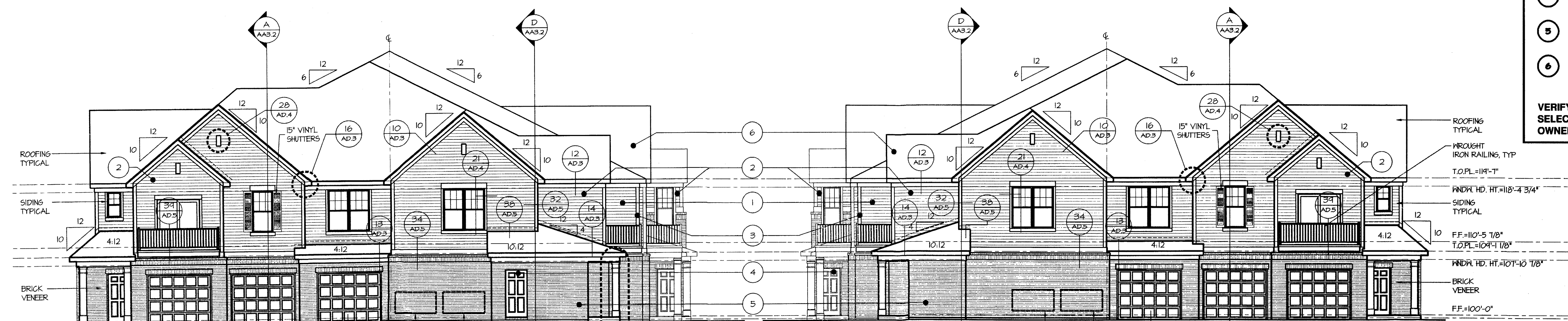


SHEET
AA2.2



**Building Type II
Rear Elevation**

SCALE: 1/8"=1'-0" xref=ORTHO-bldg3



**Building Type II
Left Elevation**

SCALE: 1/8"=1'-0" xref=ORTHO-bldg3

**Building Type II
Right Elevation**

SCALE: 1/8"=1'-0" xref=ORTHO-bldg3



**Building Type II
Front Elevation**

SCALE: 1/8"=1'-0" xref=ORTHO-bldg3

EXTERIOR ELEVATION NOTES (NOTE: EXTELEV)

- ELEVATIONS SHOWN GRAPHICALLY INDICATE SLAB FOUNDATION CONDITIONS.
- PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS DISCHARGING AT GRADE; SEE ROOF PLAN FOR LOCATIONS.
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS.
- ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH BUILDING PAPER AND SHINGLES.
- FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY; MIN. 3'-0" PENETRATION ABOVE ROOF.
- CONTINUOUS RIDGE VENTS TO BE BAFFLED TO PREVENT BACKFLOW.
- PROVIDE METAL FLASHING AT ALL ROOF TO WALL CONDITIONS - TYPICAL.
- ACCENT ALUMINUM CORNERS TYPICAL UNLESS OTHERWISE NOTED.

MATERIAL LIST

- BASE SIDING - SAVANNAH WICKER (COLOR 59)
- ACCENT SIDING - NATURAL CLAY (COLOR 60)
- TRIM - HERRINGBONE (COLOR 4)
- SHUTTERS & DOORS - MIDNIGHT GREEN (COLOR 122)
- BRICK - SHAMROCK - JENKINS
- ROOFING - PEWTER GRAY ELK - PRESTIQUE

VERIFY MANUFACTURER, COLOR SELECTIONS AND LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION.

CROSSWINDS
COMMUNITIES

41050 Vincent Court, Novi, MI 48375
Phone (248) 615-1313

FOX RIDGE 12-Plex
Hartland, Michigan

www.bsdesign.com

Office Locations:

1530 East Dundee Road, Suite 300
Pleasanton, IL 60074
Phone: 847-705-2200

Bloodgood Sharp Buster
Architects and Planners, Inc.

JOB NO. 6204H
PROJ. NO. 18
DRAWN BY JLB
CHECKED BY JLB

12 FLATS

SHEET TITLE
BUILDING TYPE II
EXTERIOR ELEVATIONS

SHEET
AA3.1

L4.0

L3.0

L2.0

L6.0

L5.0

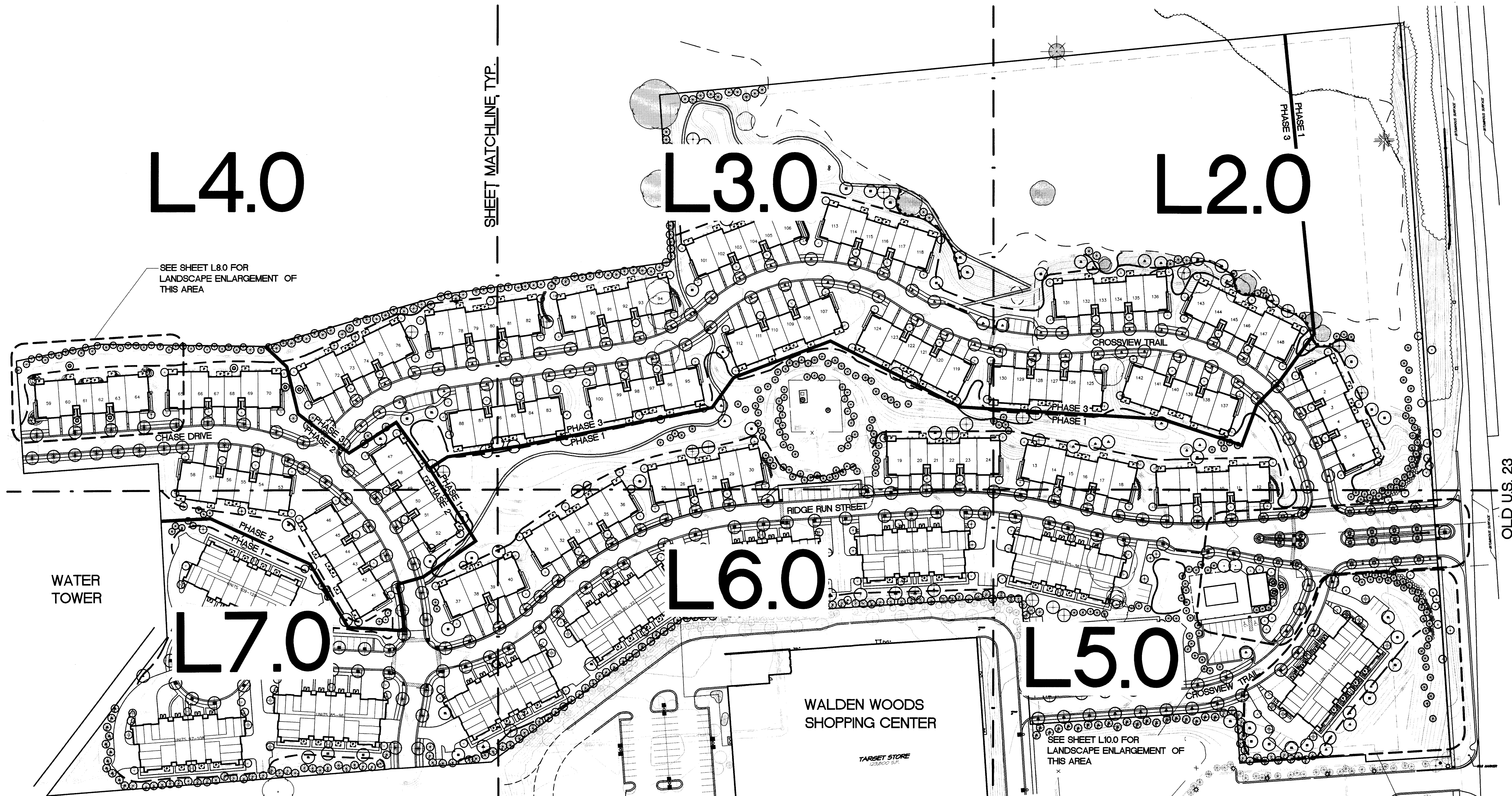
L7.0

SHEET MATCHLINE, TYP.

SEE SHEET L8.0 FOR
LANDSCAPE ENLARGEMENT OF
THIS AREA

SEE SHEET L10.0 FOR
LANDSCAPE ENLARGEMENT OF
THIS AREA

SEE SHEET L9.0 FOR
LANDSCAPE ENLARGEMENT OF
THIS AREA



TREE REPLACEMENT LEGEND:

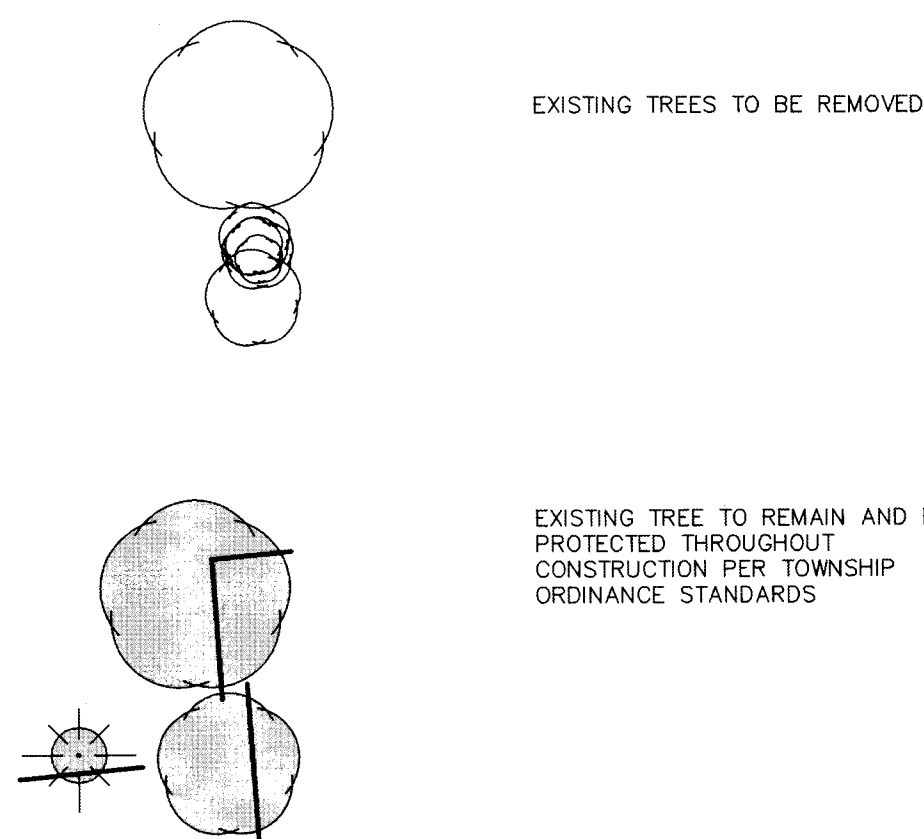
NOTE - SEE CIVIL DRAWINGS FOR
TREE SURVEY INFORMATION

TREE REPLACEMENTS:

Tree to be Removed	Qty. of 3" Trees for Replacement
36" Red Oak	5
12" Red Oak	2
60" Red Oak	8
18" Red Oak	3
12" Red Oak	2
14" Red Oak	2
8" Red Oak	2
20" Hickory	3
30" Deciduous Tree	4
20" Ash	3
36" White Oak	5
16" Deciduous Tree	2
10" Deciduous Tree	2
24" Deciduous Tree	3
46 Total 3" trees needed for replacement	

PROVIDED: 190 ADDITIONAL TREES (MIX OF DECIDUOUS, FLOWERING AND
EVERGREENS) BEYOND THOSE REQUIRED PER ORDINANCE.

LEGEND:



LANDSCAPE REQUIREMENTS:

GENERAL SITE LANDSCAPING

TOTAL UNITS	REQUIRED	PROVIDED	NOTES
268	2 X 268 = 536	736	DECIDUOUS OR EVERGREEN TREES
	4 X 268 = 1072	3339	SHRUBS

LANDSCAPING ADJACENT TO ROAD

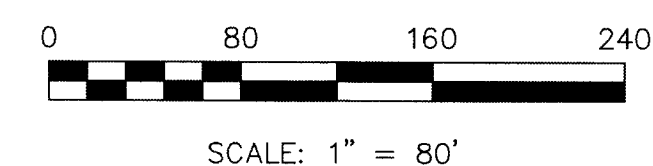
LENGTH OF ROAD FRONTAGE (EXCLUDED ROAD IN FRONT OF UNDISTURBED WETLAND AREA)	REQUIRED	PROVIDED	NOTES
622 FEET	622 FT. / 40 FT. = 16	52 *	DECIDUOUS OR EVERGREEN TREES
	622 FT. / 100 FT. = 7	18 *	ORNAMENTAL TREES
	622 FT. / 40 FT. X 8 = 125	106*	SHRUBS

* WE THOUGHT IT MORE APPROPRIATE IN SCALE TO USE TREES OVER SHRUBS AND ASK FOR YOUR
CONSIDERATION OF THIS.

SCREEN

LENGTH OF NORTH PROPERTY LINE SCREEN (EXCLUDED WETLAND AND WITHIN CANOPY OF EXISTING LARGE TREES TO REMAIN)	REQUIRED	PROVIDED	NOTES
1520 FEET	1520 FT. / 15 FT. = 101	106	6' HT. EVERGREEN TREES

LENGTH OF SOUTH PROPERTY LINE SCREEN (EXCLUDED EASTERN MOST AREA WHERE EXISTING SCREEN ON ADJACENT PROPERTY IS PRESENT)	REQUIRED	PROVIDED	NOTES
2190 FEET	2190 FT. / 15 FT. = 146	165	8' HT. EVERGREEN TREES



**GRISSIM
METZ
ANDRIESE** ASSOCIATES

Landscape Architecture
Civil Engineering

300 East Cady Street
Northville, MI 48167

Ph: 248-347-7010
Fax: 248-347-7005
Email: mailbox@gma-la.com

Project:
Fox Ridge
Harland, Michigan

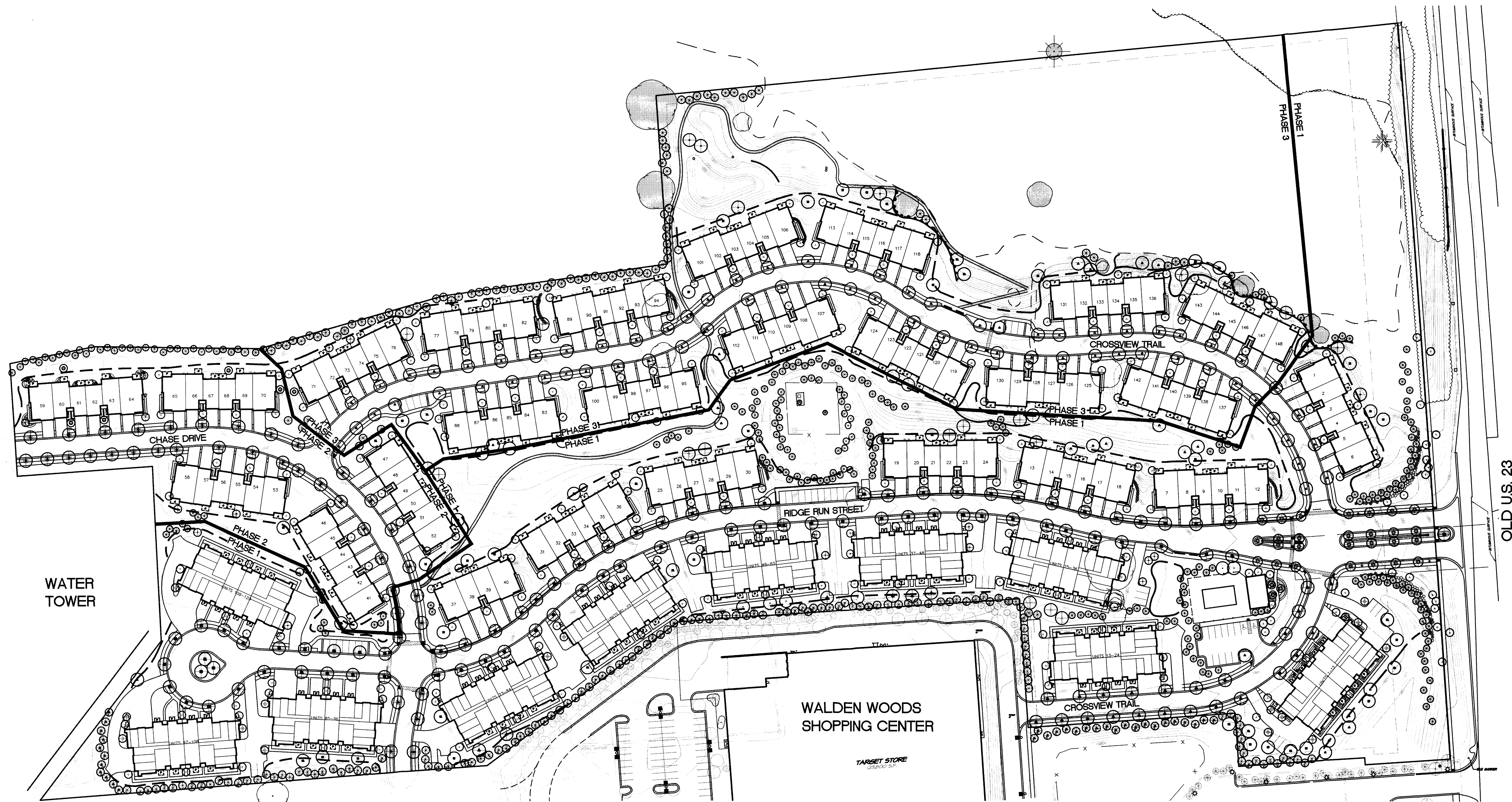
Sheet:
Overall Site Plan

Issue For: **City Submittal**
Job Number: **C02-032**
Drawn: **TK**
Checked: **SG**
Date: **04-14-04**
Scale: **1" = 80'-0"**

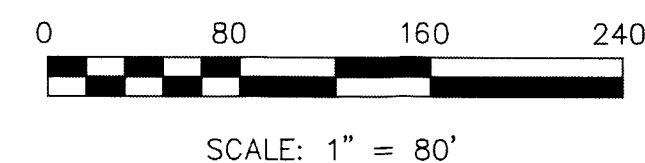
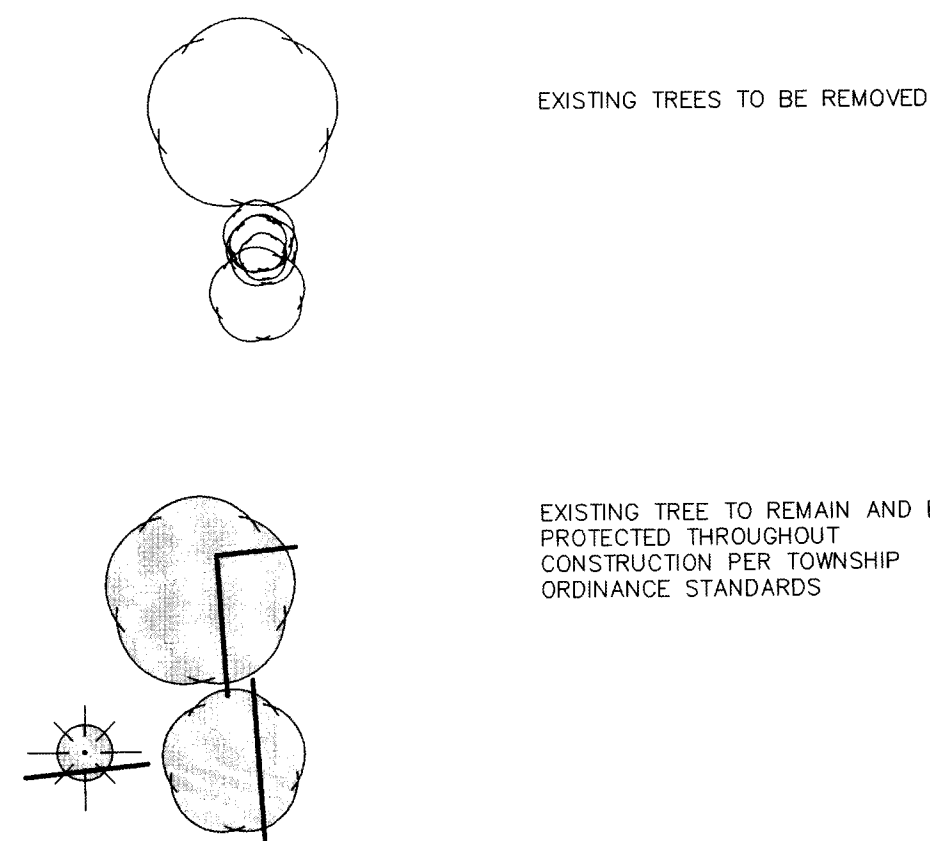
Revised:
June 7, 2004 Revised Per Review Comment
June 30, 2004 Revised Per Review Comment
June 1, 2006 Revised Phasing

Sheet Number:

L1.0



LEGEND:



Susan Grissim



GRISSIM METZ ANDRIESE

Landscape Architecture
Civil Engineering
300 East Cady Street
Northville, MI 48167
Ph: 248-347-7010
Fax: 248-347-7005
Email: mailbox@gma-la.com

Project:
Fox Ridge
Hartland, Michigan

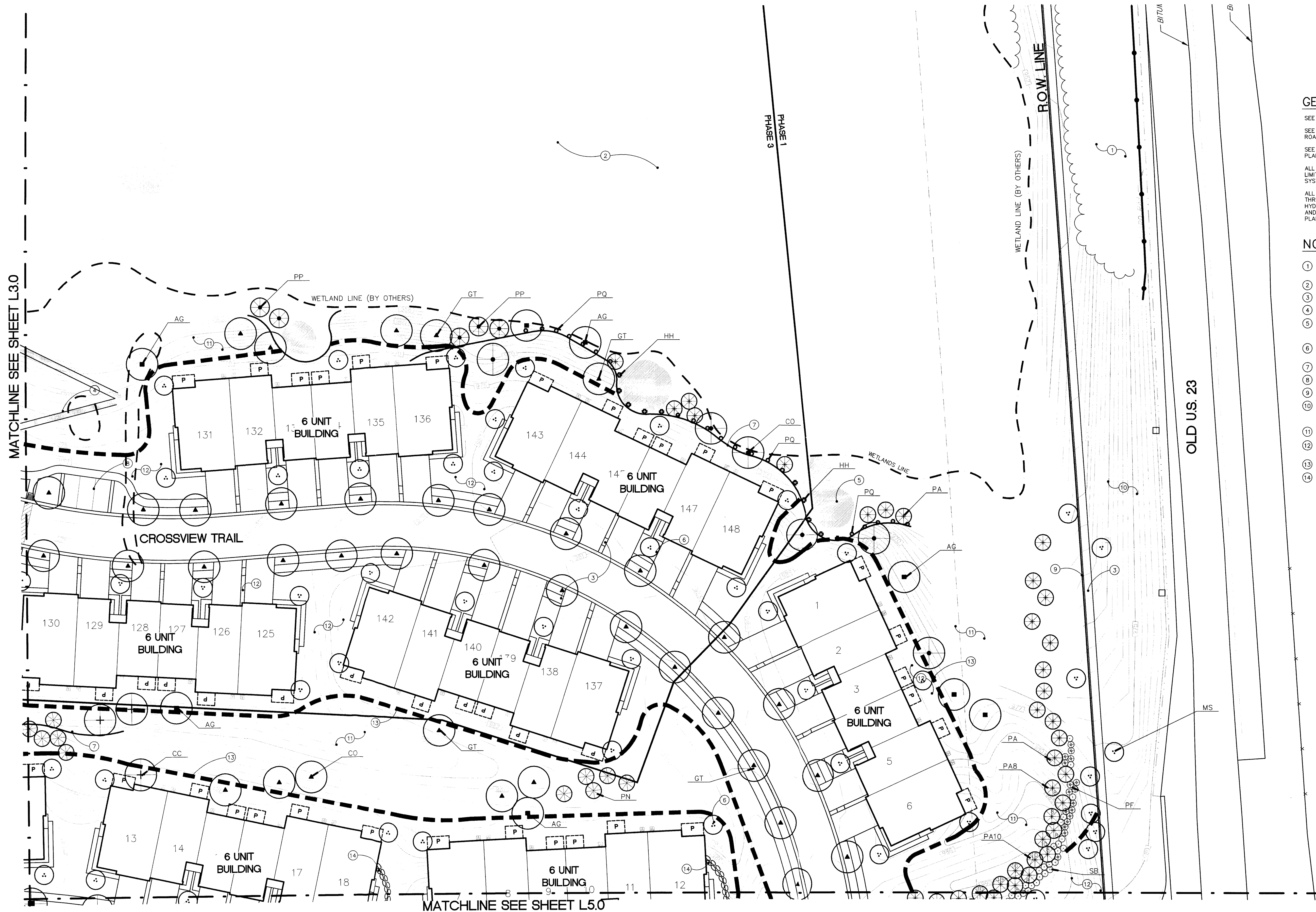
Sheet:
Overall Landscape Plan

Issue For: City Submittal
Job Number: C02-032
Drawn: TK
Checked: SG
Date: 04-14-04
Scale: 1" = 80'-0"

Revised:
June 7, 2004 Revised Per Review Comment
June 30, 2004 Revised Per Review Comment
June 1, 2006 Revised Phasing

Sheet Number:

L1.1



GENERAL NOTES:

SEE SHEET L11.0 FOR PLANT LIST AND DETAILS
 SEE CIVIL PLANS FOR SIDEWALKS, TRAILS, ROADS, AND DRIVEWAY LAYOUT.
 SEE SHEETS L8.0 AND L9.0 FOR TYPICAL PLANTINGS AROUND BUILDINGS.
 ALL LANDSCAPE AREAS WITHIN THE PROPERTY LIMITS TO BE IRRIGATED WITH AN AUTOMATIC SYSTEM EXCEPT FOR WETLAND AREAS.
 ALL LAWN SLOPES GREATER THAN ONE ON THREE TO RECEIVE EROSION CONTROL.
 HYDROSEED AREAS TO UTILIZE GREEN CURLEX AND SODDED AREAS TO BE PEGGED. SEE CIVIL PLANS FOR EXACT GRADING.

NOTE KEY:

- EXISTING TREE MASS TO REMAIN UNDISTURBED
- EXISTING WETLANDS TO REMAIN UNDISTURBED
- SIDEWALK, SEE CIVIL PLANS
- TRAIL, SEE CIVIL PLANS
- EXISTING TREE TO REMAIN AND BE PROTECTED THROUGHOUT ALL CONSTRUCTION PER ORDINANCE REQUIREMENTS, TYP.
- FLOWERING TREE, TYP. SEE SHEET L8.0 FOR PLANT CALL OUTS AROUND BUILDINGS
- RETAINING WALL, SEE CIVIL PLANS, TYP.
- PARKING, SEE CIVIL PLANS
- LIMIT OF IRRIGATION AT R.O.W. LINE
- ALL DISTURBED AREAS IN R.O.W. TO BE RESTORED WITH HYDROSEED LAWN ON 3" DEPTH TOPSOIL.
- HYDROSEED LAWN ON 3" DEPTH TOPSOIL.
- SODDED LAWN ON 3" DEPTH TOPSOIL, TYP. AROUND ALL BUILDINGS.
- LIMIT LINE BETWEEN HYDROSEED AND SOD.
- BOULDER LANDSCAPE WALL, SEE CIVIL DRAWINGS SHEET DT4 FOR DETAIL.

**GRISSIM
 METZ ASSOCIATES
 ANDRIESE**

Landscape Architecture
 Civil Engineering

300 East Cady Street
 Northville, MI 48167

Ph: 248-347-7010
 Fax: 248-347-7005
 Email: mailbox@gma-la.com

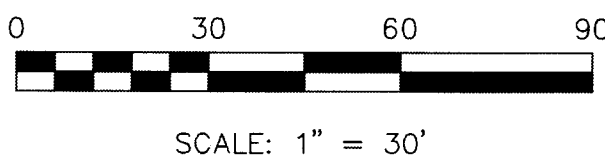
Project:
Fox Ridge
 Northville, Michigan

Sheet:
Landscape Enlargement Plan

Issue For: City Submittal
 Job Number: C02-032
 Drawn: TK
 Checked: SG
 Date: 04-14-04
 Scale: 1" = 30'-0"



Susan Grissim



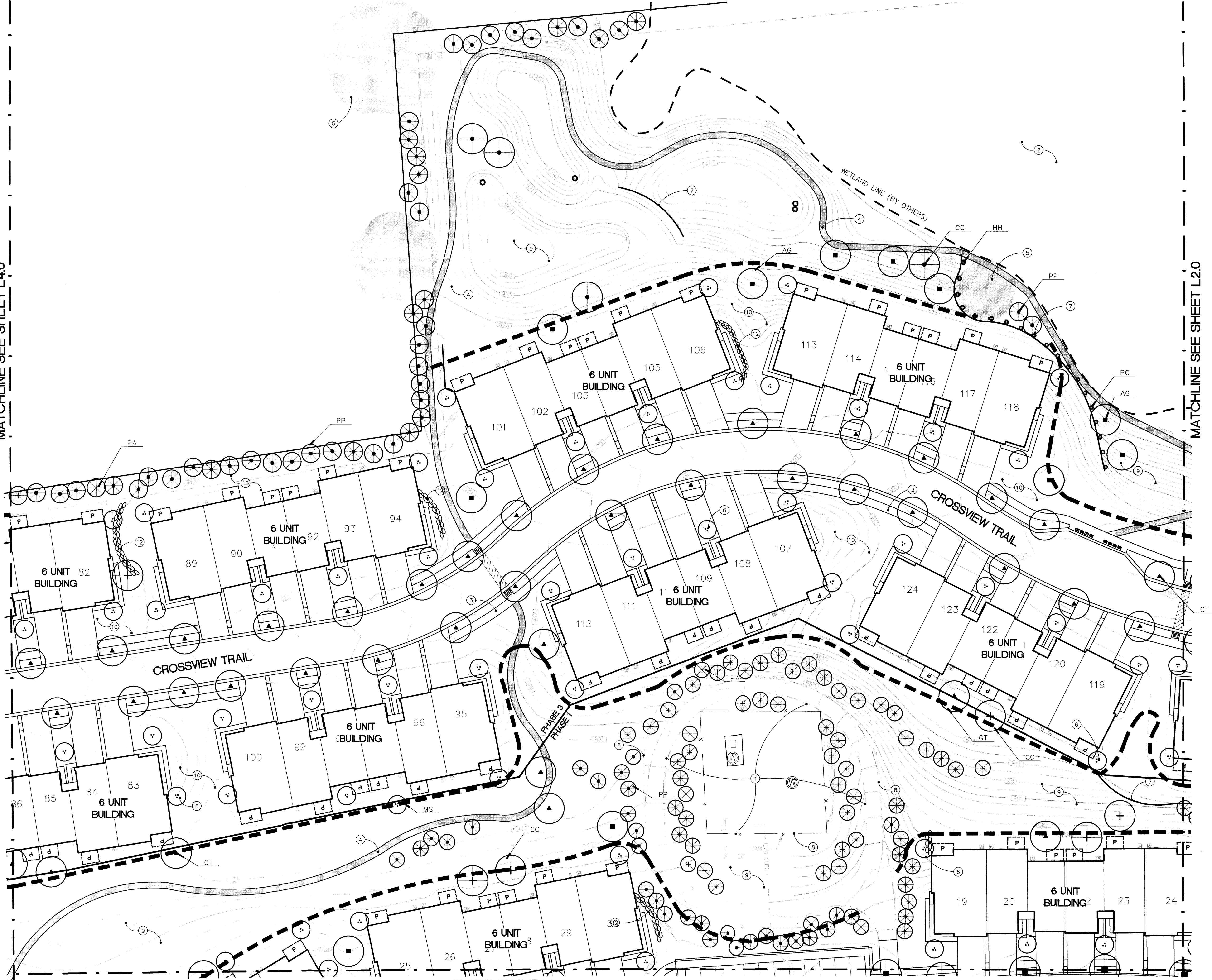
Revised:
 June 7, 2004 Revised Per Review Comment
 June 30, 2004 Revised Per Review Comment
 January 5, 2005 Revised Per Review Comment
 June 1, 2006 Revised Phasing

Sheet Number:

L2.0

MATCHLINE SEE SHEET L4.0

MATCHLINE SEE SHEET L2.0



MATCHLINE SEE SHEET L6.0

GENERAL NOTES:

- SEE SHEET L11.0 FOR PLANT LIST AND DETAILS
- SEE CIVIL PLANS FOR SIDEWALKS, TRAILS, ROADS, AND DRIVEWAY LAYOUT.
- SEE SHEETS L8.0 AND L9.0 FOR TYPICAL PLANTINGS AROUND BUILDINGS.
- ALL LANDSCAPE AREAS WITHIN THE PROPERTY LIMITS TO BE IRRIGATED WITH AN AUTOMATIC SYSTEM EXCEPT FOR WETLAND AREAS.
- ALL LAWN SLOPES GREATER THAN ONE ON THREE TO RECEIVE EROSION CONTROL. HYDROSEED AREAS TO UTILIZE GREEN CURLEX AND SODDED AREAS TO BE PEGGED. SEE CIVIL PLANS FOR EXACT GRADING.

NOTE KEY:

- EXISTING WELL HEAD AREA AND ACCESS DRIVE TO REMAIN UNDISTURBED. SEE CIVIL DRAWINGS FOR EXACT LAYOUT.
- EXISTING WETLANDS TO REMAIN UNDISTURBED.
- SIDEWALK, SEE CIVIL PLANS
- TRAIL, SEE CIVIL PLANS
- EXISTING TREE TO REMAIN AND BE PROTECTED THROUGHOUT ALL CONSTRUCTION PER ORDINANCE REQUIREMENTS, TYP.
- FLOWERING TREE, TYP. SEE SHEET L8.0 FOR PLANT CALL OUTS AROUND BUILDINGS
- RETAINING WALL, SEE CIVIL PLANS, TYP.
- LIMIT OF LAWN AND IRRIGATION AT FENCING AROUND WELL HEAD.
- HYDROSEED LAWN ON 3" DEPTH TOPSOIL.
- SODDED LAWN ON 3" DEPTH TOPSOIL, TYP. AROUND ALL BUILDINGS.
- LIMIT LINE BETWEEN SOD AND HYDROSEED.
- BOULDER LANDSCAPE WALL, SEE CIVIL DRAWINGS SHEET DT4 FOR DETAIL.

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture
Civil Engineering

300 East Cady Street
Northville, MI 48167

Ph: 248-347-7010
Fax: 248-347-7005
Email: mailbox@gma-la.com

Project:
Fox Ridge
Northland, Michigan

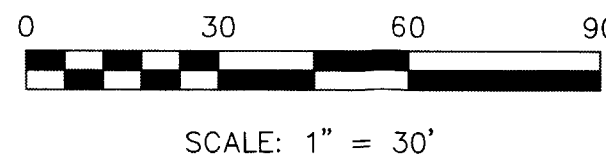
Sheet:
Landscape Enlargement Plan

Issue For: City Submittal
Job Number: C02-032
Drawn: TK
Checked: SG
Date: 04-14-03
Scale: 1" = 30'-0"

Revised:
June 7, 2004 Revised Per Review Comment
June 30, 2004 Revised Per Review Comment
January 5, 2005 Revised Per Review Comment
June 1, 2006 Revised Phasing

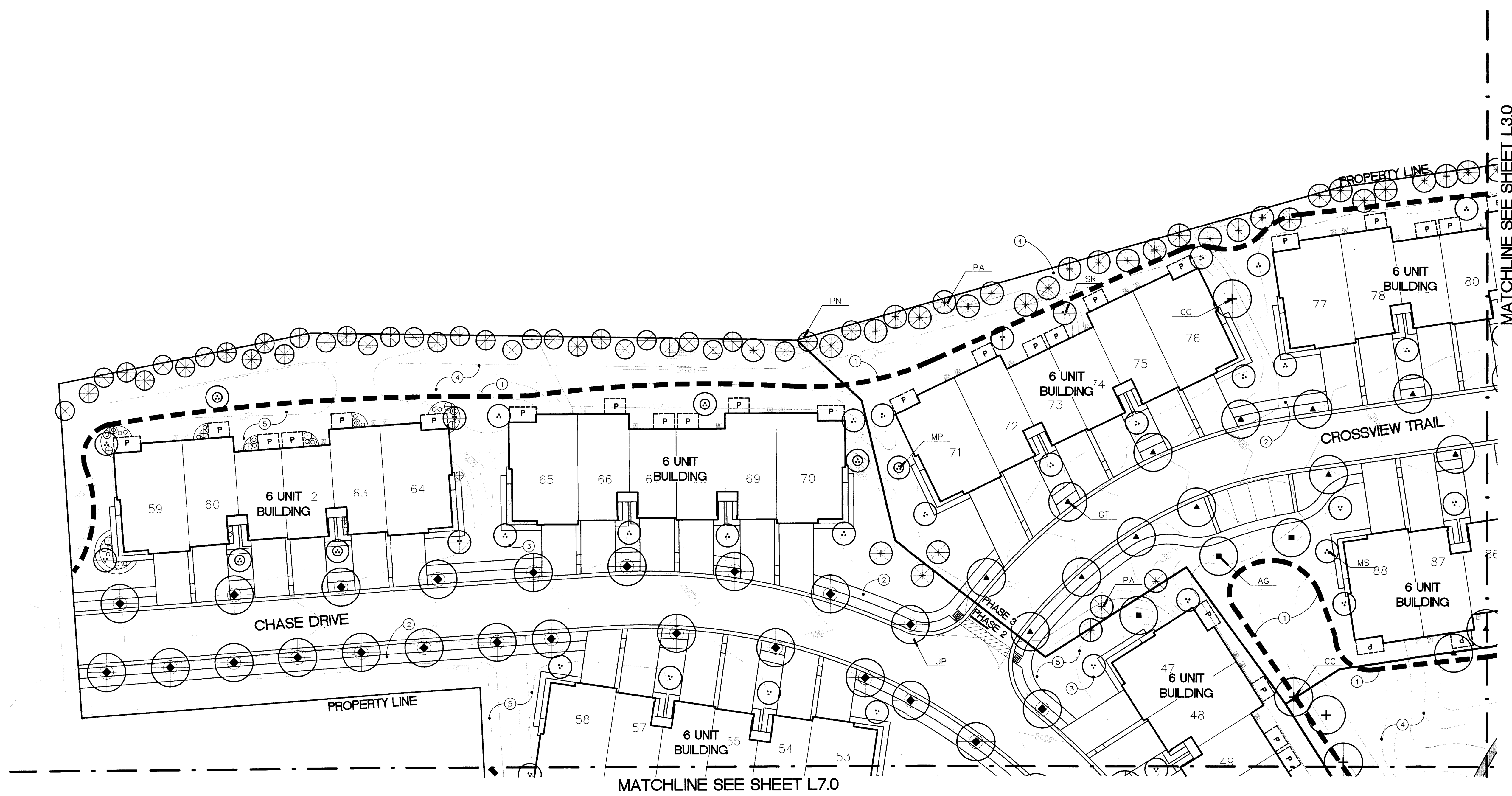


Susan Grissim



L3.0

Sheet Number:



GENERAL NOTES:

SEE SHEET L11.0 FOR PLANT LIST AND DETAILS

SEE CIVIL PLANS FOR SIDEWALKS, TRAILS, ROADS, AND DRIVEWAY LAYOUT.

SEE SHEETS L8.0 AND L9.0 FOR TYPICAL PLANTINGS AROUND BUILDINGS.

ALL LANDSCAPE AREAS WITHIN THE PROPERTY LIMITS TO BE IRRIGATED WITH AN AUTOMATIC SYSTEM EXCEPT FOR WETLAND AREAS.

ALL LAWN SLOPES GREATER THAN ONE ON THREE TO RECEIVE EROSION CONTROL. HYDROSEED AREAS TO UTILIZE GREEN CURLEX AND SODDED AREAS TO BE PEGGED. SEE CIVIL PLANS FOR EXACT GRADING.

- NOTE KEY:**
- ① LIMIT LINE BETWEEN HYDROSEED AND SOD.
 - ② SIDEWALK, SEE CIVIL PLANS
 - ③ FLOWERING TREE, TYP. SEE SHEET L8.0 FOR PLANT CALL OUTS AROUND BUILDINGS.
 - ④ HYDROSEED LAWN ON 3" DEPTH TOPSOIL.
 - ⑤ SODDED LAWN ON 3" DEPTH TOPSOIL, TYP. AROUND ALL BUILDINGS.

**GRISSIM
METZ ASSOCIATES
ANDRIESE**

Landscape Architecture
Civil Engineering

300 East Cady Street
Northville, MI 48167

Ph: 248-347-7010
Fax: 248-347-7005
Email: mailbox@gma-la.com

Project: Fox Ridge
Harland, Michigan

Sheet: Landscape Enlargement Plan

Issue For: City Submittal

Job Number: C02-032

Drawn: TK

Checked: SG

Date: 04-14-04

Scale: 1" = 30'-0"

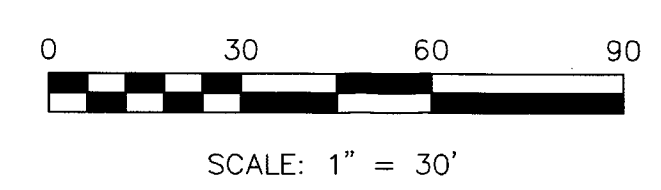
Revised:

June 7, 2004	Revised Per Review Comment
June 30, 2004	Revised Per Review Comment
January 5, 2005	Revised Per Review Comment
June 1, 2006	Revised Phasing

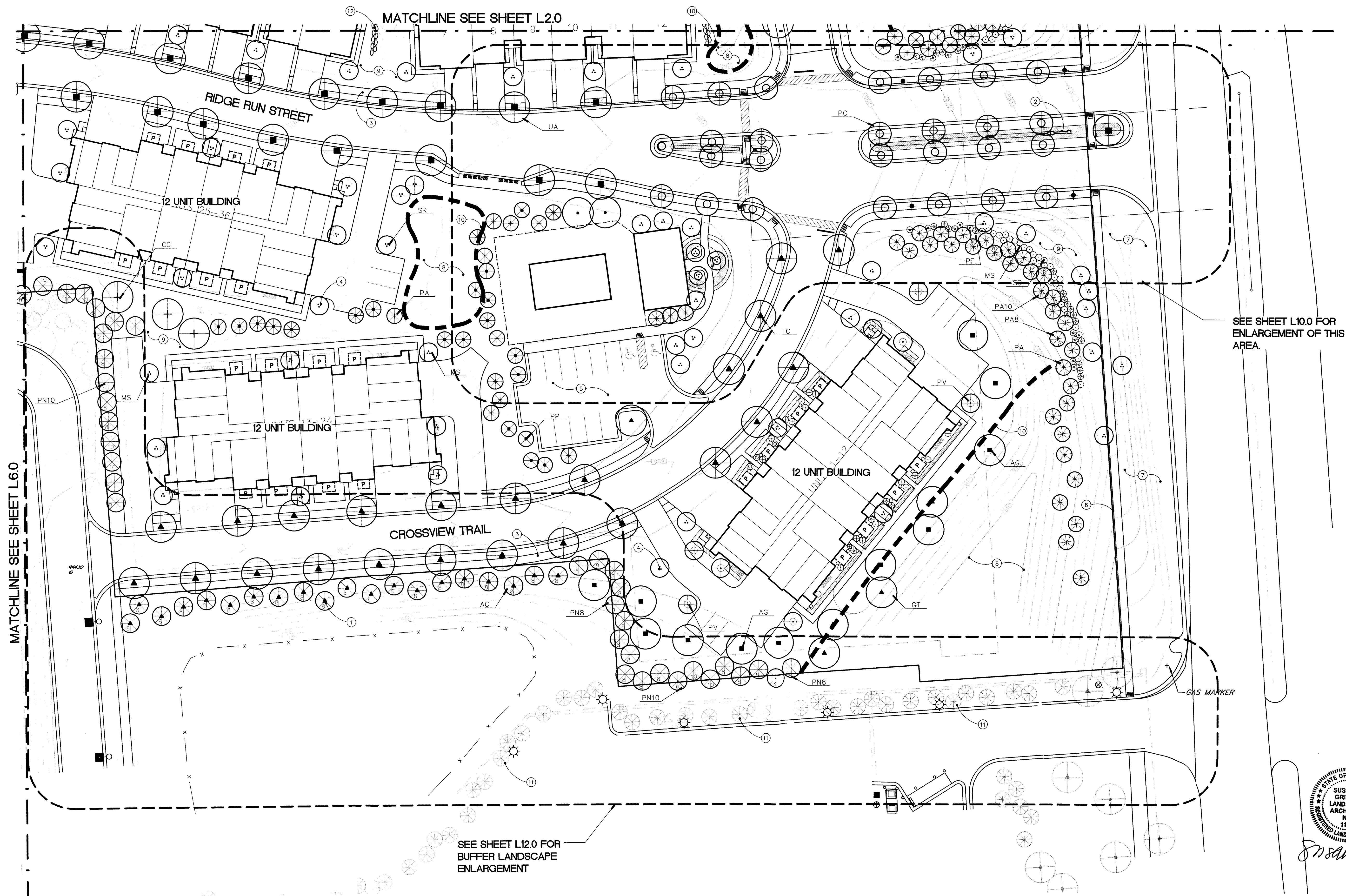
Sheet Number: **L4.0**



Susan Grissim



H:\C02-032\Drawings\Site\02-Landscape.dwg, 01/2006 4:46:01 PM



MATCHLINE SEE SHEET L2.0

RIDGE RUN STREET

12 UNIT BUILDING

12 UNIT BUILDING

CROSSVIEW TRAIL

12 UNIT BUILDING

SEE SHEET L10.0 FOR
ENLARGEMENT OF THIS
AREA.

SEE SHEET L12.0 FOR
BUFFER LANDSCAPE
ENLARGEMENT

GENERAL NOTES:

SEE SHEET L11.0 FOR PLANT LIST AND DETAILS.

SEE CIVIL PLANS FOR SIDEWALKS, TRAILS,
ROADS, AND DRIVEWAY LAYOUT.

SEE SHEETS L8.0 AND L9.0 FOR TYPICAL
PLANTINGS AROUND BUILDINGS.

ALL LANDSCAPE AREAS WITHIN THE PROPERTY
LIMITS TO BE IRRIGATED WITH AN AUTOMATIC
SYSTEM EXCEPT FOR WETLAND AREAS.

ALL LAWN SLOPES GREATER THAN ONE ON THREE TO RECEIVE EROSION CONTROL. HYDROSEED AREAS TO UTILIZE GREEN CURLEX AND SODDED AREAS TO BE PEGGED. SEE CIVIL PLANS FOR EXACT GRADING.

NOTE KEY:

- ① EVERGREEN SCREEN TREES ALLOWED TO BE PLANTED ON THE SHOPPING CENTER SITE PER SHOPPING CENTER OWNER - R.B. AIKENS ASSOCIATES, INC. WALDENWOODS TO MAINTAIN THESE TREES.
- ② IDENTIFICATION SIGN LOCATED 10'-0" OUTSIDE OF R.O.W. PER ORDINANCE REQUIREMENTS.
- ③ SIDEWALK, SEE CIVIL PLANS
- ④ FLOWERING TREE, TYP. SEE SHEET L8.0 FOR PLANT CALL OUTS AROUND BUILDINGS
- ⑤ PARKING, SEE CIVIL PLANS
- ⑥ LIMIT OF IRRIGATION AT R.O.W. LINE
- ⑦ ALL DISTURBED AREAS IN R.O.W. TO BE RESTORED WITH HYDROSEED LAWN ON 3" DEPTH TOPSOIL.
- ⑧ HYDROSEED LAWN ON 3" DEPTH TOPSOIL.
- ⑨ SODDED LAWN ON 3" DEPTH TOPSOIL, TYP. AROUND ALL BUILDINGS.
- ⑩ LIMIT LINE BETWEEN HYDROSEED AND SOD.
- ⑪ EXISTING EVERGREEN TREES, TYP.
- ⑫ BOULDER LANDSCAPE WALL, SEE CIVIL DRAWINGS SHEET D14 FOR DETAIL.

**GRISSIM
METZ ASSOCIATES
ANDRIESE**

Landscape Architecture
Civil Engineering

300 East Cady Street
Northville, MI 48167

Ph: 248-347-7010
Fax: 248-347-7005
Email: mailbox@gma-la.com

Project: Fox Ridge
Harland, Michigan

Sheet:
Landscape Enlargement Plan

Issue For:	City Submit
Job Number:	C02-032
Drawn:	TK
Checked:	SG
Date:	04-14-04
Scale:	1" = 30'-0"

June 7, 2004	Revised Per Review Comment
June 30, 2004	Revised Per Review Comment
January 5, 2005	Revised Per Review Comment
June 1, 2006	Revised Phasing

Sheet Number

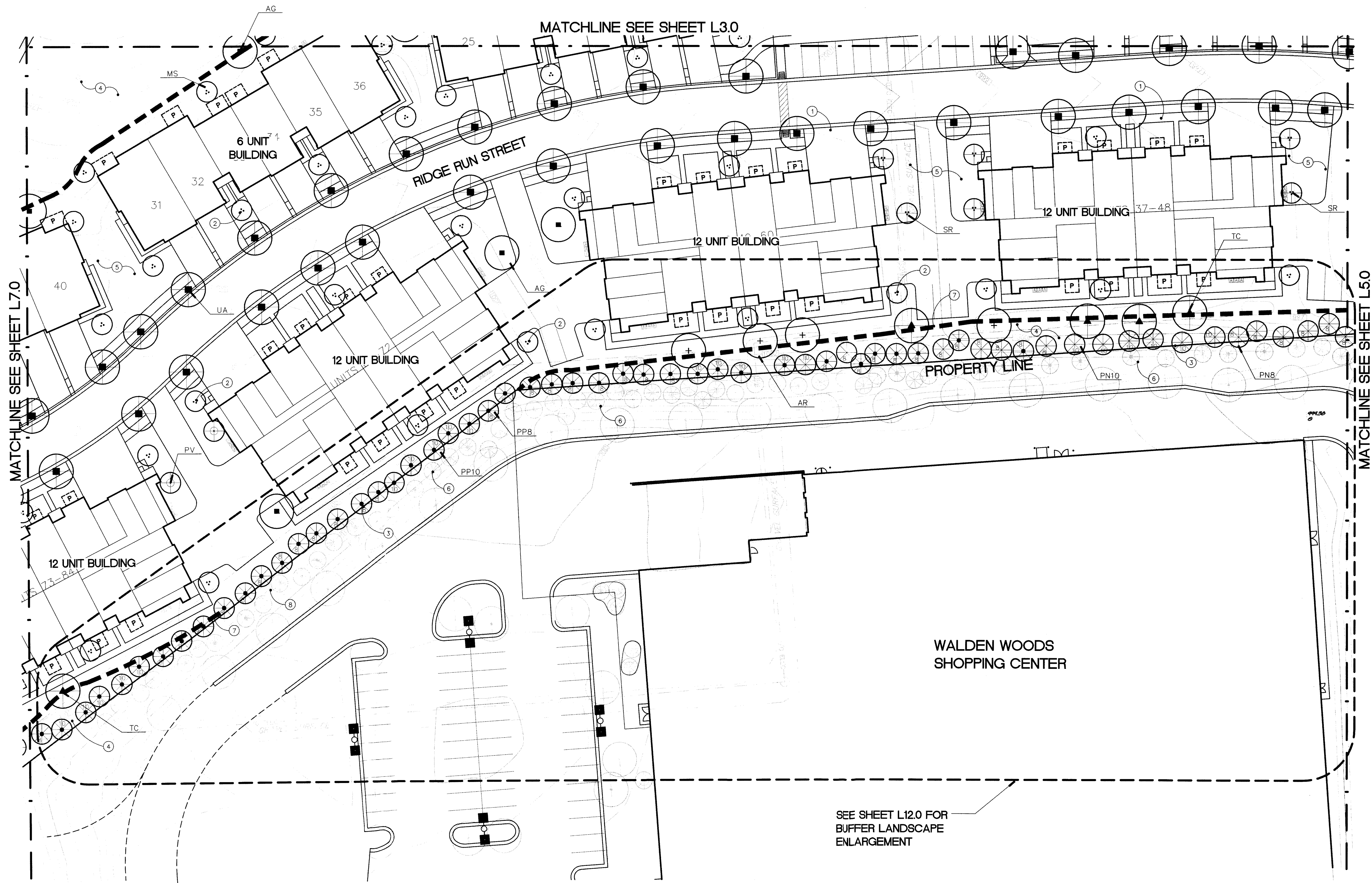
L5.0



Insan Grogem



SCALE: 1" = .30'



GENERAL NOTES:

SEE SHEET L11.0 FOR PLANT LIST AND DETAILS

SEE CIVIL PLANS FOR SIDEWALKS, TRAILS, ROADS, AND DRIVEWAY LAYOUT.

SEE SHEETS L8.0 AND L9.0 FOR TYPICAL PLANTINGS AROUND BUILDINGS.

ALL LANDSCAPE AREAS WITHIN THE PROPERTY LIMITS TO BE IRRIGATED WITH AN AUTOMATIC SYSTEM EXCEPT FOR WETLAND AREAS.

ALL LAWN SLOPES GREATER THAN ONE ON THREE TO RECEIVE EROSION CONTROL. HYDROSEED AREAS TO UTILIZE GREEN CURLEX AND SODDED AREAS TO BE PEGGED. SEE CIVIL PLANS FOR EXACT GRADING.

NOTE KEY:

- ① SIDEWALK, SEE CIVIL PLANS
- ② FLOWERING TREE, TYP. SEE SHEET L8.0 FOR PLANT CALL OUTS AROUND BUILDINGS
- ③ LIMIT OF IRRIGATION AT PROPERTY LINE
- ④ HYDROSEED LAWN ON 3" DEPTH TOPSOIL.
- ⑤ SODDED LAWN ON 3" DEPTH TOPSOIL, TYP. AROUND ALL BUILDINGS.
- ⑥ PROPOSED EVERGREEN SCREEN TREES BY WALDENWOODS SHOPPING CENTER.
- ⑦ LIMIT LINE BETWEEN HYDROSEED AND SOD.

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture
Civil Engineering

300 East Cady Street
Northville, MI 48167

Ph: 248-347-7010
Fax: 248-347-7005
Email: mailbox@gma-la.com

Project:
Fox Ridge
Harford, Michigan

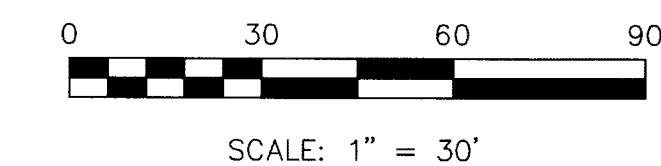
Sheet:
Landscape Enlargement Plan

Issue For: City Submittal
Job Number: C02-032
Drawn: TK
Checked: SG
Date: 04-14-04
Scale: 1" = 30'-0"

Revised:
June 7, 2004 Revised Per Review Comment
June 30, 2004 Revised Per Review Comment
June 1, 2006 Revised Phasing

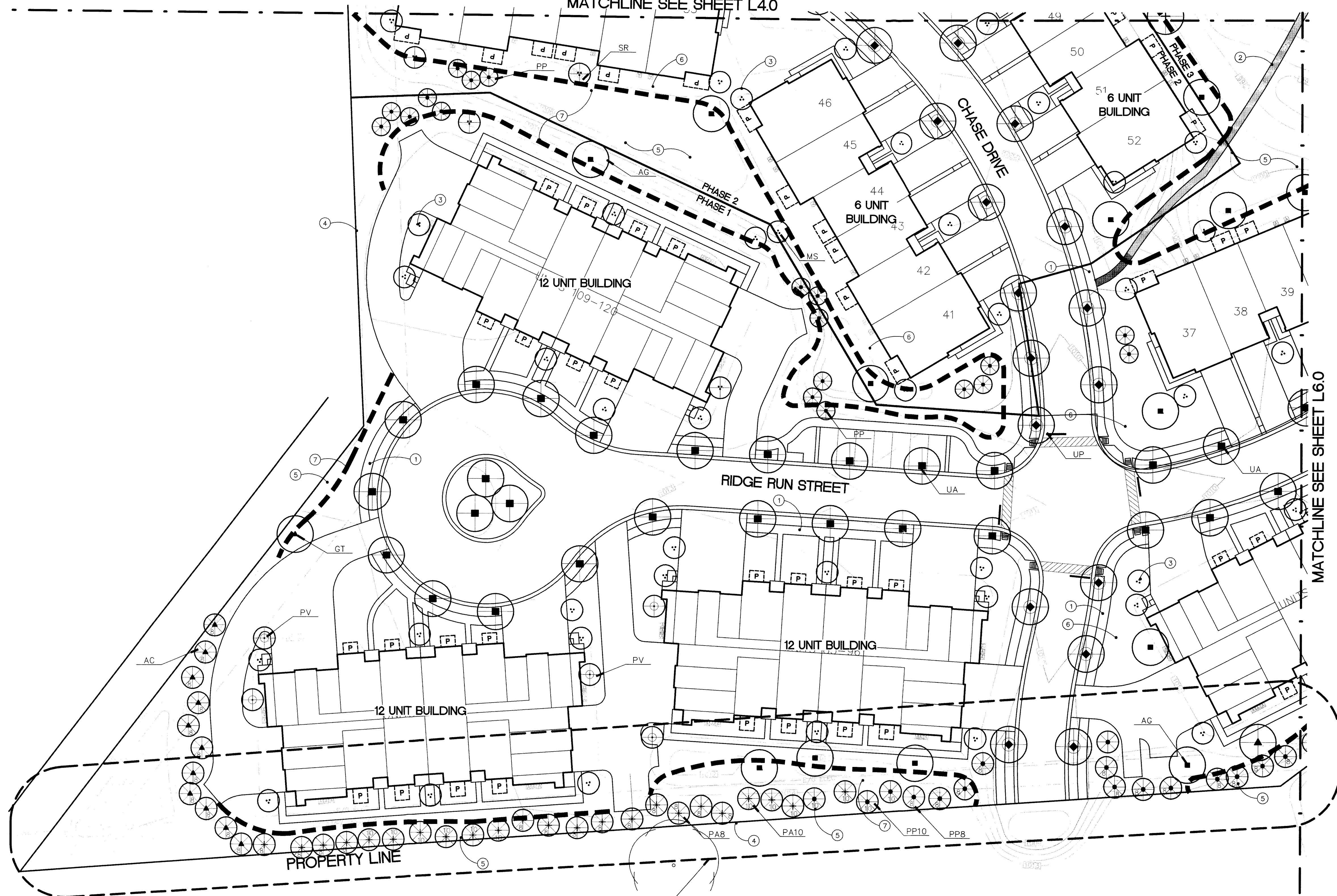


Susan Grissim



Sheet Number: **L6.0**

MATCHLINE SEE SHEET L4.0



SEE SHEET L12.0 FOR
BUFFER LANDSCAPE
ENLARGEMENT

GENERAL NOTES:

SEE SHEET L11.0 FOR PLANT LIST AND DETAILS

SEE CIVIL PLANS FOR SIDEWALKS, TRAILS,
ROADS, AND DRIVEWAY LAYOUT.

SEE SHEETS L8.0 AND L9.0 FOR TYPICAL
PLANTINGS AROUND BUILDINGS.

ALL LANDSCAPE AREAS WITHIN THE PROPERTY
LIMITS TO BE IRRIGATED WITH AN AUTOMATIC
SYSTEM EXCEPT FOR WETLAND AREAS.

ALL LAWN SLOPES GREATER THAN ONE ON
THREE TO RECEIVE EROSION CONTROL.
HYDROSEED AREAS TO UTILIZE GREEN CURLEX
AND SODDED AREAS TO BE PEGGED. SEE CIVIL
PLANS FOR EXACT GRADING.

NOTE KEY:

- 1 SIDEWALK, SEE CIVIL PLANS
- 2 TRAIL, SEE CIVIL PLANS
- 3 FLOWERING TREE, TYP. SEE SHEET L8.0 FOR
PLANT CALL OUTS AROUND BUILDINGS
- 4 LIMIT OF IRRIGATION AT PROPERTY LINE
- 5 HYDROSEED LAWN ON 3" DEPTH TOPSOIL.
- 6 SODDED LAWN ON 3" DEPTH TOPSOIL, TYP.
AROUND ALL BUILDINGS.
- 7 LIMIT LINE BETWEEN HYDROSEED AND SOD.

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture
Civil Engineering

300 East Cady Street
Northville, MI 48167

Ph: 248-347-7010
Fax: 248-347-7005
Email: mailbox@gma-la.com

Project:
Fox Ridge
Hartland, Michigan

Sheet:
Landscape Enlargement Plan

Issue For: City Submittal
Job Number: C02-032
Drawn: TK
Checked: SG
Date: 04-14-04
Scale: 1" = 30'-0"

Revised:
June 7, 2004 Revised Per Review Comment
June 30, 2004 Revised Per Review Comment
January 5, 2005 Revised Per Review Comment
June 1, 2006 Revised Phasing

Sheet Number:

L7.0

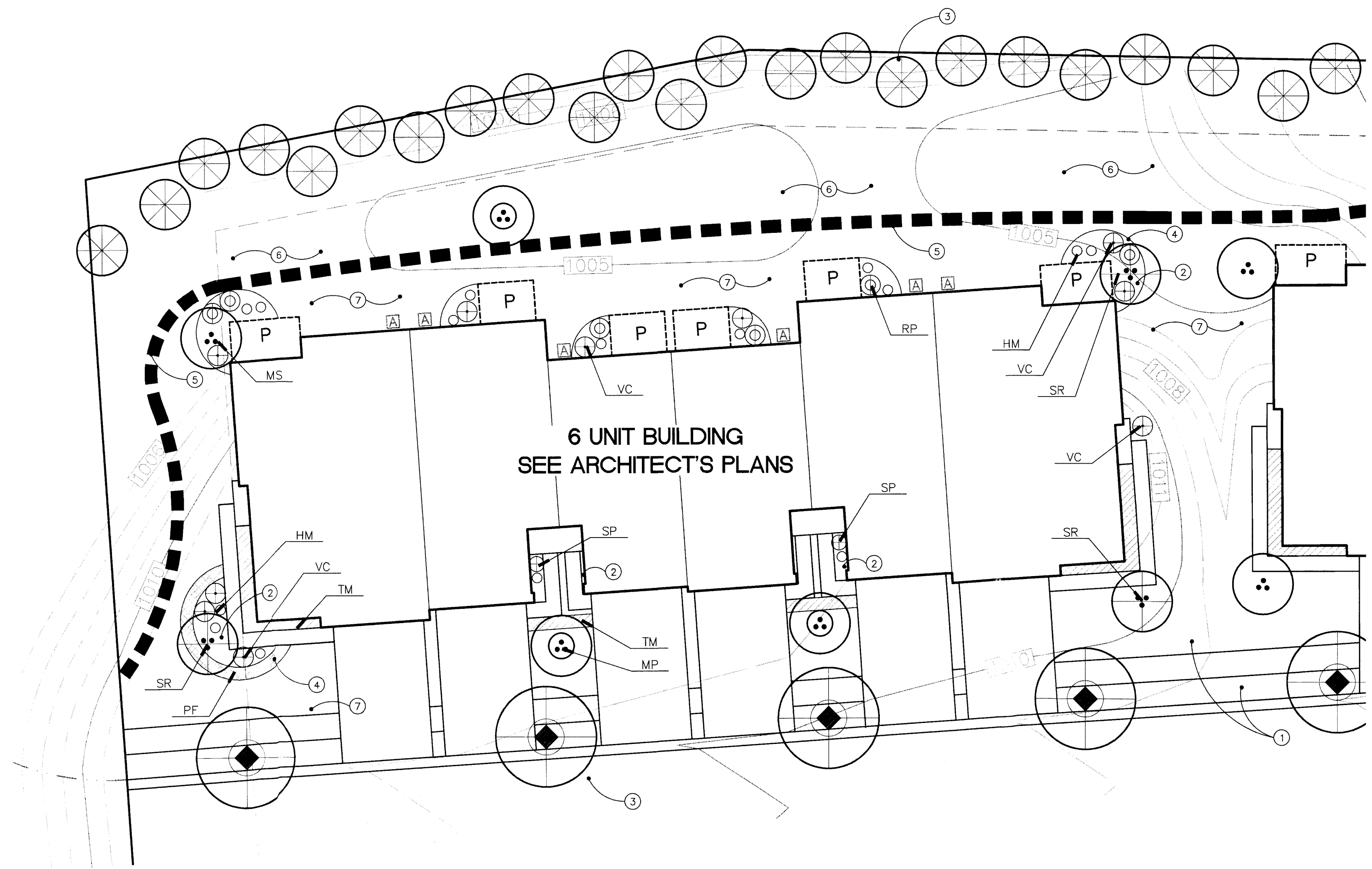


Susan Grissim



0 30 60 90
SCALE: 1" = 30'





GENERAL NOTES:

SEE SHEET L11.0 FOR PLANT LIST AND DETAILS
SEE CIVIL PLANS FOR SIDEWALKS, TRAILS,
ROADS, AND DRIVEWAY LAYOUT.

NOTE KEY:

- ① LAWN, TYP.
- ② PERENNIAL BED, TYP. SEE PLANT LIST FOR VARIETIES.
- ③ SEE 30 SCALE PLANS FOR TREE PLANTING CALL OUTS, TYP.
- ④ SHOVEL CUT EDGE OF PLANTING BED, BETWEEN ALL PLANTING BEDS AND LAWN AREAS TYP.
- ⑤ LIMIT LINE BETWEEN HYDROSEED AND SOD.
- ⑥ HYDROSEED LAWN ON 3" DEPTH TOPSOIL, TYP.
- ⑦ SODDED LAWN ON 3" DEPTH TOPSOIL AROUND ALL BUILDINGS, TYP.

GRISSIM
METZ ASSOCIATES
ANDRIESE

Landscape Architecture
Civil Engineering

300 East Cady Street
Northville, MI 48167

Ph: 248-347-7010
Fax: 248-347-7005
Email: mailbox@gma-la.com

Project:
Fox Ridge
Harland, Michigan

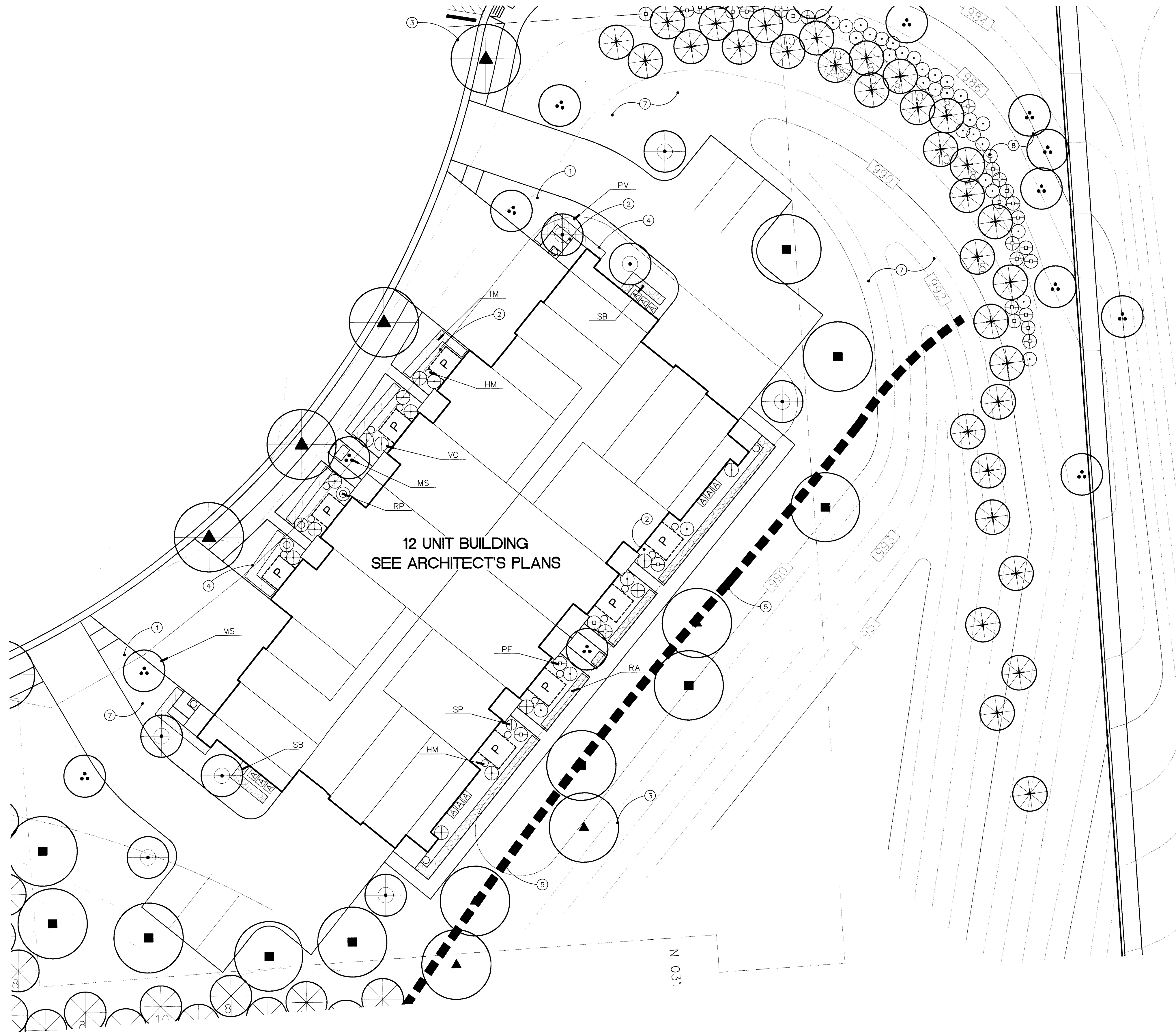
Sheet:
Typical 6 Unit Building
Landscape Enlargement Plan

Issue For: **City Submittal**
Job Number: **C02-032**
Drawn: **TK**
Checked: **SG**
Date: **04-14-04**
Scale: **1/16" = 1'-0"**

Revised:
June 7, 2004 Revised Per Review Comment
June 30, 2004 Revised Per Review Comment



Sheet Number: **L8.0**



GENERAL NOTES:

SEE SHEET L11.0 FOR PLANT LIST AND DETAILS
SEE CIVIL PLANS FOR SIDEWALKS, TRAILS,
ROADS, AND DRIVEWAY LAYOUT.

NOTE KEY:

- 1 LAWN, TYP.
- 2 PERENNIAL BED, TYP. SEE PLANT LIST FOR VARIETIES.
- 3 SEE 30 SCALE PLANS FOR TREE PLANTING CALL OUTS, TYP.
- 4 SHOVEL CUT EDGE OF PLANTING BED, BETWEEN ALL PLANTING BEDS AND LAWN AREAS TYP.
- 5 LIMIT LINE BETWEEN HYDROSEED AND SOD.
- 6 HYDROSEED LAWN ON 3" DEPTH TOPSOIL, TYP.
- 7 SODDED LAWN ON 3" DEPTH TOPSOIL AROUND ALL BUILDINGS, TYP.
- 8 SEE SHEETS L2.0 AND L5.0 FOR ENTRY PLANTINGS.

GRISSIM
METZ ASSOCIATES
ANDRIESE

Landscape Architecture
Civil Engineering

300 East Cody Street
Northville, MI 48167

Ph: 248-347-7010
Fax: 248-347-7005
Email: mailbox@gma-la.com

Project:
Fox Ridge
Harland, Michigan

Sheet:
Typical 12 Unit Building
Landscape Enlargement Plan

Issue For: City Submittal
Job Number: C02-032
Drawn: TK
Checked: SG
Date: 04-14-04
Scale: 1/16" = 1'-0"

Revised:
June 7, 2004 Revised Per Review Comment
June 30, 2004 Revised Per Review Comment



Sheet Number:

L9.0



GENERAL NOTES:

SEE SHEET L11.0 FOR PLANT LIST AND DETAILS
SEE CIVIL PLANS FOR SIDEWALKS, TRAILS,
ROADS, AND DRIVEWAY LAYOUT.

NOTE KEY:

- ① BENCH
- ② PERENNIAL OR ANNUAL FLOWER PLANTINGS,
TYP.
- ③ IDENTIFICATION SIGN OUTSIDE OF R.O.W. AND
SIZE PER TOWNSHIP ORDINANCE STANDARDS.
SEE DETAIL ON SHEET L11.0.
- ④ SIDEWALK, SEE CIVIL PLANS
- ⑤ SODDED LAWN ON 3" DEPTH TOPSOIL
- ⑥ POOL FENCING, SEE CIVIL PLANS
- ⑦ 18" HT. CROWNED ISLAND
- ⑧ CONCRETE POOL DECK

GRISSIM METZ ASSOCIATES ANDRIESE

Landscape Architecture
Civil Engineering

300 East Cady Street
Northville, MI 48167

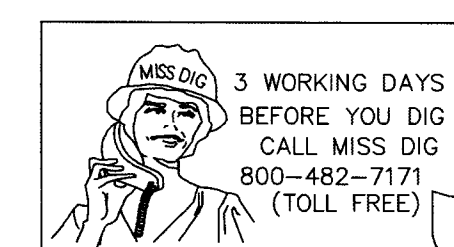
Ph: 248-347-7010
Fax: 248-347-7005
Email: mailbox@gma-la.com

Project:
Fox Ridge
Hartford, Michigan

Sheet:
Clubhouse/Entrance
Landscape Enlargement Plan

Issue For: City Submittal
Job Number: C02-032
Drawn: TK
Checked: SG
Date: 04-14-04
Scale: 1/16" = 1'-0"

Revised:
June 7, 2004 Revised Per Review Comment
June 30, 2004 Revised Per Review Comment



Sheet Number:

L10.0

PLANT LIST:

CODE	QTY.	DESCRIPTION	COMMENTS
TREES:			
AC	31	Abies concolor Concolor Fir, 8ht.	B&B, unsheared full to ground
AG	50	Acer s. 'Green Mountain' Green Mountain Sugar Maple, 3" cal.	B&B
AR	4	Acer s. rubrum 'Red Sunset' Red Sunset Maple, 3" cal.	B&B
CC	16	Crataegus Cockspur Hawthorn Thornless Hawthorn, 2" cal.	B&B
CO	10	Celtis occidentalis Hackberry, 3" cal.	B&B
GT	97	Gleditsia l.l. 'Skyline' Skyline Honeylocust, 3" cal.	B&B
MP	9	Malus 'Prairiefire' Prairiefire Crab, 6' ht.	Multistem, B&B
MS	243	Malus 'Spring Snow' Spring Snow, 6' ht.	Multistem, B&B
PC	27	Pyrus c. 'Cleveland Select' Cleveland Select Pear, 3" cal.	B&B matched specimen
PA	86	Picea Abies Norway Spruce, 6' ht.	B&B, unsheared full to ground
PA8	35	Picea Abies Norway Spruce, 8' ht.	B&B, unsheared full to ground
PA10	20	Picea Abies Norway Spruce, 10' ht.	B&B, unsheared full to ground
PN	48	Pinus nigra Austrian Pine, 6' ht.	B&B, unsheared, full to ground
PN8	54	Pinus nigra Austrian Pine, 8' ht.	B&B, unsheared, full to ground
PN10	25	Pinus nigra Austrian Pine, 10' ht.	B&B, unsheared, full to ground
PP	87	Picea Pungens Green Spruce, 6' ht.	B&B, unsheared, full to ground
PP8	40	Picea Pungens Green Spruce, 8' ht.	B&B, unsheared, full to ground
PP10	17	Picea Pungens Green Spruce, 8' ht.	B&B, unsheared, full to ground
PV	15	Prunus v. "Canada Red" Canada Red Cherry, 2" cal.	B&B
SR	18	Syringa r. 'Ivory Silk' Ivory Silk Japanese Lilac, 6' ht.	B&B, multistem
TC	29	Tilia c. Greenspire Greenspire Linden, 3" cal.	B&B
UA	78	Ulmus j.w. 'Morton' Accolade Elm, 3" cal.	B&B
UP	39	Ulmus c. 'Pioneer' Pioneer Elm, 3" cal.	B&B
SHRUBS:			
HM	549	Hydrangea m. 'All Summer Beauty' All Summer Beauty	
PF	304	Potentilla f. 'McKay's White' McKay's White Potentilla, 24" ht.	plant 30" o.c.
RA	520	Ribes alpinum Alpine Currant, 24" ht.	plant 3' o.c.
RP	178	Rhododendron P.J.M. P.J.M. Rhodendron, 24" ht.	
SB	132	Spiraea x bum. 'Anthony Waterer' Anthony Waterer Spiraea, 24" ht.	plant 4' o.c.
SP	60	Syringa m. 'Palibin' Dwarf Korean Lilac, 24" ht.	
TM	1266	Taxus x media Dense Yew, 24" ht.	plant 30" o.c.
VC	436	Viburnum Carlesii Korean Spice Viburnum, 24" ht.	
VO	24	Viburnum o. 'Compactum' Compact European Cranberry Bush, 24" ht.	plant 3' o.c.
VINES:			
PQ	32	Parthenocissus quinquefolia 'Englemanni' Engleman's Virginia Creeper, 1 gal. Cont.	
HH	17	Hedera helix "Thorndale" Thorndale English Ivy, 1 gal. Cont.	

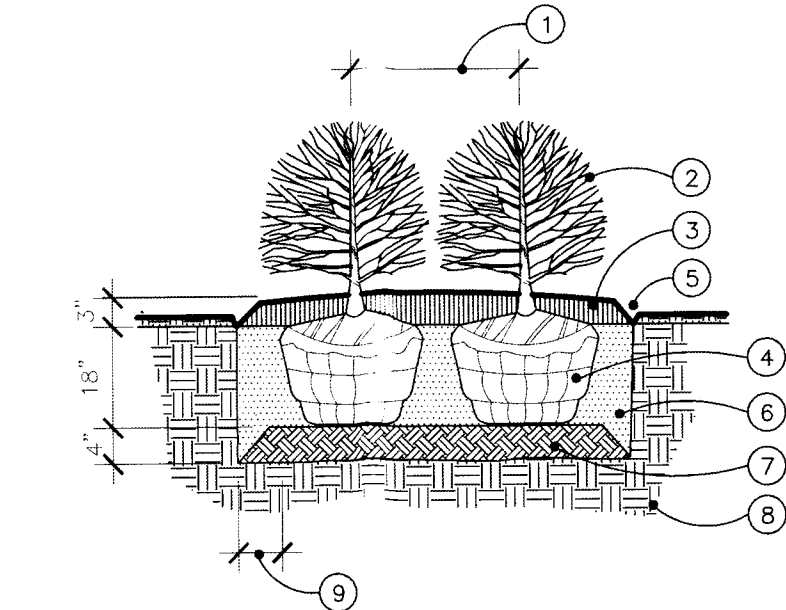
PERENNIAL NOTE:

PERENNIALS SHALL BE A MIX OF 1 GAL. SALVIA, DAYLILIES, HOSTA, CONEFLOWER, SEDUM, BLACK EYED SUSAN, CORAL BELLS, AND OTHER VARIETIES AS SELECTED AND LOCATED IN FIELD.

APPROXIMATE TOTAL QUANTITY TO BE: 2300



ENTRANCE SIGN ELEVATION
SCALE: 3/4" = 1'-0"

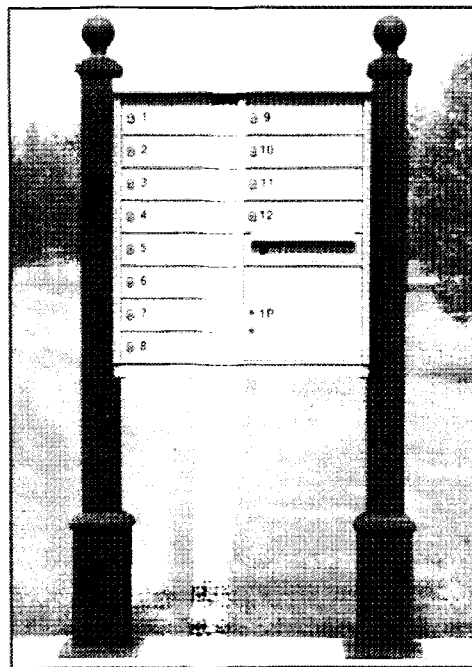


SHRUB PLANTING DETAIL
NOT TO SCALE

CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION

- SEE PLAN FOR SPACING
- SHRUB PLANTS
- SHREDDED BARK MULCH 3" DEPTH TYPICAL
- REMOVE BURLAP & CUT TWINE FROM TOP 1/3 OF BALL
- SHOVEL CUT EDGE OR ALUM. EDGE, SEE PLAN
- EXCAVATE EXISTING SOIL 18" DEEP, FILL WITH PLANT MIX (SEE SPECS.)
- 4" SCARIFY AND RECOMPACT
- UNDISTURBED SUBGRADE
- 8" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT PIT

Decorative Cluster Box Units

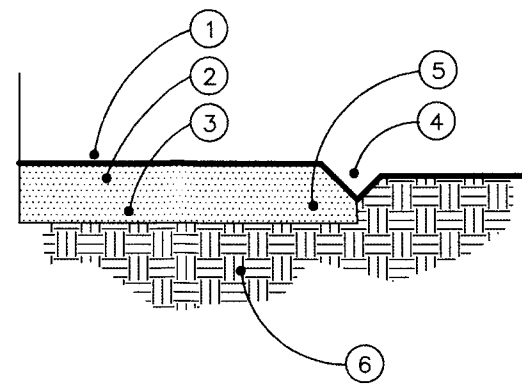


Decorative Cluster Box Units
Give your development curb appeal with these decorative CBU mailbox and post systems. CBUs can now match the style of residential mailboxes, street signs and light poles in a master planned community. Decorative and durable, made of rust and rot proof cast aluminum and stainless steel. Posts available in black, white, gray or green. CBUs come in USPS gray only and are USPS approved (local postmaster approval of posts is required).
PST-6-CBU-SM-4" Eight door
PST-6-CBU-SM-12" twelve door (shown)
PST-6-CBU-LG-12" thirteen door
PST-6-CBU-LG-16" sixteen door

NOTE:
CLUSTER BOX UNITS AVAILABLE THROUGH: WWW.MAILBOXES.INFO

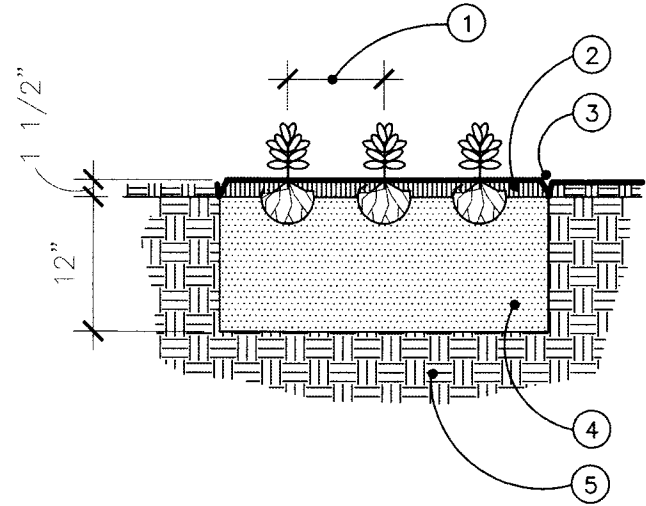
PROPOSED:
16 DOOR UNIT WITH BLACK POSTS - APPROXIMATELY 28" WIDE X 46" HIGH X 18" DEEP.

DECORATIVE CLUSTER STYLE MAILBOX UNITS
NOT TO SCALE



- FINISH GRADE
- 6" PLANTING SOIL MIX TYPE "B" SEE SPECS.
- EXCAVATE 4" OF EXISTING SOIL AND REMOVE FROM SITE
- SHOVEL CUT EDGE OR ALUM. EDGE, SEE PLAN
- SCARIFY & ROTOTILL SUBGRADE 4" RECOMPACT AND PITCH TO DRAIN
- UNDISTURBED SUBGRADE

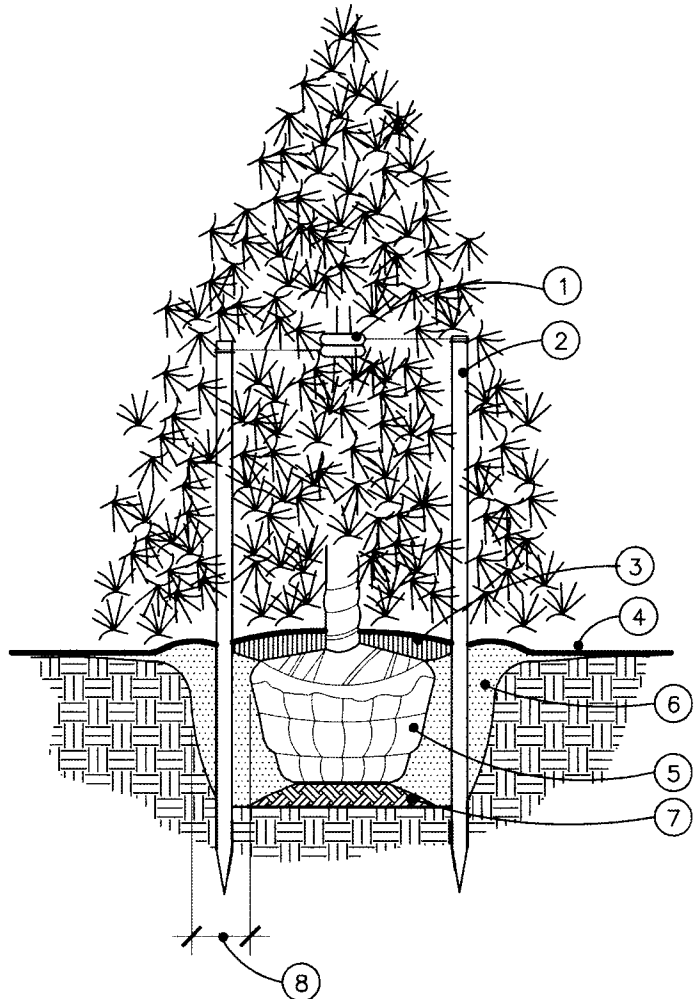
ANNUAL FLOWER BED PREPARATION
NOT TO SCALE



CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION

- SEE PLANT LIST FOR SPACING
- 1-1/2" DEPTH DOUBLE PROCESSED SHREDDED BARK MULCH
- SHOVEL CUT EDGE OR ALUM. EDGE, SEE PLAN
- EXCAVATE EXISTING SOIL 12" DEEP FILL WITH PLANT MIX (SEE SPECS.)
- UNDISTURBED SUBGRADE

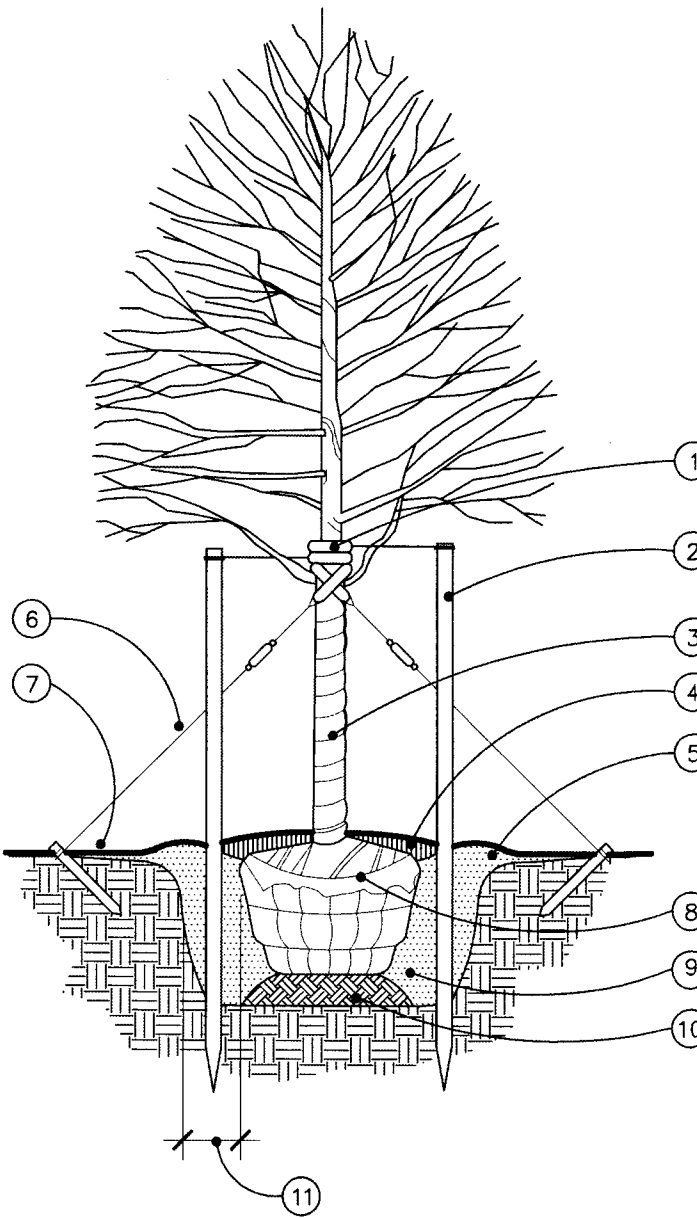
PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



NOTE:
STAKE ALL EVERGREEN TREES UNDER 12' HIGH
GUY ALL EVERGREEN TREES 12' HIGH AND OVER
NEVER CUT CENTRAL LEADER
PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES
SET STAKES VERTICAL AND EVENLY SPACED

- 1/2" DIA. BLACK RUBBER HOSE W/ GUY CABLE (2) #11 GALV. WIRE (3 PER TREE) W/ GALV. TURNBUCKLE
- 2" x 2" HARDWOOD STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED SOIL
- SHREDDED BARK MULCH 3" DEPTH (6" DIA.), CONNECT BEDS WHERE POSSIBLE
- FIN. GRADE SLOPED AWAY FROM TREE
- SILT BURLAP AND LEAVE TIED
- PLANT MIX
- SCARIFY TO 4" DEPTH & RECOMPACT
- 12" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT PIT.

EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



NOTES:
STAKE TREES UNDER 4" CALIPER
GUY TREES 4" CALIPER & OVER
CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
SET TOP OF BALL 3" ABOVE FINISH GRADE
SET STAKES VERTICAL & EVENLY SPACED
STAYS OR GUYS TO BE SET ABOVE 1ST BRANCH

- 1/2" DIA. BLACK RUBBER HOSE W/ GUY CABLE (2) # 11 GALV. WIRE (3 PER TREE) W/ GALV. TURNBUCKLE
- 2" x 2" HARDWOOD STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED SOIL
- TREE WRAP
- SHREDDED BARK MULCH 3" DEPTH (6" DIA.)
- 6" TOPSOIL SAUCER
- GUYS AT 60° ANGLE
- FIN. GRADE SLOPED AWAY FROM TREE
- REMOVE BURLAP & CUT TWINE FROM TOP 1/3 OF BALL
- PLANT MIX
- SCARIFY SOIL TO 4" DEPTH AND RECOMPACT
- 12" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT PIT

DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

Project: **Fox Ridge**
Hartland, Michigan

Sheet: **Landscape Details**

Issue For: **City Submittal**
Job Number: **C02-032**
Drawn: **TK**
Checked: **SG**
Date: **04-14-04**
Scale: **As Shown**

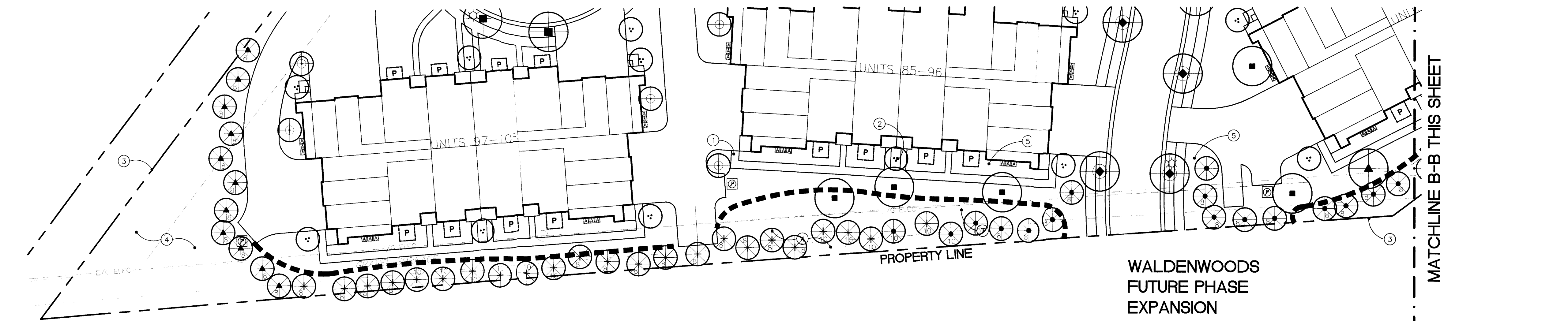
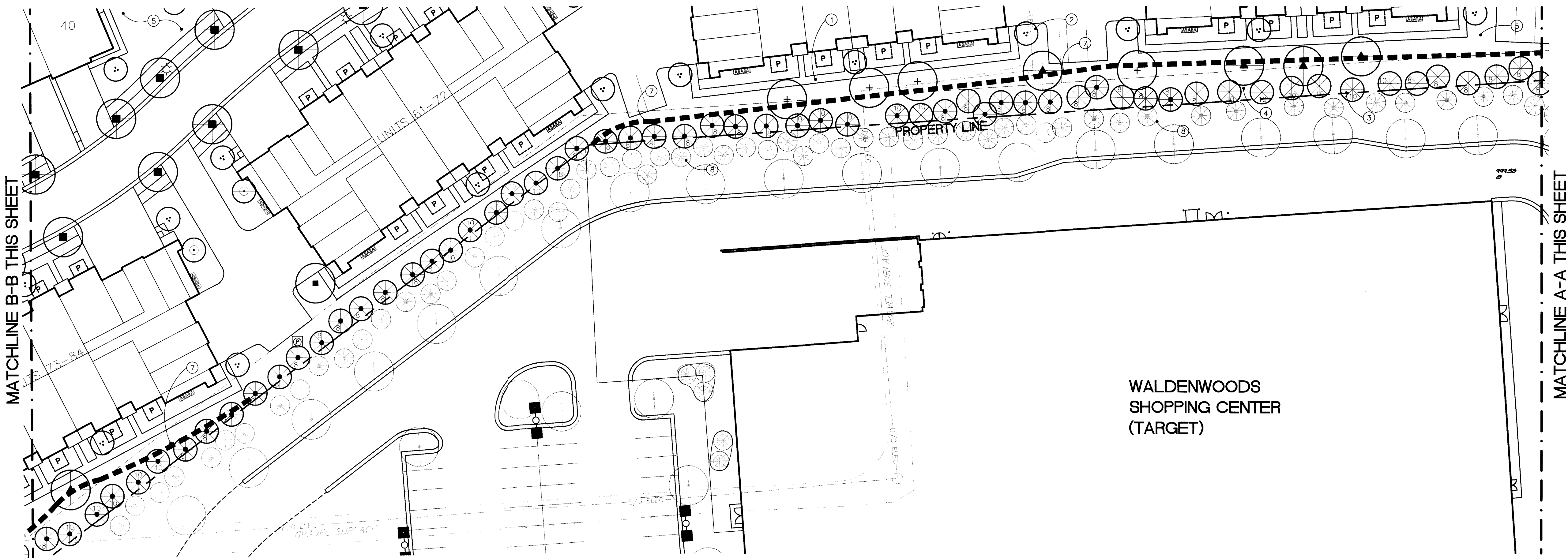
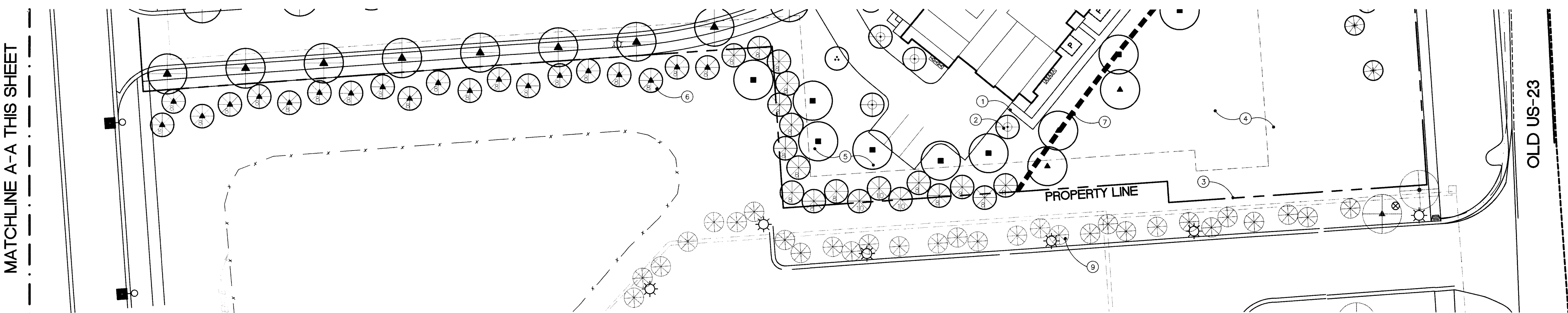
Revised:
June 7, 2004 Revised Per Review Comment
June 30, 2004 Revised Per Review Comment
January 5, 2005 Revised Per Review Comment

Sheet Number:

L11.0

MATCHLINE A-A THIS SHEET

MATCHLINE B-B THIS SHEET



GENERAL NOTES:

SEE SHEET L11.0 FOR PLANT LIST AND DETAILS
SEE CIVIL PLANS FOR SIDEWALKS, TRAILS, ROADS, AND DRIVEWAY LAYOUT.
SEE SHEETS L8.0 AND L9.0 FOR TYPICAL PLANTINGS AROUND BUILDINGS.
ALL LANDSCAPE AREAS WITHIN THE PROPERTY LIMITS TO BE IRRIGATED WITH AN AUTOMATIC SYSTEM EXCEPT FOR WETLAND AREAS.
ALL LAWN SLOPES GREATER THAN ONE ON THREE TO RECEIVE EROSION CONTROL. HYDROSEED AREAS TO UTILIZE GREEN CURLEX AND SODDED AREAS TO BE PEGGED. SEE CIVIL PLANS FOR EXACT GRADING.

NOTE KEY:

- ① SIDEWALK, SEE CIVIL PLANS
- ② FLOWERING TREE, TYP. SEE SHEET L8.0 FOR PLANT CALL OUTS AROUND BUILDINGS
- ③ LIMIT OF IRRIGATION AT PROPERTY LINE
- ④ HYDROSEED LAWN ON 3" DEPTH TOPSOIL.
- ⑤ SODDED LAWN ON 3" DEPTH TOPSOIL, TYP. AROUND ALL BUILDINGS.
- ⑥ EVERGREEN SCREEN TREES ALLOWED TO BE PLANTED ON THE SHOPPING CENTER SITE PER SHOPPING CENTER OWNER - R.B. AIKENS ASSOCIATES, INC. WALDENWOODS TO MAINTAIN THESE TREES.
- ⑦ LIMIT LINE BETWEEN HYDROSEED AND SOD.
- ⑧ EVERGREEN TREE SCREEN TO BE INSTALLED BY WALDENWOODS SHOPPING CENTER.
- ⑨ EXISTING EVERGREEN TREE SCREEN BY WALDENWOODS SHOPPING CENTER.

**GRISSIM
METZ
ANDRIESE** ASSOCIATES

Landscape Architecture
Civil Engineering

300 East Cady Street
Northville, MI 48167

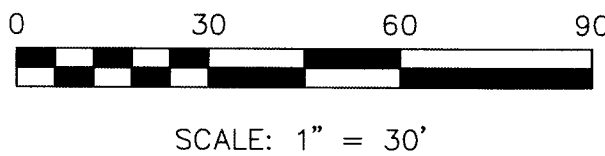
Ph: 248-347-7010
Fax: 248-347-7005
Email: mailbox@gma-la.com

Project:
Fox Ridge
Hartland, Michigan

Sheet:
**South Property Line
Buffer Landscape Enlargement Plan**

Issue For: City Submittal
Job Number: C02-032
Drawn: TK
Checked: SG
Date: 04-14-04
Scale: 1" = 30'-0"

Revised:
June 7, 2004 Revised Per Review Comment
June 30, 2004 Revised Per Review Comment



Sheet Number:

L12.0

Troy Langer

From: Troy Langer
Sent: Monday, June 03, 2019 3:32 PM
To: Troy Langer
Subject: FW: Hunters Ridge: administrative site plan extension- first year

From: Mario Izzi [<mailto:izzim@mjccompanies.com>]
Sent: Monday, June 03, 2019 11:07 AM
To: Troy Langer
Cc: 'Michele J. Chirco'; 'Bryan'; 'Shamik'; 'Barb Gates'
Subject: RE: Hunters Ridge: administrative site plan extension- first year

Hello Mr. Langer,

Per our previous Email discussions (below), we are approaching the 2 year anniversary date of the Hunter's Ridge site plan approval (June '17). Please accept this Email as a formal request for an administrative extension for the site plan approval for at least one year. Please respond with a confirmation to this request or any concerns. We anticipate starting building construction in the coming months.

Thank you in advance for your cooperation.

Sincerely,
Mario Izzi
MJC Companies