



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

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

To: Township Board  
From: David Rohr  
Date: February 23, 2024

**RE: Preliminary Site Plan Application for General Planned Unit Development (GPUD23-001)** The proposed project will be built in two phases. Phase one will include a gas station building (5,475sqft) attached to a mixed-use retail/residential building, as well as a gas station canopy with twelve stalls (Parcel B). Phase two will include 40 for-rent Townhomes in eight buildings with between 4-7 units in each building and a 1,400 square foot community center/office management building. (Parcel A)

#### **PROJECT LOCATION:**

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

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

#### **PROJECT HISTORY:**

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

**February 21, 2024**, Planning Commission Meeting: The applicant has worked to address the issues raised and the December meeting, including new architectural facades of the apartment buildings and commercial buildings on M-36 and an increased landscape buffer on the east side of the development.

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

After taking comments from both the applicant and staff, the Commission recommended preliminary site plan approval with the following conditions:

**Condition 1:** A more detailed landscaping plan that meets all the requirements. The 20-foot buffer on the east and west side will be reduced to permit a 6-foot buffer.

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

**Condition 3:** Prior to the review of a final site plan or issuance of a land use permit as needed all appropriate approvals from local, county, state, and federal agencies, including, but not limited to, Hamburg Township Fire, Assessor, and Public Works Departments, the Livingston County Road Commission, Drain Commissioner, and Health Department, and the Michigan Department of Environment, Great Lakes and Energy (EGLE), and Transportation shall be reviewed.

**Condition 4:** A development agreement including master deeds and bylaws will be submitted for this project. This agreement will be reviewed by the Township Attorney. This agreement shall include a cross access agreement that allows public use of the private roadways, sidewalks, and parks within the project.

**RECOMMENDATION:**

Staff suggests that the Township Board discuss and review the February 21, 2024, Planning Commission Staff report, the recommendations by the Hamburg Township Planning Commission and the proposed project plans and application materials. The Board should make a determination on the preliminary site plan in terms of its own judgment on particular factors related to the individual proposal. The Board should make a determination if the project meets the site plan review standards A-L in section 36-73 (7).

Example Approval Motion

The Township Board approves the **Preliminary Site Plan Application for General Planned Unit Development (GPUD23-001)** for the proposed two phased project. Phase one will include a gas station building (5,475sqft) attached to a mixed-use retail/residential building, as well as a gas station canopy with twelve stalls (Parcel B). Phase two will include 40 for-rent Townhomes in eight buildings with between 4-7 units in each building and a 1,400 square foot community center/office management building. (Parcel A), with conditions one through four, inclusive, the project does meet the site plan review standards A through L of Section 36-73(7) of the Zoning Ordinance as discussed at the February 21, 2024, Planning Commission meeting, and as presented in the staff report.

**ATTACHMENTS:**

**Attachment A:** Draft February 21, 2024, Planning Commission meeting minutes

**Attachment B:** February 21, 2024, Planning Commission Staff Report and Exhibits



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

**PLANNING COMMISSION MEETING**  
**Wednesday, February 21, 2024, at 7:00 PM**  
**Hamburg Township Hall Board Room**

**MINUTES**

**CALL TO ORDER**

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

**PLEDGE TO THE FLAG**

**ROLL CALL OF THE BOARD:**

**1) PRESENT:**

John Hamlin  
Patricia Hughes  
Victor Leabu Jr  
Deborah Mariani  
Ron Muir  
Jeff Muck, Chair  
Joyce Priebe

**2) ABSENT:**

**APPROVAL OF MEETING AGENDA for tonight.**

**Approval Motion** made by Commissioner Mariani, seconded by Commissioner Priebe, to approve the February 21, 2024, agenda as presented.

**VOTE: MOTION CARRIED UNANIMOUSLY**

## APPROVAL OF THE MEETING MINUTES

**Approval Motion** made by Commissioner Hughes, seconded by Commissioner Muir, to approve December 20, 2023, Planning Commission Meeting Minutes with correction to the spelling of Ronnie Hamama's name as noted by Commissioner Hughes.

**VOTE: MOTION CARRIED UNANIMOUSLY**

### CALL TO THE PUBLIC- for Apartments

1. **Sara Bennett** – 10582 Livingston St. who mentioned that this new version of these apartments involved 3-story structures, where the past proposal did not. She said that these buildings should fit in with the existing architecture, and there currently are not any 3-story buildings. She was concerned about the entry into the community off M-36, with no left-hand turn lane. As a result, she felt it would help to increase traffic onto Livingston Rd because it would make it difficult to turn left out of the community. She felt there was not enough width to Livingston Rd to allow for 2 car passage while allowing for pedestrian walking along the road too. Traffic count studies stated that there will be increased traffic due to this community. She mentioned that traffic volumes from the new developments should not have negative impacts on the surrounding residential character. The location of the sewer lift station is not favorable being on the edge of someone's back yard.
2. **Dustin Hutchings**- 10530 Hall Rd. stated the has concerns with how the new apartment complex is being proposed behind Lucy's house, north of Hall Rd. They originally were proposed as 2-story buildings and now they are 3-story buildings. Trees were clear cut last year so it is obvious there will not be any tree coverage between the residents and these complexes. We see no improvements to traffic patterns and volumes onto M-36 from this complex. No traffic light, left-turn lane or yield signs are being implemented here. He also is concerned that there is no proposed fencing, and screening barriers between these new proposed communities and the existing single-family homes in the area. He stated that he feels these communities will change the aesthetics of Hamburg Township.
3. **Nicole Fanzine McClusky**- Old Hamburg Rd. stated she appeared before the PC seven years ago when this project was first proposed. She stated that she had sold her home nearby to avoid living next to this proposed complex. Now it is being repropoed at a higher density and it is nonconforming to the surrounding character of the single-family homes. There are affordable units here in Hamburg in the mobile home parks and nearby apartments in Whitmore Lake. She feels that the environmental impact is not being addressed in this proposal. Also, the increased cost of fire & police services is not being considered. She said she just wanted to remind the PC members that we love the community and please consider its value when reviewing such dense projects in this area.
4. **Christine Linsey**- 7750 E. M-36 called Genoa Group -CEI. She is concerned with the new proposed 3-story buildings that are directly behind their property. She said they have done a great deal to their properties, making them aesthetically pleasing to fit their surrounding community. The view of the existing residents will be impacted greatly by these 3-story buildings. Also, traffic volumes as well as the traffic patterns will become negatively averse to residents who live in this community, as they come and go, with an additional 208-unit community and retail gas station. Tree screening should be considered here as well.

### OLD BUSINESS

1. **Preliminary Site Plan Application for General Planned Unit Development (PCPUD23-0001) -Hamburg Townhouses and Gas Station**



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

## **CALL TO THE PUBLIC- Public Hearing**

1. **Edward Nighswonger** -10484 Campbell Ct. Lives on the west side so his property abuts this new proposed complex and retail gas station. Originally purchased in this area because of its quiet and peaceful neighborhood, that abutted the woods. He discussed his displeasure that the woods would be removed, and a great deal of traffic flow would increase in their neighborhood. He requested that the PC members uphold the Zoning Ordinance requirements to protect the interests of the residents in this neighborhood.

The chair, Jeff Muck invited the applicant Ronnie Hamama to the podium who introduced his team to the members. He invited Hunter, the architect, to the podium next. Hunter did a site plan presentation on the proposed community and gas station. He explained that this new project is denser, but it also has more acquired land to work with. He shared in this new proposal the townhomes would be 50+ feet set back on the east side and 60+ feet on the west side. In the original proposal, the townhomes did not have as much setback distance as this newer project does. A solid cedar wood fence and landscaping are being proposed in this new plan to block noise and light pollution from the neighboring properties. Past meeting stormwater management and flooding concerns will be addressed by the detention pond that will be built behind the units. There is a MDOT permit that was submitted for a 4-way stop at the community entrance off M-36.

Chair Muck invited David to present his staff report. He debriefed the members about the past with the project. Chair Muck then opened the meeting up to the Planning Committee members, Commissioner Leabu being the first to speak. He said that the architect has come a long way in his design, having an entrance way facing the community. He mentioned that he would still like to see a roof line theme carried around the whole community complex.

Commissioner Hamlin expressed that he was concerned with the lack of the east and west buffers for this community, not just the east side. He read the township ordinance that states the natural resources such as woodlands are to be preserved to the maximum extent possible in the design. The Planning Commission shall require a 20-foot vegetative buffer and a masonry screen wall between multifamily developments and single-family homes. The PC may waive or modify if certain conditions are met. During the review of the previous proposed project the PC followed the recommendations of the township's planning consultant to only require a wooden fence without the 20-foot buffer. Commissioner Hamlin said that he thought this was a mistake. They did not grant a waiver because the consultant said one was not needed. The buffer requirement had not been met. These requirements are for the betterment of the township and the protection of the citizens. Also, a 20-foot buffer of planted trees will help mitigate the elimination of existing woodlands. These developments will result in extreme changes in this neighborhood. We need to ensure that rules are followed to ensure that these required protections are provided. The maturing buffers around these complexes will be an added benefit and value to the community and project.

Commissioner Leabu responded to Commissioner Hamlin's comments about this project needing a variance. Commissioner Leabu said in place of the buffer, there is the distance of a road between the two uses. He said the architect has moved the community units further from the single-family homes surrounding the proposed project. Hamlin responded that this still does not meet the ordinance requirements for granting a waiver. Commissioner Muir said that this project is a GPUD which allows them to do different things. David responded that there are

certain waivers that are permitted to the builder since this is a GPUD. Commissioner Muir stated that everything that the PC members had provided at the last meeting had been addressed. He said he appreciated the side-by-side picture comparisons of the previous and current proposals, and how they differed.

Chair Muck said he appreciated the changes that had been made since the last meeting as well, especially regarding the rear patios. He felt that it was important to provide these units with ample outdoor space in the rear. Commissioner Leabu clarified that there is a trail being proposed as a walking aesthetic around the retention pond. Commissioner Muir also clarified that there is no exit going out to Livingston Street now, but it had been turned into a path with trees.

Commissioner Leabu stated for the record that the PC members do not decide about the intersection off of M-36; that is in MDOT's jurisdiction. He said that they need to do something with this intersection since it is so dangerous.

Commissioner Hughes referred to when the Master Plan charettes were held and the residents who attended those meetings spoke of the type of look that you see in these proposed units. She said that trying to match the Master Plan, that there would be a park and trails for the surrounding residential owners to utilize. That connectivity would allow any new community development to become part of the whole Village area. She said that she didn't think that going from 24 to 48 units would allow for this transition and connectivity with the surrounding neighborhood. The detention open space and trails could only be accessed and used by the community's members and not connected with the surrounding homeowners.

Chair Muck asked how the builder would deal with the periods of stagnation and drought regarding the detention pond. Hunter stated that this pond was depicted incorrectly in the designs and is supposed to be a dry pond. It will only retain water with heavy rain events but over time the water will not stay there. There will be no fountain.

Commissioner Priebe read through the conditions issued at the last PC meeting regarding the specificity of the landscaping requirements that the architect wishes to have waived. She stated that this would be the 20-foot front landscape buffer. She had asked if they wanted to waive the east or west side buffer, or both. Hunter responded that they would look for a waiver from both east and west side buffers. Hunter stated that despite this waiver request, there would still be a 6-foot buffer. She asked if they should include the fence, but Commissioner Muir stated there were sections with blocks for the wall. Hunter said that the current proposal fence was all wood, and the block had been removed. He also stated they would be willing to work with the PC decisions on this aspect. Muir said that the blocks were proposed to block headlights from onsite vehicles at the community from surrounding homes. Hunter said that wood would look more natural and aesthetically pleasing than block. Ronnie stated from his seat that there would be blocks between the gas station convenience store and the townhomes. The cedar fence would be around the rest of the complex. Commissioner Mariani asked Hunter how tall the fence would be. He said 6 feet.

Commissioner Priebe asked David for some more clarification regarding the final conditions that needed to be removed for a motion, then she made a motion.

**Approval motion** made by Commissioner Priebe, seconded by Commissioner Leabu, to approve the preliminary GPUD site plan as shown on project plan (Exhibit A) to the Township Board because the project as conditioned it is consistent with the requirements of the General Planned Unit Development regulations and will be able to meet site plan review standards of the zoning ordinance as discussed at the meeting tonight and presented in the staff report with the following conditions of approval:

**Condition 1:** A more detailed landscaping plan that meets all the requirements. The 20-foot buffer on the east and west side will be reduced to permit a 6-foot buffer.

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

**Condition 3:** Prior to the review of a final site plan or issuance of a land use permit as needed all appropriate approvals from local, county, state, and federal agencies, including, but not limited to, Hamburg Township Fire, Accessor, and Public Works Departments, the Livingston County Road Commission, Drain Commissioner, and Health Department, and the Michigan Department of Environment, Great Lakes and Energy (EGLE), and Transportation shall be reviewed.

**Condition 4:** A development agreement including master deeds and bylaws will be submitted for this project. This agreement will be reviewed by the Township Attorney. This agreement shall include a cross access agreement that allows public use of the private roadways, sidewalks, and parks within the project.

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

**Motion carried.**

## **NEW BUSINESS**

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

Chair Muck invited the applicant up to the podium to address the Planning Commission members. Cliff Seaber, the Elevate project engineer introduced Mat Lyons and Kim Thompson who are partners of this proposed conceptual plan. Cliff continued to state that this project was last proposed back on December 17, 2016. They found many problems with this 2016 approved plan such as parking distributions, configurations, and the compactness of the community. He then went on to show the approved plan on the presentation slide while explaining the parking was not located according to each building's needs. The club house has no parking on the past site plan rendering. There are parallel and 90-degree parking configurations located within the same space with is considered unsafe. Some dumpster corrals are positioned in locations where the large truck would not be able to get lines up to empty the dumpster safely. The open space behind the club house does not provide direct access to the community's buildings. There were only a few buildings that abut that park area and have easy access to the park. The remaining buildings are remote from this park area. We wanted to design something that would allow more open space. They installed some calming islands to slow traffic entering the community. They are proposing a dog park, two pickle ball courts, electrical vehicle charging stations, barbeque picnic areas as well as a continuous sidewalk network that connects all the buildings to each other. The two northern buildings would be 3-stories high, which is not compliant with the township zoning ordinance. This project proposes a left turn passing lane. The old, proposed plan only planned for 37% open space, but this new proposed plan is a little over 50% open space. There is also a secondary emergency exit being proposed to the south side, where a breakaway chain or gate would be provided, dependent on the fire marshal's approval. There is a proposed sidewalk extension off Washington St. that they would like to connect to the trails across a neighboring property. They are still in the process of working with that owner to make this connection.

Chair Muck invited David to speak to the PC members. He reminded the members this is only a conceptual site plan, and no formal actions will be taken tonight on this proposal. It is only to give the developer a chance to present his renderings to the community and PC members, so he can get some feedback.

Chair Muck then opened the meeting to the Planning Committee members. Commissioner Leabu began by asking Cliff why the 2 three story buildings to the north side. Cliff said they just built a 72-unit apartment complex in South Lyon that was 3- stories high and they rent out as soon as they are built. Cliff said that if that location of where they were proposing that 3-story building was undesirable in that spot, they could place it elsewhere in the complex. Commissioner Leabu agreed that moving these two buildings elsewhere in this proposed community would be more favorable moving forward for the commercial entities along the M-36 corridor.

Commissioner Priebe said she liked the layout much better than the previous project. Commissioner Hamlin asked David if this apartment project needs to go back through all the approvals again. David said yes, the original final site plan had expired. Hamlin asked David if our most dense zoning district was 10 units per acre, why is this project which is 25% greater than this being proposed here? David said maybe a waiver had been granted for the past project. Hamlin asked David if there was still a need for such a waiver here? David said yes, just like the landscaping buffer requirement from the previous project, they would need to get that from the PC. Hamlin mentioned that the required screening landscape where existing single-family homes exist should be required to buffer the different uses. Cliff mentioned that buffering was being proposed along the entry way where many single-family home garages are abutting their property. Cliff also mentioned that there were 17 storage buildings being proposed with this project for individual renters to use for the storage of extra stuff. He said they seem well received by the tenants. Hamlin asked Cliff if the pickle ball courts would be lit and hopefully, they wouldn't be close to the residents since they are so loud. Cliff said the courts would be near the retention pond to the south of the community. Hamlin asked Cliff if the sewage lift station was located by the residents. He said yes, it was located where it had been originally proposed in the earlier plan. Hamlin asked if they could investigate relocating it so it wouldn't impact too many residents. Cliff said he didn't think that these lift stations created much noise.

Chair Muck said he liked that the proposal for the connection at Washington to be an emergency exit only. He supported Commissioner Hamlin in his recommendation of the location of the pickle ball courts in relation to the nearest residents. Muck let him know that he should be at least 400 feet away from residents and recommended that he check his calculations with nearby single-family homes and building #12 in the community. Muck said that he really liked the amount of open space being proposed with this project, as well as the possible trail connection.

Chair Muck said that the applicant should take the provided feedback from the commissioners and utilize this information on further development of this proposal, so they could bring this back for a preliminary site plan review.

#### **ZONING ADMINISTRATOR'S REPORT:**

1. Future items:
  - i) March there will be a rezoning for a property on 9300 Hamburg Road, going from Residential to Neighborhood Service which meets the Master Plans goals. It is near the Hamburg Fitness Center.
  - ii) April 2 at 7pm - Year end review with all the boards.

**ADJOURNMENT**

**Approval motion** made by Commissioner Priebe, seconded by Commissioner Muir, to adjourn at 8:15pm.

**VOTE: MOTION CARRIED UNANIMOUSLY**

Respectfully submitted,

**Lisa Perschke**

*Planning/Zoning Coordinator & Recording Secretary*

**David Rohr**

*Planning & Zoning Director*

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

\_\_\_\_\_

Commissioner Jeff Muck, Chairperson



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

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

## SITE PLAN APPROVAL APPLICATION

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

*Application fees and review fees are required at the time of application.*

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

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

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

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

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

3. **PROJECT NAME:** Hamburg Village Townhomes

Submittal Date: 8-14-23

4. **PROJECT ADDRESS:** 7620 E. M-36 & 10303 Hamburg Rd. Hamburg Twp, MI

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

Metes & Bounds Parcel     Subdivision    Lot Numbers: \_\_\_\_\_

Zoning District Classification: VR/VC    Floodplain Classification: \_\_\_\_\_

Number of Lots Proposed: \_\_\_\_\_    Acreage of Project: 5.88 Acres

5. **PROJECT DESCRIPTION:** \_\_\_\_\_

RE: Attachment -1 PROJECT DESCRIPTION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. **OWNER/PROPRIETOR INFORMATION:**

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

7. **APPLICANT:**

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

8. **DESIGNER INFORMATION:**

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

9. **SPECIAL USE PERMIT:**

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

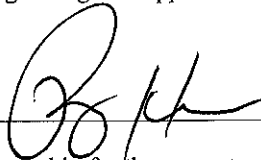
IF YES, Attach Special Use Permit Application Form with this site plan review application form

**APPLICANT CERTIFICATION:**

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

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

PROPERTY OWNERS SIGNATURE:



DATE: 8-14-23

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

**PRELIMINARY & FINAL SITE PLAN**  
**CHECKLIST**

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

\_\_\_\_\_ **A. General Information**

- 1. Name and address of the proprietor and proof of ownership, developer, and registered engineer, registered surveyor, registered architect, registered landscape architect, or registered community planner who prepared the site plan. Re: Sheet G001& Attachement-2 Development Team, & Attachemnt-3 development agreement including master deeds
- 2. Date of plan preparation, north arrow, and scale of plan, which shall not be greater than one inch equals twenty feet (1" = 20') nor less than one inch equals two hundred feet (1" = 200'). Provided
- 3. Full legal description of parcel and dimensions of all lot and property lines showing the relationship to abutting properties, and in which district the subject property and abutting properties are located.
- 4. Area map showing the relationship of the parcel to the surrounding area within one-half mile. Provided
- 5. The location and description of all existing structures within one hundred feet (100') of the parcel.

\_\_\_\_\_ **B. Physical Information**

- 1. Proposed plans for site grading, surface drainage, water supply and sewage disposal.  
Re: Civil Drawings
- 2. The location of existing and proposed landscaping, buffer areas, fences, or walls on the parcel.  
Re: Sheet AS1.00
- 3. Existing and proposed structure information including the following:
  - a. Footprint location, dimensions and setbacks. Re: Sheet AS1.00
  - b. Finished floor and grade line elevations. Provided, re: Architecture Drawings
  - c. Elevations drawings that illustrate building design, size, height, windows and doors, and describe construction materials. Elevations shall be provided for all sides visible from an existing or proposed public street or a residential zoning district. Provided, re: Architecture Drawings
  - d. The Planning Commission may require a color rendering of the building elevation required in paragraph c. Re: sheets G001 & G002
  - e. Proposed materials and colors shall be specified on the site plan. Color chips or samples shall also be submitted at or prior to the Planning Commission meeting to review the site plan. These elevations, colors and materials shall be considered part of the approved site plan.  
Material Board had been provided
- 4. The location and dimensions of all existing and proposed streets, driveways, sidewalks, service lanes and other vehicular and pedestrian circulation features within and adjacent to the parcel. Re: Drawings
- 5. The location, dimensions, and numbers of off-street parking and loading spaces. Re: Sheet AS1.00



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

- 7. Any other pertinent physical features.

—— C. Natural Features

- 1. Map of existing topography at two-foot (2') contour intervals with existing surface drainage indicated.  
Re: Topographic survey sheet
- 2. Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Livingston County, Michigan."  
Re: Attachment -4 Soil survey
- 3. On parcels of more than one acre, existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.  
Re: Topographic survey sheet
- 4. Location of existing drainage courses, including lakes, ponds, rivers and streams, and all elevations.  
Re: Topographic survey sheet
- 5. Location of existing wetlands, delineated under the requirements of section 3.6, Wetland Determination. A Michigan Department of Natural Resources (MDNR) permit shall be required for activities in a regulated wetland or an inland lake or stream. A copy of any correspondence with and applications to the MDNR shall be submitted with the site plan application. The Planning Commission shall not grant final site plan approval until all necessary permits have been obtained.  
N/A
- 6. Location of natural resource features, including woodlands and areas with slopes greater than 10 percent (one foot of vertical elevation for every 10 feet of horizontal distance).  
N/A
- 7. Location of the required 50 foot natural features setback.  
N/A
- 8. Storm water management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent feasible, with the development not substantially reducing the natural retention of storage capacity of any wetland, water body, or water course, or cause alterations which could increase flooding or water pollution on or off site. N/A

- 9. Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or ground quality. N/A
- 10. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges or polluting materials to the surface of the ground, groundwater, or nearby water bodies. N/A

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

- 1. Name (s) and address (es) of person(s) responsible for preparation of the impact assessment and a brief statement of any relevant qualifications. The HERB may recommend a qualified individual to prepare the NFIS if deemed appropriate.
  - *Alison McClear, Environmental Scientist - BS, Fisheries and Wildlife, Michigan State University, 2020*
  - *Woody Held, Senior Environmental Scientist - MLA, Landscape Architecture, University of Michigan, 1986; BS, Natural Resources, University of Michigan, 1981*

*Barr Engineering Co.  
3005 Boardwalk Drive, Suite 100  
Ann Arbor, MI 48108*
- 2. An impact assessment checklist on a form provided by the Township shall be completed and placed at the beginning of the document. *Attached*
- 3. Map (s) and a written description/analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 50 feet of the property. An aerial photograph or drawing may be used to delineate these areas.

*The project site consists of four parcels comprising approximately 6.07 acres. The current use of the properties includes single family residential, commercial use, and a woodlot. The areas within 50 feet of the project site include single-family residences, a road right-of-way, two businesses and vacant land. See KEM-TEC Boundary/Topographic Survey drawing, and the Map attached with this application.*
- 4. Description of existing natural features: A description of the environmental characteristics of the site prior to development shall be provide in the form of written documentation and a site inventory map identifying the location of natural features consistent with subparagraph C of this section. In addition, dominant tree species shall be listed and all species greater than 16 inches caliper or greater. As defined in Article 2.00, natural features include but are not limited to: topography, soils, geology, ground water, wetlands, watercourses, plants and animals (including aquatic species), habitat, and scenery.

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

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

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

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

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

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

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

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

7. Special Provisions: Provide a general description of any existing deed restrictions, protective covenants, master deed or association bylaws as they relate to the protection of natural features. Zoning Ordinance Hamburg Township, Livingston County, Michigan *No legal encumbrances related to the protection of natural features are anticipated.*
8. Information Sources: A list of all sources of information contained in the NFIS, if any shall be provided.
- *Michigan Department of Environment, Great Lakes, and Energy. Wetlands Map Viewer. [Online] [Cited: July 27, 2023.] <https://www.mcgi.state.mi.us/wetlands/mcgiMap.html>*
  - *Michigan Department of Natural Resources. Michigan Geology 10. [Online] [Cited: July 23, 2023.] <https://storymaps.arcgis.com/stories/c641d01483d7435bb5ee3470345ce0cd>*
  - *Michigan State University Extension. Michigan Natural Features Inventory. Dry-Mesic Southern Forest. [Online] [Cited: July 23, 2023.] <https://mnfi.anr.msu.edu/communities/description/10685/Dry-mesic-Southern-Forest#:~:text=Dry-mesic%20southern%20forest%20is%20a%20fire-dependent%2C%20oak%20or,oak%20regeneration%20and%20ground%20and%20shrub%20layer%20diversity.>*
  - *Natural Resources Conservation Service, U.S. Department of Agriculture. National Cooperative Soil Survey, Wawasee Series. [Online] [Cited: July 27, 2023] [https://soilseries.sc.egov.usda.gov/OSD\\_Docs/W/WAWASEE.html](https://soilseries.sc.egov.usda.gov/OSD_Docs/W/WAWASEE.html)*
  - *Natural Resources Conservation Service, U.S. Department of Agriculture. Web Soil Survey. [Online] [Cited: July 27, 2023.] <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>*
  - *Soil Erosion and Sedimentation Control (SESC) Division, Livingston County Drain Commissioners Office. Guide to Soil Erosion and Sedimentation Control (SESC) with Technical Specifications. [Online] [Cited: July 27, 2023.] <https://milivcounty.gov/wp-content/uploads/Guide-to-SESC-and-Technical-Specifications.pdf>*

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

Figures:

Figure 1 – Hamburg Village Townhomes Boundary Map Attachments.

Attachments:

Attachment 1- PROJECT DESCRIPTION

Attachment 2- Development Team

Attachment 3- Development Agreement including Master Deeds

Attachment 4-Soil Survey /Livingston County, Michigan

Attachment 5 – Natural Features Impact Statement Outline

**Attachment 1-  
PROJECT DESCRIPTION**

Date August 3, 2023

---

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

**SITE PLAN APPROVAL APPLICATION**

**5. Project Description/Page 1**

The proposed project will consist of two parcels, Parcel A and Parcel B. It will require the approval of a boundary adjustment between the existing two parcels, with the boundary adjustment making parcel 15-25-101-078 (Parcel A) larger and parcel 15-25-200-025 (Parcel B) smaller.

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

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

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

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

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

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

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

**Attachment 2-  
Development Team**



## **DEVELOPMENT TEAM**

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

**Property owner:**  
RDH properties LLC

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

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

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

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

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

**7/17/2023**

**Attachment 3-  
Development Agreement including Master Deeds**

# MEMORANDUM OF LAND CONTRACT



File Number: LIB181503

This MEMORANDUM OF LAND CONTRACT, dated 9th day of March, 2023.

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

Whose address is: 3857 Cove Circle Commerce Township, MI 48382, as Seller(s).

and

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

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

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

## EXHIBIT A/LEGAL DESCRIPTION RIDER

### MEMORANDUM OF LAND CONTRACT (Continued)

#### EXHIBIT A/LEGAL DESCRIPTION RIDER

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

#### PARCEL 1:

A part of the Southwest 1/4 of the Northeast 1/4 of Section 25, Town 1 North, Range 5 East, Michigan, described as follows: Commencing at the center of said Section 25; thence East 193 feet along the East and West 1/4 line; thence North 0 degrees 06' East 458 feet for a POINT OF BEGINNING of the land to be described; running thence North 0 degrees 06' East 70 feet; thence North 89 degrees 33' East 98 feet; thence North 0 degrees 06' East 210 feet; thence North 89 degrees 33' East 88.7 feet; thence South 0 degrees 17' West 280.3 feet; thence South 89 degrees 39' West 184.05 feet to the POINT OF BEGINNING.

#### PARCEL 2:

A part of the Southwest 1/4 of the Northeast 1/4 of Section 25, Town 1 North, Range 5 East, Michigan, described as follows: Commencing at the center of said Section 25; thence East 193 feet along the East and West 1/4 line; thence North 0 degrees 06' East 528 feet for a POINT OF BEGINNING of the land to be described; running thence East 96 feet; thence North 0 degrees 06' East 10 feet; thence South 89 degrees 33' West to a point which is North 0 degrees 08' East 6.2 feet from the POINT OF BEGINNING; thence South 0 degrees 06' West 6.2 feet to the POINT OF BEGINNING.

#### PARCEL 3:

Commencing at a point 772 feet North of the center of Section 25 and 198 feet East, the same being in the center of the East and West highway; thence East 98 feet; thence South 227 feet; thence West 96 feet; thence North 227 feet to the PLACE OF BEGINNING, the same being on the Southwest 1/4 of the Northwest 1/4 of Section 25, Town 1 North, Range 7 East.

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

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

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

Furnished by SELECT TITLE COMPANY

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

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

whose address is 380 Kendry, Bloomfield Hills, MI 48302

the following described premises

See Exhibit A attached hereto and made a part hereof.

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

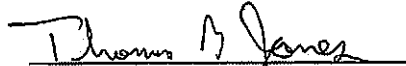
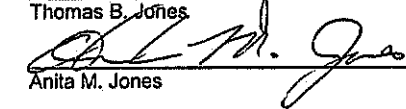
For the full consideration of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)

subject to easements, restrictions or reservations of record.

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

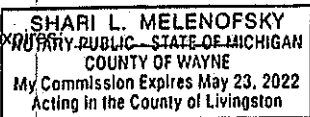
Dated this 21<sup>st</sup> day of October, 2016.

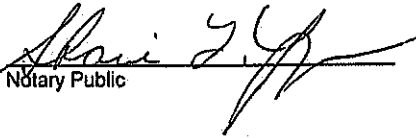
Signed and Sealed:

  
Thomas B. Jones  
  
Anita M. Jones

STATE OF MICHIGAN  
COUNTY OF Livingston SS.

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

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

  
Notary Public

Instrument  
Drafted by Joseph C. DeKroub, Jr.

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

Recording Fee: \_\_\_\_\_ When recorded return to GRANTEE  
State Transfer Tax: \_\_\_\_\_  
PNTI Ins. No.: 47-162328-B Send Subsequent tax bills to \_\_\_\_\_  
Tax Parcel No.: 15-25-101-078 \_\_\_\_\_

3

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

11/14/06 *Dianna H. Hardy* #12469  
Dianna H. Hardy, Treasurer  
Sec. 185 Act 266, 1893 as Amended  
06SS Taxes not examined  
HOMESTEAD DENIALS NOT EXAMINED



\* 2 0 0 6 R - 0 2 7 8 1 7 \*

2006R-027817

RECORDED ON  
11/15/2006 09:03:46AM

SALLY REYNOLDS  
REGISTER OF DEEDS  
LIVINGSTON COUNTY, MI 48843

RECORDING: 16.00  
REMOH: 4.00

PAGES: 3

**WARRANTY DEED**

#1239  
#12469

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

THE ATTACHED LEGAL DESCRIPTION IS  
INCORPORATED HEREIN BY THIS REFERENCE

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

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

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

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

October 23, 2006

Gallup Properties, L.L.C.

*Charles A. Gallup*

By: Charles Gallup  
Its: Manager

STATE OF MICHIGAN )  
 )SS  
COUNTY OF OAKLAND )

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

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



OCT 31 2006

DELIVERED NOV 1 6 48AM

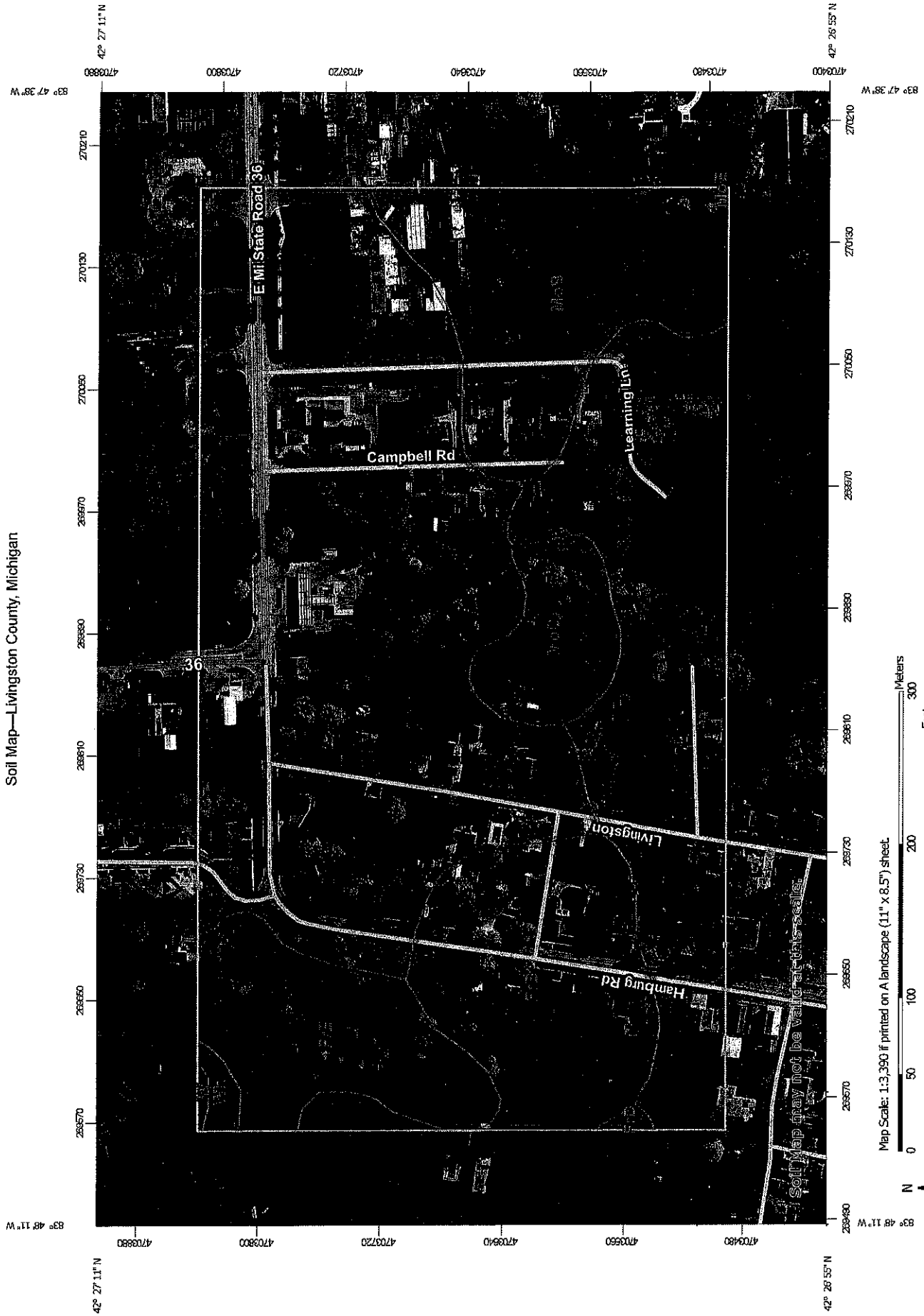
**Figure 1-  
Hamburg Village Townhomes Boundary Map**



**Attachment 4-  
Soil Survey  
Livingston County, Michigan**



Soil Map—Livingston County, Michigan



Map Scale: 1:3,390 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

## MAP LEGEND

- Area of Interest (AOI)**
  - Area of Interest (AOI)
- Soils**
  - Soil Map Unit Polygons
  - Soil Map Unit Lines
  - Soil Map Unit Points
- Special Point Features**
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
- Water Features**
  - Streams and Canals
- Transportation**
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background**
  - Aerial Photography

## MAP INFORMATION

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

**Warning:** Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

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

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

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

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

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

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

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

## Map Unit Legend

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

**Attachment 5 –  
Natural Features Impact Statement Outline**

# Hamburg Township

## Natural Features Impact Statement Outline

### **PROPOSED DEVELOPMENT NAME: Hamburg Village Townhomes**

Developer: RDH Properties, LLC

Prepared by: Barr Engineering Co.

References: See Natural Features Impact Statement

Additional Information: See Natural Features Impact Statement

#### **SITE IMPACT ASSESSMENT CHECKLIST:**

(Please find attached descriptions, maps, list, plans, or other documentation provided by the developer)

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

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

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

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

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

V. Potential Impact on Identified Existing Natural Features: X

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

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

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

Submitted by: Alison McClear

Dated: 8/4/2023

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



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

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**To:** Planning Commissioners  
**From:** David Rohr  
Hamburg Township  
Township Planner  
**Date:** February 21, 2024  
**Agenda Item:**  
**Project Number:** Preliminary Site Plan Application for General Planned Unit  
Development (GPUD23-001)  
**Project Location:** 76200 M-36 and 10303 Hamburg Road  
**Owner:** Ronny Hamama  
**Applicant:** Ronny Hamama

**LOCATION:**

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

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

**PROJECT HISTORY:**

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

The applicant has worked to address the issues raised and the December meeting, including new architectural facades of the apartment buildings and commercial buildings on M-36 and an increased landscape buffer on the east side of the development.

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



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

**GENERAL PLANNED UNIT DEVELOPMENT REVIEW PROCESS:**

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

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

**ZONING ORDINANCE REGULATIONS:**

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

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



**SITE DATA**

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

**ZONING SCHEDULE OF REGULATIONS**

Regulation	Required	Provided - Parcel A (Townhomes)	Provided - Parcel B (Service Station)	
Setbacks	VR Zoning Front: 20' Side: 10' Rear: 25'  VC Zoning Front: 20' Side: 10' Rear: 15'  Garage: 5' From Building Line  10' Between each building	<b>BUILDING A : COMMUNITY CENTER</b>  Front: n/a Side: 15'-0" 90'-3" Rear: 15'-1"	<b>SERVICE STATION</b>  Front: 193'-8" Side: 25'-6" 51'-1" Rear: 88'-6"	
		<b>BUILDING B, C, D &amp; E</b>  Front: 62'-0" Side: 64'-6" 11'-7" Rear: 133'-10"	<b>BUILDING F</b>  Front: 491'-10" Side: 68'-0" 28'-8" Rear: 15'-0"	<b>RETAIL MIXED USE</b>  Front: 58'-0" Side: 20'-0" 58'-8" Rear: 276'-1"
		<b>BUILDING G</b>  Front: 72'-5" Side: 93'-4" 133'-2" Rear: 385'-1"	<b>BUILDING H &amp; I</b>  Front: 50'-0" Side: 33'-7" 178'-3" Rear: 157'-9"	<b>BUILDING J</b>  Front: 64'-1" Side: 11'-7" 16'-11" Rear: 15'-1"
Min. Lot Area	VR: 80 SF VC: 65 SF	4.46 Acre - 194,357 Sq. Ft.	1.4 Acre - 61,961 Sq. Ft.	
Max. Dwelling unit per Acre	VR: 8 / Acre VC: 10 / Acre	40 Dwelling units /4.46 Acre 10 unit/Acre	2 Dwelling units /1.4 Acre 2 unit/Acre	
Building Height	VR / VC : 35' / 2.5 Stories	2 Stories / 23'-9" 22'-6" Townhome 1 Story/13'-3" Community center	2 Story - 24' Height Canopy - 17' Height	
Maximum Lot Coverage building/parking	VR: 35/40 VC: 50/80	21% Building (40,201 SF) 58 % Total Impervious (112,910 SF)	24% (15,146 SF) 87% (54,118 SF)	
<b>PARCEL A &amp; B COMBINED TOTAL BUILDING COVERAGE 65%</b>				
Open Space	1,500 SF/ PER UNIT 60,000 SF REQ. OPEN SPACE	2,036 SF / Unit Provided (81,447 SF)	7,843 SF	
		<b>PARCEL A &amp; B COMBINED OPEN SPACE 77,776 SF</b>		

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

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

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

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

**Landscaping:**

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

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

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

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

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

1. Where a six-foot-high continuous wall is required, such wall shall be a masonry wall, except that the planning commission may allow the substitution of a six-foot-high pressure-treated wood fence.

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

**Suggested Condition 1:**

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

**Lighting:**

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

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

**Suggested Condition 2:**

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

<p><b>Signs:</b>                  Signs details were submitted for the VR and VC districts. The submitted sign details appear to conform to the ordinance requirements. Any additional signage proposed for the project will be provided as a part of the final site plan review and shall meet the requirements of the zoning regulations.</p>	
<p>General. The overall design and mixture of uses shall be consistent with the intent of this district. Compatibility of uses shall be determined by the following:</p> <ol style="list-style-type: none"> <li>1. The uses shall not create noise, dust, odors, fumes or other nuisances that will have an obnoxious effect on surrounding residences.</li> <li>2. Traffic volumes generated by the use shall not have a negative impact on surrounding residential character.</li> <li>3. Architecture shall meet the requirements of section 36-73(7).</li> <li>4. Location and use of yards shall contribute to the continuation of open space areas within the immediate vicinity.</li> <li>5. Location and design of landscaping and pedestrian areas shall be compatible with and enhance the area pedestrian and open space network.</li> <li>6. Location, size and types of architectural projections such as porches or awnings shall be compatible with other structures along the same block.</li> <li>7. Location, scale and design of signs shall be consistent with the character of other signs, street elements structures and uses located along the same street.</li> <li>8. Residential development shall be designed to be compatible with surrounding land uses, while providing a mixture of housing types to meet the varied needs of Township residents.</li> </ol> <p><b>Staff Analysis:</b>                  The project has been designed to be compatible with the surrounding area and to have a downtown village appearance, creating a design to help foster community interaction. MDOT and the LCRC will require the developer to prepare a traffic study for this project and MDOT and LCRC approvals will be required as a part of the final site plan review.</p> <p><b>Suggested Condition 3:</b>                  Prior to the review of the final site plan or the issuance of a land use permit as needed all appropriate approvals from local, county, state, and federal agencies, including, but not limited to, Hamburg Township Fire, Assessor, and Public Works Departments, the Livingston County Road Commission, Drain Commissioner, and Health Department; and the Michigan Department of Environment, Great Lakes and Energy and Transportation shall be received.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
<p> </p>	

<p><b>Sidewalks/pedestrian circulation.</b></p> <ol style="list-style-type: none"> <li>1. Site design shall demonstrate a special sensitivity to pedestrian circulation and safety. ✓</li> <li>2. Sidewalks at least five feet wide and at least seven feet wide where abutting parking shall be provided along public streets and private roads; bike paths shall be required in locations designated in the Hamburg Village master plan or to provide linkages with existing or planned bikepaths. ✓</li> <li>3. All developments shall provide pedestrian linkages between public sidewalks and the building entrances. ✓</li> </ol> <p>Staff Analysis:                  The sidewalk system within the development has been designed to provide good pedestrian access within the site and to the surrounding areas both along M-36, Pearl Street, and Campbell St. The developer may wish to consider creating a pedestrian access route from the area off the sidewalk on Campbell Ct. in the development that is closest to the retail store at the gas station to allow easy access to this use.</p> <p><b>Suggested Condition 4:</b>                  As a part of the final site plans a pedestrian access route shall be created to the retail store building from the sidewalk on the east side (Campbell Ct.) of the development.</p>	
<p><b>Architecture.</b></p> <ol style="list-style-type: none"> <li>1. Buildings shall possess architectural variety but enhance the overall cohesive and historic village character. ✓</li> <li>2. Building architecture shall meet the standards of section 36-73(7). ✓</li> <li>3. The first floor of front facades shall include at least 30 percent windows. The approximate size, shape, orientation and spacing shall match that of buildings on adjacent lots. ✓</li> <li>4. The mass and proportion of structures shall be similar to structures on adjacent lots and on the opposite side of the street. Larger buildings may be broken-up with varying building lines and rooflines to provide a series of smaller scale sections which are individually similar in mass and proportion to surrounding structures. ✓</li> <li>5. Buildings located on corner lots shall provide distinct and prominent architectural features or site elements which reflect the importance of the building's corner location and creates a positive visual landmark. An entry feature or site landmark shall be required at corners designated for such a feature in the Hamburg Village master plan. The architectural feature or site element shall be subject to planning commission approval. ✓</li> </ol> <p>Staff Analysis:                  The proposed designs have utilized large front porches and with garages access along the roadways. The fronts of the nine proposed units will be accessed off a park area providing a unique feature to this tight community. The main street</p>	

<p>layout and the on-street parking is also utilized to provide a downtown village feel when entering this development.</p>	
<p><b>GPUD Requirements:</b></p> <p>A. <b>Location.</b> A GPUD shall only be created on development sites within the Township which have a portion of the property located within the Neighborhood Service (NS), Community Service (CS), Mixed Use Development (MD), Village Residential (VR), or Village Center (VC) zoning districts.</p> <p>B. <b>Size.</b> A GPUD shall only be created on development sites one (1) acre in area or greater.</p> <p>C. <b>Permitted Uses.</b></p> <p>1. Uses that are listed as Permitted Uses or Special Uses in the underlying zoning district or uses identified in the underlying future land use category of the Township Master Plans may be permitted in a GPUD development.</p>	<p>✓</p> <p>✓</p> <p>✓</p>

**DISCRETIONARY REVIEW CRITERIA**

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

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

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

(1)

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

- a. Sidewalks/pedestrian circulation.
- b. Parking/loading areas.

- c. Architecture.
- d. Signs.
- e. Street and access design.
- f. Lighting.
- g. Landscaping.

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

(2)

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

*The centralized park area and the connections provided through the site result in a higher quality of development than could be achieved otherwise.*

(3)

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

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

(4)

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

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

(5)

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

*The proposed project is a General Planned Unit Development (GPUD). The proposed project meets most of the regulations of the zoning district. However, because of the layout of the project, the size of the landscape buffer has been reduced from 20 feet to 15 feet and in certain areas of the site and along the east property line and along the pearl street connection the project is not able to meet the requirements for the number of trees. Also, to soften the design of the project and to lessen the impact on the adjacent properties a continuous wall along the perimeter of the entire site has not been proposed as a part of the project.*

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

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

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

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

(6)

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

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

(7)

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

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

### **Suggested Condition 5**

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

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

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

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

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

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

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

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

The Township fire district and township engineer has reviewed the roadway and sidewalk layout of the project. The project has been designed to access both M-36 and Campbell Ct. providing two forms ingress/egress for the development. with one main roadway. The sidewalk system that is proposed will provide pedestrian connection to the units and pedestrian access through the site from the multiuse trail and commercial along M-36 to the Village Area and the Lakelands trail via Pearl Street. The site has been designed to provide safe and convenient streets and sidewalks.



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

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

The development will be harmonious with existing and future uses.

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

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

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

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

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

There are not any lakes, ponds, streams, wetlands, or steep slopes on the site. The site is wooded and most of the trees will be removed as a part of the project. The project does propose to preserve 60 existing trees.

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

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

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

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

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

A detailed landscape plan has been provided as a part of the GPUD preliminary site plan review (Exhibit A, Page L101). This plan was reviewed on pages 5-6 of this report, the

landscaping will help screen the project from the surrounding homes and help to restore the aesthetic quality of the site.

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

Detailed engineering plans are not required to be submitted as a part of the preliminary site plan review process. The township engineer has done a cursory review of the preliminary plans and project layout. The engineering comments are attached. If the GPUD preliminary site plan is approved the application will address the engineering comments and will be required to comply with all Hamburg Township Engineering and design standards prior to the issuance of a land use permit.

**l. All proposed commercial, office, industrial, institutional and multiple-family development shall utilize quality architecture to ensure that buildings are compatible with surrounding uses, protect the investment of adjacent landowners, blend harmoniously into the streetscape and meet the objectives the Township master plan. New buildings, additions and renovations shall be designed to preserve or complement the design character of existing development, provide visual harmony between old and new buildings, and create a positive image for the Township's various commercial shopping nodes. Commercial, office, industrial, institutional and multiple-family architecture shall be reviewed by the planning commission under the following criteria:**

**1. Buildings shall front towards and relate to the public street. Buildings shall be located to create a defined streetscape through uniform setbacks and proper relationship to adjacent structures. Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roofline shapes and rhythm. Buildings within the area designated on the master plan and Village Center master plan as the "Hamburg Village" shall be compatible with the historic character of the unincorporated place commonly referred to as the "Old Hamburg Village."**

**2. Building materials and colors shall relate well and be harmonious with the surrounding area. Roof shape and materials shall be architecturally compatible with adjacent buildings and enhance the predominant streetscape. For any side of a principal building facing a public or private street, at least 50 percent of the facade shall be constructed of, or covered with, the following materials:**

- 1. Brick;**
- 2. Fluted or scored concrete block;**
- 3. Cut stone;**
- 4. Vinyl siding;**
- 5. Wood siding;**
- 6. Glass; or**
- 7. Other materials similar to the above as determined by the planning commission.**

**3. Buildings shall possess architectural variety, but enhance the overall cohesive community character. Buildings shall provide architectural features, details and ornaments such as archways, colonnades, towers, cornices or peaked rooflines.**

**4. Building walls over 100 feet in length shall be broken up with a combination of the following: varying building lines, windows, architectural accents and trees.**

- 5. Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.**
- 6. Where the rear facade of a building will be visible from a residential zoning district, or the rear of the site will be used for public access or parking, such rear facade shall be constructed to a finished quality comparable to the front facade.**
- 7. Signs, landscaping, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with other nearby developments. Developments shall provide site features such as decorative entry signs, ornamental lighting, pedestrian plazas and/or pedestrian furniture.**

The proposed layout and structures on the site have been designed to be compatible with the village character of the ‘Old Hamburg Village’ and to comply with the Village Center Master Plan. Some of the design elements that help to achieve this are usable front porches, the first floors of the homes are set at an elevation slightly higher than the public sidewalks, where garage face the street they are set back 4 feet from the front façade of the home and 9 feet from the front façade of the covered porch, nine of the home front the park and are accessed off an alley, on street parallel parking spaces are provided along the main roadway, and quality materials and trim will be utilized to build these units.

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

#### **RECOMMENDATIONS:**

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

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

#### **Example Approval Motion:**

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

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

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

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

**Suggested Condition 3:** Prior to the review of the final site plan or the issuance of a land use permit as needed all appropriate approvals from local, county, state, and federal agencies, including, but not limited to, Hamburg Township Fire, Accessor, and Public Works Departments, the Livingston County Road Commission, Drain Commissioner, and Health Department; and the Michigan Department of Environment, Great Lakes and Energy and Transportation shall be received.

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

#### **Suggested Condition 5**

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

**Suggested Condition 6:** Prior to the review of the final site plan or the issuance of a land use permit as needed all appropriate local, county, state and federal agencies, including, but not limited to, Hamburg Township Fire, Accessor, and Public Works Departments, the Livingston County Road Commission, Drain Commissioner, and Health Department; and the Michigan Department of Environment, Great Lakes and Energy and Transportation shall be received.

#### **Next Steps:**

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

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

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

Upon receipt of the report and recommendation of the Planning Commission, the Township Board shall review all findings. If the Township Board determines that approval would be appropriate, it shall instruct the Applicant to work with the Township Attorney to prepare a

development agreement setting forth the conditions upon which such approval is based. Such conditions shall include, where appropriate, identification of the phases and timetable for development, and an estimate of the costs of implementing each phase.

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

**Exhibits:**

Exhibit A: Project Application.

Exhibit B: Preliminary GPUD site plan and other project plans

Exhibit C: Village Center Master Plan: Village Residential pages 47-50

Exhibit D: Hamburg Township Fire Department Initial Review

Exhibit E: Hamburg Township Engineering Consultant Initial Review



# Hamburg Village Townhomes

7620 and 10303 Hamburg Rd.

Hamburg Twp., MI

PUD Preliminary Site Plan



## PROJECT TEAM

### OWNER

RON HAMAMA  
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BLOOMFIELD HILLS, MI 48302  
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CONTACT: ronnyhamama@gmail.com

### ARCHITECT

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

### CIVIL

SM ENGINEERING  
1939 LINCOLNSHIRE DRIVE  
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### SURVEYOR

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CONTACT: info@kemtecsurvey.com

## INDEX OF DRAWINGS

SHEET ISSUED  
 REVISED  
 SHEET REISSUED

SHEET NO: DRAWING NAME

### GENERAL

G001 Title Sheet and Index

G002 Renderings

### CIVIL

1 of 2 Topographic Survey

2 of 2 Topographic Survey

1 of 2 Exhibit Proposed Parcels

2 of 2 Exhibit Existing Parcels

C3.0 Site Layout & Paving Plan

C4.0 Grading Plan

C5.0 Utility Plan

### LANDSCAPE

AS1.00 Architectural Site Plan

AS1.01 Sign Master Plan

AS1.02 Fire Truck Access Plan

AS1.03 Photometric Plan

L100 Tree Removal and Preservation Plan

L101 Landscape Plan

### ARCHITECTURAL

A010 First Floor Plan - Service Station

A011 Second Floor Plan - Service Station

A012 Building Elevations - Service Station

A013 Gas Station Plan & Elevations

A100 Building A Community Center Floor Plan

A101 Building B C D E F & G Floor Plans

A103 Building H Floor Plans

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A106 Typical Overall Plans - Buildings B, C, D, E, F & G

A107 Typical Unit B Plans - Buildings H & I

A200 Building A Elevations

A201 Building B C D E F & G Elevations

A203 Building H Elevations

A204 Building I Elevations

A205 Building J Elevations

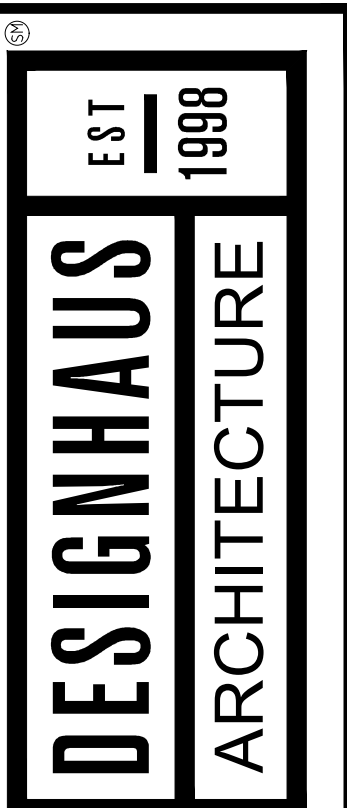
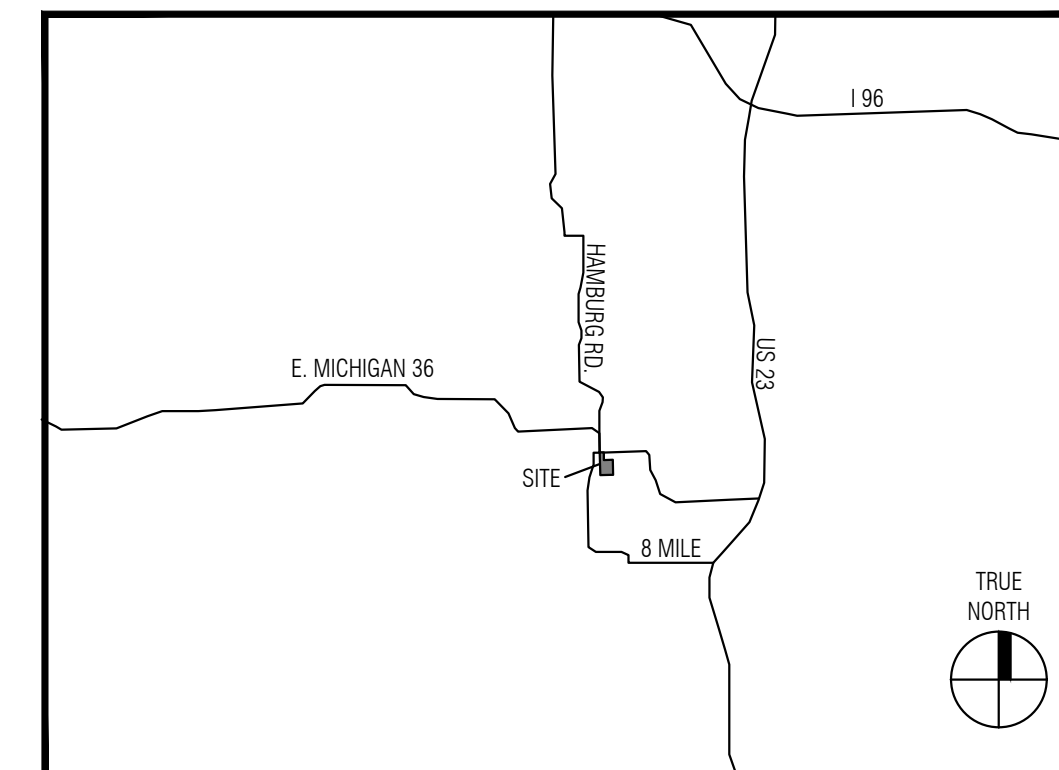
## STATEMENT OF SELECTED DESIGN PROFESSIONAL

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

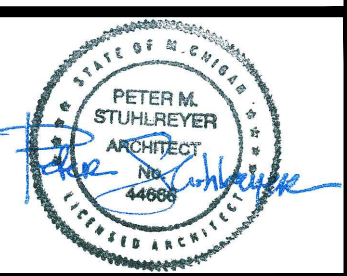
REGISTERED DESIGN PROFESSIONAL IN CHARGE:  
PETER STUHLREYER, A.I.A.  
MICHIGAN IDENTIFICATION # 44668  
DESIGNHAUS ARCHITECTURE

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

## LOCATION MAP



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INFO@DESIGNHAUS.COM



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

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

Title Sheet and Index

022065  
**G001**





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



3 East Entrance View From Campbell Ct. No Scale



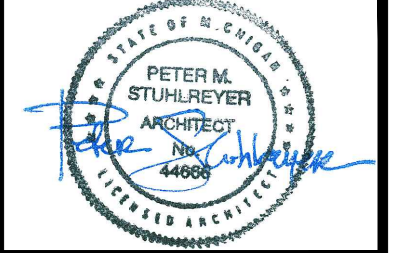
2 Community Center View No Scale



1 Townhomes View No scale

**DESIGNHAUS** EST 1998  
ARCHITECTURE

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

Renderings

022065  
**GOO2**

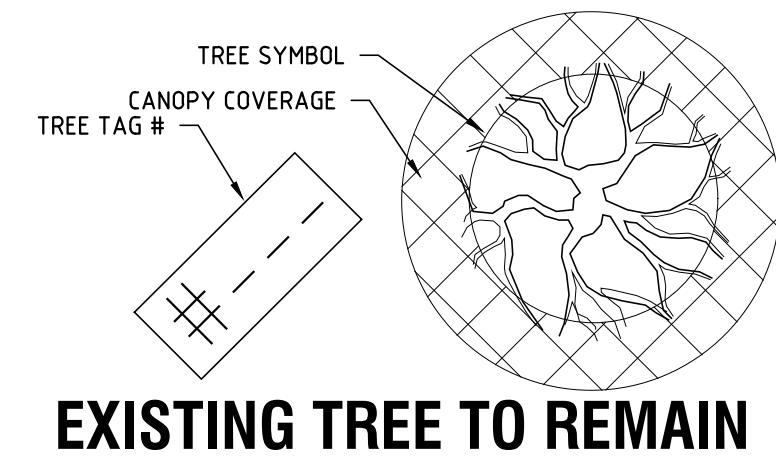
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User

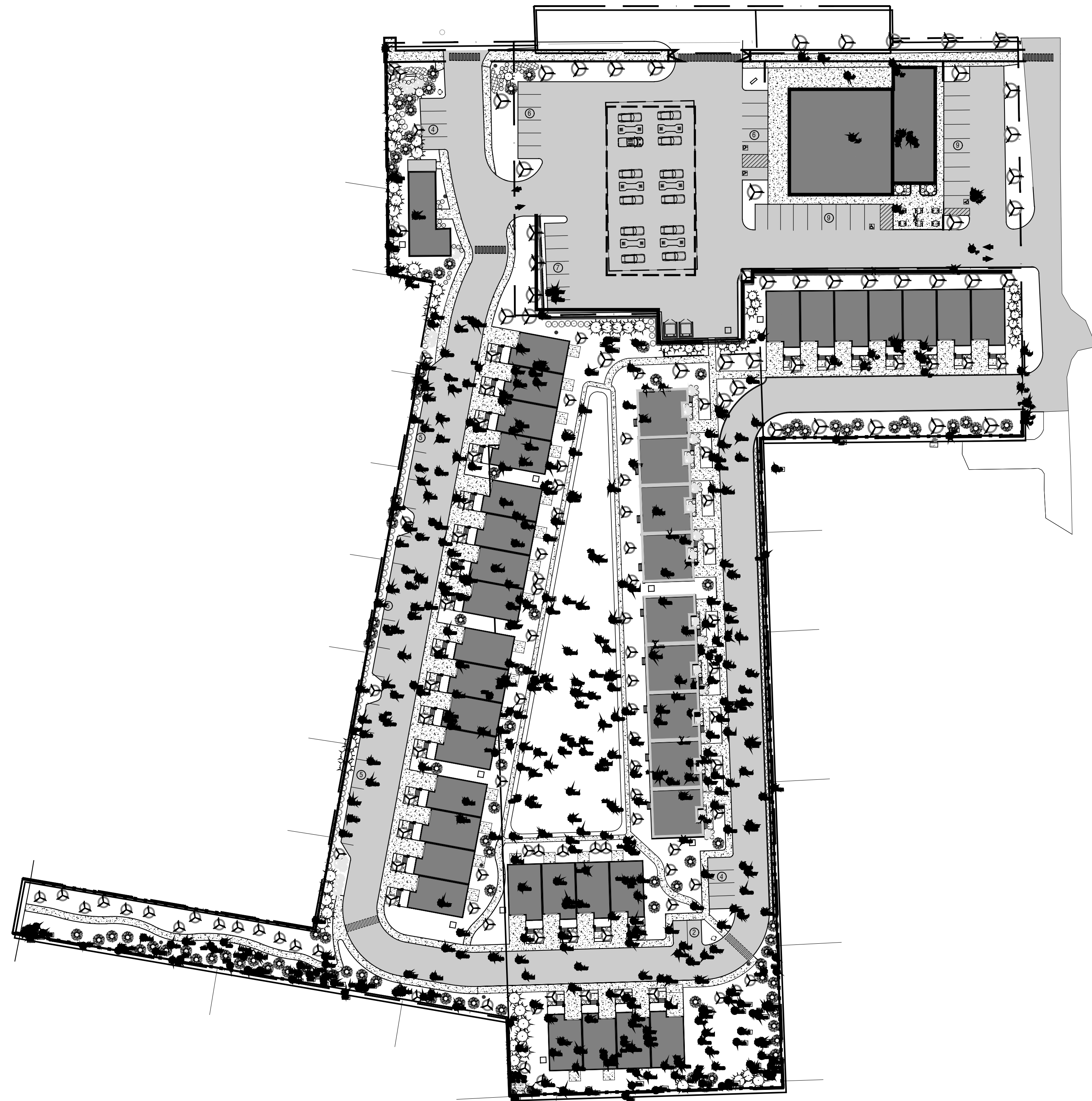
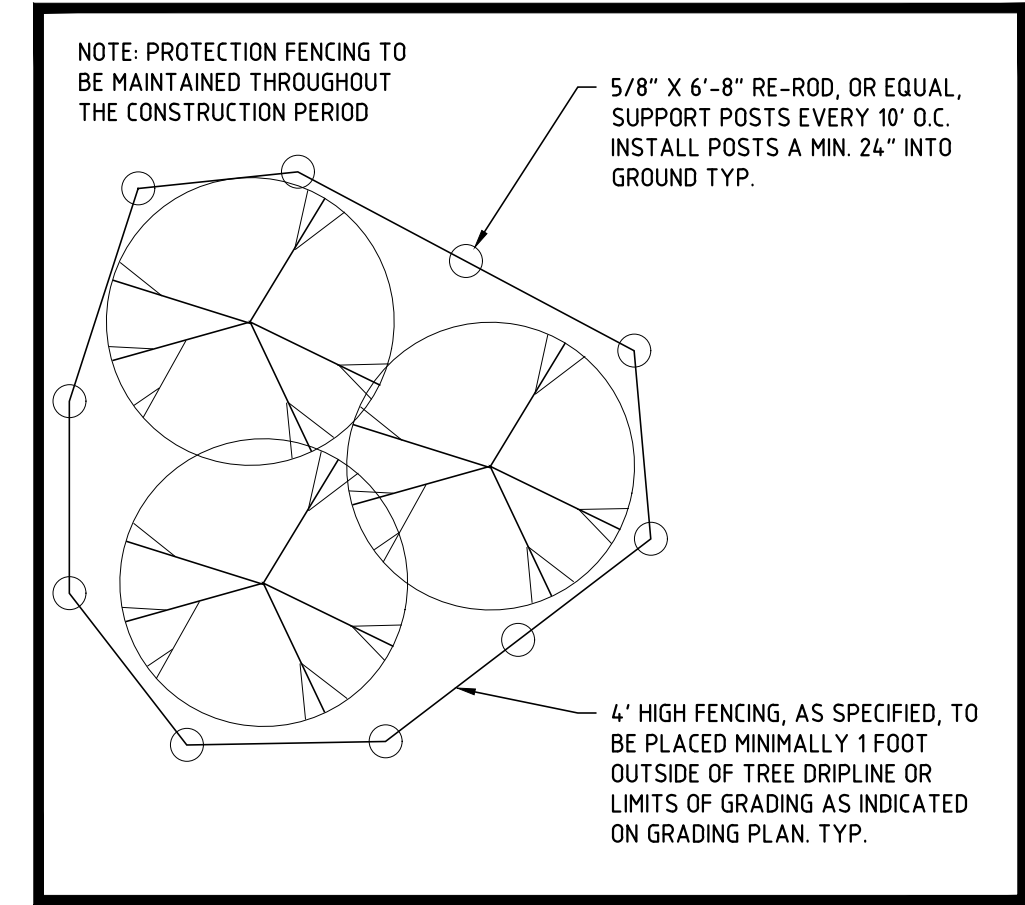


**GENERAL NOTES**

TREES REMOVED PROVIDE NO LANDSCAPE VALUE TO THE SITE  
SEE LANDSCAPE PLAN REPLACEMENT TREES



**TREE PROTECTION DETAIL**



**1** Tree Removal and Preservation Plan  
SCALE: 1/8" = 1'-0"  
NORTH

**EXISTING TREES TO REMAIN**

TAG #	TAG #	TAG #	TAG #	TAG #	TAG #
1	1179	62	14.60		
2	1180	63	14.61		
3	1181	64	14.62		
4	1182	65	14.63		
5	1187	66	8"		
7	1189	67	12"		
8	1196	68	17"		
9	1197	69	22"		
10	1270	70			
11	1315	71			
12	1330	72			
13	1331	73			
14	1333	74			
15	1334	75			
16	1335	76			
17	1336	77			
18	1337	78			
19	1340	79			
20	1341	80			
21	1342	81			
22	1343	82			
23	1344	83			
24	1345	84			
25	1346	85			
26	1347	86			
27	1348	87			
28	1349	88			
29	1351	89			
30	1352	90			
31	1353	91			
32	1354	92			
33	1358	93			
34	1395	94			
35	1396	95			
36	1404	96			
37	1405	97			
38	1407	98			
39	1409	99			
40	1418	100			
41	1426	101			
42	1427	102			
43	1428	103			
44	1429	104			
45	1431	105			
46	1436	106			
47	1438	107			
48	1439	108			
49	1440	109			
50	1443	110			
51	1444	111			
52	1445	112			
53	1450	113			
54	1451	114			
55	1453	115			
56	1455	116			
57	1456	117			
58	1457	118			
59	1458	119			
60	1331	120			
61	1459	121			

**TREES TO BE REMOVED**

TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #	TAG #		
1	1151	61	121	1280	181	1361	241	1432	310	1505	410	1565	470	12" STUMP	
2	1152	62	1220	122	1281	182	1362	242	1433	311	1506	411	1566	471	12" STUMP
3	1153	63	1221	123	1282	183	1363	243	1434	312	1507	412	1567	472	12" STUMP
4	1154	64	1222	124	1283	184	1364	244	1435	313	1508	413	1568	473	12" STUMP
5	1155	65	1223	125	1284	185	1365	245	1437	314	1509	414	1569	474	-
6	1156	66	1224	126	1285	186	1366	246	1441	315	1510	415	1570	475	24"
7	1157	67	1225	127	1286	187	1367	247	1442	316	1511	416	1571	476	424
8	1158	68	1226	128	1287	188	1368	248	1446	317	1512	417	1572	477	426
9	1159	69	1227	129	1288	189	1369	249	1447	318	1513	418	1573	478	427
10	1160	70	1228	130	1289	190	1370	250	1448	319	1514	419	1574	479	903
11	1161	71	1229	131	1290	191	1371	251	1449	320	1515	420	1575	480	913
12	1162	72	1230	132	1291	192	1372	252	1452	321	1516	421	1576	481	
13	1163	73	1231	133	1292	193	1373	253	1454	322	1517	422	1577	482	
14	1164	74	1232	134	1293	194	1374	254	-	323	1518	423	1578	483	
15	1165	75	1233	135	1294	195	1375	255	-	324	1519	424	1579	484	
16	1166	76	1234	136	1295	196	1376	256	-	325	1520	425	1580	485	
17	1167	77	1235	137	1296	197	1377	257	-	326	1521	426	1581	486	
18	1168	78	1236	138	1297	198	1378	258	-	327	1522	427	1582	487	
19	1169	79	1237	139	1298	199	1379	259	-	328	1523	428	1583	488	
20	1170	80	1238	140	1299	200	1380	260	1464	329	1524	429	1584	489	
21	1171	81	1239	141	1300	201	1381	261	1465	330	1525	430	1585	490	
22	1172	82	1240	142	1301	202	1382	262	1466	331	1526	431	1586	491	
23	1173	83	1241	143	1302	203	1383	263	1467	332	1527	432	1587	492	
24	1174	84	1242	144	1303	204	1384	264	1468	333	1528	433	1588	493	
25	1175	85	1243	145	1304	205	1385	265	1469	334	1529	434	1589	494	
26	1176	86	1244	146	1305	206	1386	266	1470	335	1530	435	1590	495	
27	1177	87	1245	147	1306	207	1387	267	1471	336	1531	436	1591	496	
28	1178	88	1246	148	1307	208	1388	268	1472	337	1532	437	1592	497	
29	1183	89	1247	149	1308	209	1389	269	1473	338	1533	438	10" DEAD	498	
30	1184	90	1248	150	1309	210	1390	270	1474	339	1534	439	12" DEAD	499	
31	1185	91	1249	151	1310	211	1391	271	1475	340	1535	440	12" DEAD	500	
32	1186	92	1250	152	1311	212	1392	272	1476	341	1536	441	12" DEAD	501	
33	1188	93	1251	153	1312	213	1393	273	1477	342	1537	442	16" DEAD	502	
34	1190	94	1252	154	1313	214	1394	274	1478	343	1538	443	18" DEAD	503	
35	1191	95	1253	155	1314	215	1397	275	1479	344	1539	444	20" DEAD	504	
36	1192	96	1254	156	1316	216	1398	276	1480	345	1540	445	24" DEAD	505	
37	1193	97	1255	157	1317	217	1399	277	1481	346	1541	446	24" DEAD	506	
38	1194	98	1256	158	1318	218	1400	278	1482	347	1542	447	24" DEAD	507	
39	1195	99	1257	159	1319	219	1401	279	1483	348	1543	448	30" DEAD	508	
40	1198	100	1258	160	1320	220	1402	280	1484	349	1544	449	-	509	
41	1199	101	1259	161	1321	221	1403	281	1485	350	1545	450	8" DEAD	510	
42	1200	102	1260	162	1322	222	1406	282	1486	351	1546	451	10"	511	
43	1201	103	1261	163	1323	223	1408	283	1487	352	1547	452	10"	512	
44	1202	104	1262	164	1324	224	1410	284	1488	353	1548	453	10" STUMP	513	
45	1203	105	1263	165	1325	225	1411	285	1489	354	1549	454	10" STUMP	514	
46	1204	106	1264	166	1326	226	1412	286	1490	355	1550	455	10" STUMP	515	
47	1205	107	1265	167	1327	227	1413	287	1491	356	1551	456	10" STUMP	516	
48	1206	108	1266	168	1328	228	1414	288	1492	357	1552	457	10" STUMP	517	
49	1207	109	1267	169	1329	229	1415	289	1493	358	1553	458	10" STUMP	518	
50	1208	110	1268	170	-	230	1416	290	1494	359	1554	459	10" STUMP	519	
51	1209	111	1269	171	-	231	1417	300	1495	400	1555	460	10" STUMP	520	
52	1210	112	1271	172	1332	232	-	301	1496	401	1556	461	10" STUMP	521	
53	1211	113	1272	173	1338	233	1419	302	1497	402	1557	462	10" STUMP	522	
54	1212	114	1273	174	1339	234	1420	303	1498	403	1558	463	10" STUMP	523	
55	1213	115	1274	175	1350	235	1421	304	1499	404	1559	464	10" STUMP	524	
56	1214	116	1275	176	1355	236	1422	305	1500	405	1560	465	10" STUMP	525	
57	1215	117	1276	177	1356	237	1423	306	1501	406	1561	466	10" STUMP	526	
58	1216	118	1277	178	1357	238	1424	307	1502	407	1562	467	10" STUMP	527	
59	1217	119	1278	179	1359	239	1425	308	1503	408	1563	468	10" STUMP	528	
60	1218	120	1279	180	1360	240	1430	309	1504	409	1564	469	10" STUMP	529	

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

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STATE OF MICHIGAN  
MICHAEL E. HANCOCK  
LANDSCAPE ARCHITECT  
No. 0000000000  
EXPIRES 12/31/2024

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

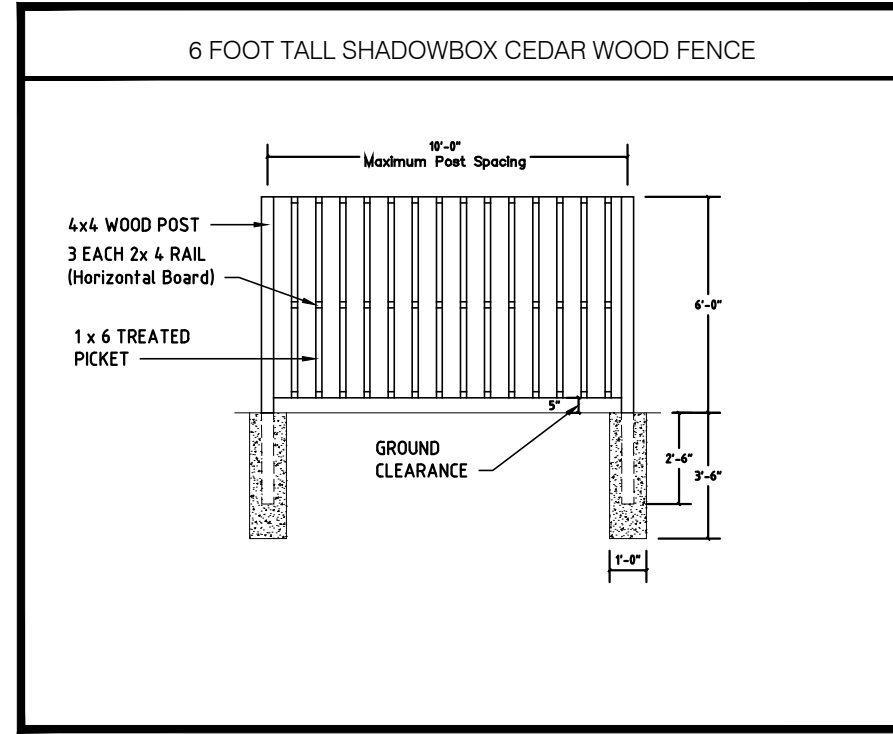
**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

**Tree Removal and Preservation Plan**

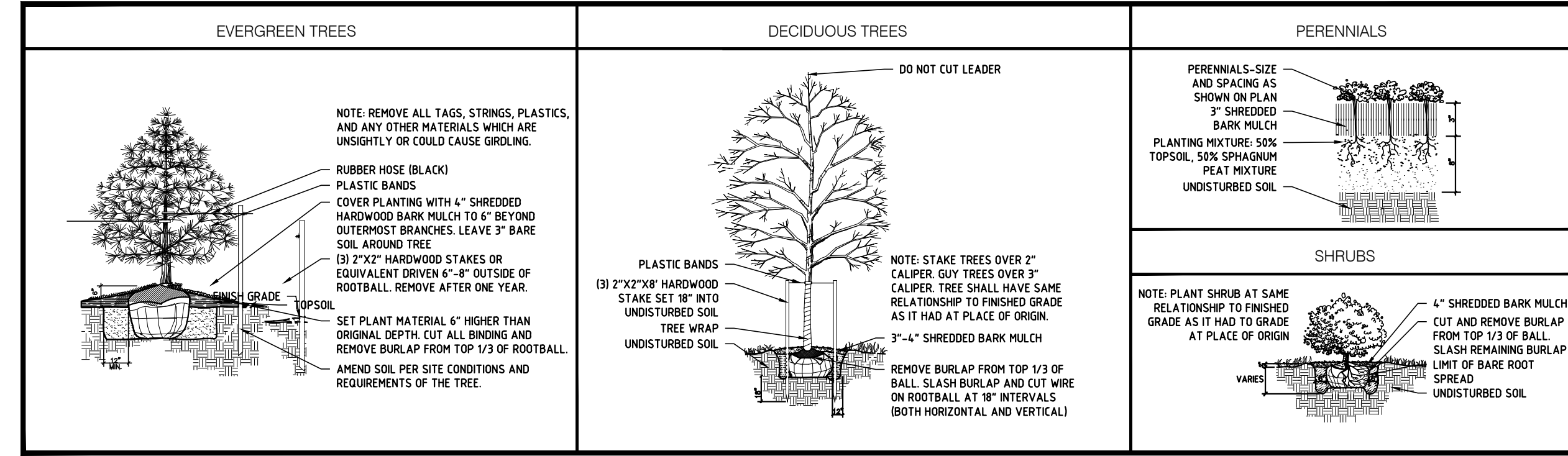
022065  
**L100**



WOOD SCREENING FENCE



PLANTING DETAILS



PLANT SCHEDULE

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

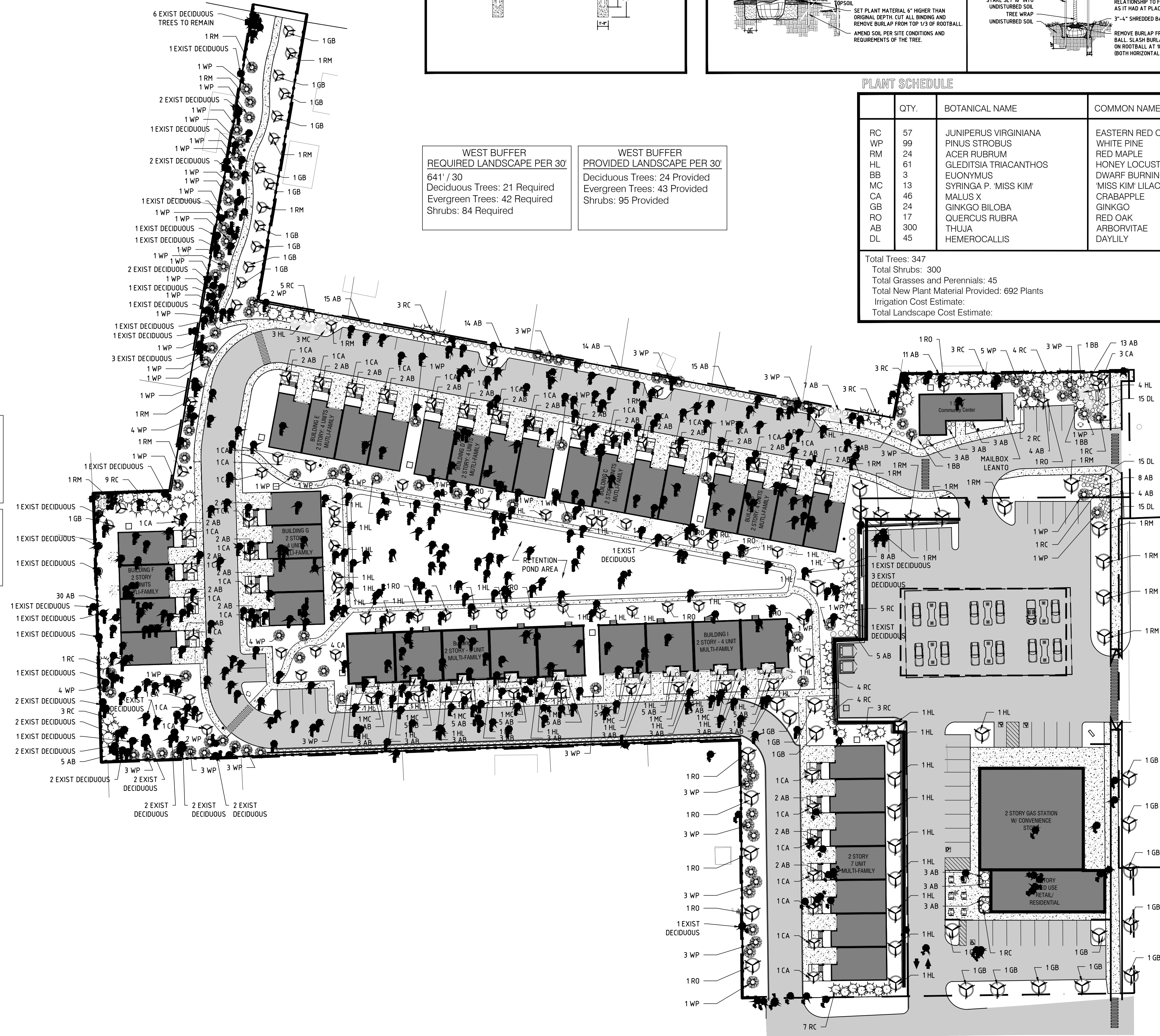
Total Trees: 347  
 Total Shrubs: 300  
 Total Grasses and Perennials: 45  
 Total New Plant Material Provided: 692 Plants  
 Irrigation Cost Estimate:  
 Total Landscape Cost Estimate:

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

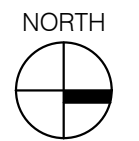
**WEST BUFFER  
 PROVIDED LANDSCAPE PER 30'**  
 Deciduous Trees: 24 Provided  
 Evergreen Trees: 43 Provided  
 Shrubs: 95 Provided

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

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

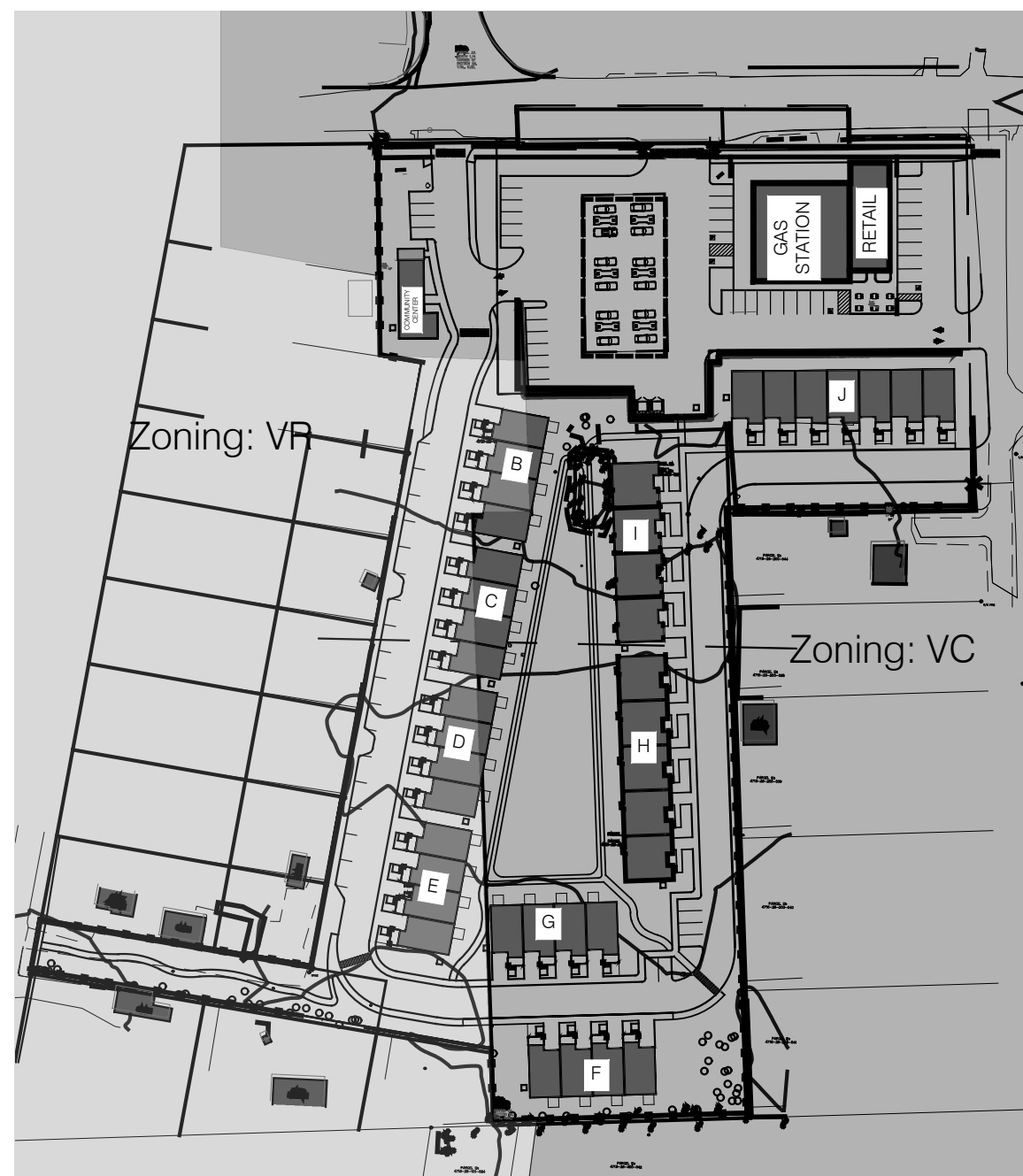


1 Landscape Plan  
 SCALE: 1" = 40'

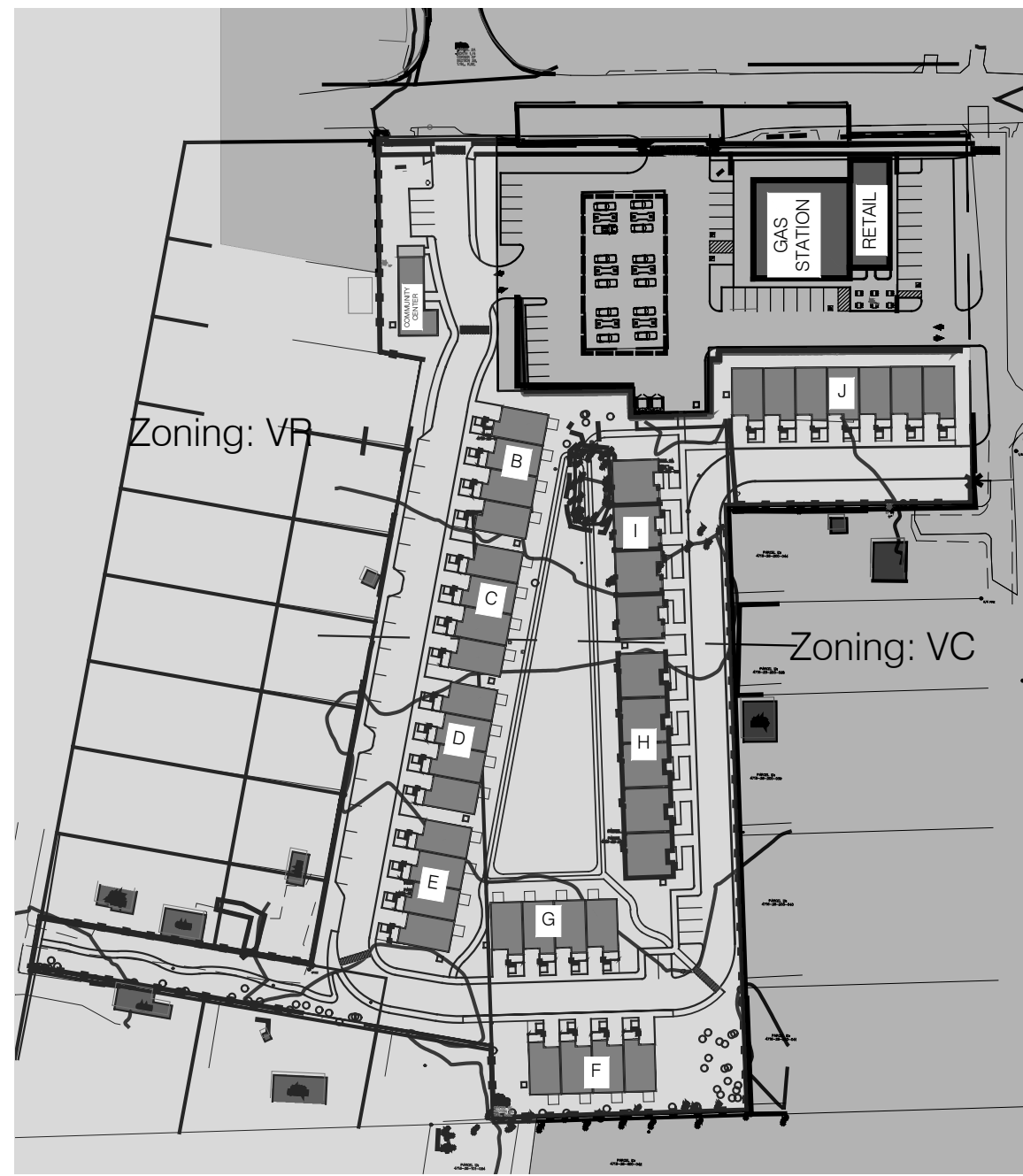


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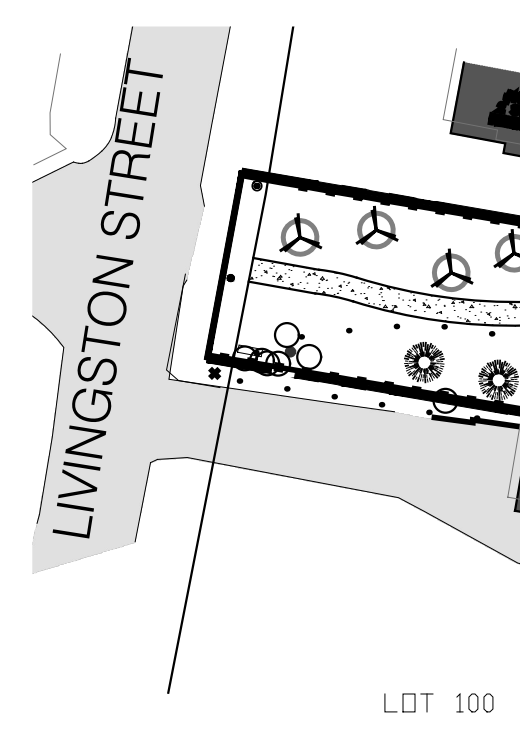




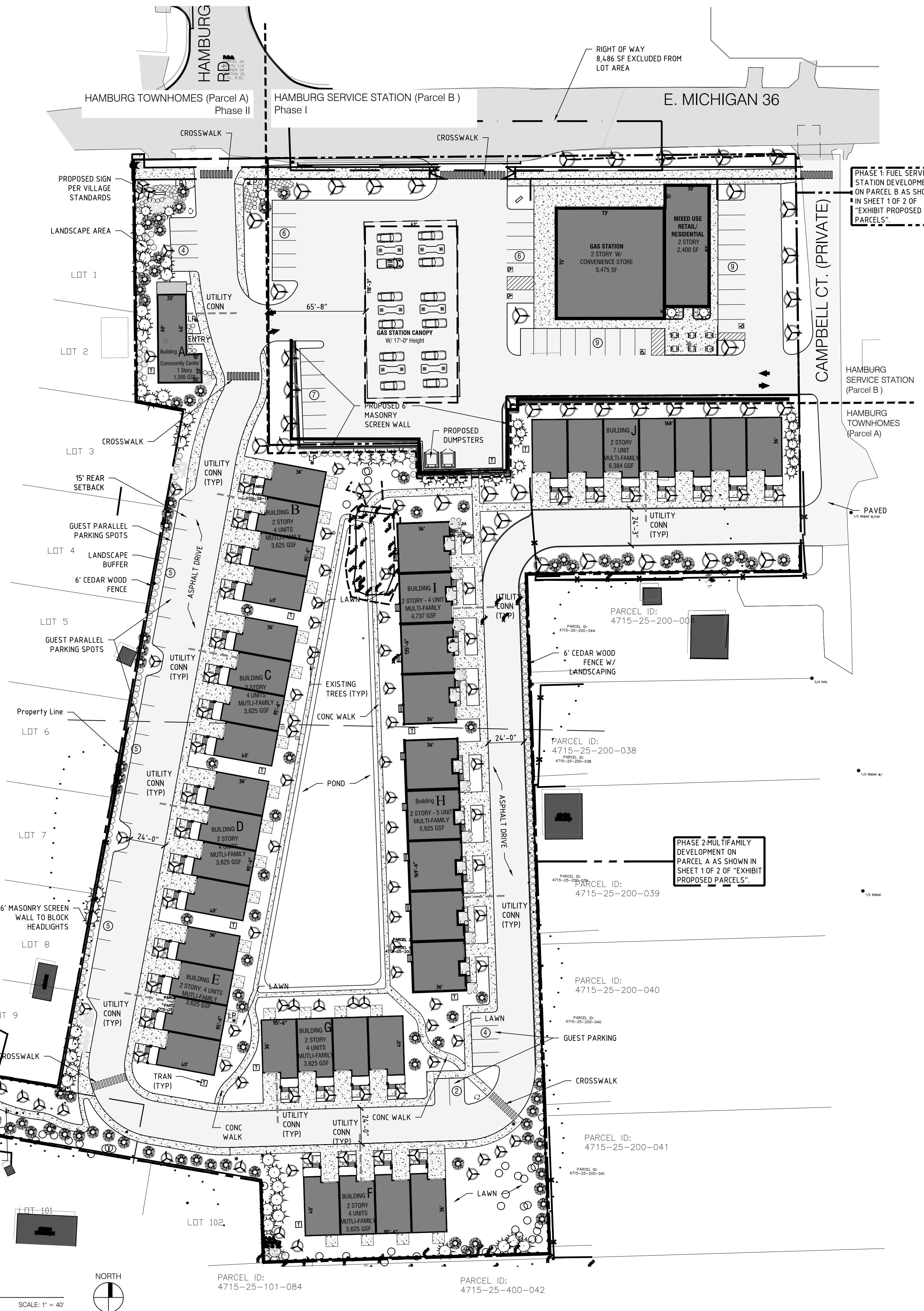
2 Zoning Map  
SCALE: 1/128"=1'-0"



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



1 Site Plan  
SCALE: 1"=40'



SITE DATA

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

ZONING SCHEDULE OF REGULATIONS

Regulation	Required	Provided - Parcel A (Townhomes)	Provided - Parcel B (Service Station)
Setbacks	VR Zoning Front: 20' Side: 10' Rear: 25'	BUILDING A : COMMUNITY CENTER Front: n/a Side: 15'-0" 90'-3" Rear: 15'-1"	SERVICE STATION Front: 193'-8" Side: 25'-6" 51'-1" Rear: 88'-6"
	VC Zoning Front: 20' Side: 10' Rear: 15'	BUILDING B, C, D & E Front: 62'-0" Side: 64'-6" 11'-7" Rear: 133'-10"	BUILDING F Front: 491'-10" Side: 68'-0" 28'-8" Rear: 15'-0"
Garage:	5' From Building Line	BUILDING G Front: 72'-5" Side: 93'-4" 133'-2" Rear: 385'-1"	BUILDING J Front: 64'-1" Side: 11'-7" 16'-11" Rear: 227'-9"
	10' Between each building	BUILDING H & I Front: 50'-0" Side: 33'-7" 178'-3" Rear: 157'-9"	CANOPY Front: 65'-8" Side: 34'-2" 30'-9" Rear: 227'-9"
Min. Lot Area	VR: 80 SF VC: 65 SF	4.46 Acre - 194,357 Sq. Ft.	1.4 Acre - 61,961 Sq. Ft.
Max. Dwelling unit per Acre	VR: 8 / Acre VC: 10 / Acre	40 Dwelling units /4.46 Acre 10 unit/Acre	2 Dwelling units /1.4 Acre 2 unit/Acre
Building Height	VR / VC : 35' / 2.5 Stories	2 Stories / 23'-9" 22'-6" Townhome 1 Story/13'-3" Community center	2 Story - 24' Height Canopy - 17' Height
Maximum Lot Coverage building/parking	VR: 35/40 VC: 50/80	21% Building (40,201 SF) 58 % Total Impervious (112,910 SF)	24% (15,145 SF) 87% (54,118 SF)
Open Space	1,500 SF/ PER UNIT 60,000 SF REQ. OPEN SPACE	2,036 SF / Unit Provided (81,447 SF)	7,843 SF
		PARCEL A & B COMBINED TOTAL BUILDING COVERAGE 65%	
		PARCEL A & B COMBINED OPEN SPACE 77,776 SF	

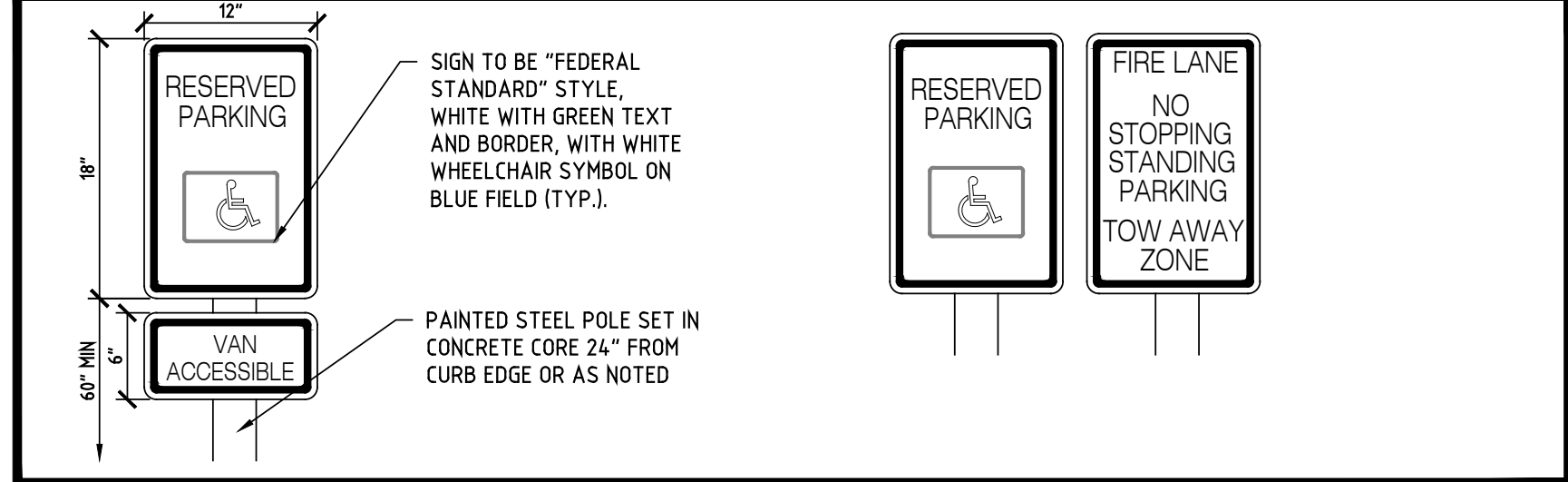
PARKING SUMMARY - Parcel A (Townhomes)

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

PARKING SUMMARY - Parcel B (Service Station)

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

ADA SIGN DETAILS

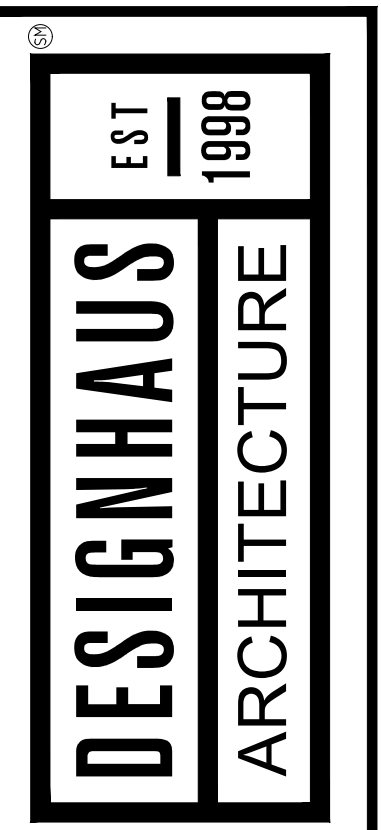


COMMUNITY MAIL BOX



REQUIRED STREET LIGHTING

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



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

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

Architectural Site Plan

022065

AS1.00



**SIGNS- Parcel A (Townhomes)**

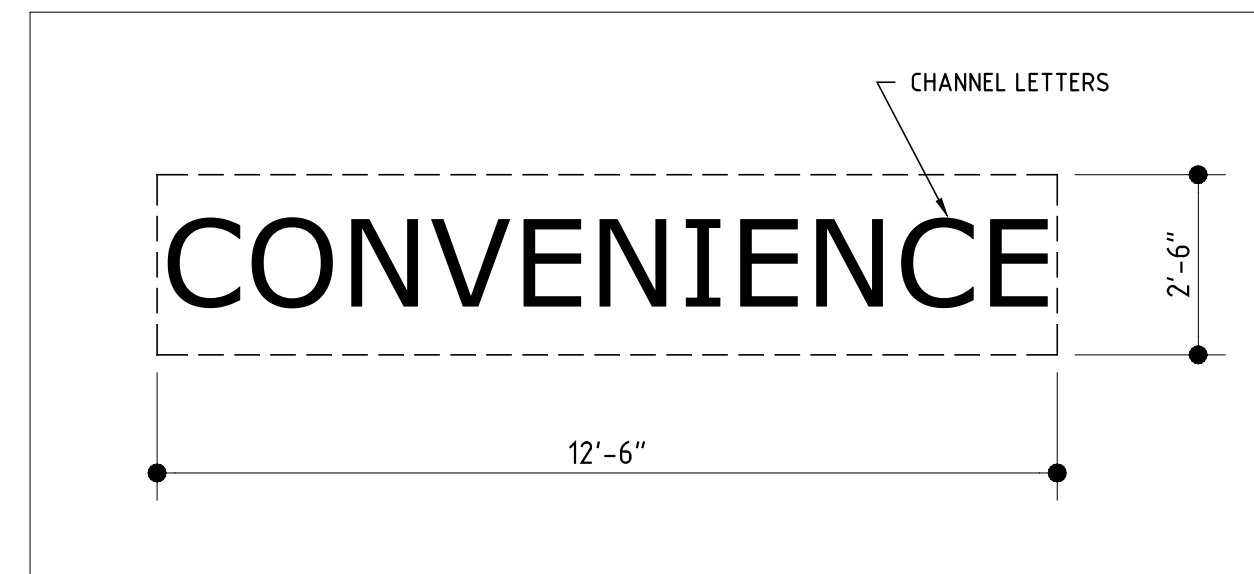
Regulation	Required	Provided
RESIDENTIAL DISTRICT VR	Sec. 36-476 a. Residential Development sign. one Freestanding Monument or wall sign to be located within 50' of entrance, not to exceed 32 SF in area	1 Freestanding Monument 32 SF

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

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

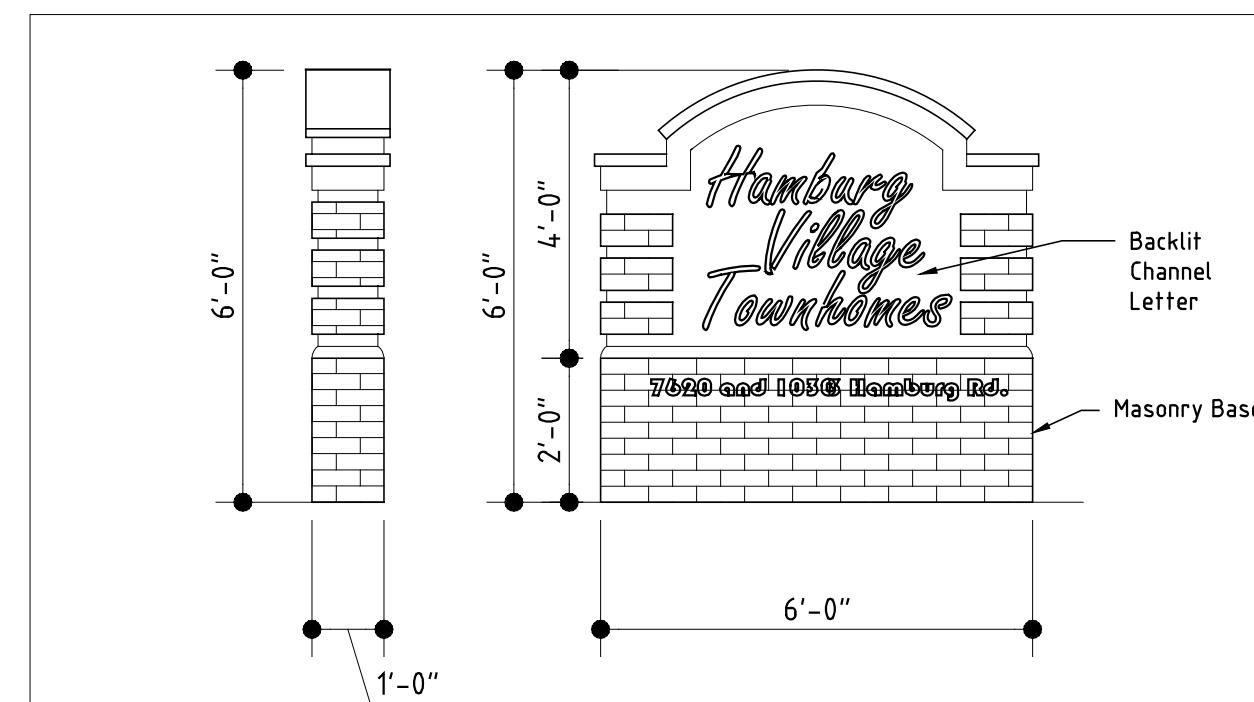
**SIGNS- Parcel B (Wall Sign)**

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



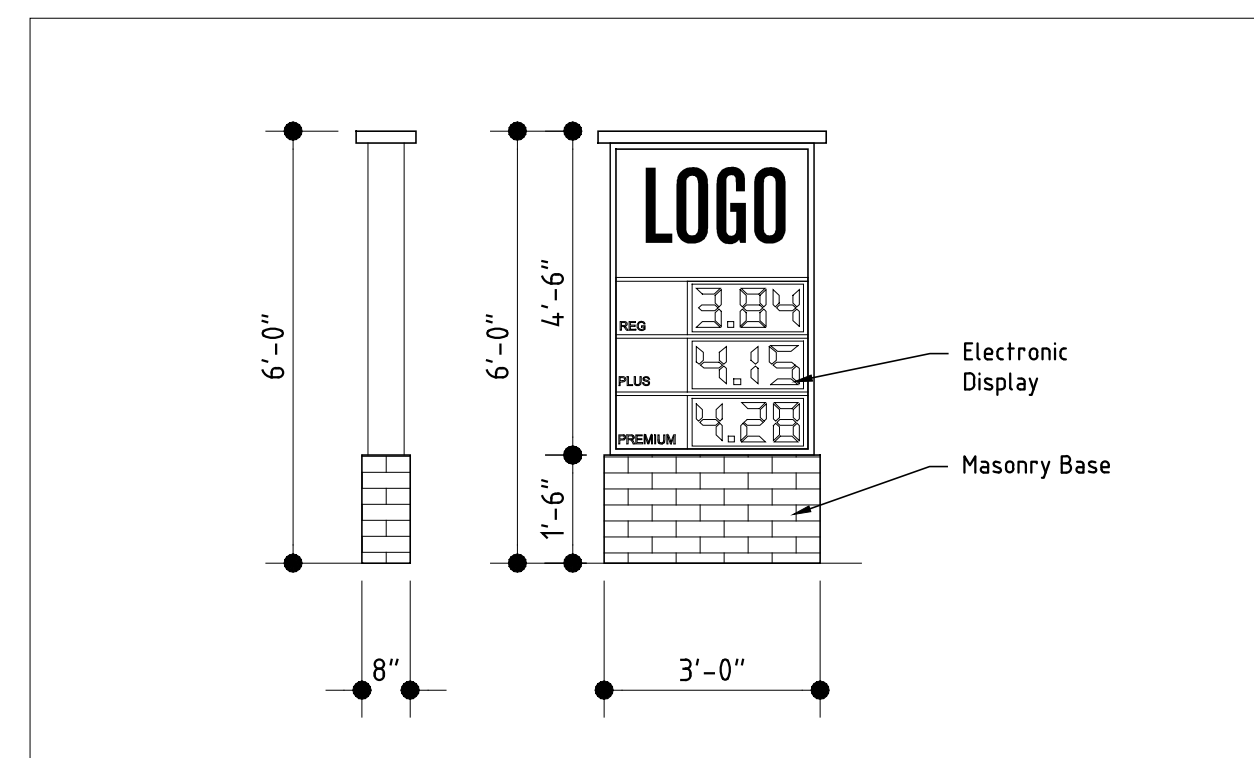
1 Wall Sign

SCALE: 1"= FULL



2 Monument Sign Residential Sign

SCALE: 1"= FULL



3 Monument Sign Gas Station

SCALE: 1"= FULL



1 Sign Master Plan

SCALE: 1"= 40'



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

**Sign Master Plan**

022065  
**AS1.01**

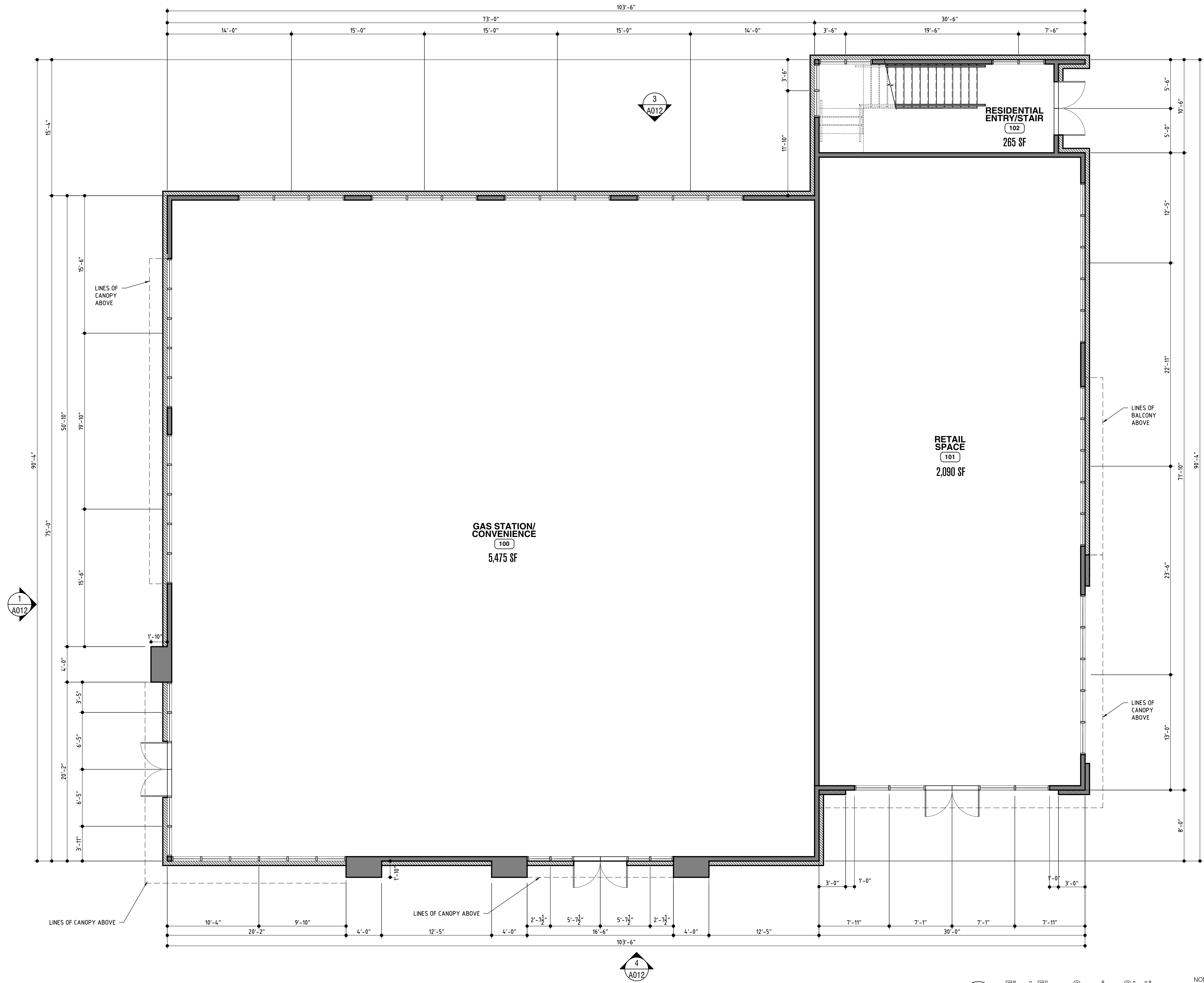






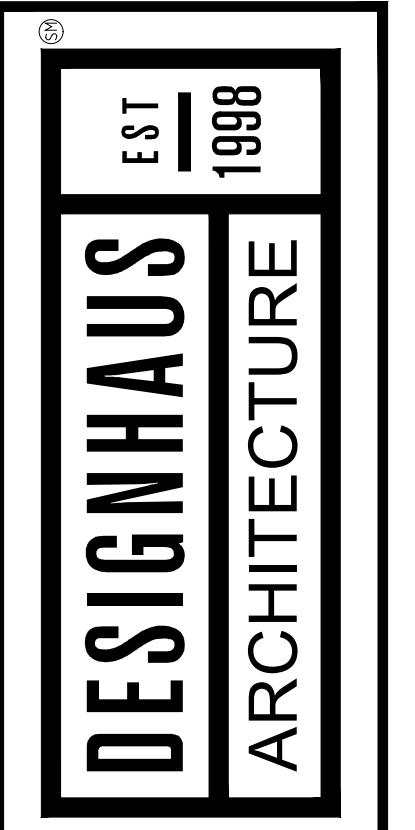
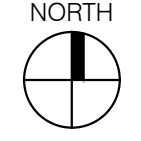




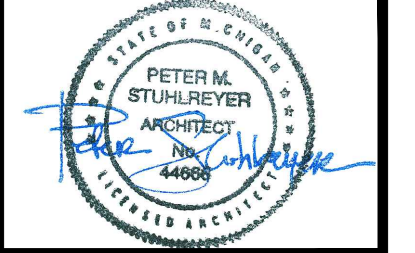


PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
	WATER METER
	ELECTRICAL METER
	ELECTRICAL PANEL
	EXISTING TO REMAIN
	WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG
	LAY-IN CEILING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

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



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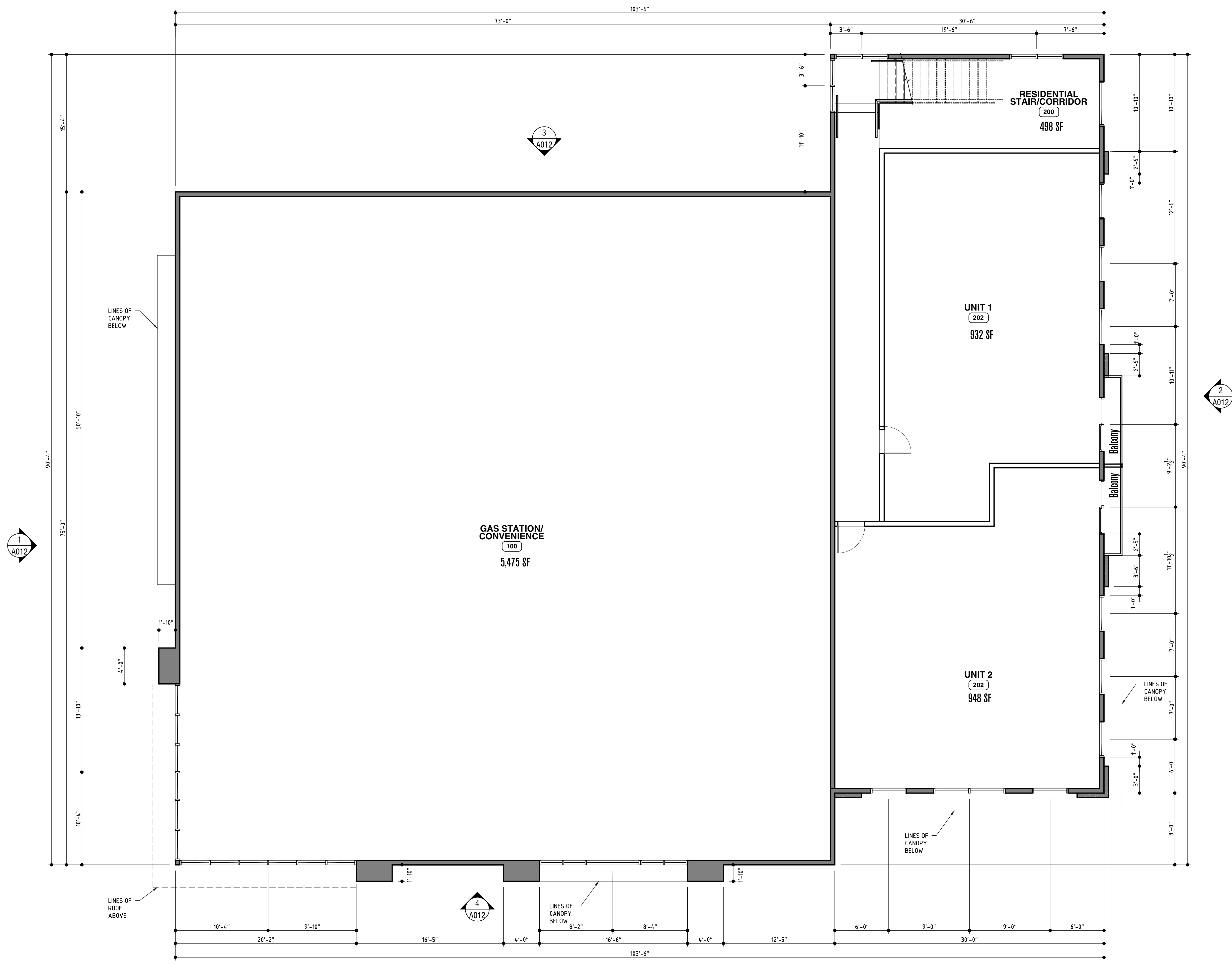


Revision/Issue	Date
REV Preliminary PUD	01.19.24
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**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

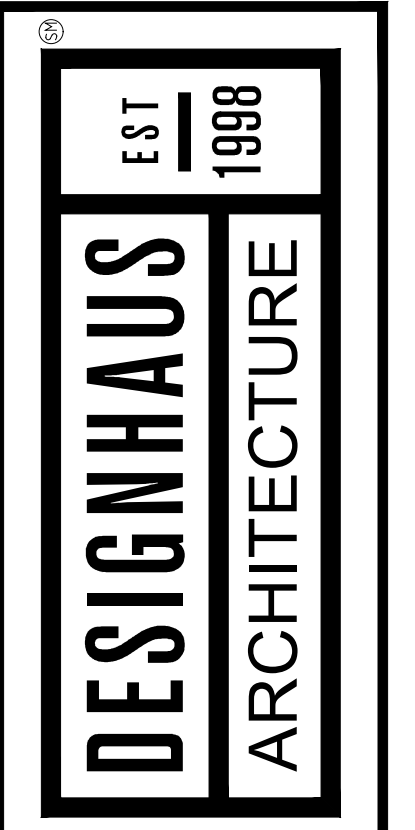
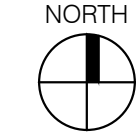
**First Floor Plan -  
Service Station**

022065  
**A010**

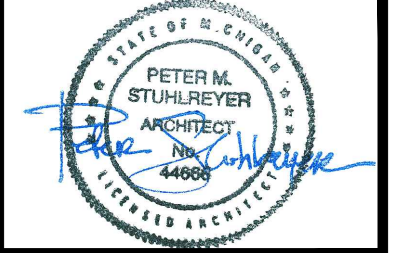


PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
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	ELECTRICAL PANEL
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	RECESSED CAN LIGHTS
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1 First Floor Service Station SCALE: 3/16" = 1'



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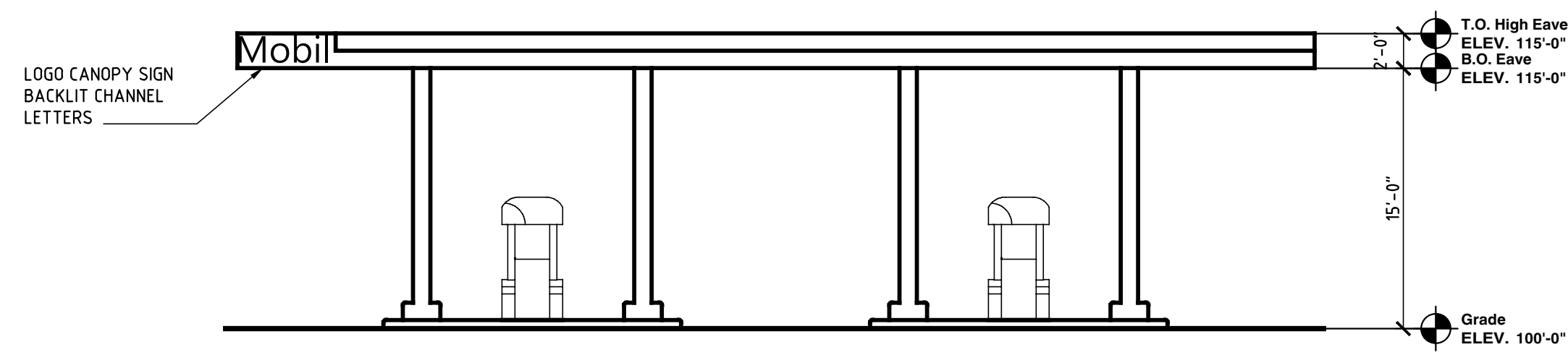


Revision/Issue	Date
REV Preliminary PUD	01.19.24
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PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

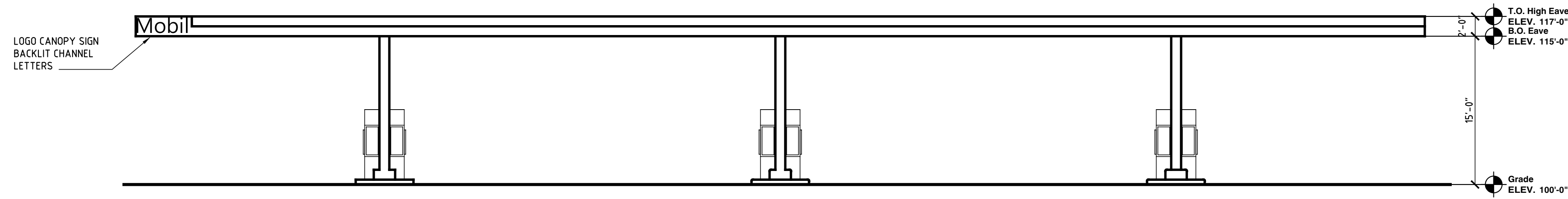
**Hamburg Village Townhomes**  
 7620 and 10303 Hamburg Rd.  
 Hamburg Twp., MI

**Second Floor Plan - Service Station**

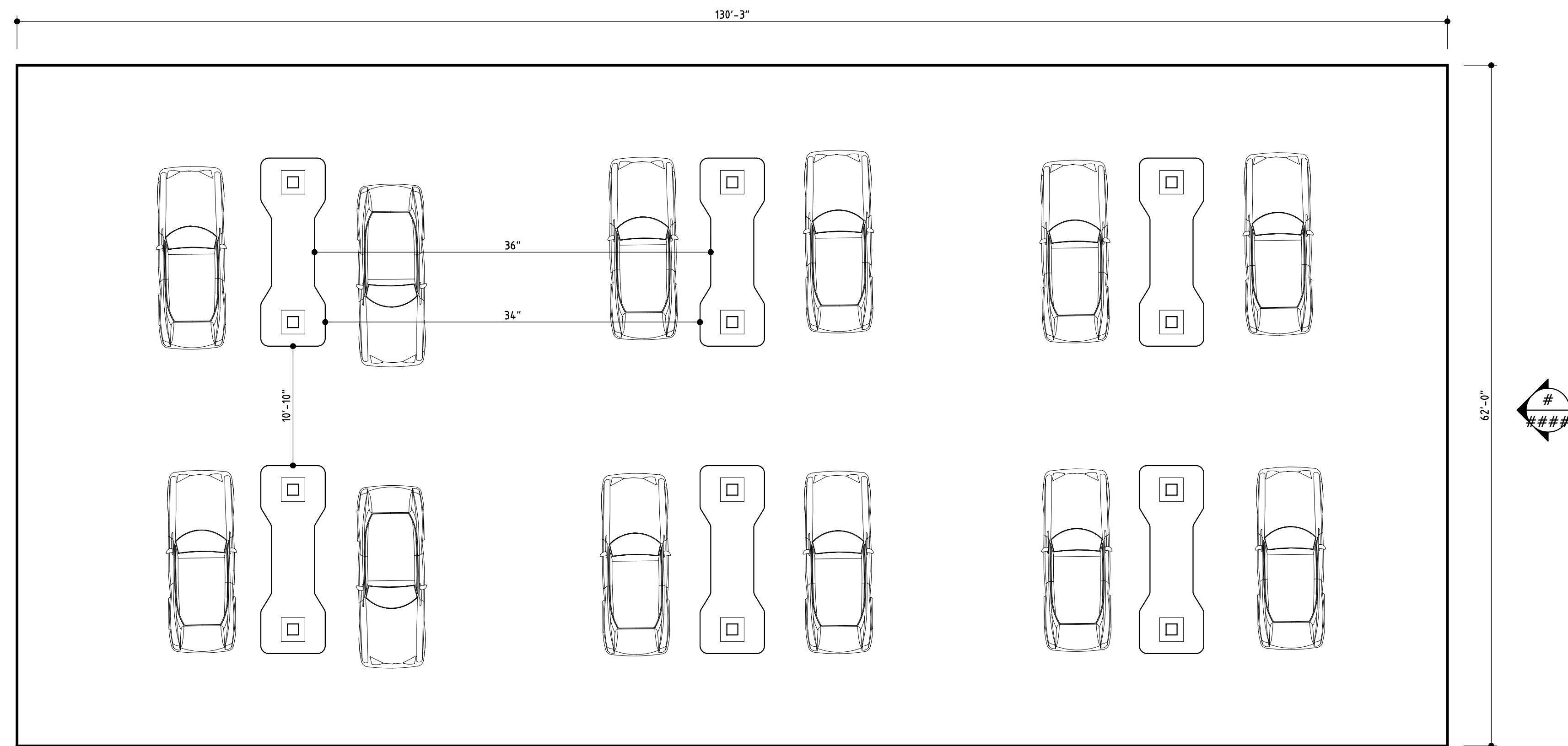
022065  
**A011**



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



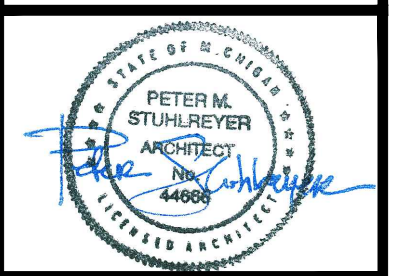
2 West Elevation  
SCALE: 1/8" = 1'



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

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Revision/Issue	Date
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PUD Preliminary Rev	5.27.22

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

Gas Station Plan & Elevations

022065

A013





1

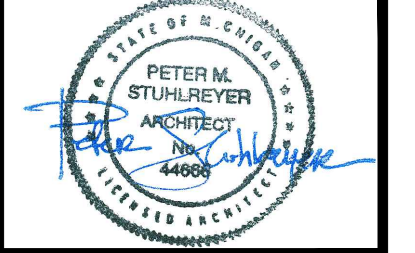
Building A - Community Center Fl

SCALE: 1/4" = 1'



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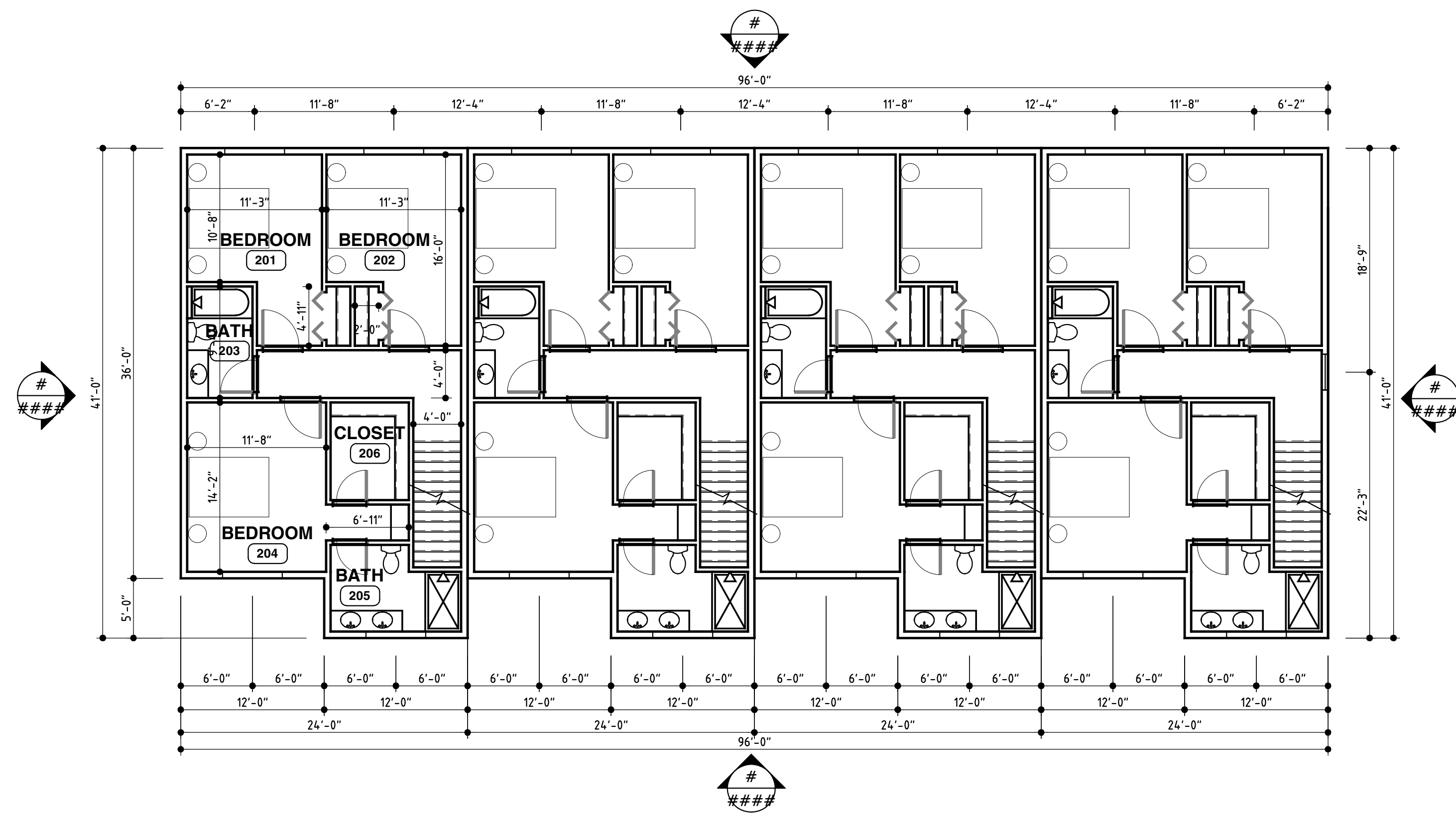


Revision/Issue	Date
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**Hamburg Village Townhomes**  
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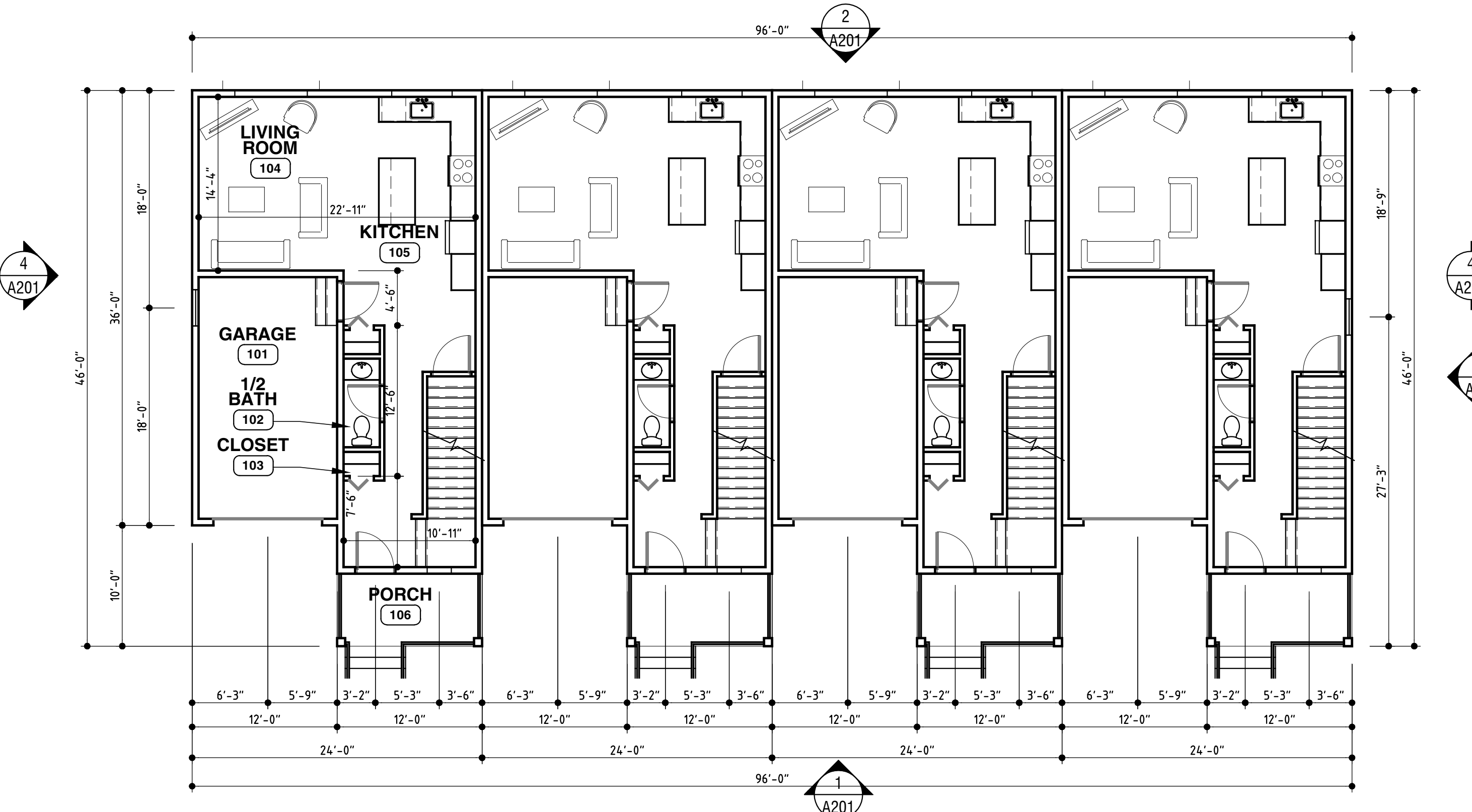
**Building A Community Center Floor Plan**

022065  
**A100**

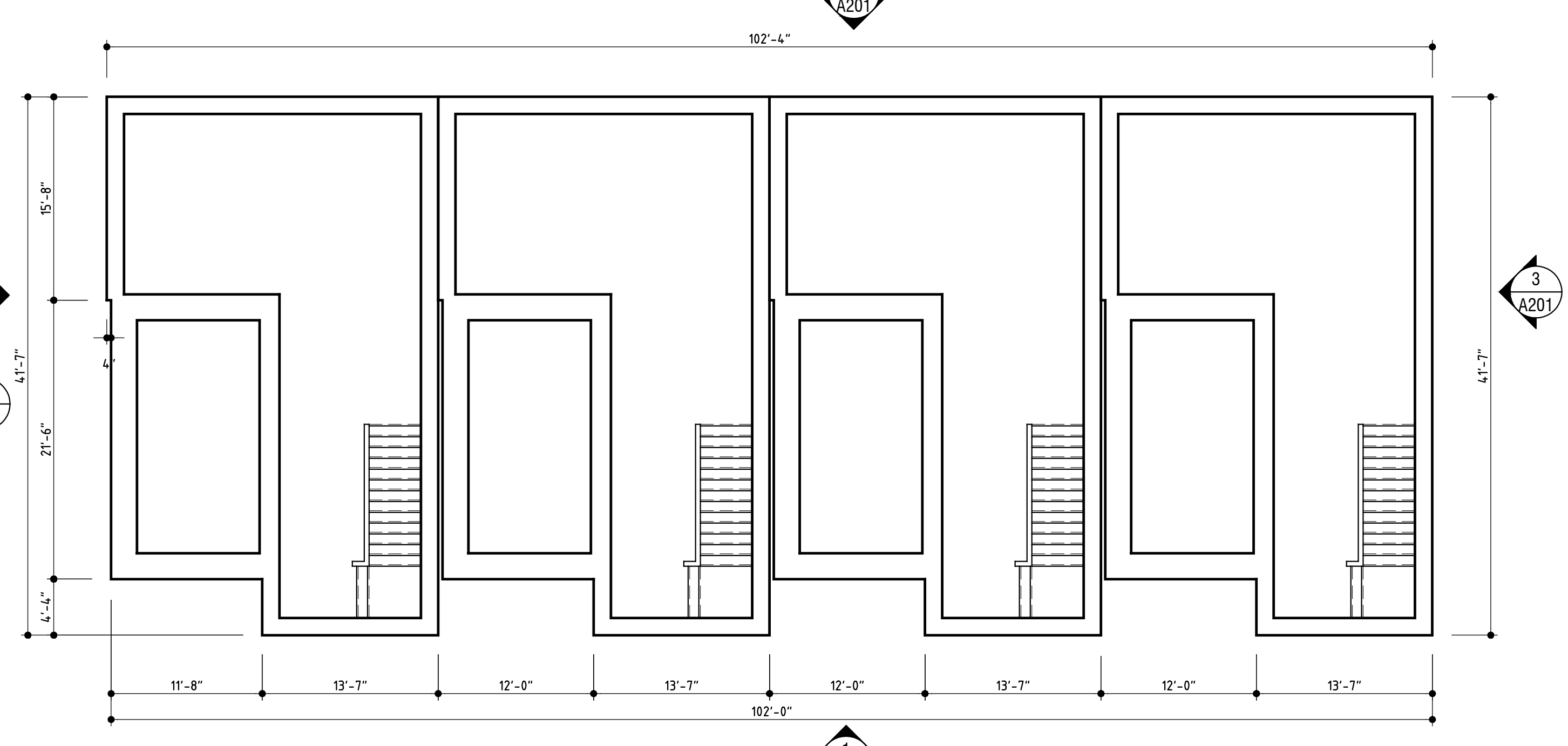


3 Building B C D E F & G Second Floor Plan  
SCALE: 1/8" = 1'  
NORTH

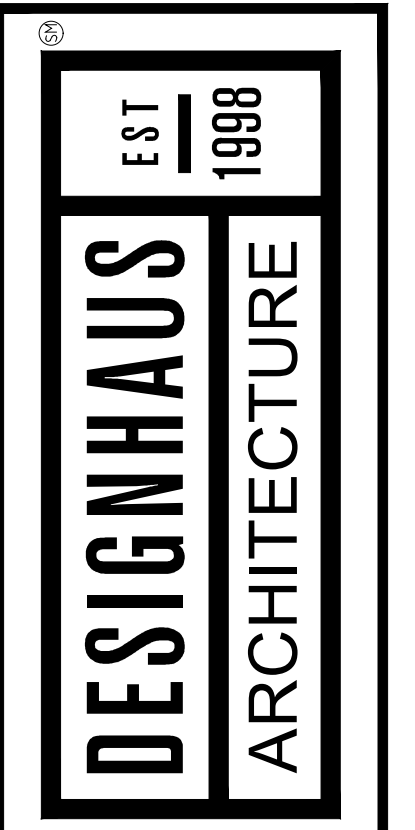
PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GM GAS METER
	WM WATER METER
	EM ELECTRICAL METER
	EP ELECTRICAL PANEL
	EX EXISTING TO REMAIN
	WH WATER HEATER
	SERVICE SINK
	SUMP
	DOOR TAG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



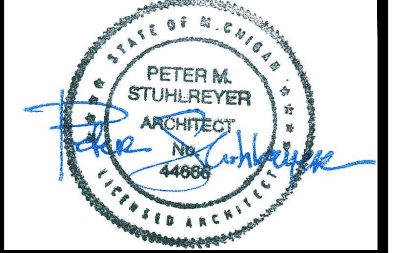
2 Building B C D E F & G First Floor Plan  
SCALE: 1/8" = 1'  
NORTH



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



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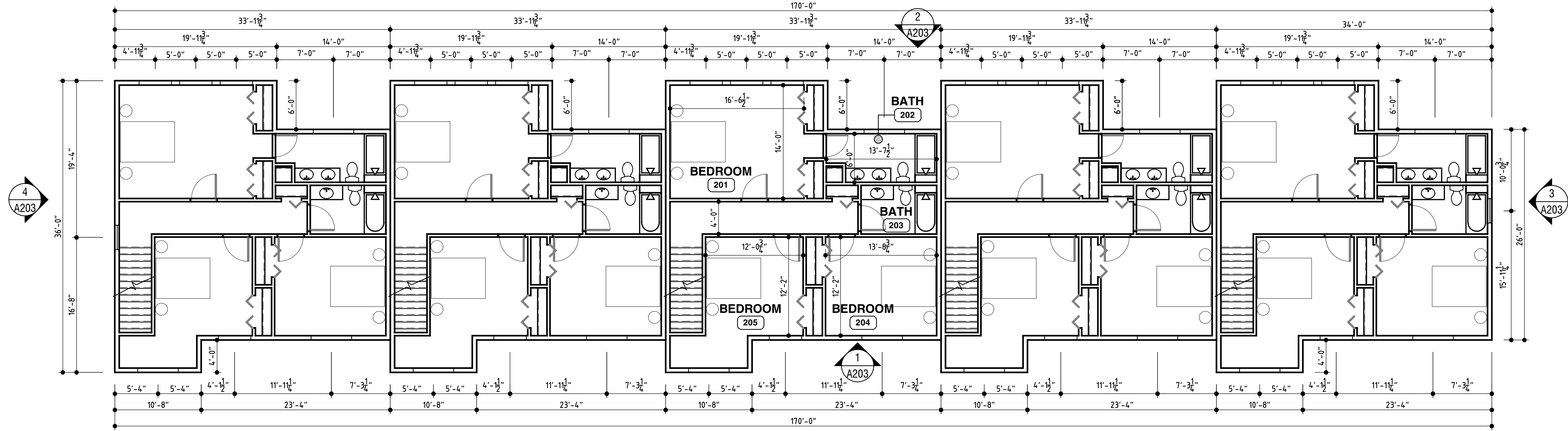


Revision/Issue	Date
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PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

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

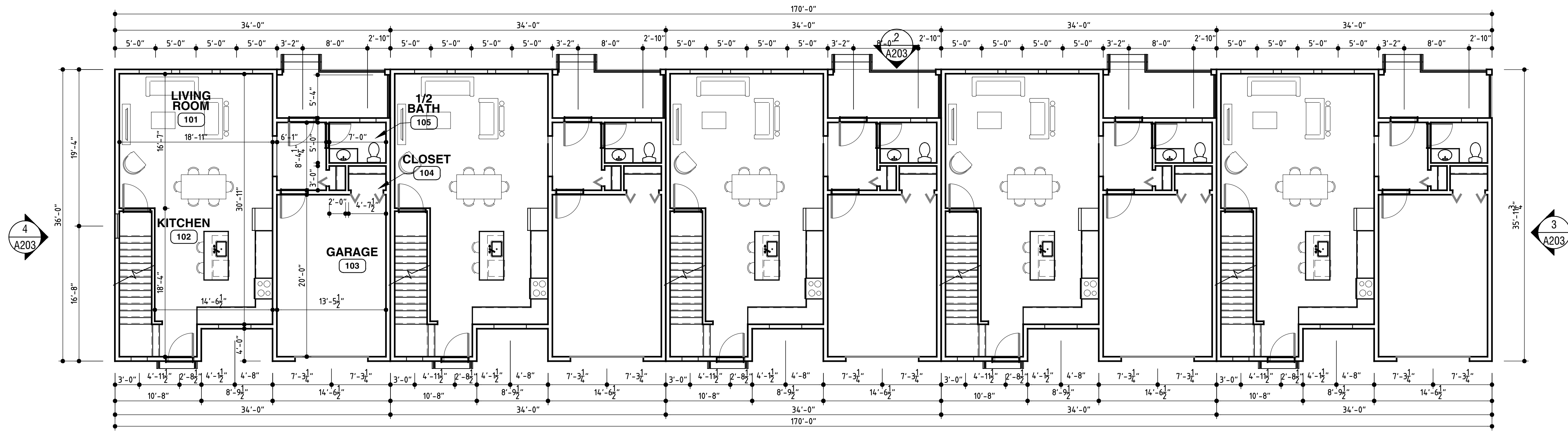
Building B C D E  
F & G Floor Plans

022065  
A101

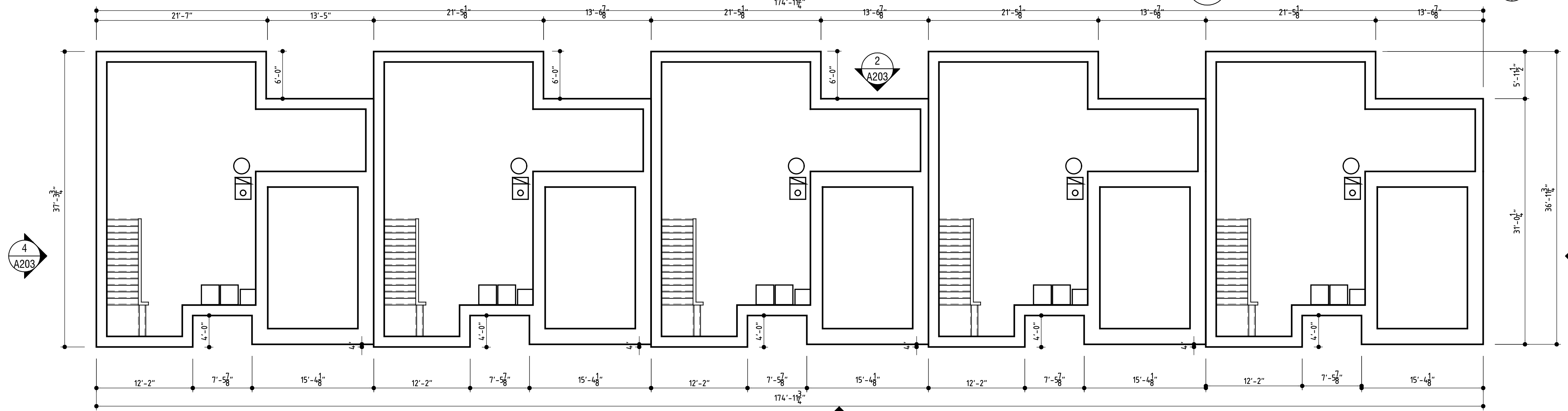


3 Building H Second Floor Plan  
SCALE: 1/8" = 1'

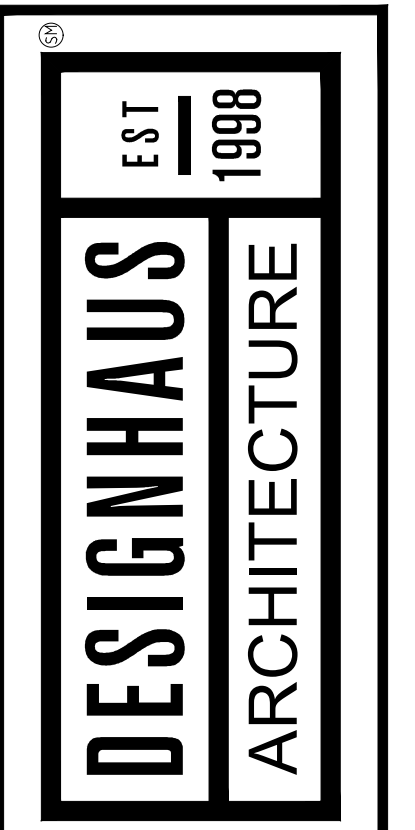
PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
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	WATER METER
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	ELECTRICAL PANEL
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	LAY-IN CEILING TILE SEE FINISH SCHEDULE
	NEW 2x4 SUSPENDED CEILING GRID LAY-IN LIGHT FIXTURE
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	EXISTING FIXTURE - TO REMAIN
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	NIGHT LIGHT



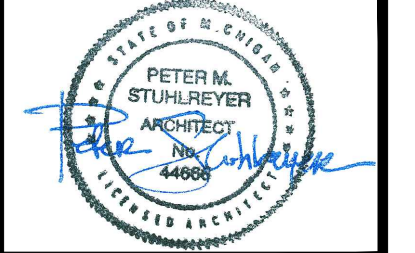
2 Building H First Floor Plan  
SCALE: 1/8" = 1'



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



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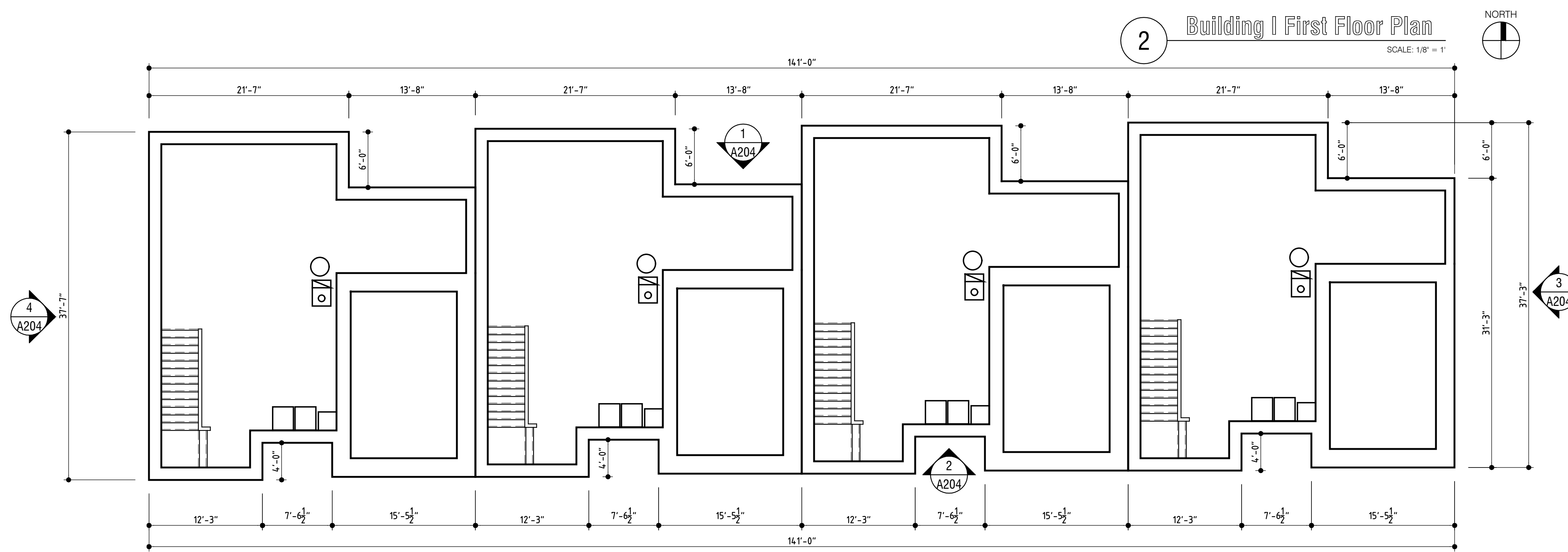
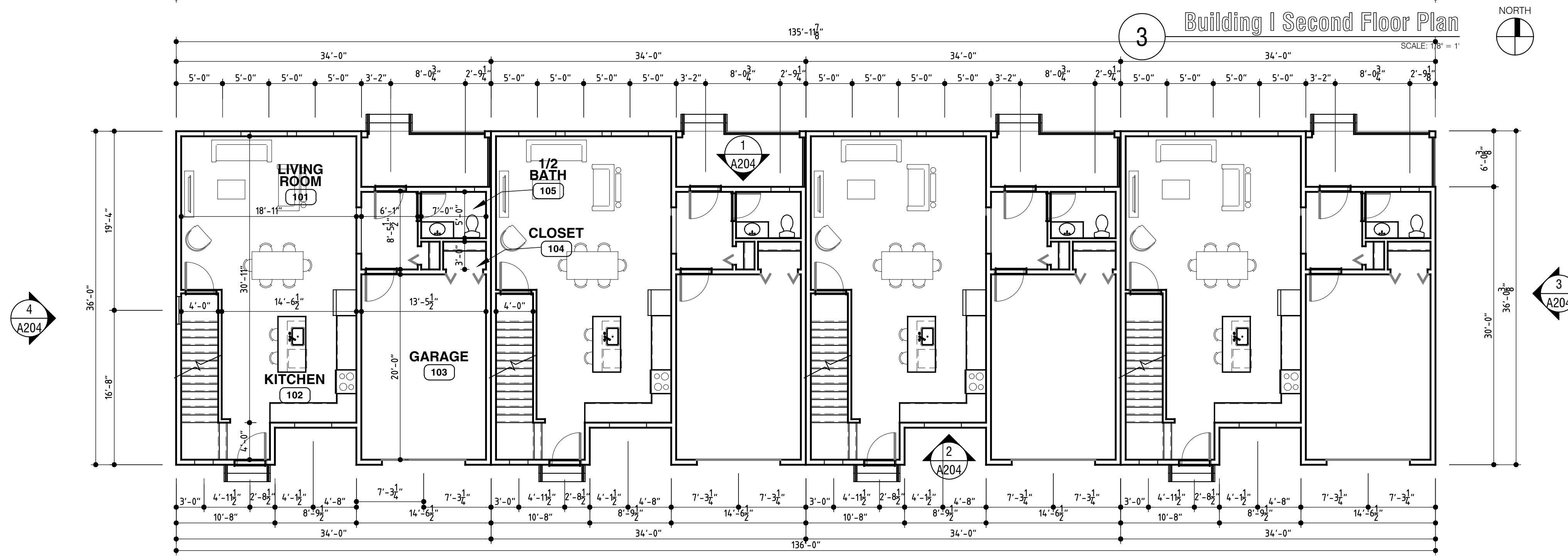
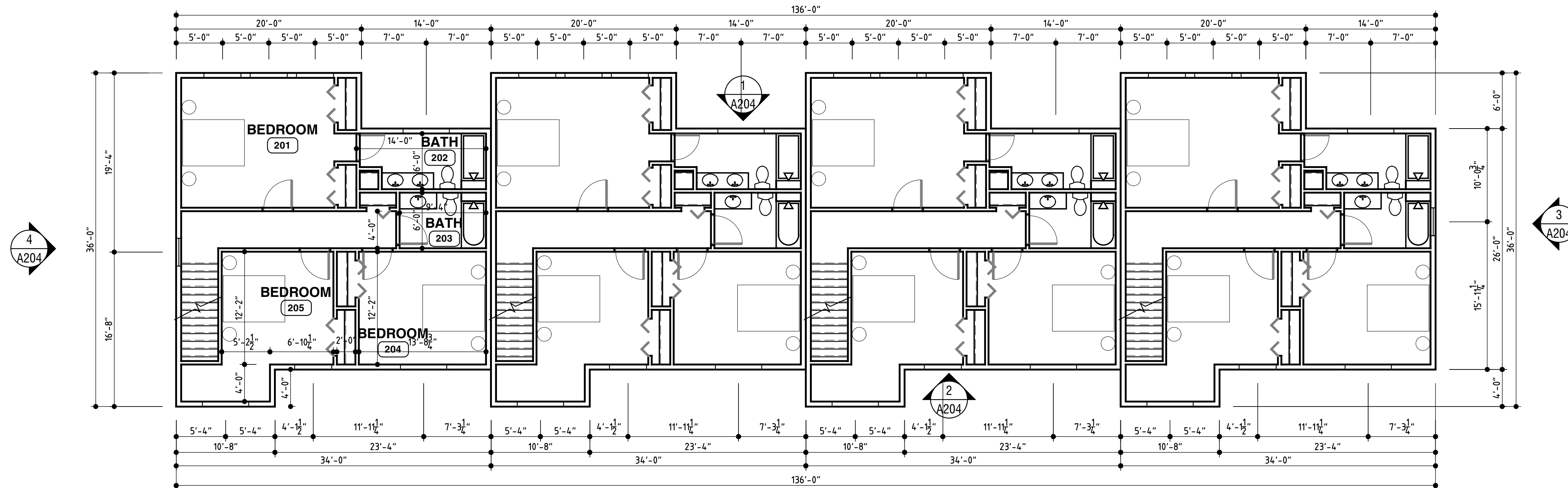
Revision/Issue	Date
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

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

Building H Floor Plans

022065  
**A103**

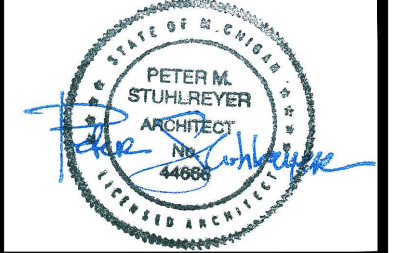




PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GM GAS METER
	WM WATER METER
	EM ELECTRICAL METER
	EP ELECTRICAL PANEL
	EX EXISTING TO REMAIN
	WH WATER HEATER
	SS SERVICE SINK
	SUMP
	DOOR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

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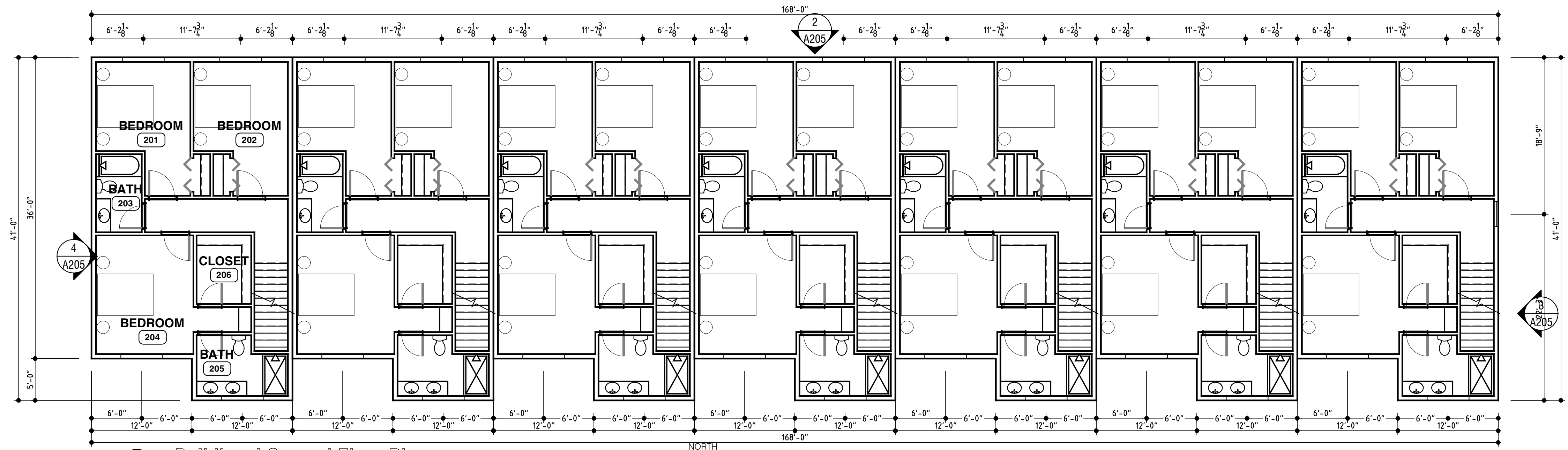


Revision/Issue	Date
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**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

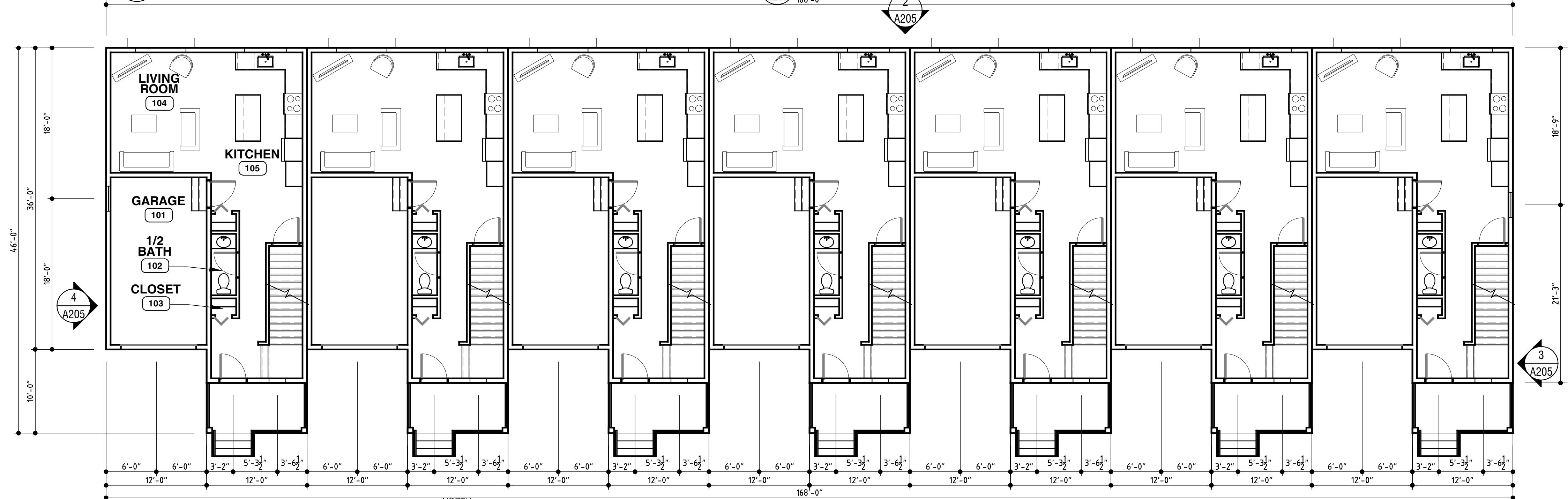
**Building I Floor Plans**

022065  
**A104**



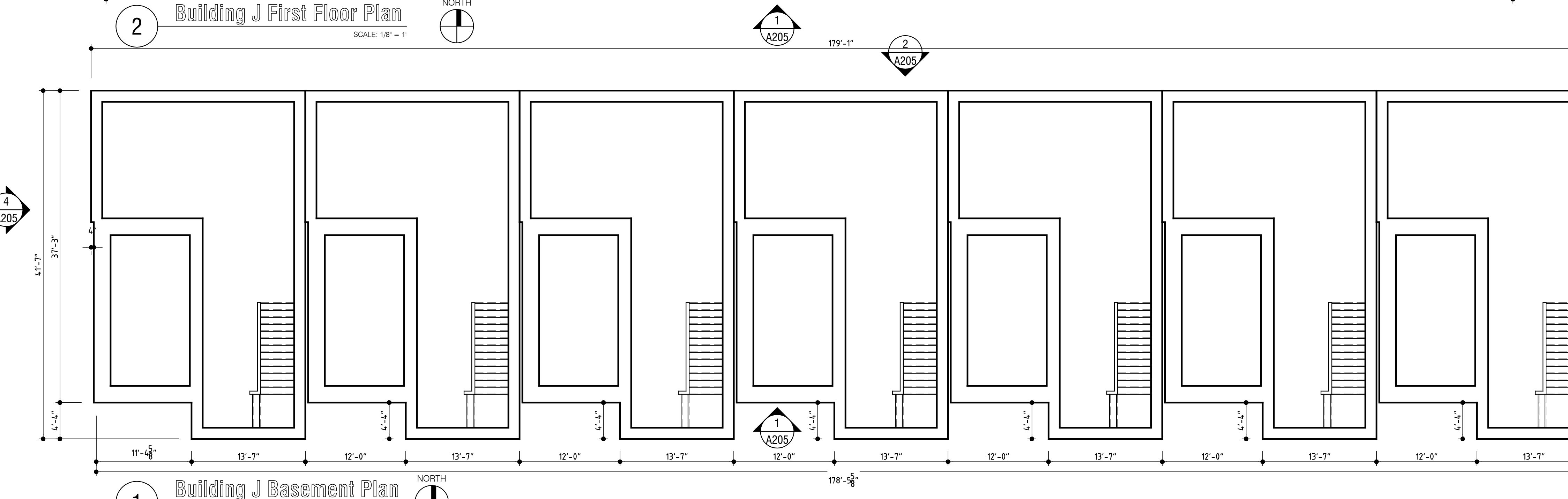
3 Building J Second Floor Plan

SCALE: 1/8" = 1'



2 Building J First Floor Plan

SCALE: 1/8" = 1'



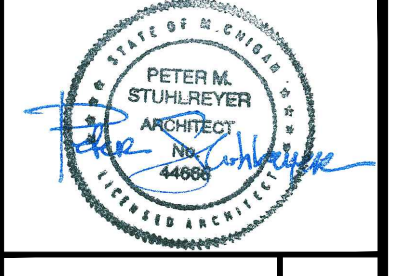
1 Building J Basement Plan

SCALE: 1/8" = 1'

PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
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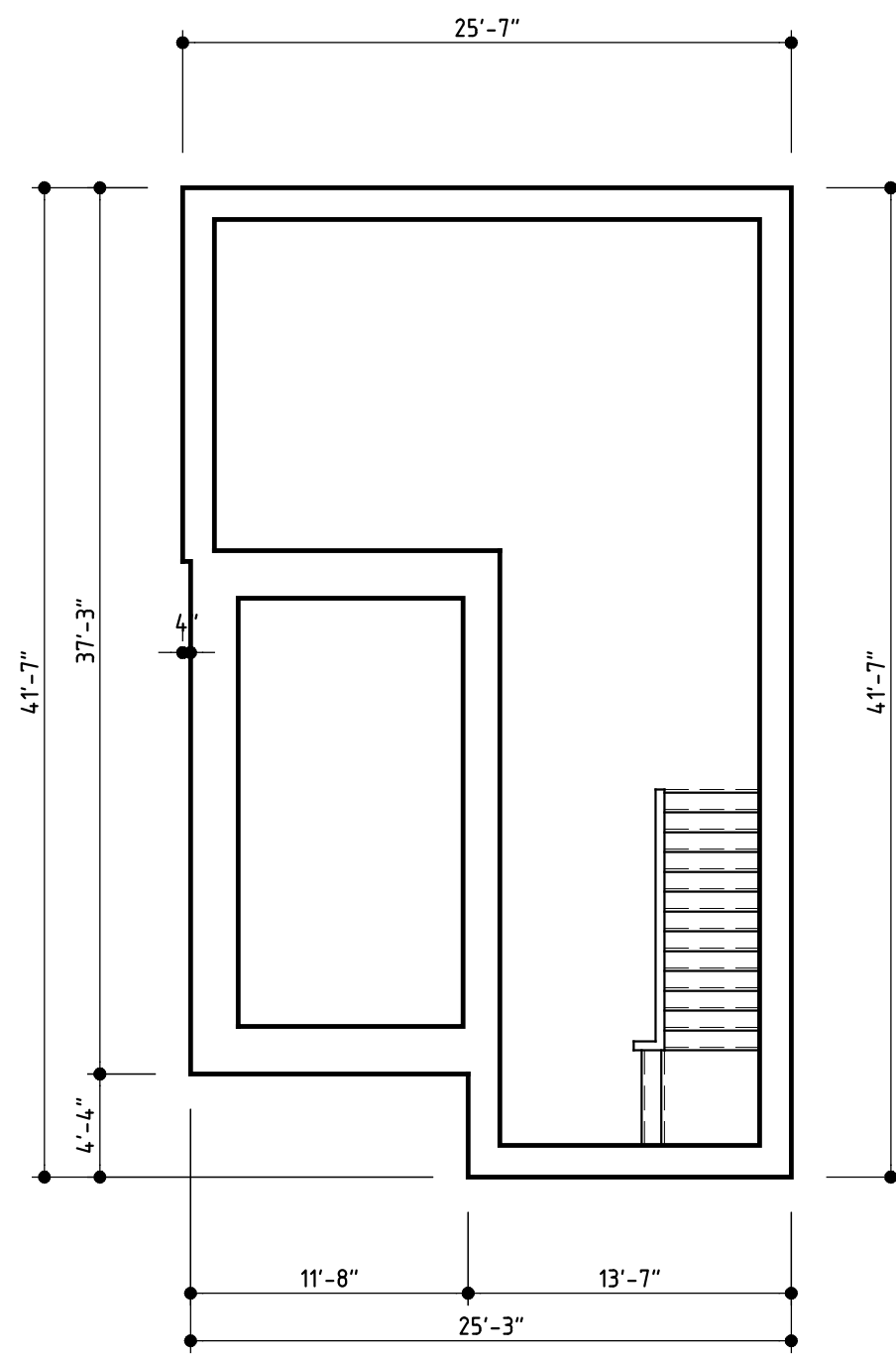


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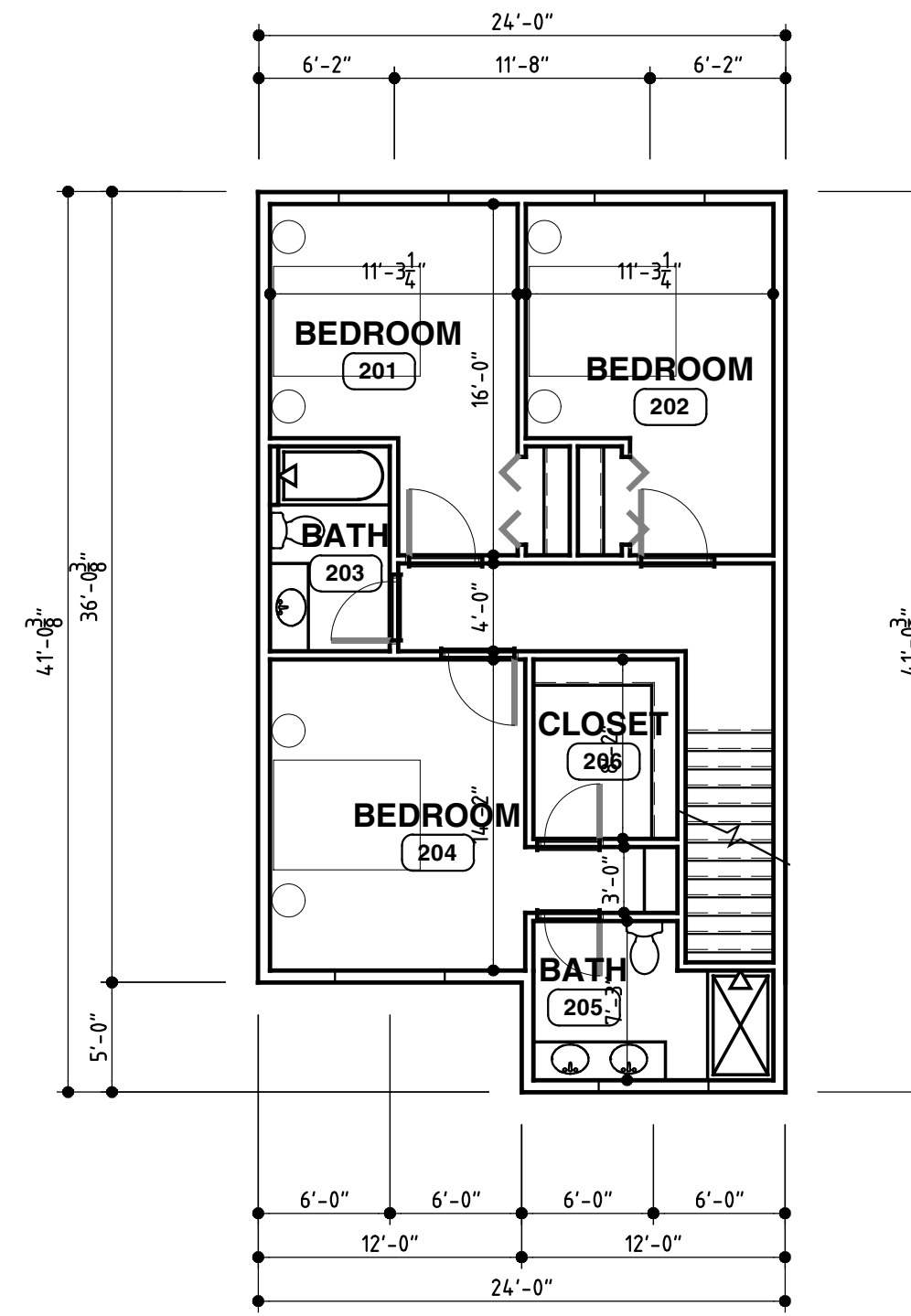
Hamburg Village Townhomes  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

Building J Floor Plans

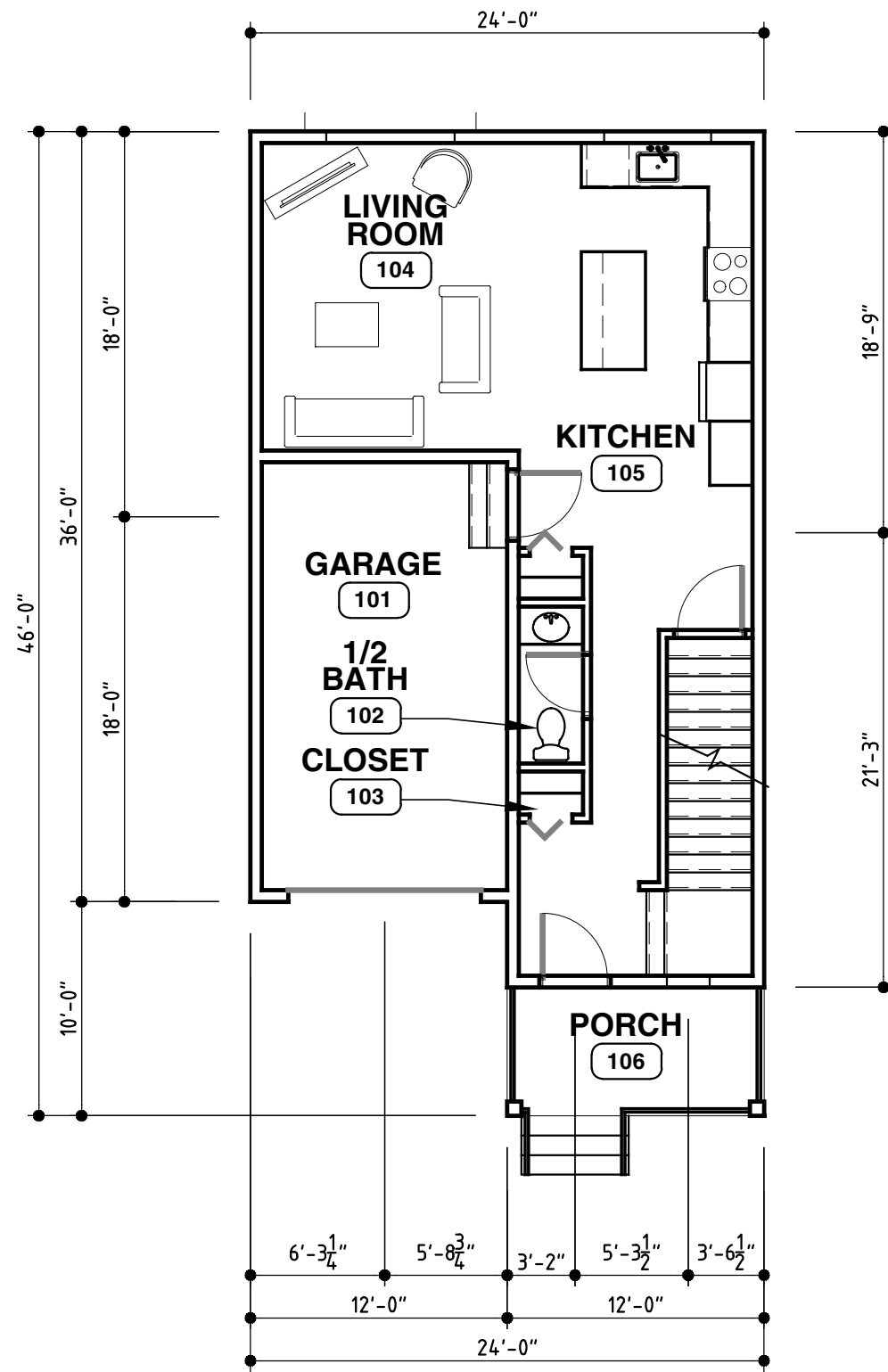
022065  
**A105**



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



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

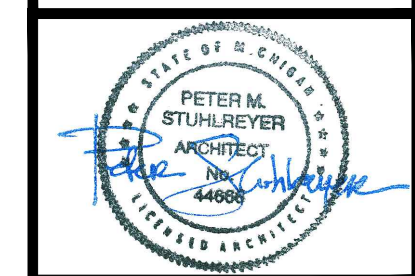


1 Typical Unit A - Building B,C,D,E,F,G - 1ST Floor  
1/8" = 1'-0" NORTH

MARK	DESCRIPTION
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE
	EXISTING WALL
	INTERIOR WALL
	CONSTRUCTION ABOVE
	GAS METER
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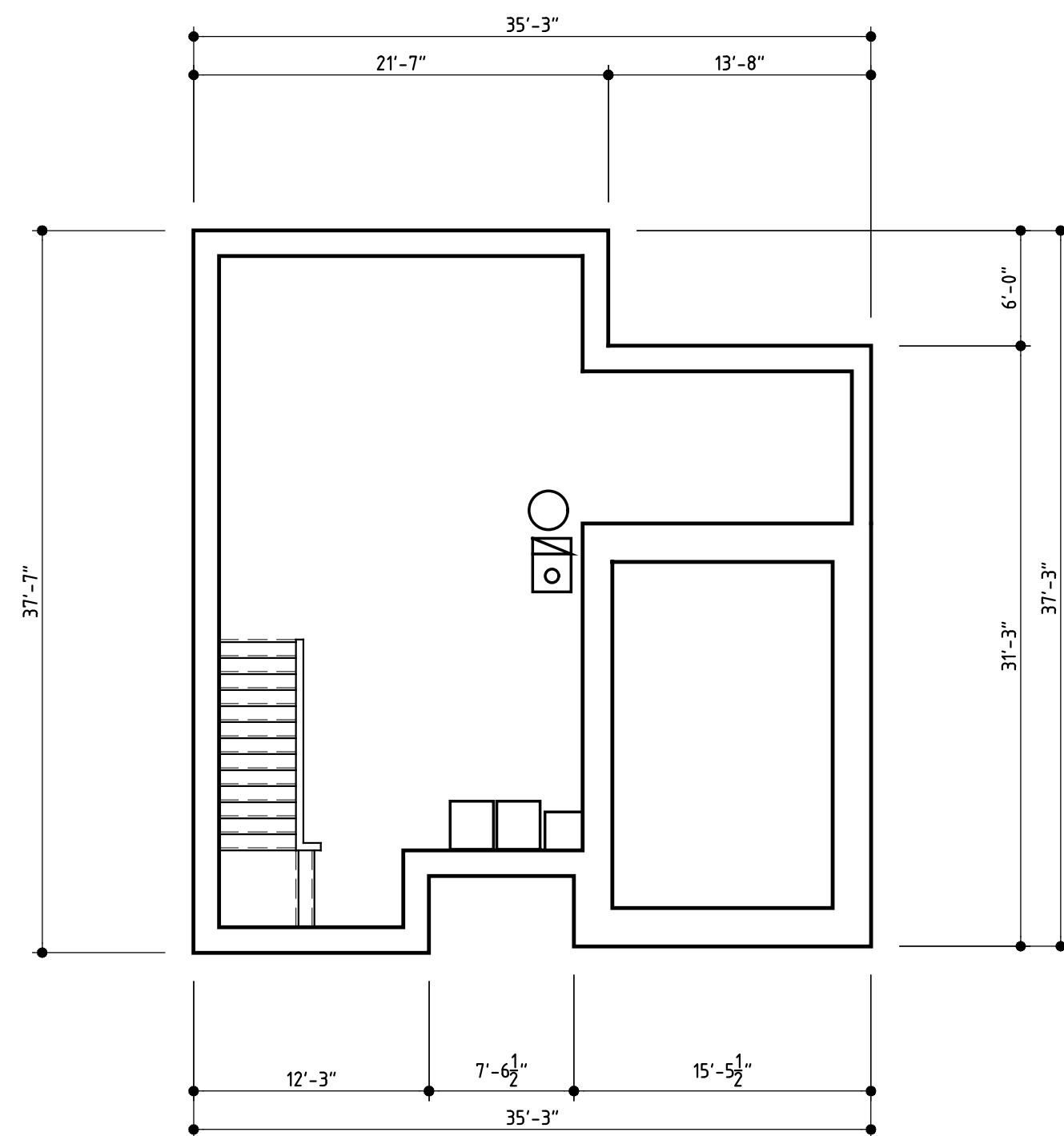
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**Hamburg Village Townhomes**  
7620 and 10303 Hamburg Rd.  
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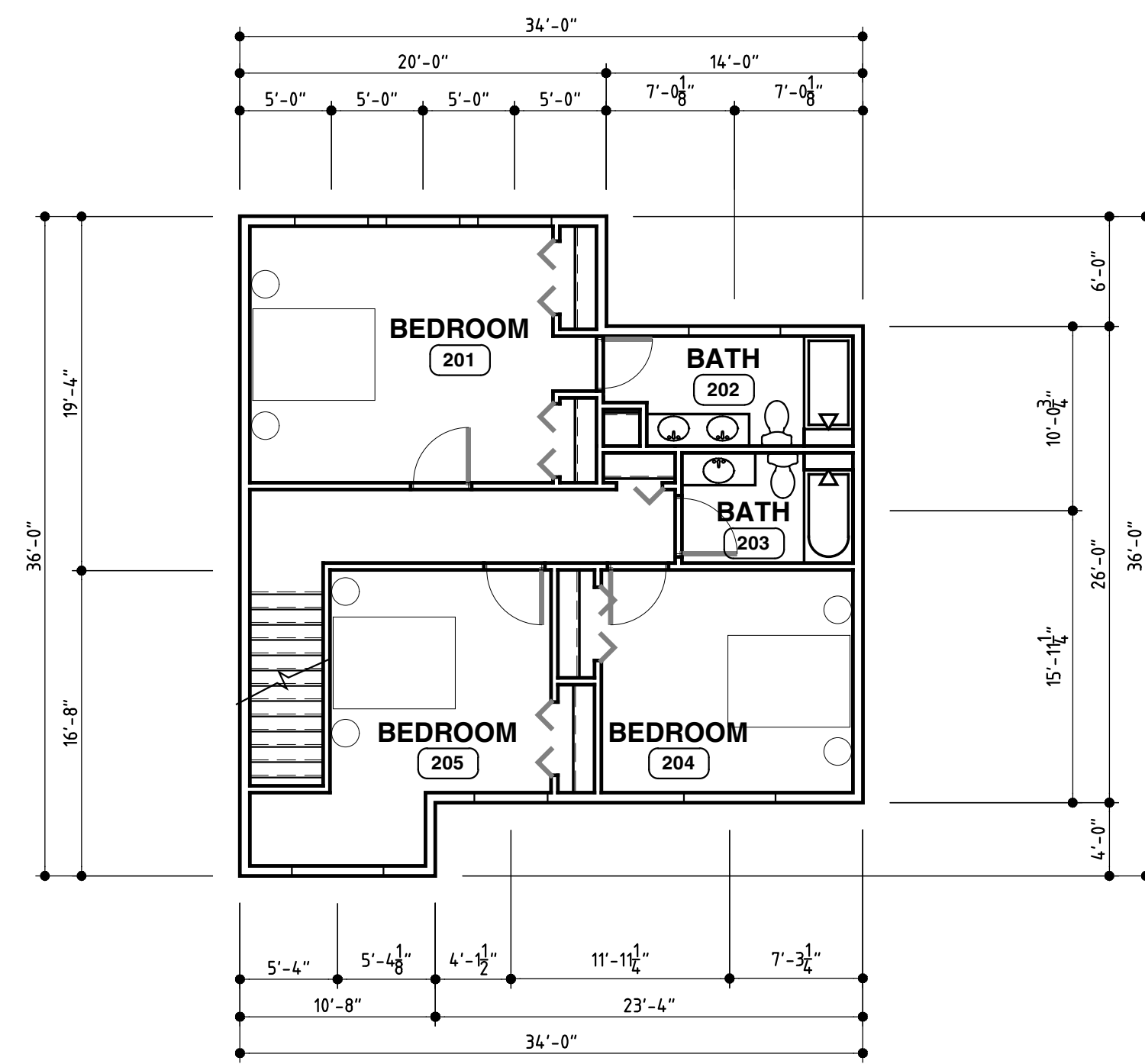
Typical Overall Plans -  
Buildings B, C, D, E, F  
& G

022065  
**A106**

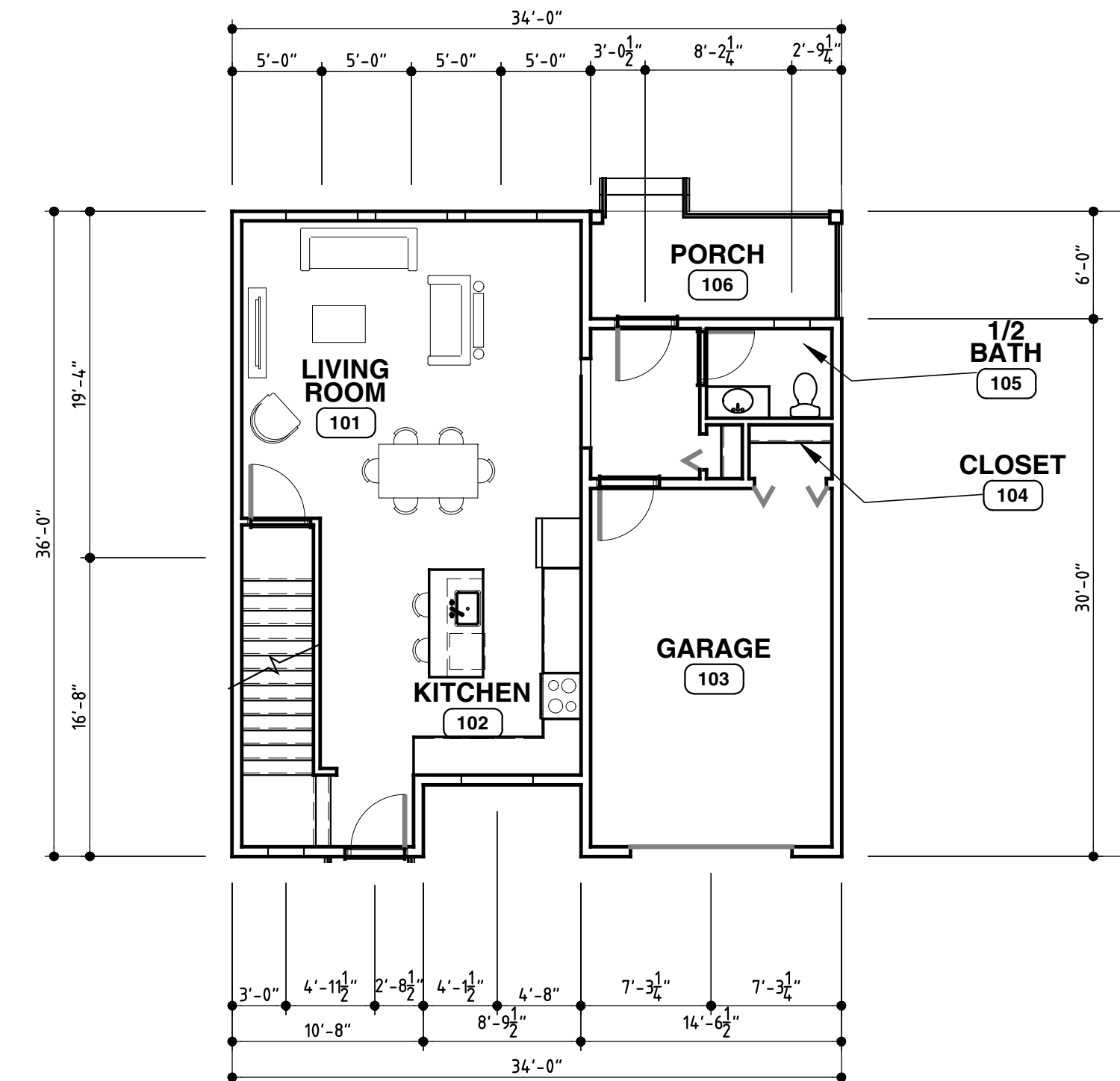




1 Typical Unit B - Building I, H - Basement Plan  
SCALE: 1/8" = 1'



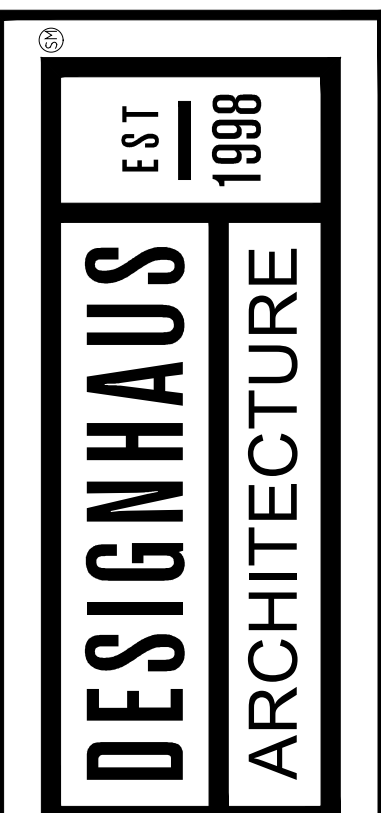
3 Typical Unit B - Building I, H - 2ND Floor  
SCALE: 1/8" = 1'



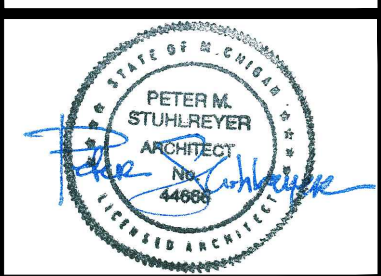
2 Typical Unit B - Building I, H - 1ST Floor  
SCALE: 1/8" = 1'



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



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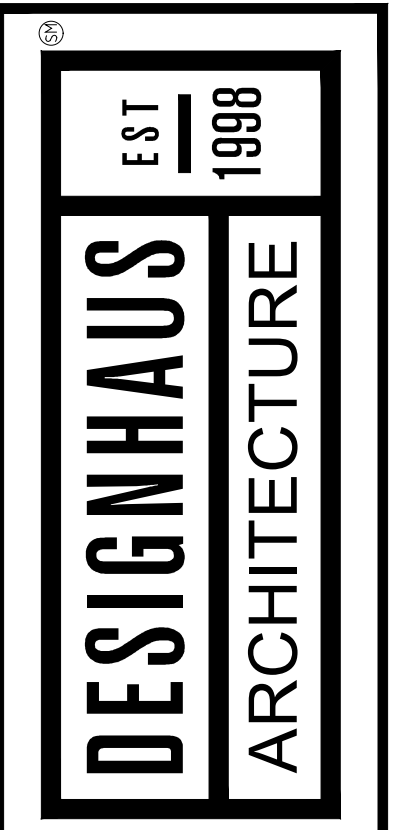
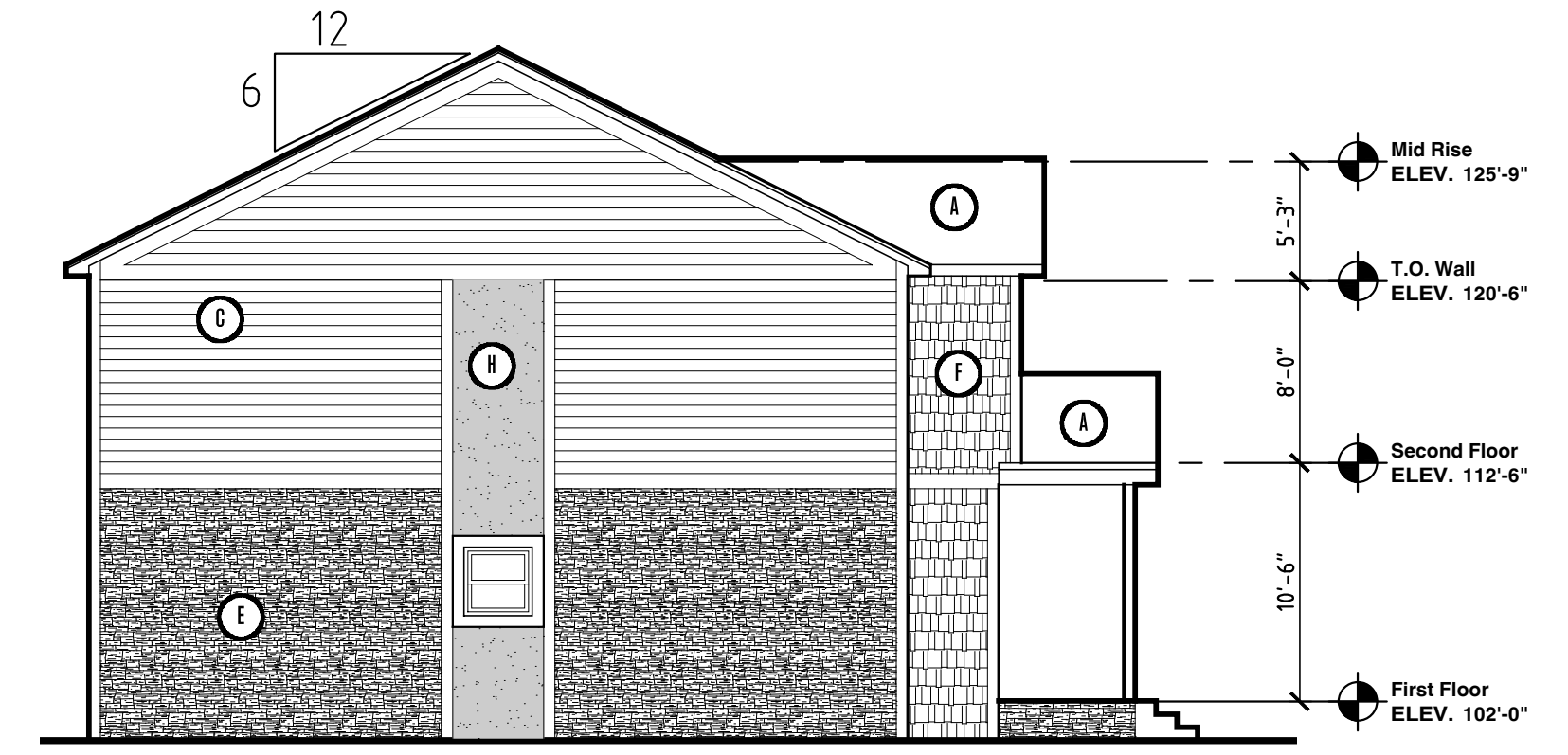
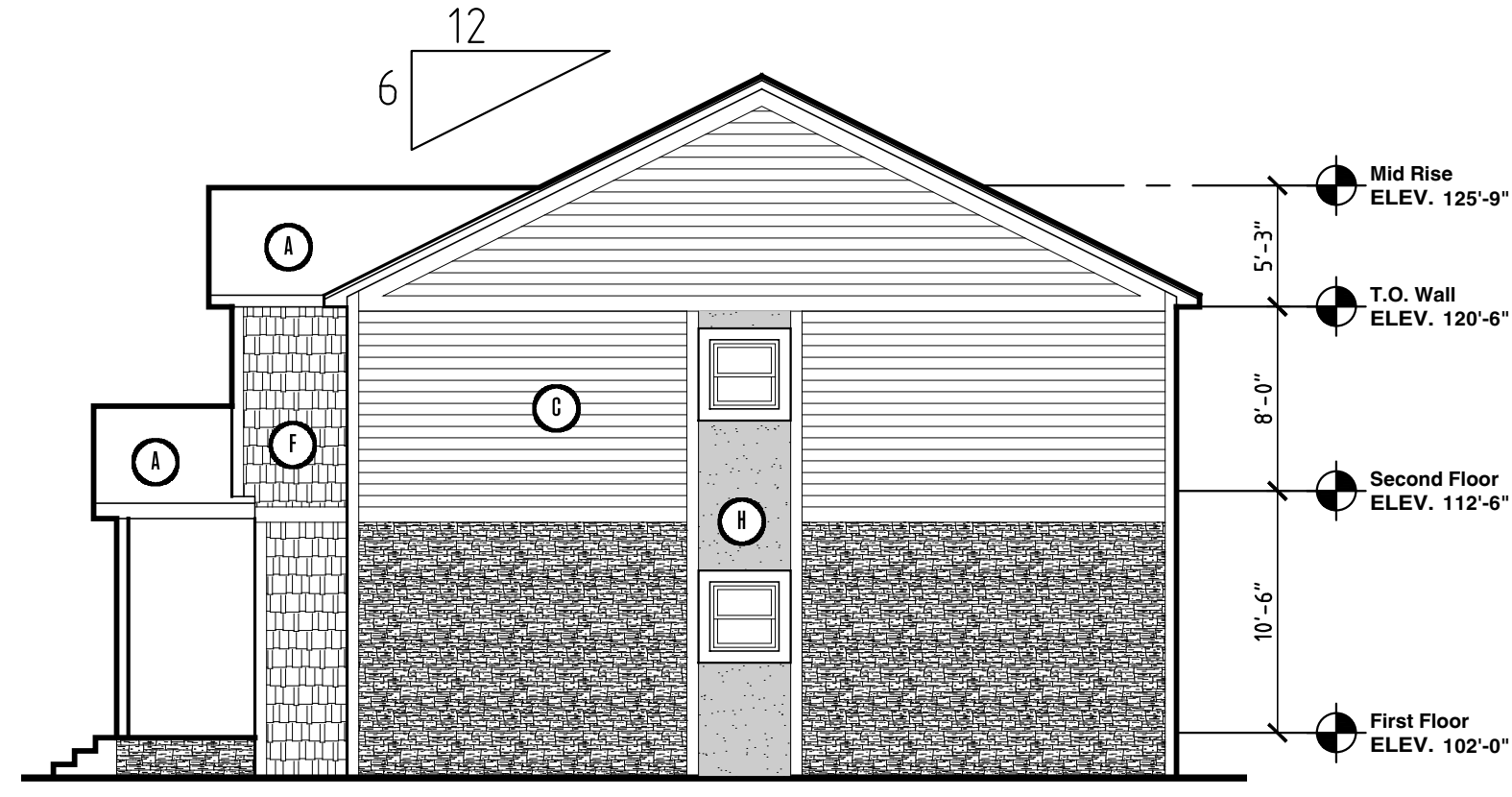
Revision/Issue	Date
REV Preliminary PUD	01.19.24
REV Preliminary PUD	11.17.23
PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

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

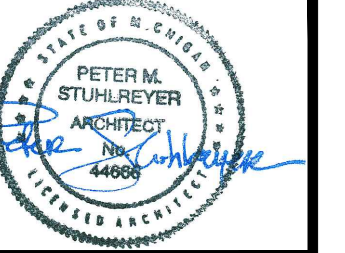
Typical Unit B Plans -  
Buildings H & I

022065  
A107

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



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

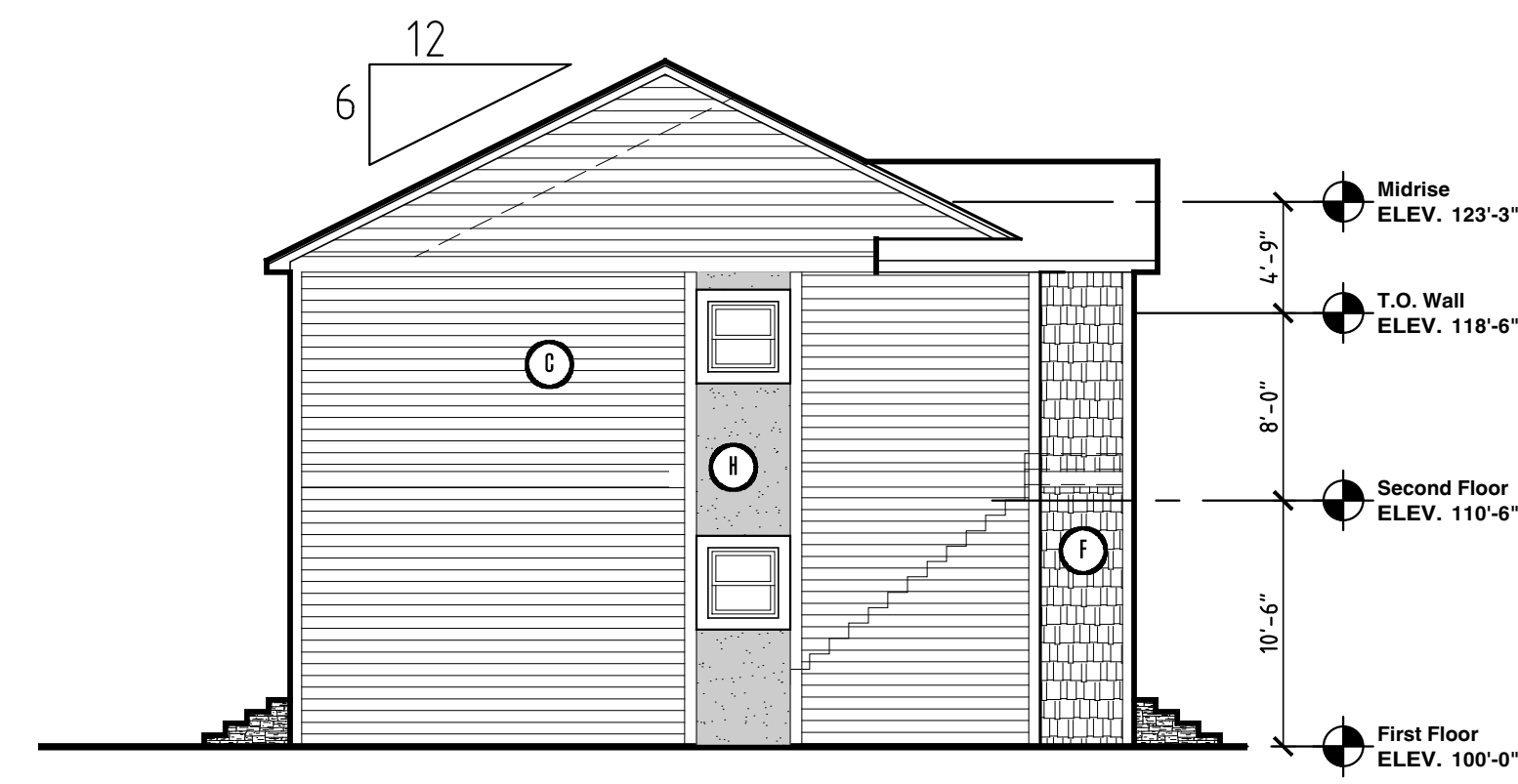
**Building B C D E F  
 & G Elevations**

022065

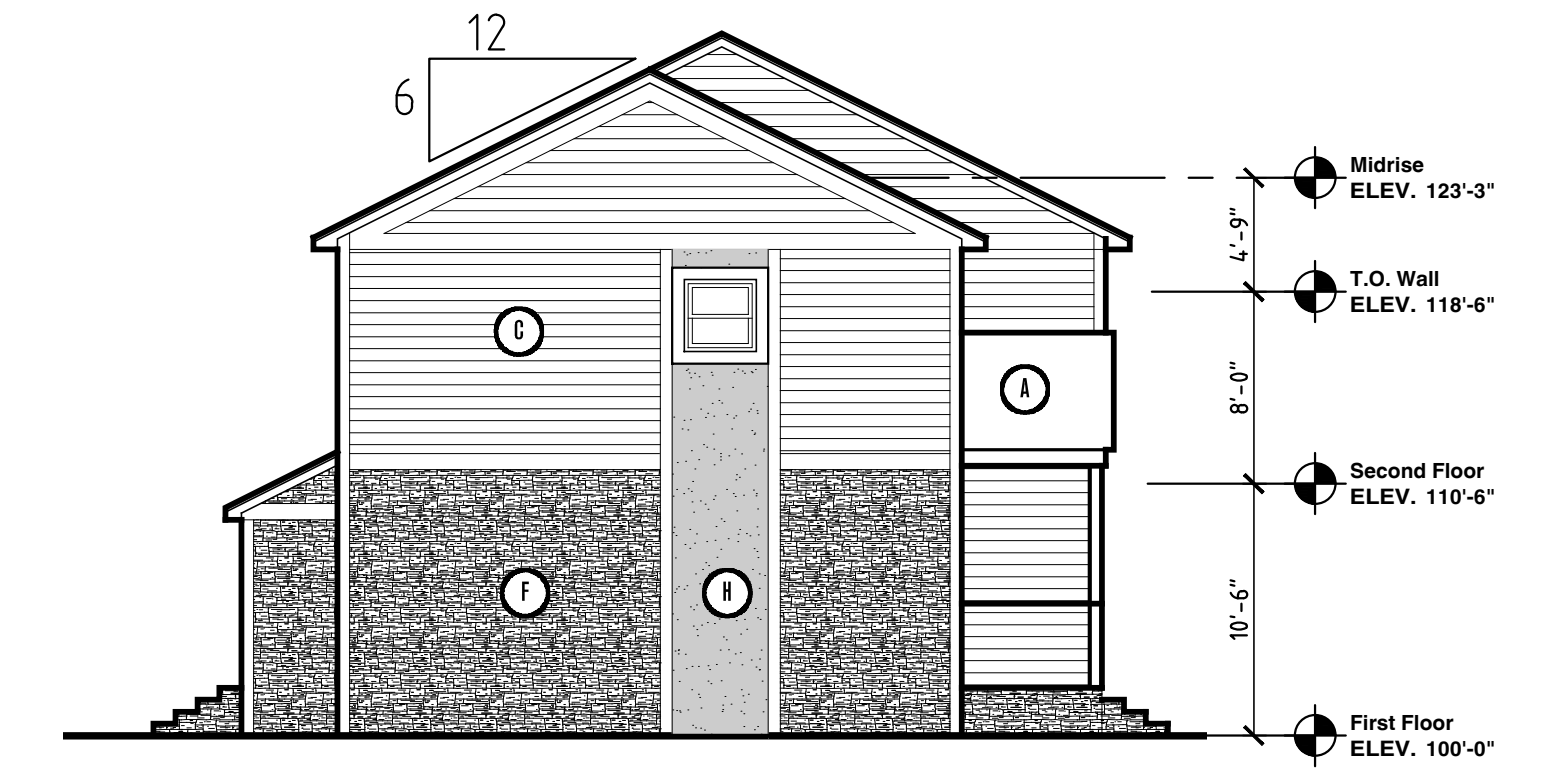
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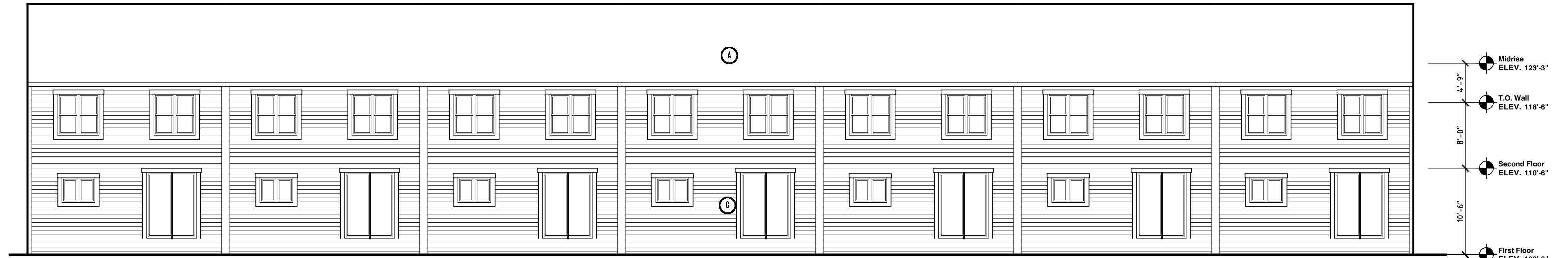
MATERIALS	
SYMBOL	SPECIFICATIONS
(A)	DIMENSIONAL ASPHALT SHINGLES
(B)	FASCIA
(C)	LAP SIDING
(D)	STONE WATERTABLE W/ DRIP EDGE
(E)	STONE VENEER
(F)	SHAKE SIDING
(G)	METAL CANOPY
(H)	STUCCO



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



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



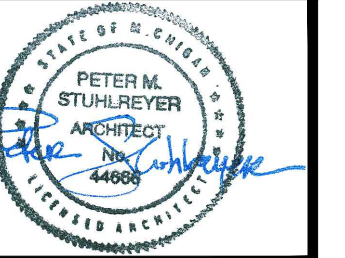
2 Building H Rear Elevation  
SCALE: 1/8" = 1'



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



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PUD Preliminary SP	7.24.23
PUD Preliminary Rev	5.27.22

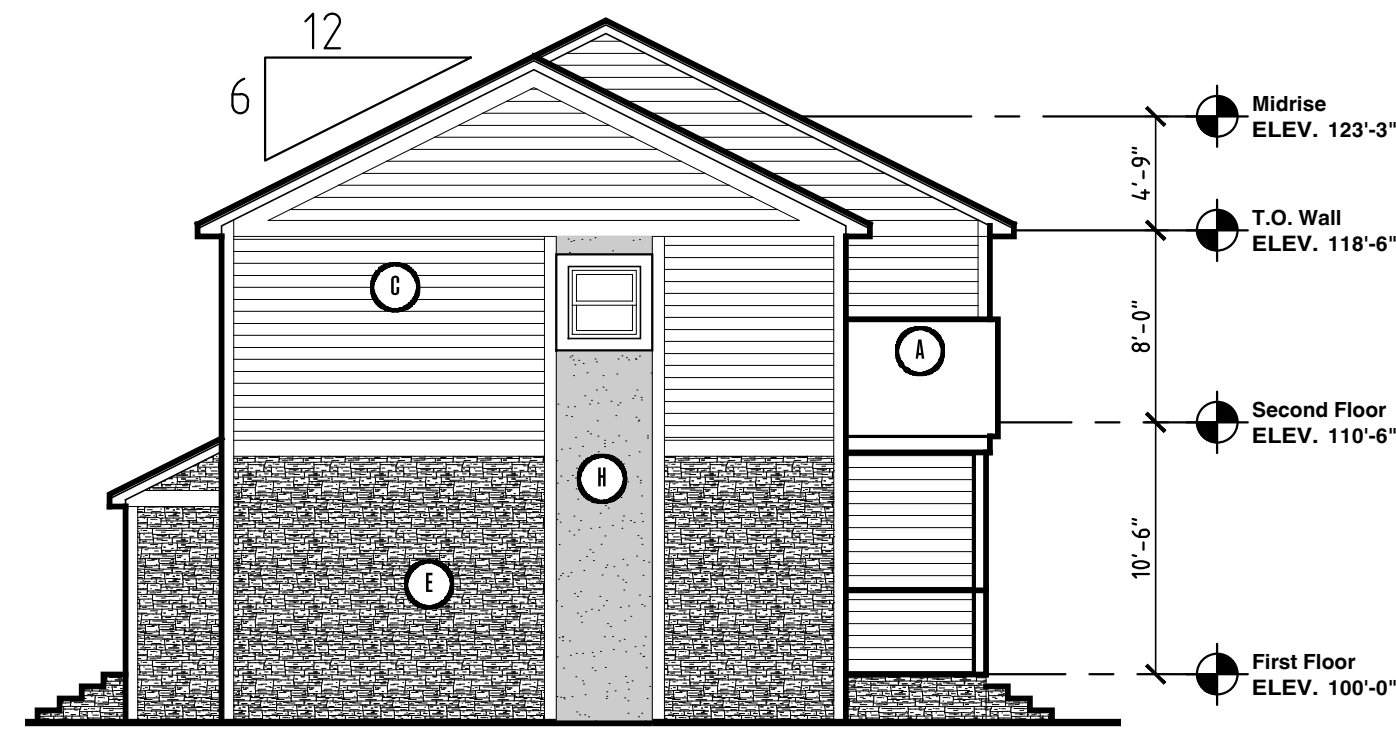
Hamburg Village Townhomes  
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Hamburg Twp., MI

Building H Elevations

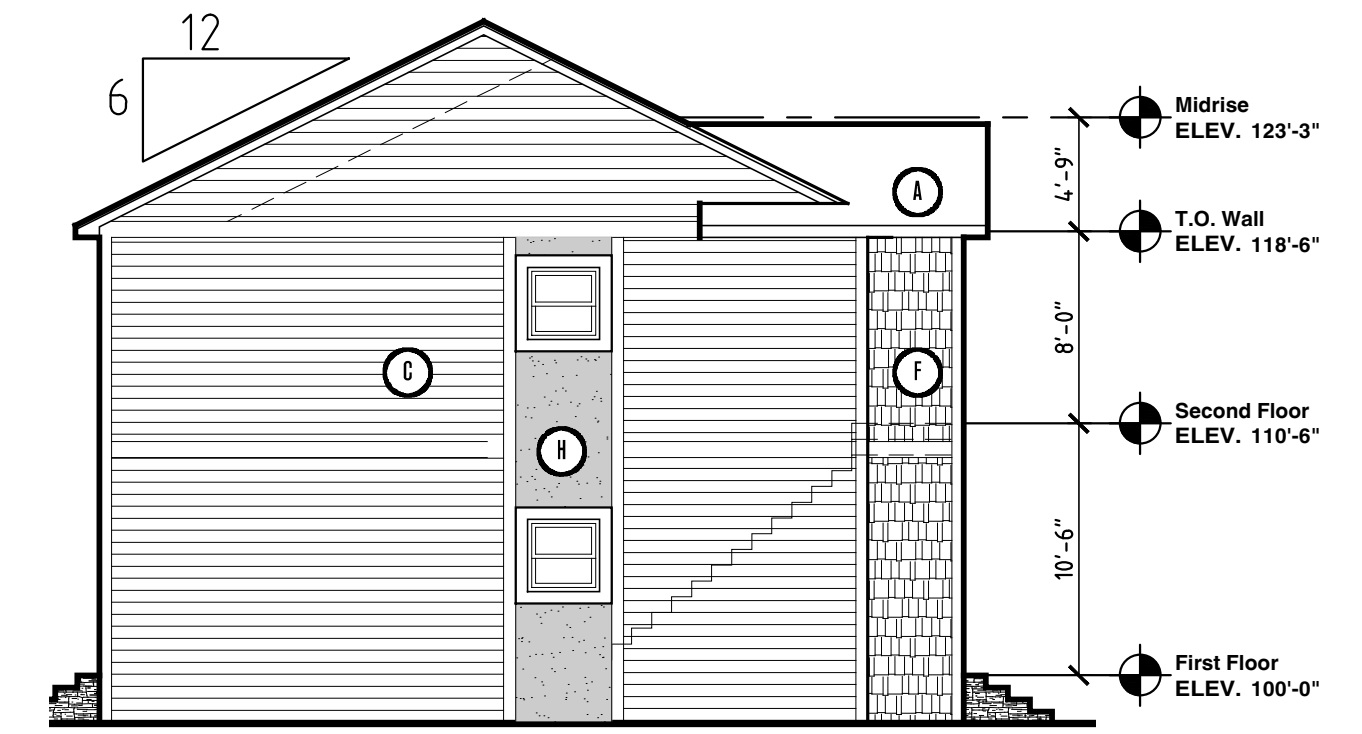
022065

A203

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



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



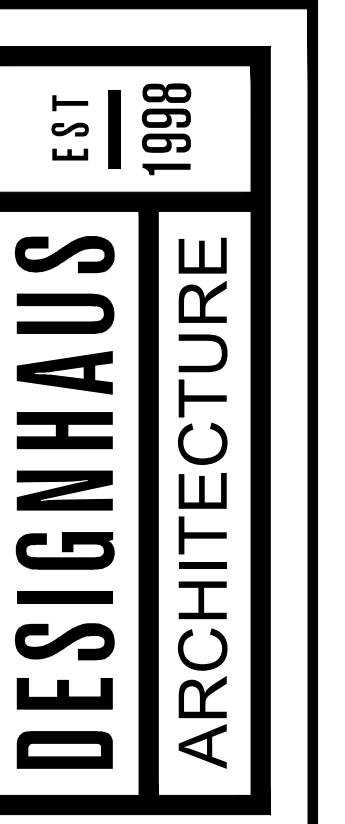
3 Building I Side Elevation  
SCALE: 1/8" = 1'



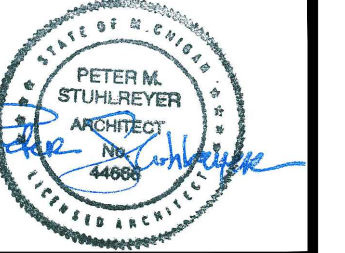
2 Building I Rear Elevation  
SCALE: 1/8" = 1'



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



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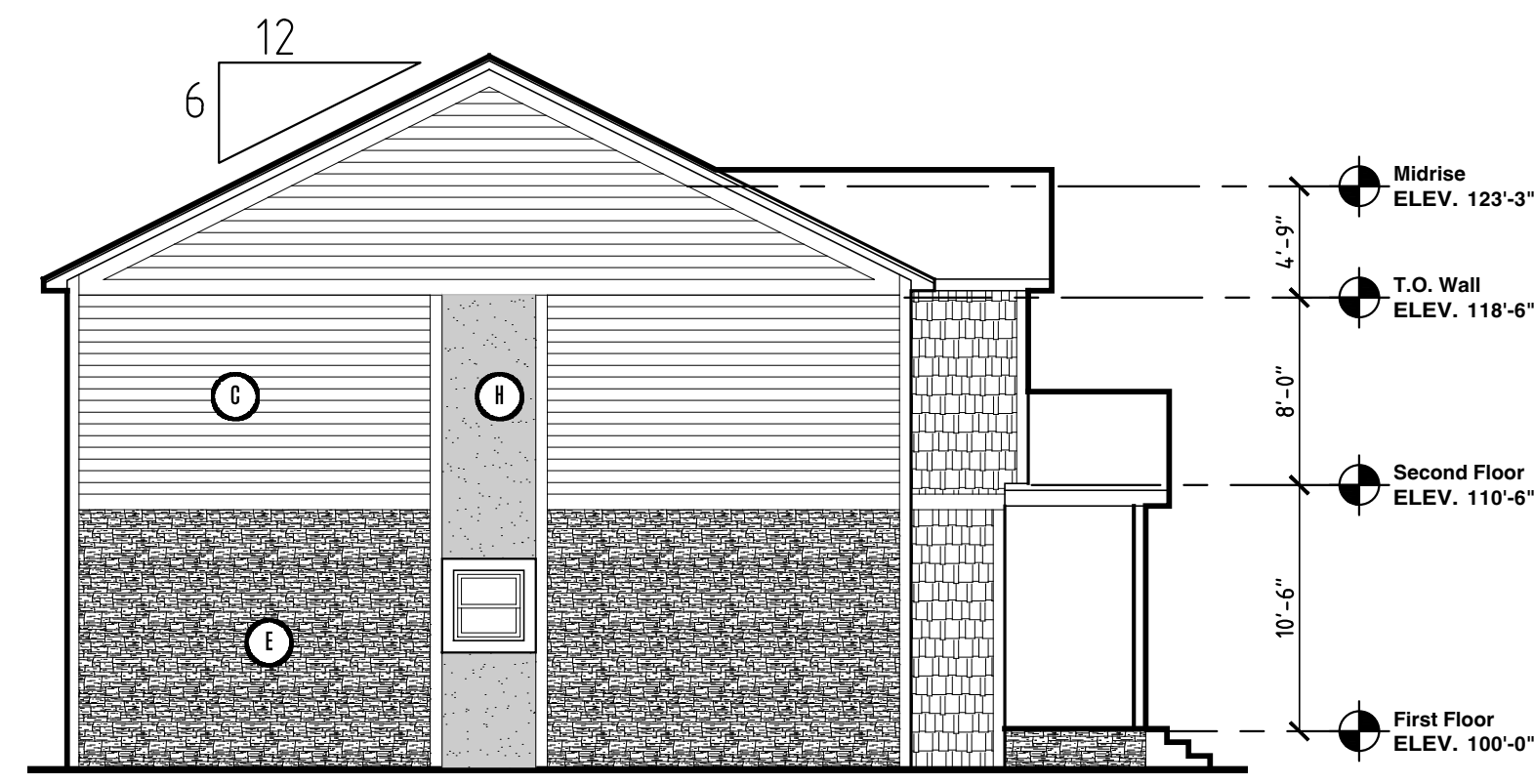
Hamburg Village Townhomes  
7620 and 10303 Hamburg Rd.  
Hamburg Twp., MI

Building I Elevations

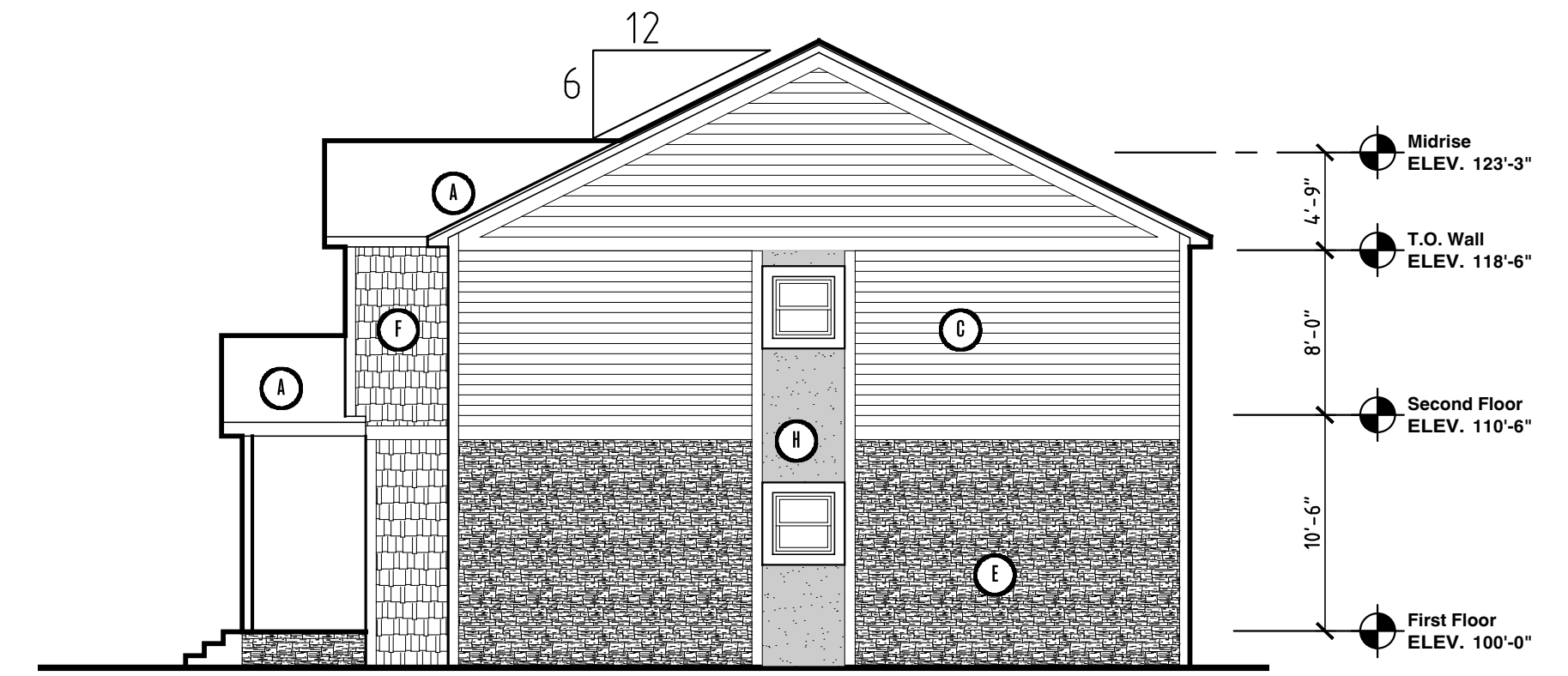
022065  
A204



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



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



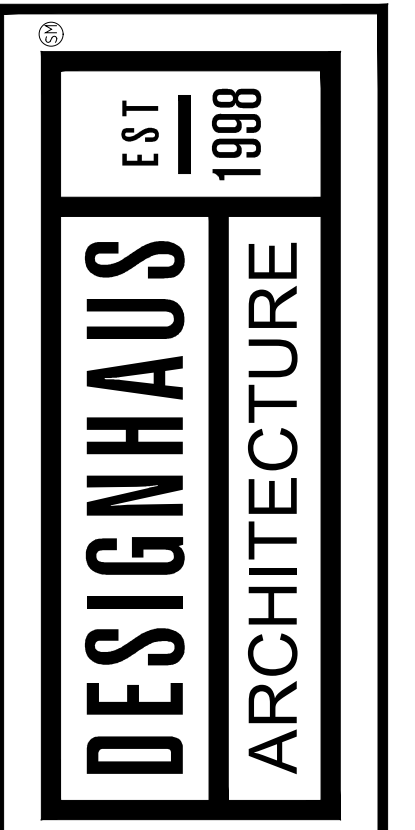
3 Building J Side Elevation  
SCALE: 1/8" = 1'



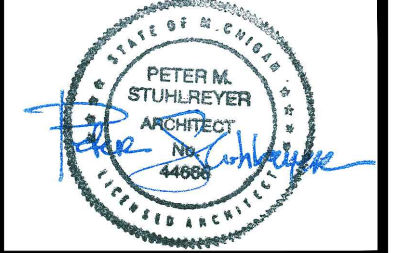
2 Building J Rear Elevation  
SCALE: 1/8" = 1'



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



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Hamburg Village Townhomes  
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Hamburg Twp., MI

Building J Elevations

022065  
A205



- Additional 2,000 ft<sup>2</sup> retail area added to existing gas station

### Existing Conditions

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

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

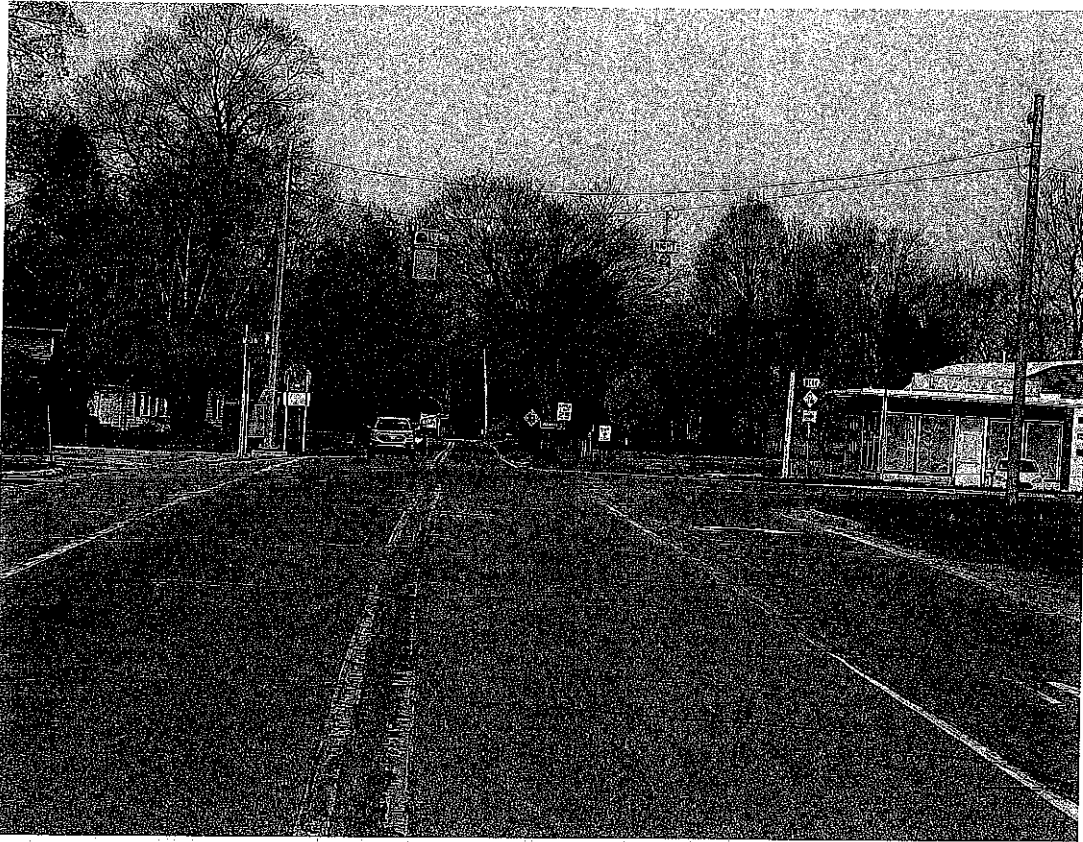


Figure 2- Westbound M-36 Approach at Hamburg Rd Intersection

### Data Collection

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

## Development Details

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

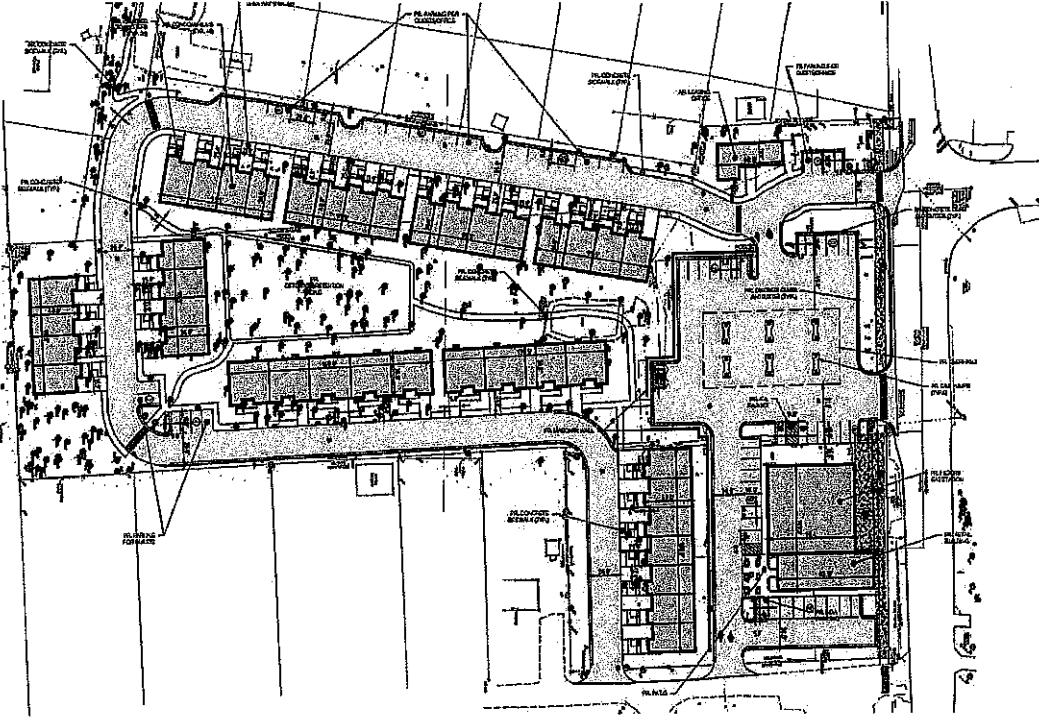


Figure 3- Proposed Site Plan and Access Layout

## Trip Generation Estimate for the Proposed Development

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

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

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

Table 1 – ITE Site Generated Peak Hour Traffic Volumes Rates

Land Use	Trips	Rate	In	Out
210 Single-Family Housing	AM Peak Hour	$\text{Ln}(T)=0.91 \text{ Ln}(X)+0.20$	26%	74%
	PM Peak Hour	$\text{Ln}(T)=0.94 \text{ Ln}(X)+0.34$	64%	36%
710 Office	AM Peak Hour	1.16/1,000 ft <sup>2</sup> GFA	83%	17%
	PM Peak Hour	1.15/1,000 ft <sup>2</sup> GFA	17%	83%
945 Convenience Store	AM Peak Hour	10.98/Veh Fueling Stn	50%	50%
	PM Peak Hour	4.34/Veh Fueling Stn	50%	50%

Based on the rates and equations provided in Table 1, future site trips were estimated. These estimates are based on peak hour of the adjacent street traffic, typically 7-9 am in the morning and 4-6 pm in the afternoon and are provided in Table 2

Table 2 – Estimated Site Generated Peak Hour Traffic Volumes

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

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

**Trip Distribution**

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

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

Table 3 – Trip Distribution Percentage AM/PM Peak Hours

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

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

Table 4 – Trip Distribution Estimate AM/PM Peak Hours

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



### Existing Condition -Level of Service Analysis

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

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

Table 5 – Existing Peak Hour Traffic Volumes

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

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

Table 6 – Existing Peak Hour LOS (Delay) Results

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

### Future Condition – Level of Service Analysis

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

Table 7 – Future Projected Peak Hour Traffic Volumes

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

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



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

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

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

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

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

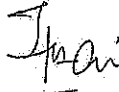
**Summary**

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

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

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

Sincerely,



Tanveer Khan, PE, PTOE  
Senior Project Manager

# Attachment A: Proposed Development Site Plan



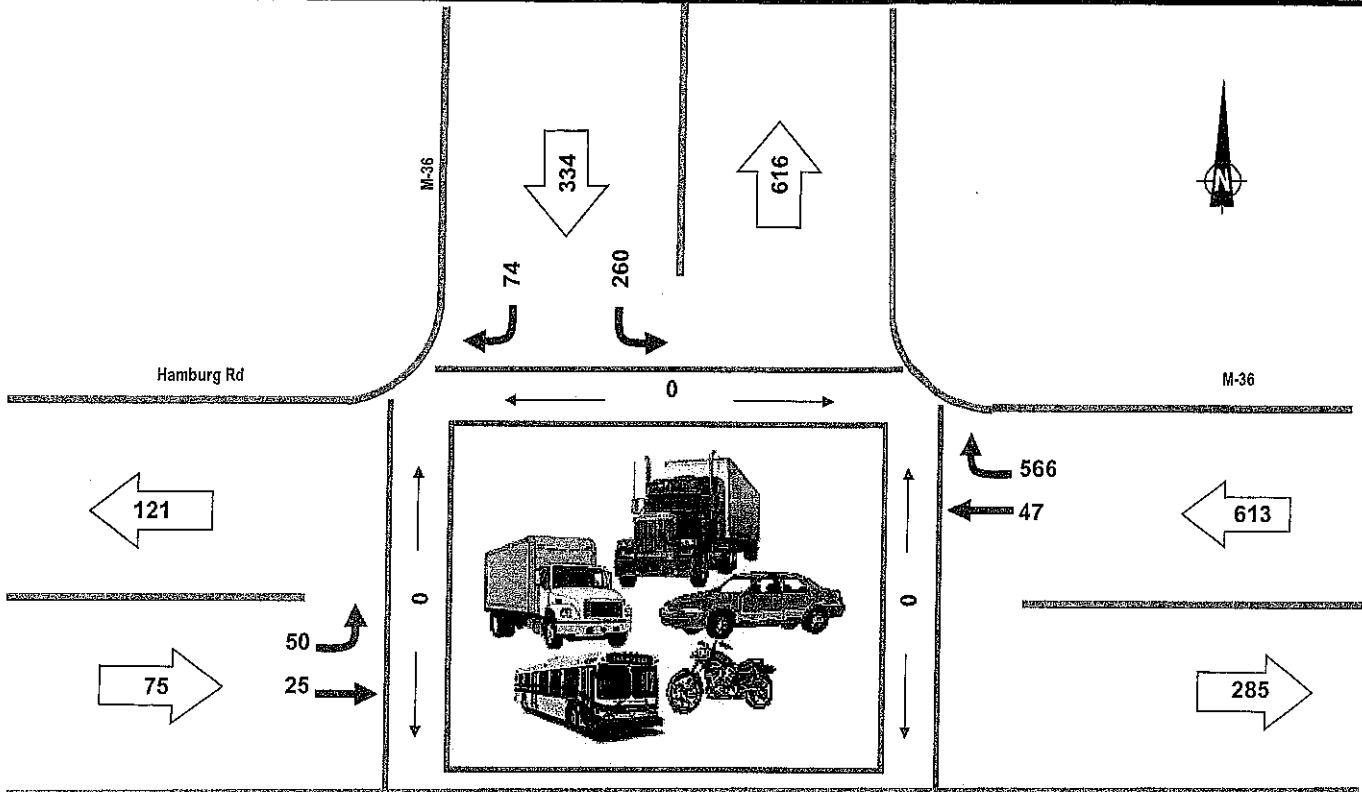




Project: 100079442  
Municipality: Hamburg Twp, MI  
Weather: Clear  
Vehicle Class: All Motorized Vehicles  
Notes: Peak Hour Traffic Counts

Afternoon Peak Period

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



Intersection Peak Hour  
is Highlighted in **YELLOW**

Time	SOUTHBOUND			NORTHBOUND			EASTBOUND			WESTBOUND			PEDESTRIANS				Total Volumes
	left	thru	right	left	thru	right	left	thru	right	left	thru	right	N	S	W	E	
<b>Peak Hour</b>	260		74				50	25			47	566					1,022
PHF	1.00		0.97				0.11	0.69			0.98	1.10					0.96
Peak 15 X 4	260		76				436	36			48	516					2,108
Average Hour																	
03:45 PM	65		10				17	10			7	108					217
04:00 PM	64		15				11	10			10	135					245
04:15 PM	66		17				14	11			11	112					231
04:30 PM	65		19				11	8			14	151					266
04:45 PM	55		19				18	4			7	136					239
05:00 PM	71		19				10	6			14	150					270
05:15 PM	69		17				11	9			12	129					247
05:30 PM	66		15				11	7			11	109					219



Intersection						
Int Delay, s/veh	8.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↑	↑	↑
Traffic Vol, veh/h	41	45	25	204	377	28
Future Vol, veh/h	41	45	25	204	377	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	225	250	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	45	49	27	222	410	30

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

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

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



**Intersection**

Int Delay, s/veh 4.3

**Movement** EBL EBT WBT WBR SBL SBR

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

**Major/Minor** Major1 Major2 Minor2

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	666	0	0
Stage 1	-	-	51
Stage 2	-	-	135
Critical Hdwy	4.12	-	-
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	2.218	-	-
Pol Cap-1 Maneuver	923	-	-
Stage 1	-	-	971
Stage 2	-	-	891
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	923	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	914
Stage 2	-	-	891

**Approach** EB WB SB

HCM Control Delay, s	6.1	0	11.8
HCM LOS			B

**Minor Lane/Major Mvmt** EBL EBT WBT WBR SBLn1 SBLn2

Capacity (veh/h)	923	-	-	-	756	1017
HCM Lane V/C Ratio	0.059	-	-	-	0.374	0.079
HCM Control Delay (s)	9.1	-	-	-	12.6	8.8
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.2	-	-	-	1.7	0.3

**Intersection**

Int Delay, s/veh 12.7

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

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	273	0	0	57
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	4.12	-	-	4.12
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	2.218	-	-	2.218
Pot Cap-1 Maneuver	1290	-	-	1547
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	1290	-	-	1547
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

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

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

**Intersection**

Int Delay, s/veh 5.9

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

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	733	0	0	32
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	4.12	-	-	4.12
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	2.218	-	-	2.218
Pot Cap-1 Maneuver	872	-	-	1580
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	872	-	-	1580
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

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

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

Intersection	
Intersection Delay, s/veh	20.9
Intersection LOS	C

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

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

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



<b>Intersection</b>	
Intersection Delay, s/veh	43.3
Intersection LOS	E

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

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

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



December 14, 2023

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

Re: Hamburg Village  
Preliminary Site Plan Review #2

Dear David:

We have reviewed the preliminary site plan for the above referenced project as prepared by SM Engineering, dated November 10, 2023, along with supplemental information provided on December 4, 2023. The petitioner is proposing 40 multifamily units along with an office and gas station. We offer the following comments for your consideration:

**Grading**

1. At this point, we have no concerns with the grading, however, as previously requested, the grading plan should include proposed contours for the final site plan submittal.

**Paving**

2. MDOT approval is required for the driveways on M-36.
3. All ramps shall be ADA compliant.
4. No pavement or sidewalk details were included. These should be included in future submittals along with proposed cross sections, curb types, and other appropriate details.
5. ADA parking spaces shall be minimum of 8'-0" wide. Space north of the gas station is dimensioned as 7'-6".

**Utilities, Generally**

6. Incorrect municipalities are referenced in the General Notes on Sheet C.5.
7. The utilities in general should be laid out parallel to the proposed roadways, most notably on the north/ south roadways.
8. The scale on Sheet C5.0 is incorrectly listed.

**Storm Drainage**

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

- c. Conveyance calculations for the storm sewer should be included.
  - d. Details of manholes, catch basins, etc as required.
10. The applicant is proposing to discharge the site stormwater to the Livingston Street outlet. The applicant should demonstrate that there is adequate conveyance available so that no ponding is caused by this discharge. Approval from the Livingston County Road commission for this discharge is also required.

#### **Sewer**

11. The sewage from the development is collected in a gravity sewer and fed into a pump station that will lift the sewage to the existing sewer on M-36. Review of the sewer system will occur with the final site plan submittal.
12. An existing sanitary sewer runs along the south side of M-36. While the depth is not likely adequate to serve the entire development, the petitioner should consider connecting buildings as elevation allows.
13. The development is shown being constructed in phases with Phase 1 consisting of the northern commercial properties and Phase 2 consisting of the southern residential. The pump station is currently shown in Phase 2. Accommodations for the construction of the pump station should be included in Phase 1 or the Phase 1 buildings could be connected to the existing sanitary sewer as noted above.

#### **Water**

14. The applicant should submit the water main to the Livingston County Water Authority (LCWA) for review and Act 399 permitting. Preliminary comments are included below.
15. Only one connection is proposed to service the 40 plus units. The petitioner should consider a second water connection. LCWA will have final authority on this.

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

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

Sincerely,

Ted L. Erickson, P.E.  
Principal





# Hamburg Township Public Safety – Fire Division

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

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

**To:** Hamburg Twp. Zoning

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

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

**Date:** October 16, 2023

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

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

1. All road shall maintain a clear width of a minimum of 20 ft. and a vertical clearance of 13 ft. 6 inches at all times.
2. Plans to be submitted showing the placement of the water main as well as hydrants within the development.
3. Interior floor plans and building plans to be submitted for any and all of the commercial spaces.
4. Office building shall be required to have a 3200 series Knox Box placed on the building. Location to be approved by the Fire Code official.  
Gas Station shall be required to have a 3200 series Knox Box placed on the building. Location to be approved by the Fire Code official.
5. Any alterations to these submitted plans shall required the submittal of As Built plans. Plans shall be submitted directly to the Hamburg Township Fire Department.
6. Streets that are narrower than 26ft shall be posted no parking on both sides of the street.
7. Turning radius for the entire development shall be based on the turning radius of a tandem axel ariel platform apparatus.

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

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

Deputy Chief Jordan Zernick