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NEIGHBORING ZONING AND LAND USE

The subject site is located along the Baker Road corridor south of Downtown Dexter. The properties encompassing the subject site are zoned I-1, Limited Industrial, and are currently developed as an industrial use.

Direction	Zoning	Use
North	VR, Village Residential	Residential
South	VR, Village Residential	Residential
East	VR, Village Residential / R-1B One-Family Residential –Small Lot	Residential
West	PP, Public Park	Vacant/Mill Creek

The proposed multiple-family development is more compatible with the surrounding residential uses than the existing industrial use.

Items to be Addressed: None.

MASTER PLAN

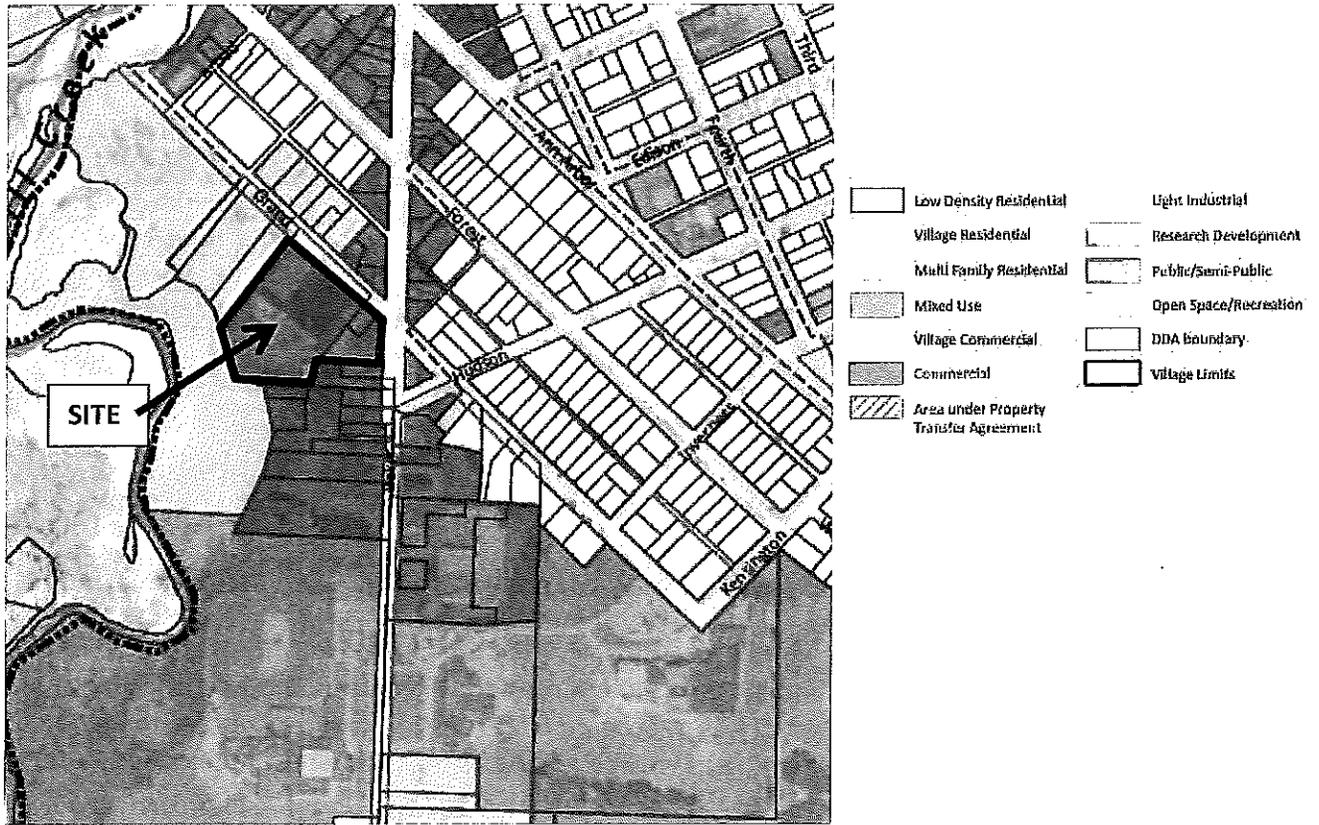
The subject site and the neighboring parcels fronting Baker Road (with the exception of the school property) are all classified as Baker Road Corridor-Mixed Use. The intent of the Baker Road Corridor-Mixed Use designation is to accommodate existing uses, encourage the upgrade of this area through redevelopment, and provide amenities that encourage public transit use.

This designation also plans for:

1. **Mix of complementary land uses.**
2. **Flexibility in parking requirements, shared parking, and the reduction of curb cuts.**
3. Permit conversion of homes to non-residential land uses.
4. **Encourage a variety of housing types and higher densities for residential infill projects.**
5. Second-story multiple-family residential uses.
6. **Architectural standards and controls and unified design elements.**
7. **Better pedestrian and bicycle circulation and access.**
8. **Encourage redevelopment and infill development.**
9. Maintain and enhance the City’s small town, historic character.
10. **Enhance the streetscape along Baker Road.**
11. Establish a greenway connection along Mill Creek between the school and Downtown.
12. **Encourage economic development within the corridor.**

We have highlighted (bold lettering) the various Baker Road Corridor-Mixed Use intentions supported by the proposed development. In addition, this future land use classification lists *high density residential uses* an appropriate use within this planned area.

Figure 2. – Future Land Use Map



	Subject Site	North	South	East	West
Zoning	LI	VR	VR	VR/R-1B	PP
Land Use	Industrial	Residential	Residential	Residential	Vacant/Mill Creek
Master Plan	Baker Rd Mixed-Use	Baker Rd Mixed Use/ Multi-Family	Baker Rd Mixed Use	Baker Rd Mixed Use/Village Residential	Open Space / Recreation

Specific objectives related to the Baker Road Corridor are also outlined in the Master Plan related to the proposed development include:

1. Guide development to foster the responsible use of land, preserve natural features, and to make the best use of existing public services, utilities, and infrastructure.
2. Encourage cohesive and distinct development of a mix of commercial, office, service and residential uses within this area which serves as a transitional area between the downtown area and adjacent single-family residential.
3. Upgrade existing infrastructure within the corridor to assist and meet the needs of the redevelopment potential within the corridor.

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4. Encourage residential or mixed-use development (including residential uses) as a buffer between adjacent residential areas and other uses within this planned area. Such uses shall not create adverse impacts on existing or proposed residential uses, and will be scaled, designed, and landscaped so as to complement and enhance the adjacent properties.
5. Encourage preservation of natural features and development of parks and consider their interrelationship with existing parkland, natural areas, and adjacent neighborhoods.
6. Encourage common design elements throughout the corridor to provide visual consistency throughout the district. Design elements should promote the continuation of the downtown streetscape theme and include landscaping, signage, lighting, and architectural design.
7. Manage access to the development by encouraging consolidation of curb cuts and shared driveway access. Parking lots should be shared when possible and located in the rear or on the side of buildings when possible.
8. Integrate public gathering spaces at key points of interest and entrances to intersections within a pedestrian/non-motorized circulation system. Specifically, by promoting a connection to the future parkland and open space adjacent to the Baker Road Corridor and along the Mill Creek.
9. Improve pedestrian access (sidewalks/bike trails) from adjacent neighborhoods to the Baker Road planned mixed-use area.

We find the proposed development meets and/or contributes to the continuance and implementation of the City of Dexter Master Plan objectives outlined above.

Items to be Addressed: None.

BAKER ROAD CORRIDOR

The subject site is also located in the Baker Road Corridor (BRC) overlay district which references the Master Plan goals and objectives outlined above. In addition, specific architectural standards are provided in order to integrate in development within the BRC by visually relating new structures with existing buildings in the Central Business and Village Commercial districts.

Specific architectural standards for the BRC overlay district are noted below in accordance with Section 15(D).02. In reviewing the BRC standards we focused primarily on the townhouse structures, as that building type is most visible as it will be located along the Grand Street ROW for our evaluation of building orientation and building scale (on following page), all proposed structures are considered in our discussion of exterior building materials and design.

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Building Orientation: The intent of the BRC is to contribute to the desirability of pedestrian activity within the Baker Road area and to encourage connectivity to the streetscape. Entranceway orientation and proposed flow of pedestrians will contribute towards the desired pedestrian activity and scale. The following shall be considered:

1. Buildings shall front toward and have at least one (1) pedestrian entrance facing onto the public street.
2. Blank walls may not face a public street and buildings must have windows and architectural features commonly associated with the front façade of a building, such as awning, cornice work, edge detailing or other decorative finish materials, on walls that face the public street.
3. All buildings shall have at least 70% of their first floor façade on the street-facing sidewalk as non-reflective. The use of highly reflective, mirror-type glass is prohibited.

CWA COMMENT: *The townhouse structure is located along the Grand Street ROW. All units have a pedestrian entrance visible/facing the street. The north (front) elevation of the townhouse structure has incorporated a variety of architectural features (windows, columns, dormers, recessed entries, etc.), and is not considered a blank wall. A listing of material types has not been provided; however, due to the nature of the residential use find it unlikely reflective, mirror-type glass is proposed.*

Building Scale:

1. Building facades are required to be subdivided through the location of architectural treatments and the arrangement of openings (doors and windows) that are compatible in size and scale to the surrounding buildings. The predominating surface plan of all building walls over 40 feet in length shall be varied through the use of architectural treatments, such as varying building lines, entrance accents, and windows.
2. The height to width ratio of these subdivided facades of single-story buildings shall not exceed 1:2. The height to width ratio of these subdivided facades of two-story buildings shall not exceed 1:1.
3. Building articulation shall be accomplished through combinations of the following techniques:
 - a. Façade modulation: Stepping portions of the façade to create shadow lines and changes in volumetric spaces;
 - b. Use of engaged columns or other expressions of the structural system.
 - c. Horizontal and vertical divisions. Use of textures and materials, combined with façade modulation.

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- d. Dividing facades into storefronts with visually separate display windows.
- e. Providing projections such as balconies, cornices, covered entrances, pergolas, arcades, and colonnades.
- f. Variations in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables, and other similar devices.

CWA COMMENT: *Façade modulation has been provided through the use of entry doors and bay windows. The height (21.5 feet) to width (24 feet) ratio does not exceed 1:1 for the subdivided two-story façade. Further building articulation is accomplished through façade modulation, the use of columns; balconies, covered (recessed) entrances, and dormer windows.*

Building Materials and Design: The applicant must demonstrate the proposed buildings possess architectural quality and variety that create a distinct and harmonious character for the corridor

1. Variety in building design shall be provided by architectural features, details, and ornaments such as archways, colonnades, towers, and cornices.
2. Building entrances shall utilize windows, canopies, and awning; provide unity of scale, texture, and color; and provide a sense of place.
3. Roof shape and materials shall be architecturally compatible with the district and enhance the predominant streetscape. Consideration should be given to surrounding buildings when determining roof shape.
4. Exterior building materials and treatment shall maintain a consistent overall appearance within the BRC. Any individual side of a principal building, at least 80% of the façade shall be constructed of, or covered with, one or more of the following materials:
 - a. Brick – smooth, hard, uniform, red, dark-red, or brown brick.
 - b. Cut stone – carved and smooth finish stone.
 - c. Siding – natural wood and/or cement-based artificial wood-siding.
 - d. Glass windows and/or doors – non-reflective, clear or slightly tinted.
 - e. Other materials similar to the above as determined by the Planning Commission.

CWA COMMENT: *A variety in building design has been represented in each of the building-types. Building entrances and roof shapes are in scale with typical residential developments. Exterior materials will need to be identified to ensure preferred materials are utilized, and the 80% requirement has been met on each structure. Overall, we find the proposed structures meet the architecture design guidelines of the BRC district.*

Items to be Addressed: Provide listing of exterior façade materials for final site plan.

NATURAL RESOURCES

- Topography:** The site has been previously developed, and maintains a level topography with a 5-foot slope from the front (north) to the rear (southwest) of the site having natural drainage toward Mill Creek.
- Woodlands:** Sixty-nine (69) trees are demonstrated on the topographic survey and provided in the tree table. It appears that most of the existing trees will be removed to accommodate the proposed development. We note the Zoning Ordinance requires that trees to be preserved to be identified on the final site plan with a special symbol. In addition, a tree replacement calculation will also be required for the final site plan.
- Wetlands:** No wetlands are present on the subject site. However, the site is bordered by Mill Creek to the south.
- Soils:** The USDA web soil survey indicates the majority of the site contains Oshtemo Loam Sand having 0-6% slopes. We defer to the City Engineer for a detailed review of the soils to support the proposed development.

Items to be Addressed: 1) Take steps to preserve trees on site. 2) Identify trees to be preserved on final site plan. 3) Provide tree replacement calculation for final site plan. 4) City Engineer to review soil suitability.

TRAFFIC IMPACT

Based on the average weekday trip ends provided by the Institute of Transportation Engineers, we find the existing industrial use generates approximately 79 trip ends/net acre or 474 vehicle trips per day. A residential condominium development is listed as averaging 5.1 trip ends/dwelling unit. Based on the 68-units proposed, this equates to an average of 3,468 vehicle trips per day.

This is a significant increase for the site. A traffic impact analysis has been provided by the applicant demonstrating and evaluating existing and future levels of service (LOS) at Baker Road and Grand Street. Based on the analysis provided, the report concludes the proposed development will have minimal if any impact on the traffic operations of Baker Road and Grand Street. The LOS will remain the same with the exception of the southeast bound approach on Grand Street which will be a LOS E during the peak PM period, and the northwest bound approach on Grand Street which will become a LOS F during both AM and PM peak periods.

We defer further review of the traffic impact study to the City Engineer.

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Items to be Addressed: *City Engineer review of the traffic impact study.*

ESSENTIAL FACILITIES AND SERVICES

The site is served by sewer and water. However, the amount of REUs will need to be evaluated in comparison with the current (industrial) and proposed (residential) uses.

Three (3) stormwater basins are located on the site. We note there are no connections demonstrated from Pond C in the southwest corner of the site. The applicant has not indicated whether these ponds will be detention or retention ponds.

We defer further review of the site's essential facilities and services to the City Engineer.

Items to be Addressed: *City Engineer review of existing/proposed essential facilities and services.*

PROJECT DENSITY

Section 19.03 A. outlines the requirements for residential density in PUD developments. The proposed density shall be no greater than which would be allowed by the district regulations for the underlying zoning district unless otherwise permitted by the Planning Commission and City Council.

Due to the current LI zoning, the applicant is requesting PUD approval with a modification of the underlying zoning to VR, Village Residential. A parallel plan has been provided; however, it is not in accordance with the dimensional standards of the VR district as noted in the application materials. Required setbacks for the VR district are: Front – 15 feet; Side – 10 feet; and Rear – 25 feet. The front setback must be measured from the Baker Road and Grand Street ROWs (The definition of a setback states, *setbacks from a public street or private road shall be measured from the right-of-way line or easement*). The 50-foot setback line on the parallel plan is shown as the ROW line on the other plan sheets. As presented, the front yard setback from the Grand Street ROW is approximately 3 feet which is deficient 12 feet.

The parallel plan depicts 56 2-bedroom units having a density of 7.73 dwelling units per acre. The VR/R-3 district regulations allow for the following residential densities depending upon the type of units proposed:

- Studio/1-bedroom = 12 dwelling units/acre (86.88 dwelling units on subject site)
- 2-bedroom = 9 dwelling units/acre (65.16 dwelling units on subject site)
- 3+-bedroom = 6 dwelling units/acre (43.44 dwelling units on subject site)

The proposed development has a variety of housing (bedroom) types; the applicant has provided an average unit for the development totaling 61.74 dwelling units which equates to

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8.5 units per acre which is in the above referenced 2-bedroom range of the VR/R-3 district density calculations.

Based on the information provided related to residential density, the parallel plan will need to be modified to incorporate the required front setback of the VR district. Due to the further limitation of development area, the density of the parallel plan will likely be reduced from the 7.73 dwelling units per acre as originally provided.

Items to be Addressed: *Revise parallel plan to reflect setback requirements of the VR zoning district.*

IMPACT STATEMENT

Section 19.08 outlines the requirements for Area Plan submittal which includes an impact statement containing specific issues related to the proposed development, these include:

- (a) Water, noise, and air pollution associated with the proposed use.
- (b) Effect of the proposed use on public utilities.
- (c) Historic and archeological significance of the site and adjacent properties.
- (d) Displacement of people and other land uses by the proposed use.
- (e) Alteration of the character of the area by the proposed use.
- (f) Effect of the proposed use on the City's tax base and adjacent property values.
- (g) Compatibility of the proposed use with existing topography and topographic alterations required.
- (h) Impact of the proposed use on surface and groundwater.
- (i) Operating characteristics and standards of the proposed use.
- (j) Proposed screening and other visual controls.
- (k) Impact of the proposed use on traffic.
- (l) Impact of the proposed use on flora and fauna, natural resources and natural features, woodlands, wetlands, etc.
- (m) Negative short-term and long-term impacts, including duration and frequency of such impacts, and measures proposed to mitigate such impacts.
- (n) Economic effect the project would have on the City, including, but not limited to, the additional need, if any, for City public services such as the need for additional police or fire services, or public school support, the generation of municipal refuse, etc.

The impact statement provided (starting on page 11 of the applicant's submittal) addresses all of the above listed items. The Planning Commission and City Council must consider the

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following criteria in evaluating the applicant's impact statement as listed in Section 19.08 A.f.2):

1. *Will be harmonious with and in accordance with the general objectives of the Master Plan.*

CWA COMMENTS: As noted above in the Master Plan portion of this report, based on the intent and objectives of the Baker Road Corridor – Mixed Use classification, the proposed multi-family project meets the objectives of the City of Dexter Master Plan. Further, the applicant provides excerpts from the DDA Development Plan that also relate to the redevelopment of the subject site including: residential along pond/creek; brownfield redevelopment; development of Forest, Grand, and Broad Streets to enlarge the downtown; relocate all industrial uses to industrial park; development of high-density "row houses"; new residential in the downtown; residential as a transition into the existing historical residential neighborhood on the north side of downtown and along Baker Road; and development of attached 2-story and one-half story or 3-story townhomes for those seeking the advantages of downtown atmosphere.

2. *Will be designed, constructed, operated, and maintained in harmony with the existing or future neighboring uses.*

CWA COMMENTS: The proposed multi-family development will provide a variety of housing styles and types. The proposed residential use will be more harmonious with the existing neighboring residential uses adjacent to the subject site than the existing industrial use. The proposed residential use will eliminate semi-truck traffic from the site, and other undesirable industrial impacts that can interfere with adjacent residential uses.

3. *Will not be hazardous or disturbing to existing or future neighboring uses.*

CWA COMMENTS: As noted in #2 above, the proposed residential use will benefit neighboring uses by the removal of an industrial facility along this prominent entry into Downtown Dexter.

4. *Will represent a substantial improvement to property in the immediate vicinity and to the community as a whole.*

CWA COMMENTS: It is clear the redevelopment of the proposed site from the existing industrial use to a residential use will benefit the properties and uses in the immediate vicinity, as well as the community as a whole. The Master Plan defines the Baker Road corridor as a "gateway" to the city center. Further, the applicant has noted the redevelopment of this site may be a catalyst for additional redevelopment along this corridor providing further economic benefit along Baker Road.

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5. *Will be served adequately by essential public services and facilities, such as highways, streets, drainage structures, police and fire protection, and refuse disposal, or personal or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.*

CWA COMMENTS: Review of all essential services and facilities will be conducted during final site plan review. However, the site is already served with municipal sewer and water. Based on the information provided, the City Engineer has indicated the systems have been sized with anticipation of redevelopment of the subject site (Mill Creek). Stormwater treatment does not currently exist on-site and will include the use of three (3) pre-treatment basins and addition landscaping treatments such as bio-swales, raingardens and/or native vegetation will be used to pre-treat stormwater prior to it discharging into the wetland property located to the south of the subject site. Additional police, fire, and refuse facilities are also anticipated, and will need to be evaluated by the City.

6. *Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.*

CWA COMMENTS: Based on the information presented, we do not feel the proposed redevelopment of the site from an industrial use to a residential use will create excessive additional public costs, nor will it be detrimental to the economic welfare of the community.

7. *Will not involve uses, activities, processes, materials, equipment, and conditions of operations that will be detrimental to any persons, property, or the general health, safety and welfare by reason of excessive smoke, fumes, glare, noise, vibration, or odors.*

CWA COMMENTS: The proposed use will not contain operations that will be detrimental to neighboring persons or property.

Items to be Addressed: None.

PUD STANDARDS

Section 19.08 C. of the Zoning Ordinance requires that a petition for a PUD and area plan meet the following standards:

1. *The proposed PUD shall conform to the adopted Master Plan or any part thereof, or represents a land use policy, which, in the Planning Commission's opinion, is a logical and acceptable change to the adopted Master Plan.*

CWA COMMENTS: Overall, we believe the proposed PUD is consistent with the City's Master Plan. See the Master Plan portion of this report (pg. 3).

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2. *The proposed PUD shall conform to the intent and all regulations and standards of a PUD district.*

CWA COMMENTS: The first regulation listed in the PUD intentions states, *the development must provide a recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the PUD regulations.* A number of public benefits are listed on page 15 of the applicant's submittal. However, in our opinion most of the benefits listed, could be or would be required to be, accomplished with any redevelopment of the site.

We feel the benefit of allowing the PUD is the flexibility granted to the applicant with regard to reduction of setbacks and variety in design, housing types, and layout. In addition, the pedestrian connection along the west (side) property line to a viewing area overlooking Mill Creek is a community-benefit, as well as the Grand Street on-street parking spaces (15 spaces). In the pre-application meeting, other community benefits such as and pedestrian crossings at Grand Street and Baker Road were also discussed.

As noted, in several sections of this report, pedestrian connections along Baker Road are a priority due to the location of the school at the south end of the corridor, and the downtown at the other. Further, the configuration of the Grand/Baker corridor is unique and poses difficulty for pedestrian users to cross at the provided locations. Additional discussion with the City, and noted planned improvements to this intersection should be considered in concert with the development of this site.

3. *The proposed development shall be adequately served by public facilities and services such as: highways, streets, police and fire protection, drainage courses, water and sanitary sewer facilities, refuse disposal, or that the persons or agencies responsible for the proposed development shall be able to properly provide such facilities and services.*

CWA COMMENTS: As noted throughout this report, it appears the proposed PUD will be adequately served by public facilities and services. However, issues raised in this review regarding, traffic, water, sewer, and stormwater management must be addressed to the satisfaction of the City prior to final site plan review.

4. *Common open space, other common properties and facilities, individual properties, and all other elements of a PUD are so planned that they will achieve a unified open space and recreation area system with open space and all other elements in appropriate locations, suitable related to each other, the site and surrounding lands.*

CWA COMMENTS: Common open space within the proposed development is mainly internal connections and stormwater basin areas. The pedestrian access along the

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western property line will allow for a future connection to additional improvements Mill Creek Park.

5. *The petitioner shall have made provision to assure that those public and common areas will be or have been irrevocably committed for that purpose. Provision shall be made for financing of improvements shown on the plan for open space and other common areas, and that proper maintenance of such improvements is assured.*

CWA COMMENTS: Article IV of the draft Master Deed outlines Common Elements of the site and the responsibilities of the condominium regarding maintenance, repair, and replacement.

6. *Traffic to, from, and within the site will not be hazardous or inconvenient to the project or the neighborhood. In applying this standard the Planning Commission shall consider, among other things, convenient routes for pedestrian traffic relationship of the proposed project to main thoroughfares and street intersections, and the general character and intensity of the existing and potential development of the neighborhood.*

CWA COMMENTS: The applicant has provided a traffic impact study as outlined on page 6 of this report. The applicant has not addressed convenient pedestrian routes across the unique Grand and Baker intersection. It appears a pedestrian crossing is provided parallel to an existing pedestrian crossing along Baker Road. However, the pedestrian crossing is provided mid-block due to the current configuration of the Grand / Baker intersection. The crossing of Grand Street should also be considered as this configuration is also awkward for a pedestrian crossing.

7. *The mix of housing unit types and densities, and the mix of residential and non-residential uses shall be acceptable in terms of convenience, privacy, compatibility, and similar measures.*

CWA COMMENTS: The need for additional housing types is necessary within the City, and we find the types, and design of the structures to compliment the character of the downtown. Further, we find the proposed residential density appropriate.

8. *The Planning Commission shall determine, where applicable, that noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.*

CWA COMMENTS: As proposed, noise, odor, light, or any other external effects should not affect adjacent land uses.

9. *The proposed development shall create a minimum disturbance to natural features and land forms.*

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CWA COMMENTS: No natural features will be disturbed in the redevelopment of the site. On-site stormwater management will be greatly enhanced further protecting the adjacent Mill Creek.

10. *Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plans shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.*

CWA COMMENTS: Access to the site is provided via a driveway from Grand Street at the northeast corner of the site, and along Baker Road at the southeast corner of the site. The site's internal circulation appears adequate.

11. *Pedestrian circulation shall be provided for within the site, and shall interconnect all use areas, where applicable. The pedestrian system shall provide a logical extension of pedestrian ways outside the site and to the edges of the PUD, where applicable.*

CWA COMMENTS: Internal pedestrian circulation is adequate, and the public pedestrian connection to the Mill Creek overlook is a great public amenity. However, as noted in #6 above, we have concerns with safe pedestrian connections outside of the site.

Items to be Addressed: External pedestrian crossings/connections off-site should be considered.

PRELIMINARY SITE PLAN REVIEW

AREA, WIDTH, HEIGHT, SETBACKS

The applicant is requesting rezoning of the subject site to an underlying zoning of VR, Village Residential. Section 20.10 outlines the schedule of regulations for the VR zoning district.

	Required	Provided	Compliant
Lot Area	4,500 sq.ft./d.u. (2-family) 9,800 sq.ft./d.u. (multi-family)	7.24 acres	7 acres need for 2-family 15.3 acres needed for multi-family
Lot Frontage	60 feet	170.93 feet	Complies
Setbacks			
Front	15 feet	3 feet (Grand St. ROW) 7 feet (Baker Rd. ROW)	Deviation from requirement needed.
Side	10	18 feet (south)	Complies
Rear	25	44 feet (west)	Complies
Building Height	2.5 stories / 35 feet	29 feet (12-unit structure)	Complies

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No deviations to the VR district standards have been outlined in the application materials or on the site plan. We note required setbacks are required to be measured from the public right-of-way, and are required to remain as open space. As presented, the front yard setbacks along Grand Street and Baker Roads have not been met. Further, driveways are located within the required south and west setback areas. These deviations to the requirements of the ordinance will need to be called out on the plans.

Items to be Addressed: Provide list of dimensional deviations sought through PUD approval.

BUILDING LOCATION AND SITE ARRANGEMENT

The site arrangement and building locations are acceptable. However, a more traditional grid street pattern would be in keeping with the character of the CBD and VC districts. The placement of the townhomes immediately adjacent to the Grand Street ROW with the addition of on-street parking will extend the downtown streetscape to Baker Road.

Items to be Addressed: Consider more traditional grid street pattern.

SITE ACCESS AND CIRCULATION

The site will be accessed via a driveway from Grand Street and a driveway from Baker Road. Internal circulation appears adequate; however, turning radii for emergency and garbage trucks should be required on the final site plan. We defer further comment on site access and circulation to the Dexter Area Fire Department and the City Engineer.

Items to be Addressed: Provide emergency and garbage truck turning radii for final site plan.

PARKING, LOADING

Section 5.03 requires multiple-family dwellings provide two (2) parking spaces for each dwelling unit, and 0.5 guest parking spaces for every three (3) dwelling units. The applicant should verify each of the garages can accommodate two (2) parking spaces.

Based on the number of dwelling units (68), an additional twelve (12) guest spaces would be required. Thirty-six (36) additional parking spaces have been provided at various locations throughout the development, as well as fifteen (15) on-street spaces shown on Grand Street.

The parking space requirements in Section 5.03 are described as maximum requirements. In exceeding these provisions, the applicant must demonstrate a need for the additional guest spaces proposed.

Items to be Addressed: 1) Verify all garages proposed can accommodate 2 cars. 2) Reduce amount of guest parking, or demonstrate need for additional parking to Planning Commission.

SIDEWALKS

Sidewalks are proposed along both Grand Street and Baker Road frontages. Sidewalks along the ROWs are noted as 4-feet wide; whereas, internal sidewalks are provided at 5-feet in width. A width is not provided for the sidewalk providing southern internal access to the site from Baker Road, although through scaled measurement it appears to be less than 4-feet in width.

Section 3.12 of the Ordinance regulates the construction of perimeter sidewalks; however, an adequate width is not provided. The non-motorized plan depicts future pedestrian connections along both Grand and Baker; however, description of the various pathways does not address appropriate widths either.

At a minimum, perimeter sidewalks should be a minimum of five (5) feet in width. Sidewalk width on Baker Road may need to be wider to accommodate additional pedestrian traffic between the school facilities and downtown.

An internal pedestrian connection appears to be missing along the southern elevation of the northernmost 12-unit building.

Items to be Addressed: Consider widening sidewalk widths along Grand and Baker ROWs.

LANDSCAPING

A conceptual landscape plan has been provided by the applicant for review and comment. A detailed landscape plan will be required at the final site plan stage of review.

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| Composition: | At the time of detailed landscape submission, the applicant will be required to provide a detailed landscape schedule with botanical names, sizes, spacing, etc. of each proposed plant. |
| Street Trees: | Street trees (canopy trees) are required at a minimum of every thirty (30) feet or a maximum of forty (40) feet between the sidewalk and the curb for development with frontage on a public street. Nineteen (19) to 25 street trees are required along the Grand and Baker Road ROWs in order to meet this requirement. Eighteen (18) street trees are depicted on the conceptual landscape plan. |
| Parking Lot Screening: | Parking lot screening is not required, as none of the proposed parking areas are adjacent to a ROW. |
| Interior Parking Lot: | Parking lots having either 3,000 sq. ft. of area or 25 spaces are required to provide at least 3% of the total parking area as |

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landscaping. Thirty-six (36) parking spaces are proposed requiring the 3% landscape material, as well as 4 parking lot trees and 400 additional square feet of interior landscaped area to be provided on the detailed landscape plan.

Buffer/Screen: The multiple-family development is adjacent to existing VR zoned/used property to both the west and south. The applicant conceptually shows Buffer Zone "B" along both of these property lines to provide required screening.

Site Landscaping: One (1) tree is required for each 1,000 square feet of open space on the development site. Trees in the required screen can count toward this calculation. The conceptual landscape plan indicates 3.01 acres of open space are provided requiring 131 trees.

Details: Planting and staking details will be required during final site plan.

Refuse Containers: Curb-side pick-up is proposed.

Items to be Addressed: Provide detailed landscape plan as indicated above with the final site plan.

LIGHTING

A lighting plan is required for final site plan including full photometric plan and details of all exterior lighting fixtures proposed.

Items to be Addressed: Provide full photometric plan and details of all the proposed lighting at final site plan review.

SIGNS

A sign location has not been demonstrated on the conceptual plan. Any signs(s) must comply with all applicable provisions of Article 7, Signs, of the Zoning Ordinance. A detailed sign plan will be required at the final stage of site plan review, if applicable.

Items to be Addressed: Provide location and detail of all signage at final site plan review.

EXTERIOR ELEVATIONS/FLOOR PLANS

Building elevations and floor plans for each of the proposed structure types has been provided. See

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Items to be Addressed: Baker Road Architectural Design Standards to be reviewed during final site plan review.

RECOMMENDATIONS

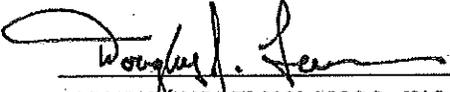
We recommend the comments of this review be addressed to the satisfaction of the Planning Commission prior to recommendation of approval of the area plan/preliminary site plan to City Council:

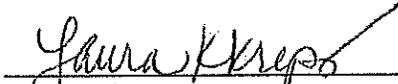
Area Plan/Preliminary Site Plan

1. City Engineer review soil suitability.
2. City Engineer review of traffic study.
3. City Engineer review of existing/proposed essential facilities and services.
4. Revise parallel plan to reflect setback requirements of the VR zoning district.
5. External pedestrian crossings/connections off-site should be considered.
6. Provide list of dimensional deviations sought through PUD approval.
7. Verify all garages will accommodate 2 cars.
8. Reduce amount of guest parking or demonstrate need for additional parking to Planning Commission.
9. Consider a traditional grid street pattern for the internal layout.

Final Site Plan

1. Take steps to preserve trees on-site.
2. Identify trees to be preserved.
3. Provide tree replacement calculation.
4. Consider widening sidewalk widths along Grand and Baker ROWs.
5. Provide detailed landscape plan.
6. Provide full photometric plan and details of all proposed lighting fixtures.
7. Provide location and detail of all signage.
8. Provide exterior façade materials during final site plan review.


CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, AICP
Executive Vice President


CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Associate

241-1419

cc: Steve Brouwer via stevebrouwer@arbrouwer.com

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ARCHITECTS. ENGINEERS. PLANNERS.

February 22, 2016

CITY OF DEXTER
8140 Main Street
Dexter, MI 48130

Attention: Ms. Michelle Aniol (Sent via Electronic Mail)
Community Development Manager

Regarding: Grandview Commons
Area Plan – Review No. 1
OHM JN: 0130-16-1001

Ms. Aniol:

The applicant, Steve Brouwer with MMB Equities LLC., is proposing a residential area with surrounding parking lot at the southeast corner of Grand Street and Baker Road. We have reviewed the area plan which was received on February 1, 2016. The plans were reviewed in accordance with the City of Dexter Engineering Standards and we have found that the plans require revision. The following items shall be addressed and revised plans provided for additional review:

GENERAL:

1. A legal description of property, including lot number and parcel identification number shall be provided on the plans.
2. Based on review of GIS and property descriptions there seems to be some question as to the exact property. The applicant is requested to provide a discussion in their response letter regarding research and final verification of the property lines. The referenced ALTA survey shall be included as part of the preliminary site plan submittal.
3. Topographical data fully encompassing the site and surrounding areas including 50 feet around the proposed site shall be provided. We specifically note deficiencies in the southwestern corner of the property.
4. Proposed building/structures shall have floor area, number of floors and height indicated where applicable.
5. The engineering standards and Master Plan indicate Baker Road is master planned as a 120' wide right of way. OHM is reviewing the basis of this requirement and may comment on its application in future reviews.
6. The plan will require considerations for public street lighting on Grand and Baker Roads.

WATER AND SANITARY SEWER:

7. Per the Engineering Standards, the proposed water main will need to be extended across the entire frontage of the site. The main alignment shall be separate from the sanitary sewer by at least 10 feet. It is also requested that the water main is looped to an existing 8-inch stub located approximately 200' northwest of the site on the north side of Grand Street.
8. The plans shall indicate the size of the proposed water main and include 12-foot easements for all proposed main.
9. The City of Dexter Utilities Department will require that a separate meter is provided for each unit.

10. Water service lines and sewer leads shall be located such that curb stops and cleanouts are not located within paved surfaces. Where possible, manholes and gate valves shall also be in greenbelt areas.
11. Water main valves shall be indicated on the plans.
12. The Fire Department will comment on the hydrant locations and plans must conform to Fire Department Guidelines.
13. The size of all proposed sewers and building service leads shall be indicated on the plans.
14. The proposed sewer will be public and shall be within easements.

STORM WATER MANAGEMENT:

15. Preliminary invert elevations and detention calculations, sizes and outlets shall be provided for the proposed storm water management system.
16. The existing and proposed storm sewer extending from Baker Road shall include easements.
17. The proposed parking areas will likely require catch basin and storm sewer. The revised plans shall include sewer and a proposed outfall.
18. The preliminary site plan shall explore low impact development alternatives for storm water treatment. This includes performing testing of existing underlying soils to take advantage of infiltration.

PAVING AND RIGHT OF WAY:

19. All private roadways and parking lots must have concrete curb and gutter.
20. The proposed connection between Grand and the Mill Creek pathway shall be 10' wide asphalt pathway. The easement width shall be labeled. The applicant shall also consider the recommendations provided from Smith Group JJR's review comments.
21. The plan currently shows constructing parallel parking along Grand Street. Due to the classification of the street, the applicant may also explore the use of non-parallel parking along this route. The use of non-parallel parking will require a decision sight distance analysis to ensure safe operation.
22. The plans shall include provisions for the reconstruction of Grand Street from the western property line towards Baker Road. This shall also include the reconstruction of the south curb line of Grand street in a manner that aligns the southeastbound lanes across the intersection.
23. The site plan indicates the construction of a public art pad adjacent to the Baker Road driveway. This location should be reviewed for corner sight distance obstructions.
24. The proposed site driveways should be constructed in accordance with the City of Dexter Standards. The Baker Road Access shall be reconfigured such that the driveway radius does not encroach onto the existing property to the south. The radii may also be modified based on the expected design vehicles for the site.
25. Sidewalks within the site are dimensioned at 5 feet wide. Where the sidewalk is adjacent to parking the width should be increased to 7 feet to allow for bumper overhang and/or door swing without substantial impact to the clear width of the walkway.

TRAFFIC:

As part of the area plan submittal, the applicant supplied a traffic study for the site. In general, effects are expected to be minimal on surrounding roadways and the study is acceptable with minor revisions. We offer the following comments from our review of the study:

26. The study shows all inbound trips using the driveway off Grand. With no anticipated inbound trips using the Baker driveway, the Baker driveway should be configured to only allow for traffic leaving the development. If the Baker Road is intended to accommodate 2-way traffic, the study should be revised to include proposed inbound turns at this location.

27. Figure 3 in traffic impact study appears to have some of the turn volumes shown in the wrong place. The applicant's traffic engineer shall review and revise as necessary.

DEXTER AREA FIRE DEPARTMENT REVIEW

The following comments have been provided by Inspector Donald Dettling with the Dexter Area Fire Department (DAFD).

1. Addressing Road-Street-Drive Name: Unknown if named or how this will be determined
2. Private Roadway within the City of Dexter: DAFD does not support these types of roadways for many reasons, mainly the ability to maintain accessibility for emergency vehicles
3. Blocking 1 of the 2 Accesses: The ability of DAFD to have access from both accesses shall not be hindered by any type of long-term closers (like gates or breakaway bollards).
4. Knox Box: Purchase and installation of These types of box for the larger housing units
5. Fire Department Apparatus Access: Provided with this letter are the requirements for this roadways. The wider widths shall be applied for this project.
6. Fire Hydrants: Current plans maybe within standard, DAFD will require the addition of additional hydrants for the protection of this project (both within the complex as well as on Grand Street) as well as flow rates for the current system applied for the future needs.
7. Fire & Smoke Detection: DAFD supports the installation and off-site monitoring of these lifesaving systems for the entire project.*
8. Fire Suppression: DAFD supports the installation and off-site monitoring of these life-saving and property protecting systems for the entire project and at the very least the larger multi occupied building,*

** The City of Dexter Fire Protection Ord. allows for improvements in areas of fire protection/ suppression for reductions in other sections of this Ordinance.*

The above comments should be addressed and the City of Dexter Engineering Standards reviewed prior to submitting for an additional site plan review. Should you have any questions about this review, please feel free to contact me at 313-481-1252 or via e-mail at pat.droze@ohm-advisors.com.

Sincerely,
 OHM Advisors



Patrick M. Droze, P.E.
 Project Engineer

cc: Courtney Nicholls, City Manager
 Dan Schlaff, DPS Superintendent
 Dan Dettling, Dexter Area Fire Department
 File



Dexter Area Fire Department

8140 MAIN STREET • DEXTER, MICHIGAN • 48130-1044
 TELEPHONE: (734) 426-4500

FIRE CHIEF
 ROBERT L. SMITH

January 1, 2016

TO: Patrick Droze
 FROM: Inspector Donald Dettling
 RE: Grandview Commons
 CC: Robert Smith Fire Chief

Enclosed

Please find Dexter Area Fire Department's comments for the above named project, it is our understanding this is only a concept review and that you will incorporate our comments into an overall review at this stage of this project. Feel free to change wording as long as our intent is clearly validated.

- **Addressing Road-Street-Drive Name:** Unknown if named or how this will be determined
- **Private Roadway within the City of Dexter:** DAFD does not support these types of roadways for many reasons, mainly the ability to maintain accessibility for emergency vehicles
- **Blocking 1 of the 2 Accesses:** The ability of DAFD to have access from both accesses shall not be hindered by any type of long-term closers (like gates or breakaway bollards).
- **Knox Box:** Purchase and installation of These types of box for the larger housing units
- **Fire Department Apparatus Access:** Provided with this letter are the requirements for this roadways. The wider widths shall be applied for this project.
- **Fire Hydrants:** Current plans maybe within standard, DAFD will require the addition of additional hydrants for the protection of this project (both within the complex as well as on Grand Street) as well as flow rates for the current system applied for the future needs.
- **Fire & Smoke Detection:** DAFD supports the installation and off-site monitoring of these lifesaving systems for the entire project.*
- **Fire Suppression:** DAFD supports the installation and off-site monitoring of these life-saving and property protecting systems for the entire project and at the very least the larger multi occupied building,*

Inspector comments: The City of Dexter Fire Protection Ord. allows for improvements in areas of fire protection/suppression for reductions in other sections of this Ord.

CHAPTER 5

FIRE SERVICE FEATURES

SECTION 501 GENERAL

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter.

501.2 Permits. A permit shall be required as set forth in Sections 105.6 and 105.7.

501.3 Construction documents. Construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

501.4 Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

SECTION 502 DEFINITIONS

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

FIRE COMMAND CENTER. The principal attended or unattended location where the status of the detection, alarm communications and control systems is displayed, and from which the system(s) can be manually controlled.

FIRE DEPARTMENT MASTER KEY. A limited issue key of special or controlled design to be carried by fire department officials in command which will open key boxes on specified properties.

FIRE LANE. A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

KEY BOX. A secure, tamperproof device with a lock operable only by a fire department master key, and containing building entry keys and other keys that may be required for access in an emergency.

SECTION 503 FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions; and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 23.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.7.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

FIRE SERVICE FEATURES

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) in length shall be provided with an approved area for turning around fire apparatus.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with *AASHTO Standard Specification for Highway Bridges*. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

503.3 Marking. Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

503.5 Required gates or barricades. The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys or highways.

503.5.1 Secured gates and barricades. When required, gates and barricades shall be secured in an approved manner. Roads, trails and other accessways that have been closed and obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the owner and the fire code official.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

SECTION 504 ACCESS TO BUILDING OPENINGS AND ROOFS

504.1 Required access. Exterior doors and openings required by this code or the *International Building Code* shall be main-

tained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.

504.2 Maintenance of exterior doors and openings. Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words THIS DOOR BLOCKED. The sign shall consist of letters having a principal stroke of not less than 0.75 inch (19.1 mm) wide and at least 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with Chapter 10. Access doors for high-piled combustible storage shall comply with Section 2306.6.1.

504.3 Stairway access to roof. New buildings four or more stories in height, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3 percent slope), shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1009.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

SECTION 505 PREMISES IDENTIFICATION

505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

505.2 Street or road signs. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.

SECTION 506 KEY BOXES

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

506.2 Key box maintenance. The operator of the building shall immediately notify the fire code official and provide the

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101
GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102
REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103
MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm). See Figure D103.1.

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

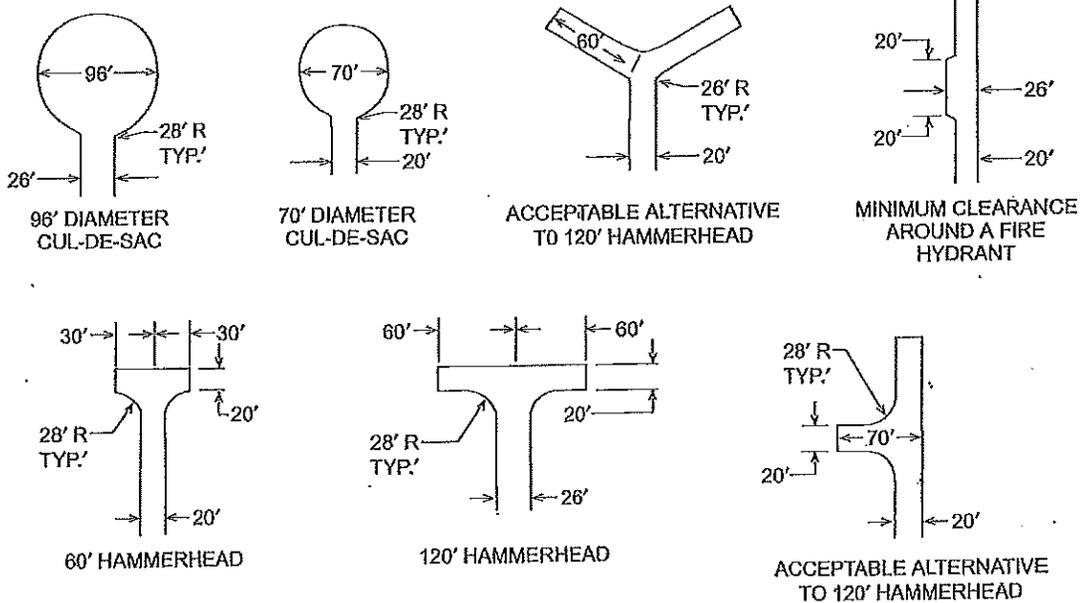
TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools.
7. Locking device specifications shall be submitted for approval by the fire code official.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

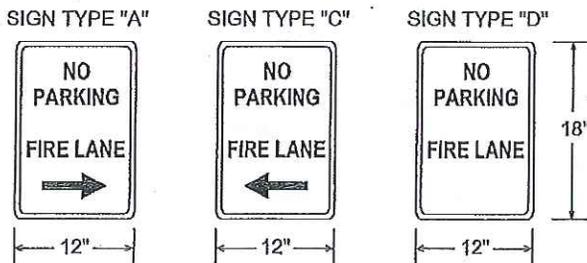


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

**SECTION D104
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS**

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least three means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than

62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

**SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS**

D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

**SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS**

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the *International Fire Code*.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

**SECTION D107
ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS**

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with

separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are 30 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

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The City of
Michigan

OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

STAFF REPORT

To: Chairman Kowalski and Planning Commission
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Date: February 29, 2016

Miscellaneous Updates

- Rene Papo requested a meeting with staff to discuss Mill Creek Terrace. The meeting was scheduled for Tuesday, Feb. 16th. Staff provided Mr. Papo with copies of the approved site plan and development agreement. For clarification, any changes to the approved site plan that consists of an expansion or reduction of 1,000 sq. ft. or more would require site plan review by the Planning Commission and City Council. Changes to the approved elevation plan would require review of the Site Plan Review Committee.
- Staff has three meetings with developers and the MEDC on Wed, Feb 17th. Discussion focused on the potential for Community Revitalization Program (CRP) and Community Development Block Grant (CDBG) funding assistance programs for the following projects:
 - Strawberry Alarm Clock – Jack Savas
 - 3045 Broad Street – Foremost Development
 - Grandview Commons – AR Brouwer

A copy of the MEDC CRP Guidelines accompanies this report.

- Staff and Ann Arbor Spark conducted a business retention call with Rob Toth at Dexter Research Center on Wed, Feb 24th.
- The first Dexter Business Summit for 2016 has been scheduled for Thurs, Mar 3rd from 7:30 – 9:00 am. Our host is MC3. The Invitation is attached to this report.
- Dairy Queen opens on March 1st.
- Hotel Hickman is planning a grand Re-Opening in mid-March.
- Staff received a call from John Evans indicating the property at 8060 Main (formerly Huron Camera/Absolute Computer) has been sold. Staff will provide details as they become available.
- On February 22, 2016 City Council approved a Pre-development Agreement with Foremost Development Company. This action followed a recommendation by the DDA and RFQ Committee, and review by the City/DDA Attorney.

The Pre-Development Agreement sets forth the following:

The subject properties:

- 3045 Broad Street (08-08-06-280-001)
 - 8077-8087 Forest Street (08-08-06-280-024 and 08-08-06-280-025)
 - 8090 Grant Street (08-08-06-280-002)
- Provides the City and Developer an exclusive six (6) month period to try to develop a conceptual plan that each want, and if both side are happy, provides the Developer with an additional three (3) month period to reach an agreement with the City on the purchase of the property;

- Outlines a public meeting process the Developer must undertake, at his expense for obtaining public input on design, layout and use(s) of the property;
- Outlines tasks for each side during the Study Period, including whatever physical inspections the developer wants/needs, in order to provide a preliminary pro forma analysis;
- Clarifies the City is under no obligation to approve anything and neither party is required to enter into a Development Agreement, if parties cannot agree on terms; and
 - Clarifies that neither Foremost, nor any professionals it uses during the public meeting process shall have a proprietary interest in any design work resulting from the public meeting process. In addition, the agreement also requires Foremost to include language in any contracts it enters with professionals that clarifies the professionals do not have a proprietary interest in any design works they may produce.
- City Council adopted the 2016-2012 Parks and Recreation Master Plan at its meeting on Monday, February 22, 2016. A copy of the adopted plan can be accessed online at: <http://dextermi.gov/events/public-hearing-parks-and-recreation-commission>. As copy of the memo, prepared by Justin Breyer, and summarizing the updates accompanies this report.

PURE MICHIGAN[®]

MICHIGAN COMMUNITY REVITALIZATION PROGRAM GUIDELINES

PROGRAM GOALS

The Michigan Strategic Fund (MSF) Act, MCL 125.2011 et. seq. was amended to add Chapter 8C to create and operate the Michigan Community Revitalization Program (MCRP), administered by the Michigan Economic Development Corporation (MEDC) on behalf of the MSF. Community Revitalization will accelerate private investment in areas of historical disinvestment, contribute to Michigan's reinvention as a vital, job-generating state, foster redevelopment of functionally obsolete properties, reduce blight, support the rehabilitation of historic resources, and protect the natural resources of this state. The focus of the MCRP is to encourage and promote capital investment and redevelopment on brownfield and historic preservation sites located in traditional downtowns and high-impact corridors.

ELIGIBLE APPLICANTS

Any person or multiple persons may apply to the MSF for approval of a MCRP incentive associated with a project.

PROJECT CONSIDERATIONS

Projects must meet the Community Development Guidance standards as established by the MEDC, which can be reviewed at: http://www.michiganbusiness.org/cm/Files/Community_Development/2015-Community-Incentive-Guidance.pdf. If the project meets the Community Development Guidance standards, a review of all statutory criteria will be conducted. The following legislative criteria will be evaluated by the MSF for all projects regardless of their applicability to any individual project:

- I. The amount of local community and financial support for the project. For example:
 - Community has committed financial support in the form of tax increment revenue or tax abatements.
 - Community has deemed this project a priority and the project type falls within their identified local plans.

- II. The applicant's financial need for a community revitalization incentive. For example:
 - A gap in financing is demonstrated via the submitted pro-forma and application.

- III. Whether the project is financially and economically sound. For example:
 - Ability to secure all sources of financing for the project.
 - Financial gap no longer exists after MCRP incentive is applied.
 - Reasonable assumptions are used for rental rates and owner occupied space.

- IV. Whether the project involves the rehabilitation of a historic resource. For example:
 - Property qualifies as a historic resource as defined in the Eligible Property section of this document.
 - Significant historic restoration and rehabilitation on the resource is to be performed.

- Applicant consultation with the State Historic Preservation Office (SHPO).
 - Utilization of federal historic tax credits.
- V. The level and extent of environmental contamination. For example:
- Department of Environmental Quality (DEQ) has determined the site a Facility.
 - DEQ committed funding for cleanup of the site via a loan or grant.
 - Applicant consultation with the DEQ.
- VI Competition with existing Michigan businesses. For example:
- Extent of comparable existing businesses in the region.
- VII Any other requirements required by the MSF Board

The MSF will evaluate any other legislative criteria as applicable to the specific project including, but not limited to:

- The extent of reuse of vacant buildings and redevelopment of blighted property
- Whether the project promotes mixed-use development and walkable communities
- If the project will act as a catalyst for additional revitalization of the community in which it is located.
- Creation of jobs.
- The level of private sector and other contributions, including, but not limited to, federal funds and federal tax credits.
- Whether the project increases the density of the area.
- Whether the project converts abandoned public buildings to private use.
- Whether the project promotes sustainable development.
- Whether the project addresses area wide redevelopment.
- Whether the project addresses underserved markets of commerce.

LEVEL OF SUPPORT

MSF support for a single project shall not exceed 25% of the eligible investment, and in no event shall the MSF support exceed a total of \$10,000,000 for any project (including any combination of loan, grant or other economic assistance). However, legislation allows that annually the MSF may consider support up to three single projects that shall not exceed 50% of the eligible investment up to \$10,000,000 for the specific purpose of historic preservation. Further, no part of the MSF support that is in the form of a grant shall exceed \$1,500,000 for any project.

ELIGIBLE PROPERTY

Documentation that the project is located on an eligible property is required at the time the application is submitted. While subject to legislative change, eligible property includes one or more of the following:

- I. Facility: As defined in Public Act 451 of 1994, MCL 324.20101, means any area, place, or property where a hazardous substance in excess of concentrations that satisfy the cleanup criteria for unrestricted residential use has been released, deposited, disposed of, or otherwise comes to be located. A Phase I and Phase II Baseline Environmental Assessment is used to determine whether the property is a facility. The MEDC will confirm with the MDEQ who will certify the property as a facility after adequate documentation is received from the developer.
- II. Historic Resource: Means a publically or privately owned historic building or structure,

individually listed, or located within a historic district designated by the National Register of Historic Places, the State Register of Historic Sites, or a local unit acting under the Local Historic Districts Act, 1970 PA 169. Documentation is required to verify any of the above designations. These projects must meet the federal Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, (Standards) (36 CFR 67);

- III. **Functionally Obsolete:** Means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself, or the property's relationship with other surrounding property as determined by a Michigan Advanced Assessing Officer or a Michigan Master Assessing Officer.
- IV. **Blighted:** Means any property that meets any of the following criteria as determined by the respective unit of government, building official, or assessor when applicable:
 - Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance;
 - Is an attractive nuisance to children because of physical condition, use, or occupancy;
 - Is a fire hazard, or is otherwise dangerous to the safety of persons or property;
 - Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use;
 - Is tax reverted property owned by a qualified local governmental unit, by a county, or by this state;
 - Is property owned, by or under the control of, a land bank fast track authority under the Land Bank Fast Track Act, 2003 PA 258; and
 - Has substantial subsurface demolition debris buried on site so that the property is unfit for its intended use.
- V. **Adjacent or Contiguous:** Other parcels that are adjacent or contiguous to property described in (I) through (IV), as long as the property is improved and the taxable value is increased for the adjacent and contiguous property in conjunction with the project property.
- VI. **Any Other Property:** "Any Other property" means property that previously met the conditions described in (I), (III) and (IV) within the last 15 years for which assistance will further the program goals of the MCRP

ELIGIBLE INVESTMENT

An eligible investment, as adopted in Resolution 2013-031, Approval of the Definition of Eligible Investment for the MCRP Program, means at least one, or any combination of, the following expenditures which may have occurred prior to the MSF approval of the application and has not been completely reimbursed to, or paid for on behalf of, the applicant. Collectively these expenditures are eligible investments and are referred to as "Hard Costs":

- Any fees or costs for alteration, construction, improvement, demolition, or rehabilitation of buildings of an approved project, including utility tap fees, and fees and costs paid to a governmental entity for permits, zoning, and inspections;

- Any fees or costs for site improvements to an approved project, including, a surface parking lot, parking garage, parking ramp, utilities and public infrastructure, such as roads, curbs, gutters, sidewalks, landscaping, lighting, grading and land balancing;
- Any fees or costs for the addition of machinery, equipment or fixtures to an approved project; or
- Professional fees or costs for an approved project for architectural services, engineering services, Phase I environmental site assessment, Phase II environmental site assessment, or Baseline Environmental Assessment, or surveying services.

The MSF or MSF Fund Manager, on its behalf, may impose additional terms and conditions involving any Hard Costs that meet eligibility for reimbursement under any tax increment financing, including requiring those costs to be repaid to the MSF, or excluding any such costs from Hard Costs.

In no event shall any of the following, which are collectively referred to as "Soft Costs", be deemed any part of the Hard Costs:

- acquisition fees or costs for real property,
- developer fees or costs,
- closing fees or costs,
- legal fees or costs,
- professional fees or costs (other than those included above as part of the Hard Costs),
- title commitment fees or costs,
- title insurance fees, premiums or costs,
- management fees or costs (including Project management and construction management),
- appraisal fees or costs,
- bank or other lender financing, interest, or inspection fees or costs,
- leasing or sales commission fees or costs,
- shared savings, or fees or costs arising from penalties or other reductions in payment from any contract for improvements to the Project,
- performance bond and other risk contingency fees and costs,
- marketing fees or costs,
- LEED certification costs,
- zoning fees or costs (other than those zoning fees or costs paid to a governmental entity included above as part of the Hard Costs),
- taxes, or
- hazard, liability or any other insurance fees and costs.

PROJECT EVALUATION, PROCESS AND MSF SUPPORT

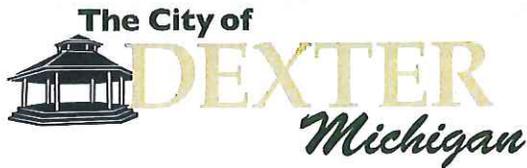
Request for MSF support of projects, includes the following:

- Intake form, pro-forma, financial and supporting documentation and MEDC leadership consideration;
- Letter of Interest, when appropriate;
- A completed application package;
- Financial structure and terms sheet;
- Payment of any required fees;
- Michigan Strategic Fund consideration;
- Development Agreement and milestone completion; and
- Project completion, required reporting following project completion, and closeout.

All MSF support shall be memorialized by final written grant, loan or other economic assistance agreements, with terms and conditions in accordance with state law, these guidelines and otherwise satisfactory to the MSF, including, without limitation, requiring performance-based milestones which shall govern disbursements; and requiring periodic reporting of data, financial information, and any other information required to facilitate reporting to the MSF and the Michigan legislature, including periodic reporting after completion of a project. The program may require applicants to pay reasonable application fees, and any other expenses incurred in administering the program, to the MEDC.

You're Invited

To the next



&



Joint Business Summit

DATE: Thursday, March 3, 2016

TIME: 7:30—9:00 am (Networking begins at 7:30 am)

PLACE: MC3 Cardiopulmonary, 2555 Bishop Circle West

At this Summit you will have an opportunity to hear the latest programs and services available to help you grow and expand your business. Presentations include:

- National Manufacturing Day
- Excellence for Dexter Schools
- Skilled Jobs Training
- City Developments

TO REGISTER ONLINE, Click [here](#)



Michigan

OFFICE OF THE CITY MANAGER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Mayor Keough and Council Members
From: Courtney Nicholls, City Manager
Justin Breyer, Assistant to the City Manager
Re: Consideration of: 2016 – 2021 Parks and Recreation Master Plan
Date: February 17, 2016

The City of Dexter's Parks and Recreation Master Plan development process began in April 2015 with a discussion at the Parks and Recreation Commission as to the steps that the City would need to take to update the 2009 – 2014 Plan. Since that time, the City has engaged the public and collected feedback through a survey, an input session, and a 30-day public comment period on the draft Plan.

The 30-day public comment period ended on Monday, February 15th. The Parks and Recreation considered the Plan along with the feedback received during the comment period on February 16th, and unanimously voted to recommend adoption of the Plan to City Council. If City Council adopts the Plan on February 22nd, then it will be sent to the Michigan Department of Natural Resources before the March 1, 2016 deadline.

A copy of the current Master Plan document may be obtained in hard-copy at the City Office or online at: <http://dextermi.gov/events/public-hearing-parks-and-recreation-commission>

The following are items that have been updated since the last time that Council received a draft copy of the Plan:

- Demographic tables have been updated with SEMCOG 2015 actual data.
- Various grammatical and factual edits (i.e. Dam removed in 2008, not 2012. WAVE instead of WWAVE)
- Maps were rearranged for better print quality.
- Soils section updated with more up-to-date information.
- Organizational structure graphic updated.

Items that still need to be updated as of 2/17/2016 (included in the resolution below):

- Map of Lion's Park edited to include new playground.
- Add items to appendix:
 - Notices of Public Hearing
 - Parks and Recreation Commission Minutes (2/16/2016)
 - City Council Minutes (2/22/2016)
 - Notice of 30-Day Public Comment Period
 - Website information related to public hearing and public comment period
- Update maps with correct City boundaries.
- Public Hearing Section (page 55) updated with information from Parks and Recreation Commission Public Hearing (2/16/2016)
- Anything discussed by Parks and Recreation Commission and City Council as a part of the resolution of adoption

The recommended resolution is as follows:

WHEREAS, the City of Dexter has undertaken a Five Year Parks and Recreation Plan which describes the physical features, existing recreation facilities and the desired actions to be taken to improve and maintain parks and recreation facilities during the period of 2016 and 2021; and

WHEREAS, public input was generated through a public survey and a public input session held on December 3, 2015 to provide an opportunity for citizens to express opinions, ask questions, and discuss all aspects of the Recreation Plan; and

WHEREAS, a public hearing was held Tuesday, February 16, 2016 at the Dexter District Library during a Parks and Recreation Commission Regular Meeting; and

WHEREAS the Plan has been developed as a guideline for improving parks and recreation for the residents of the City of Dexter;

NOW, THEREFORE, BE IT RESOLVED, the City of Dexter Parks and Recreation Commission recommends to the Dexter City Council adoption of the 2016 – 2021 Parks and Recreation Master Plan with the following changes to the presented document:

- Update of language in the soils section relating to
- Map of First Street Park edited to include new playground.
- Add items to appendix:
 - Notice of Public Hearing
 - Parks and Recreation Commission Minutes (2/16/2016)
 - City Council Minutes (2/22/2016)
 - Notice of 30-Day Public Comment Period
 - Website information related to public hearing and public comment period
- Update maps with correct City boundaries.
- Public Hearing Section (page 55) updated with information from Parks and Recreation Commission Public Hearing (2/16/2016)

MOVED BY:

SECONDED BY:

YEAS:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED THIS 22nd DAY of FEBRUARY 2016.

Shawn W. Keough, Mayor

I hereby certify that the attached is a true and complete copy of a resolution adopted by the City of Dexter Council, County of Washtenaw, State of Michigan, at a regular meeting held on the 22nd day of FEBRUARY 2016.

CERTIFIED BY:

Carol J. Jones, Interim City Clerk



Michigan

OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

STAFF REVIEW

To: Matt Kowalski, Chairman and Planning Commissioners
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Re: CSPR 2016-01 Dexter Fastener Technologies Phase 2 Building Addition; plan dated, February 2, 2016; received by the city on February 4, 2016.

Zoning: RD- Research and Development District

Date: March 2, 2016

The Planning Commission is scheduled to consider a request for combined preliminary and final site plan approval, submitted by Dexter Fastener Technologies for a 41,073 square foot addition to the existing 322,625 square foot manufacturing facility, located at 2110 Bishop Circle East. Accompanying this memo you will find the following information:

1. Applicant for Combined Site Plan Review, received February 4, 2016
2. Final Site Plan dated. February 2, 2016
3. Review letters from:
 - a. OHM dated, February 24, 2016
 - b. CWA dated, February 11, 2016
 - c. DAFD dated, February 8, 2016

In 2013 the applicant received site plan approval for Phase I expansion, which consisted of a 66,000 square foot addition to the manufacturing facility, a 21,343 square foot addition to the distribution center (2103 Bishop Circle West) and all parking, landscaping, lighting, utilities and other required site improvements associated with both Phase I and the future Phase 2 expansions.

Pursuant to Section 21.05 of the City of Dexter Zoning Ordinance staff has authorized the applicant to submit for combined preliminary and final site plan due to the applicant's request and the general lack of footprint and façade complexity. Please note that the site plan is combined preliminary and final and that Planning Commission/City Council will NOT see the site plan following action.

REVIEW COMMENTS

Concerns expressed by the consultants were minor and can easily be addressed on a revised site plan.

SUGGESTED MOTIONS – CSPR 2016-01 Dexter Fastener Technologies Phase 2 Building Addition

Based on the information provided by the applicant and reflected in the minutes of this meeting, and pursuant to Section 21.04, sub-section E6 Planning Commission Action, the Planning Commission recommends that City Council (**APPROVE/DENY**) CSPR 2016-01 Dexter Fastener Technologies Phase 2 Building Addition Combined Preliminary and Final Site Plan, dated February 2, 2016, for a 41,073 square foot building addition to the existing 322,625 square foot manufacturing facility, located at 2110 Bishop Circle East.

In making this determination, the following conditions shall apply:

1. Concerns noted in the OHM review dated, February 24, 2016;
2. Concerns noted in the CWA review dated, February 11, 2016;
3. Concerns noted in the DAFD review dated, February 8, 2016.

OR

Based on the information provided by the applicant and reflected in the minutes of this meeting, and pursuant to Section 21.04, sub-section E6 Planning Commission Action, the Planning Commission moves to **POSTPONE** action on CSPR 2016-01 Dexter Fastener Technologies Phase 2 Building Addition Combined Preliminary and Final Site Plan, dated February 2, 2016, for a 41,073 square foot building addition to the existing 322,625 square foot manufacturing facility, located at 2110 Bishop Circle East, until **(DATE)**, to allow the applicant more time to address the following issues:

1. Concerns noted in the OHM review dated, February 24, 2016;
2. Concerns noted in the CWA review dated, February 11, 2016;
3. Concerns noted in the DAFD review dated, February 8, 2016.



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OFFICE OF COMMUNITY DEVELOPMENT

RECEIVED

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FEB - 5 2016

CITY OF DEXTER

CITY OF DEXTER

SITE PLAN REVIEW & SPECIAL USE APPLICATION

Application is being made for: Preliminary Site Plan Review Final Site Plan Review
 Combined Site Plan Special Use Permit

Property Address: 2110 BISHOP CIRCLE EAST, DEXTER, MI 48130

Tax ID Number: 08-08-07-125-543

Proposed Use: LT. MANUFACTURING / WAREHOUSE

Zoning District: INDUSTRIAL - LIGHT MANUFACTURING

RD-Research & Development District

Property Owner Name: DEXTER FASTENER TECHNOLOGY, INC. Phone: 734-426-5200

Property Owner Address: 2110 BISHOP CIRCLE EAST, DEXTER, MI 48130

Applicant Name: DEXTER FASTENER TECHNOLOGY, INC. Phone: 734-426-5200

Applicant Address: 2110 BISHOP CIRCLE EAST, DEXTER, MI 48130

Representative (e.g. Engineer) Name: THOMAS C. AREHANT Phone: 517-262-3285

Representative Address: 4930 STONEWOOD CREEK DRIVE, JACKSON, MI 49201

Regulations and Standards: Applicant must complete the following and applicable standards must be noted on the site plan.

	Plan Submitted	Requirement	
1. Front Yard Setback (ft)	<u>62.6 FT.</u>	<u>50. FT.</u>	check here if corner lot
2. Side Yard Setback (ft)	<u>109.8 FT</u>	<u>22.5 FT.</u>	
3. Rear Yard Setback (ft)	<u>235.9 FT</u>	<u>35. FT.</u>	
4. Lot Coverage (%) (7a/6)	<u>27.6 %</u>	<u>35% MAX</u>	
5. Height (ft)	<u>26.63 FT.</u>	<u>40 FT</u>	
6. Total Site Area (ft)	<u>41.5 Acres = 1,807,740 FT.</u>	<u>1 ACRE (43,560 FT)</u>	
7a. Building Coverage (ft)	<u>484,658 FT.</u>		
7b. Floor Area (ft)	<u>484,658 FT.</u>		



Michigan

OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

State & County Environmental Permits Checklist

Name of Business: DEXTER FASTENER TECHNOLOGY INC

Mailing Address: 2110 BISHOP CIRCLE EAST, DEXTER, MI 48130

Telephone: 734-426-5200 Fax: _____

Type of Business: MANUFACTURING Owner/Manager: DAN JOHNSON

Date: _____ Signature: [Handwritten Signature]

Note: For assistance with permits and approvals from the Michigan Department of Environmental Quality (MDEQ), including permit coordination among MDEQ Divisions, contact the Permit Coordinator at 517-334-4235.

Check the items that may pertain to your project or facility, then contact the office(s) listed to determine specific requirements. Return a copy of this checklist to the City of Dexter as part of your site plan submittal – even if state and county approvals have not been obtained. An updated copy should be submitted prior to occupancy.

This list includes the most common permits and approvals related to waste, water quality and air quality.

Yes	No	Description
	✓	Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland or other surface water? Contact MDEQ Division Permits Section: 517-373-8088.
	✓	Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or oil the ground? Contact MDEQ Groundwater Program Section: 517-373-8148.
	✓	Will the project involve construction or alteration of any sewage collection or treatment facility? For facilities discharging to surface waters, contact MDEQ Surface Water Quality Division, District Office: 571-780-7690. For facilities discharging to groundwater, contact the MDEQ Waste Management Division District Office: 517-780-7690.
✓		Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type of oil substance, secondary containment and a Pollution Incident Prevention Plan (PIPP) may be required. Contact MDEQ Waste Management Division District Office: 517-780-7690.
	✓	Will the project involve installation, operation, or removal of an underground or aboveground storage tank containing a petroleum product or a hazardous substance? Contact: MDEQ Storage Tank Division: 517-373-8168.
	✓	Will the project involve liquefied petroleum gas storage tanks or container filling locations? Contact MDEQ Storage Tank Division: 517-373-8168.
	✓	Will the project involve the installation of a compressed gas dispensing station with storage? Contact MDEQ Storage Tank Division: 517-373-8168.
	✓	Will the project involve the generation of hazardous waste? Contact: MDEQ Waste Management Division District Office: 517-780-7690.

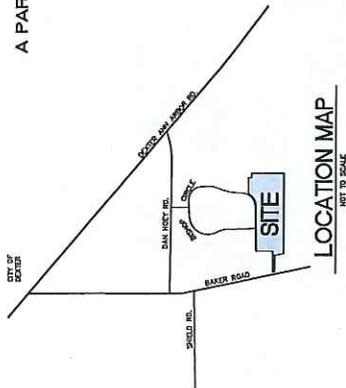
Environmental Checklist - Page 2

Yes	No	Description
	✓	Will the project involve the on-site treatment, storage or disposal of hazardous waste? Contact MDEQ Waste Management Division District Office: 517-373-9875.
	✓	Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? Contact MDEQ Waste Program Section: 517-373-9875.
	✓	Will the project involve land filling, transferring or processing solid non-hazardous wastes on-site? Contact MDEQ Waste Management Division District Office: 517-780-7690.
	✓	Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants? Contact MDEQ Permit Section: 517-373-7023.
	✓	Will the project or facility involve the storage, mixing or distribution of pesticides or fertilizers in bulk quantities? Contact Michigan Department of Agriculture, Pesticide and Plant Pest Management Division: 517-373-1087.
✓		Will the project involve any man-made change in the natural cover or topography of land, including cut and fill activities which may contribute to soil erosion and sedimentation? Will the earth change disturb an area of one acre or more, or occur within 500 feet of a lake or stream? If the answer to both of these questions is yes, a soil erosion and sedimentation control permit is required. Contact Washtenaw County Drain Commissioner: 734-994-2525.
	✓	Will the project involve the dredging, filling, or construction in, across or under (1) a river, stream, creek, ditch, drain, lake, pond or swamp (2) wetlands (3) floodplain (area that may have or ever had either standing or flowing water)? Contact MDEQ Land and Water Management Division: 517-373-9244.
	✓	Will the project involve any dredging within 500 feet of a lake, river, stream creek or ditch? Contact MDEQ Permit Consolidation Unit, Land and Water Management Division: 517-373-9244.
✓		Will the project involve any earth change activity within 500 feet of a lake or stream or will the project disturb an area greater than one acre in size? Contact MDEQ Soil Erosion and Sedimentation: 517-373-3178.
	✓	Will the project involve any construction or land alteration within 400 feet of a designated natural river or tributary? Contact MDEQ Land and Water Management Division, Soil Erosion and Sedimentation: 517-373-3178.
	✓	Will the project involve dredging, filling, grading or other alterations of the soil, vegetation or natural drainage, or placement or permanent structures in a designated environmental area? Contact MDEQ Land and Water Management Division, Great Lakes Section: 517-373-1950.
	✓	Will an on-site wastewater treatment system or septic system be installed? <ul style="list-style-type: none"> ➤ For sanitary sewage in quantities of 10,000 gallons per day or less: Contact Washtenaw County Environmental Health: 734-222-3800. ➤ For any subsurface discharge of sanitary sewage in quantities equal to or greater than 10,000 gallons per day. Contact: MDEQ Waste Management Division: 517-373-8148. ➤ For sanitary sewage in quantities of 6,000 to 10,000 per day: In addition to obtaining a construction permit from the county or district environmental health department, submit a state wastewater discharge notification form. Flow monitoring and reporting are required. Contact MDEQ Waste Management Division, Groundwater Permits Unit: 517-373-8148. ➤ For industrial or commercial wastewater in any quantity (other than sanitary wastewater) contact MDEQ Waste Management Division, Groundwater Permits Unit: 517-373-8148.
✓		Will the project involve the construction of a water supply well or extension of a water supply service from an existing water system? Contact MDEQ Drinking Water Program, Washtenaw County Environmental Health: 734-222-3800.
	✓	Are there out-of-service wells, abandoned wells, or cisterns on the site? (Drinking water, irrigation & monitoring wells.) Contact Washtenaw County Environmental Health: 734-222-3800.
	✓	Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? Contact: Washtenaw County Environmental Health: 734-222-3800.
	✓	Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? Contact MDEQ Waste Management Division Groundwater Program Section: 517-373-8148.
		Has the property or facility ever been subject to a remedial action, limited closure, or other environmental cleanup response under Part 201, Natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a baseline environmental assessment (BEA) been completed for the property? Contact MDEQ Environmental Response Division 517-373-9893 and/or MDEQ Storage Tank Division: 517-373-8168.

SITE PLAN

FOR DEXTER FASTENER TECHNOLOGIES, INC. MANUFACTURING FACILITY PHASE 2 EXPANSION DEXTER, MICHIGAN

A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 7, AND THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 8,
T2S, R5E, CITY OF DEXTER, WASHTENAW COUNTY, MICHIGAN



AERIAL PHOTOGRAPH
DATE: 07/11/2016

THIS INFORMATION IS

 FROM GOOGLE MAPS
 AND IS NOT TO BE USED FOR ANY
 OTHER PURPOSES WITHOUT THE
 EXPRESS WRITTEN PERMISSION OF
 THE SURVEYOR.

- SHEET INDEX**
- M100 OVERALL EXISTING CONDITIONS
 - M101 OVERALL DEVELOPMENT PLAN
 - M110 MANUFACTURING FACILITY DEMOLITION PLAN
 - M120 MANUFACTURING FACILITY DIMENSIONAL SITE PLAN
 - M130 MANUFACTURING FACILITY UTILITY PLAN
 - M131 MANUFACTURING FACILITY STORM SEWER PLAN DETAILS
 - M132 MANUFACTURING FACILITY SANITARY LEAD AND WATER LEAD PLAN DETAILS
 - M133 WATER LEAD PLAN
 - M121 DETENTION VOLUME CALCULATIONS
 - M122 STORM SEWER CALCULATIONS
 - M130 PHOTOMETRIC PLAN
 - M140 MANUFACTURING FACILITY GRADING
 - M141 EROSION CONTROL PLAN
 - M142 EROSION CONTROL NOTES + DETAILS
 - M150 SITE PAVEMENT NOTES + DETAILS
 - M151 CITY OF DEXTER SANITARY SEWER STANDARD DETAILS
 - M152 CITY OF DEXTER WATER MAIN STANDARD DETAILS
 - M153 CITY OF DEXTER WATER MAIN STANDARD DETAILS
 - M154 CITY OF DEXTER STORM SEWER STANDARD DETAILS
 - A11 BUILDING FLOOR PLAN
 - A13 EXTERIOR ELEVATIONS
 - A10 PARTIAL FLOOR PLAN (ADDITION)

OWNER / APPLICANT
 DEXTER FASTENER TECHNOLOGIES, INC.
 2110 BISHOP CIRCLE EAST
 DEXTER, MICHIGAN 48130

OWNER'S REPRESENTATIVE
 TOTAL CAPITAL ASSET MANAGEMENT, LLC
 4880 STONEWOOD CREEK DR.
 JACKSON, MICHIGAN 49201
 PHONE: (517) 262-3285

SURVEYOR
 ARBOR LAND CONSULTANTS, INC.
 2936 MADRONO CT.
 ANN ARBOR, MICHIGAN 48103
 PHONE: (734) 669-2960

ENGINEER
 DESINE INC.
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114
 PHONE: (810) 227-9533

ARCHITECT
 LINDHOUT ASSOCIATES ARCHITECTS, AIA PC
 10465 CITATION DR.
 BRIGHTON, MICHIGAN 48116
 PHONE: (810) 227-5668



SCALE:	AS NOTED
PROJECT NO.:	12716
DWG. NAME:	276-COV
PRINT:	FEB. 2, 2016
REVISED:	

TABLE A
DEXTER FASTENER TECHNOLOGIES
STORM SEWER DRAINAGE AREA CALCULATIONS
FOR RUNOFF DISCHARGED TO THE ONSITE DETENTION BASIN
BASED ON PROPOSED CONDITIONS POST PHASE 2 AND FUTURE PARKING CONSTRUCTION

Drainage Structure	Pavement	Tributary Area (Acres)	Runoff Coefficient	Runoff Volume (CF)	Calculated "C" Factor
100	0.95	0.00	0.00	0.00	0.00
101	0.95	0.19	0.00	0.00	0.00
102	0.95	0.15	0.00	0.00	0.00
103	0.95	0.15	0.00	0.00	0.00
104	0.95	0.13	0.00	0.00	0.00
105	0.95	0.13	0.00	0.00	0.00
106	0.95	0.13	0.00	0.00	0.00
107	0.95	0.13	0.00	0.00	0.00
108	0.95	0.13	0.00	0.00	0.00
109	0.95	0.13	0.00	0.00	0.00
110	0.95	0.13	0.00	0.00	0.00
111	0.95	0.13	0.00	0.00	0.00
112	0.95	0.13	0.00	0.00	0.00
113	0.95	0.13	0.00	0.00	0.00
114	0.95	0.13	0.00	0.00	0.00
115	0.95	0.13	0.00	0.00	0.00
116	0.95	0.13	0.00	0.00	0.00
117	0.95	0.13	0.00	0.00	0.00
118	0.95	0.13	0.00	0.00	0.00
119	0.95	0.13	0.00	0.00	0.00
120	0.95	0.13	0.00	0.00	0.00
121	0.95	0.13	0.00	0.00	0.00
122	0.95	0.13	0.00	0.00	0.00
123	0.95	0.13	0.00	0.00	0.00
124	0.95	0.13	0.00	0.00	0.00
125	0.95	0.13	0.00	0.00	0.00
126	0.95	0.13	0.00	0.00	0.00
127	0.95	0.13	0.00	0.00	0.00
128	0.95	0.13	0.00	0.00	0.00
129	0.95	0.13	0.00	0.00	0.00
130	0.95	0.13	0.00	0.00	0.00
131	0.95	0.13	0.00	0.00	0.00
132	0.95	0.13	0.00	0.00	0.00
133	0.95	0.13	0.00	0.00	0.00
134	0.95	0.13	0.00	0.00	0.00
135	0.95	0.13	0.00	0.00	0.00
136	0.95	0.13	0.00	0.00	0.00
137	0.95	0.13	0.00	0.00	0.00
138	0.95	0.13	0.00	0.00	0.00
139	0.95	0.13	0.00	0.00	0.00
140	0.95	0.13	0.00	0.00	0.00
141	0.95	0.13	0.00	0.00	0.00
142	0.95	0.13	0.00	0.00	0.00
143	0.95	0.13	0.00	0.00	0.00
144	0.95	0.13	0.00	0.00	0.00
145	0.95	0.13	0.00	0.00	0.00
146	0.95	0.13	0.00	0.00	0.00
147	0.95	0.13	0.00	0.00	0.00
148	0.95	0.13	0.00	0.00	0.00
149	0.95	0.13	0.00	0.00	0.00
150	0.95	0.13	0.00	0.00	0.00
151	0.95	0.13	0.00	0.00	0.00
152	0.95	0.13	0.00	0.00	0.00
153	0.95	0.13	0.00	0.00	0.00
154	0.95	0.13	0.00	0.00	0.00
155	0.95	0.13	0.00	0.00	0.00
156	0.95	0.13	0.00	0.00	0.00
157	0.95	0.13	0.00	0.00	0.00
158	0.95	0.13	0.00	0.00	0.00
159	0.95	0.13	0.00	0.00	0.00
160	0.95	0.13	0.00	0.00	0.00
161	0.95	0.13	0.00	0.00	0.00
162	0.95	0.13	0.00	0.00	0.00
163	0.95	0.13	0.00	0.00	0.00
164	0.95	0.13	0.00	0.00	0.00
165	0.95	0.13	0.00	0.00	0.00
166	0.95	0.13	0.00	0.00	0.00
167	0.95	0.13	0.00	0.00	0.00
168	0.95	0.13	0.00	0.00	0.00
169	0.95	0.13	0.00	0.00	0.00
170	0.95	0.13	0.00	0.00	0.00
171	0.95	0.13	0.00	0.00	0.00
172	0.95	0.13	0.00	0.00	0.00
173	0.95	0.13	0.00	0.00	0.00
174	0.95	0.13	0.00	0.00	0.00
175	0.95	0.13	0.00	0.00	0.00
176	0.95	0.13	0.00	0.00	0.00
177	0.95	0.13	0.00	0.00	0.00
178	0.95	0.13	0.00	0.00	0.00
179	0.95	0.13	0.00	0.00	0.00
180	0.95	0.13	0.00	0.00	0.00
181	0.95	0.13	0.00	0.00	0.00
182	0.95	0.13	0.00	0.00	0.00
183	0.95	0.13	0.00	0.00	0.00
184	0.95	0.13	0.00	0.00	0.00
185	0.95	0.13	0.00	0.00	0.00
186	0.95	0.13	0.00	0.00	0.00
187	0.95	0.13	0.00	0.00	0.00
188	0.95	0.13	0.00	0.00	0.00
189	0.95	0.13	0.00	0.00	0.00
190	0.95	0.13	0.00	0.00	0.00
191	0.95	0.13	0.00	0.00	0.00
192	0.95	0.13	0.00	0.00	0.00
193	0.95	0.13	0.00	0.00	0.00
194	0.95	0.13	0.00	0.00	0.00
195	0.95	0.13	0.00	0.00	0.00
196	0.95	0.13	0.00	0.00	0.00
197	0.95	0.13	0.00	0.00	0.00
198	0.95	0.13	0.00	0.00	0.00
199	0.95	0.13	0.00	0.00	0.00
200	0.95	0.13	0.00	0.00	0.00
TOTAL*	4.25	7.88	2.48	17.87	0.72

*Use anticipated building data for sizing of the onsite detention basin to ensure adequate volume for future development.

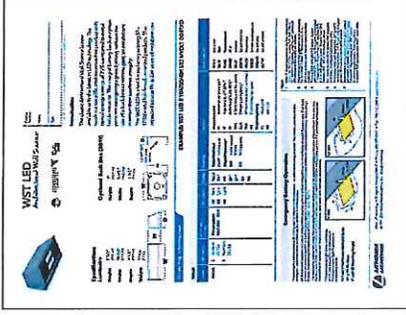
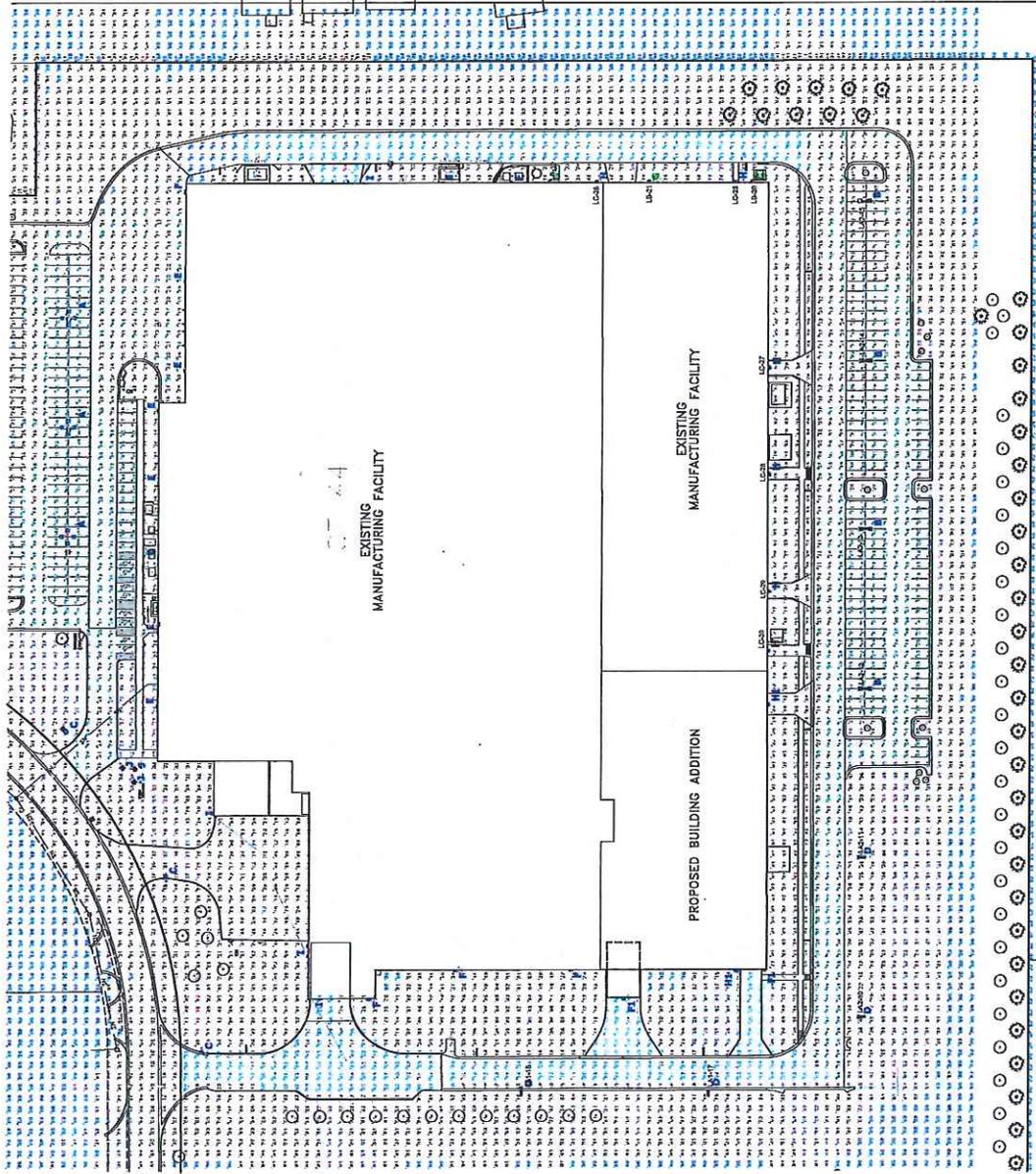
TABLE B
DEXTER FASTENER TECHNOLOGIES
STORM SEWER DRAINAGE AREA CALCULATIONS
FOR RUNOFF DISCHARGED TO DEXTER RESEARCH & BUSINESS PARK BASIN

Drainage Structure	Pavement	Tributary Area (Acres)	Runoff Coefficient	Runoff Volume (CF)	Calculated "C" Factor
101	0.95	0.00	0.00	0.00	0.00
102	0.95	0.19	0.00	0.00	0.00
103	0.95	0.15	0.00	0.00	0.00
104	0.95	0.15	0.00	0.00	0.00
105	0.95	0.13	0.00	0.00	0.00
106	0.95	0.13	0.00	0.00	0.00
107	0.95	0.13	0.00	0.00	0.00
108	0.95	0.13	0.00	0.00	0.00
109	0.95	0.13	0.00	0.00	0.00
110	0.95	0.13	0.00	0.00	0.00
111	0.95	0.13	0.00	0.00	0.00
112	0.95	0.13	0.00	0.00	0.00
113	0.95	0.13	0.00	0.00	0.00
114	0.95	0.13	0.00	0.00	0.00
115	0.95	0.13	0.00	0.00	0.00
116	0.95	0.13	0.00	0.00	0.00
117	0.95	0.13	0.00	0.00	0.00
118	0.95	0.13	0.00	0.00	0.00
119	0.95	0.13	0.00	0.00	0.00
120	0.95	0.13	0.00	0.00	0.00
121	0.95	0.13	0.00	0.00	0.00
122	0.95	0.13	0.00	0.00	0.00
123	0.95	0.13	0.00	0.00	0.00
124	0.95	0.13	0.00	0.00	0.00
125	0.95	0.13	0.00	0.00	0.00
126	0.95	0.13	0.00	0.00	0.00
127	0.95	0.13	0.00	0.00	0.00
128	0.95	0.13	0.00	0.00	0.00
129	0.95	0.13	0.00	0.00	0.00
130	0.95	0.13	0.00	0.00	0.00
131	0.95	0.13	0.00	0.00	0.00
132	0.95	0.13	0.00	0.00	0.00
133	0.95	0.13	0.00	0.00	0.00
134	0.95	0.13	0.00	0.00	0.00
135	0.95	0.13	0.00	0.00	0.00
136	0.95	0.13	0.00	0.00	0.00
137	0.95	0.13	0.00	0.00	0.00
138	0.95	0.13	0.00	0.00	0.00
139	0.95	0.13	0.00	0.00	0.00
140	0.95	0.13	0.00	0.00	0.00
141	0.95	0.13	0.00	0.00	0.00
142	0.95	0.13	0.00	0.00	0.00
143	0.95	0.13	0.00	0.00	0.00
144	0.95	0.13	0.00	0.00	0.00
145	0.95	0.13	0.00	0.00	0.00
146	0.95	0.13	0.00	0.00	0.00
147	0.95	0.13	0.00	0.00	0.00
148	0.95	0.13	0.00	0.00	0.00
149	0.95	0.13	0.00	0.00	0.00
150	0.95	0.13	0.00	0.00	0.00
151	0.95	0.13	0.00	0.00	0.00
152	0.95	0.13	0.00	0.00	0.00
153	0.95	0.13	0.00	0.00	0.00
154	0.95	0.13	0.00	0.00	0.00
155	0.95	0.13	0.00	0.00	0.00
156	0.95	0.13	0.00	0.00	0.00
157	0.95	0.13	0.00	0.00	0.00
158	0.95	0.13	0.00	0.00	0.00
159	0.95	0.13	0.00	0.00	0.00
160	0.95	0.13	0.00	0.00	0.00
161	0.95	0.13	0.00	0.00	0.00
162	0.95	0.13	0.00	0.00	0.00
163	0.95	0.13	0.00	0.00	0.00
164	0.95	0.13	0.00	0.00	0.00
165	0.95	0.13	0.00	0.00	0.00
166	0.95	0.13	0.00	0.00	0.00
167	0.95	0.13	0.00	0.00	0.00
168	0.95	0.13	0.00	0.00	0.00
169	0.95	0.13	0.00	0.00	0.00
170	0.95	0.13	0.00	0.00	0.00
171	0.95	0.13	0.00	0.00	0.00
172	0.95	0.13	0.00	0.00	0.00
173	0.95	0.13	0.00	0.00	0.00
174	0.95	0.13	0.00	0.00	0.00
175	0.95	0.13	0.00	0.00	0.00
176	0.95	0.13	0.00	0.00	0.00
177	0.95	0.13	0.00	0.00	0.00
178	0.95	0.13	0.00	0.00	0.00
179	0.95	0.13	0.00	0.00	0.00
180	0.95	0.13	0.00	0.00	0.00
181	0.95	0.13	0.00	0.00	0.00
182	0.95	0.13	0.00	0.00	0.00
183	0.95	0.13	0.00	0.00	0.00
184	0.95	0.13	0.00	0.00	0.00
185	0.95	0.13	0.00	0.00	0.00
186	0.95	0.13	0.00	0.00	0.00
187	0.95	0.13	0.00	0.00	0.00
188	0.95	0.13	0.00	0.00	0.00
189	0.95	0.13	0.00	0.00	0.00
190	0.95	0.13	0.00	0.00	0.00
191	0.95	0.13	0.00	0.00	0.00
192	0.95	0.13	0.00	0.00	0.00
193	0.95	0.13	0.00	0.00	0.00
194	0.95	0.13	0.00	0.00	0.00
195	0.95	0.13	0.00	0.00	0.00
196	0.95	0.13	0.00	0.00	0.00
197	0.95	0.13	0.00	0.00	0.00
198	0.95	0.13	0.00	0.00	0.00
199	0.95	0.13	0.00	0.00	0.00
200	0.95	0.13	0.00	0.00	0.00
TOTAL*	4.48	8.43	2.81	19.42	0.65

*Use anticipated building data for sizing of the onsite detention basin to ensure adequate volume for future development.

TABLE C
DEXTER FASTENER TECHNOLOGIES, INC.
AS-BUILT BASIN VOLUME CALCULATIONS

Drainage Structure	Proposed Area (SF)	As-Built Area (SF)	As-Built Depth (FT)	As-Built Volume (CF)	As-B
--------------------	--------------------	--------------------	---------------------	----------------------	------



WALL PACK LIGHT FIXTURE DETAIL
 SEE ARCHITECTURAL PLANS FOR PROPOSED
 WALL MOUNT EXTERIOR LIGHT FIXTURE LOCATIONS

NO.	DATE	BY	CHKD.	DESCRIPTION
1	02/22/16	JMG	OGG	ISSUED FOR PERMIT
2	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
3	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
4	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
5	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
6	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
7	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
8	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
9	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
10	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION

NO.	DATE	BY	CHKD.	DESCRIPTION
1	02/22/16	JMG	OGG	ISSUED FOR PERMIT
2	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
3	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
4	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
5	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
6	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
7	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
8	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
9	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION
10	02/22/16	JMG	OGG	ISSUED FOR CONSTRUCTION

811
 American Institute
 Call before you dig!

M3.30
 CIVIL ENGINEERS
 LAND SURVEYORS
 BRIGHTON, MICHIGAN 48116

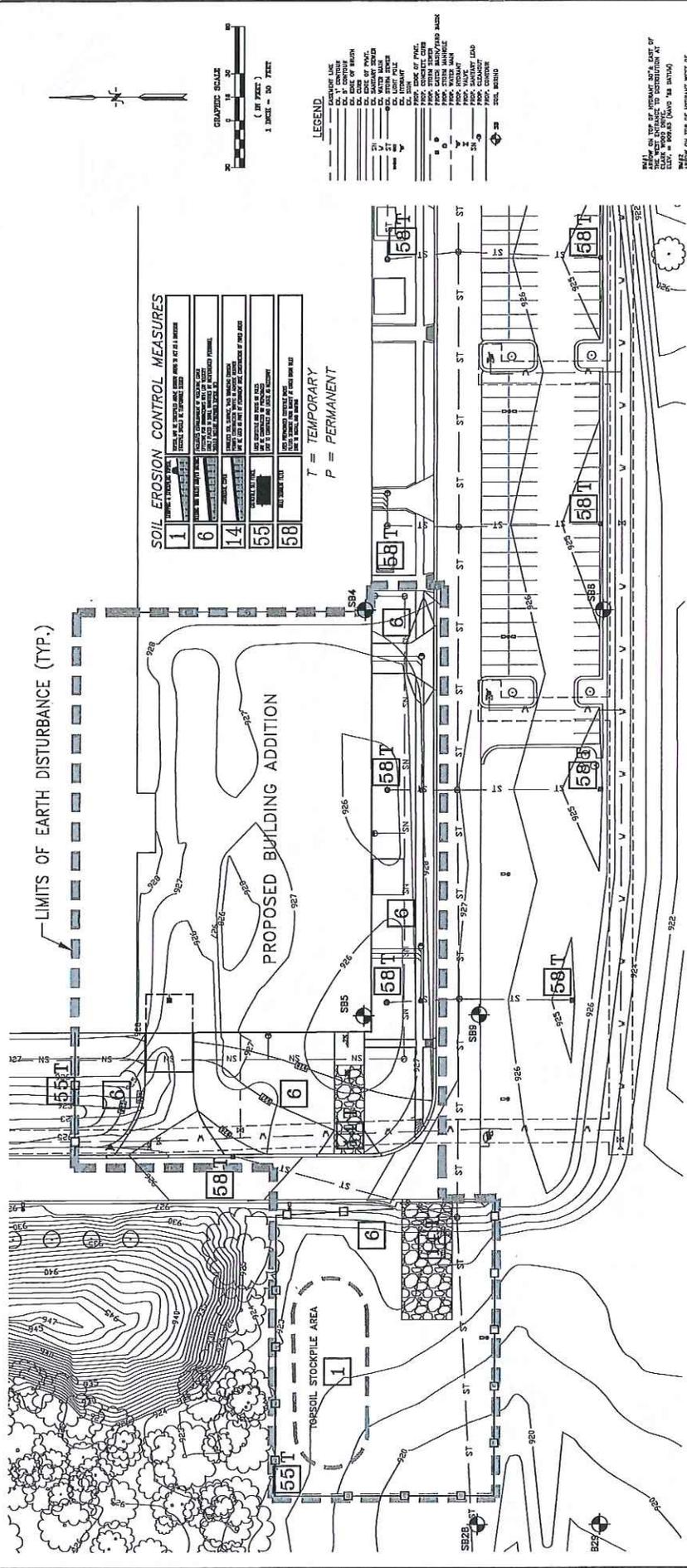
CLIENT: DEXTER FASTENER TECHNOLOGIES, INC.
 PROJECT NO: 162716
 DWP NAME: 2764-C5
 ISSUED: FEB. 2, 2016

MANUFACTURING FACILITY
 LIGHTING PLAN

DEXTER FASTENER
 MANUFACTURING PHASE 2

REVISION #	DATE	REVISION DESCRIPTION

DESIGNER: DRW/JMG
 CHECKER: OGG



LIMITS OF EARTH DISTURBANCE (TYP.)

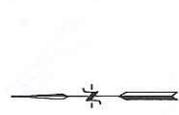
PROPOSED BUILDING ADDITION

TOPSOIL STOCKPILE AREA

SOIL EROSION CONTROL MEASURES

1	TEMPORARY TRACKING DEVICE	INSTALL AS SHOWN TO PREVENT TRACKS FROM BEING FORMED BY TRUCKS AND OTHER EQUIPMENT ON UNPAVED AREAS.
6	VEGETATION STRIP	PLANT VEGETATION TO PREVENT TRACKS FROM BEING FORMED BY TRUCKS AND OTHER EQUIPMENT ON UNPAVED AREAS.
14	VEGETATION STRIP	PLANT VEGETATION TO PREVENT TRACKS FROM BEING FORMED BY TRUCKS AND OTHER EQUIPMENT ON UNPAVED AREAS.
55	INLET SEDIMENT FILTER	INSTALL AS SHOWN TO PREVENT TRACKS FROM BEING FORMED BY TRUCKS AND OTHER EQUIPMENT ON UNPAVED AREAS.
58	SILT FENCE	INSTALL AS SHOWN TO PREVENT TRACKS FROM BEING FORMED BY TRUCKS AND OTHER EQUIPMENT ON UNPAVED AREAS.

T = TEMPORARY
P = PERMANENT



- LEGEND**
- EXISTING LOT LINE
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING CURB
 - EXISTING DRIVE
 - EXISTING SIDEWALK
 - EXISTING WALKWAY
 - EXISTING DRIVE
 - EXISTING SIDEWALK
 - EXISTING WALKWAY
 - EXISTING DRIVE
 - EXISTING SIDEWALK
 - EXISTING WALKWAY
 - EXISTING DRIVE
 - EXISTING SIDEWALK
 - EXISTING WALKWAY
 - EXISTING DRIVE
 - EXISTING SIDEWALK
 - EXISTING WALKWAY
 - EXISTING DRIVE
 - EXISTING SIDEWALK
 - EXISTING WALKWAY

NOT TO SCALE

811
Emergency Service
Call before you dig.
1-800-4-A-DIG
CALL 811 AT 1-800-4-A-DIG
OR VISIT CALL811.COM

SCALE: 1/4" = 50'
PROJECT NO.: 152716
DWG NO.: 2715-GR-C-1
ISSUED: FEB. 2, 2016

CLIENT: DEXTER FASTENER TECHNOLOGIES, INC.
15000 W. HAWTHORNE AVE.
DEXTER, MICHIGAN 48131

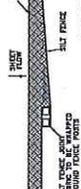
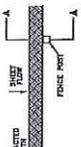
MANUFACTURING FACILITY
EROSION CONTROL PLAN

MANUFACTURING PHASE 2

TOTAL DISTURBED AREA = 2.52 AC.

NOTES:

- INCORPORATE AND REPLACE SILT FENCE AS NEEDED.
- INSTALL VEGETATION STRIPS TO FOLLOW CONTINUAL TRACKS.
- INSTALL TRACKING DEVICES AT POINTS WHERE TRACKS ARE FORMED.
- INSTALL TRACKING DEVICES AT POINTS WHERE TRACKS ARE FORMED.



811
Emergency Service
Call before you dig.
1-800-4-A-DIG
CALL 811 AT 1-800-4-A-DIG
OR VISIT CALL811.COM

SCALE: 1/4" = 50'
PROJECT NO.: 152716
DWG NO.: 2715-GR-C-1
ISSUED: FEB. 2, 2016

CLIENT: DEXTER FASTENER TECHNOLOGIES, INC.
15000 W. HAWTHORNE AVE.
DEXTER, MICHIGAN 48131

MANUFACTURING FACILITY
EROSION CONTROL PLAN

MANUFACTURING PHASE 2

TOTAL DISTURBED AREA = 2.52 AC.

REVISION #	DATE	REVISION-DESCRIPTION

DESIGNED BY: JWG
DRAWN BY: JWG
CHECKED BY: JWG

811
Emergency Service
Call before you dig.
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CALL 811 AT 1-800-4-A-DIG
OR VISIT CALL811.COM

SCALE: 1/4" = 50'
PROJECT NO.: 152716
DWG NO.: 2715-GR-C-1
ISSUED: FEB. 2, 2016

CLIENT: DEXTER FASTENER TECHNOLOGIES, INC.
15000 W. HAWTHORNE AVE.
DEXTER, MICHIGAN 48131

MANUFACTURING FACILITY
EROSION CONTROL PLAN

MANUFACTURING PHASE 2

TOTAL DISTURBED AREA = 2.52 AC.

DESIGNED BY: JWG
DRAWN BY: JWG
CHECKED BY: JWG

811
Emergency Service
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1-800-4-A-DIG
CALL 811 AT 1-800-4-A-DIG
OR VISIT CALL811.COM

SCALE: 1/4" = 50'
PROJECT NO.: 152716
DWG NO.: 2715-GR-C-1
ISSUED: FEB. 2, 2016

CLIENT: DEXTER FASTENER TECHNOLOGIES, INC.
15000 W. HAWTHORNE AVE.
DEXTER, MICHIGAN 48131

MANUFACTURING FACILITY
EROSION CONTROL PLAN

MANUFACTURING PHASE 2

TOTAL DISTURBED AREA = 2.52 AC.

DESIGNED BY: JWG
DRAWN BY: JWG
CHECKED BY: JWG

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Emergency Service
Call before you dig.
1-800-4-A-DIG
CALL 811 AT 1-800-4-A-DIG
OR VISIT CALL811.COM

SCALE: 1/4" = 50'
PROJECT NO.: 152716
DWG NO.: 2715-GR-C-1
ISSUED: FEB. 2, 2016

CLIENT: DEXTER FASTENER TECHNOLOGIES, INC.
15000 W. HAWTHORNE AVE.
DEXTER, MICHIGAN 48131

MANUFACTURING FACILITY
EROSION CONTROL PLAN

MANUFACTURING PHASE 2

TOTAL DISTURBED AREA = 2.52 AC.

DESIGNED BY: JWG
DRAWN BY: JWG
CHECKED BY: JWG

811
Emergency Service
Call before you dig.
1-800-4-A-DIG
CALL 811 AT 1-800-4-A-DIG
OR VISIT CALL811.COM

SCALE: 1/4" = 50'
PROJECT NO.: 152716
DWG NO.: 2715-GR-C-1
ISSUED: FEB. 2, 2016

CLIENT: DEXTER FASTENER TECHNOLOGIES, INC.
15000 W. HAWTHORNE AVE.
DEXTER, MICHIGAN 48131

MANUFACTURING FACILITY
EROSION CONTROL PLAN

MANUFACTURING PHASE 2

TOTAL DISTURBED AREA = 2.52 AC.

DESIGNED BY: JWG
DRAWN BY: JWG
CHECKED BY: JWG



VILLAGE OF DEXTER
WATER MAIN DETAILS

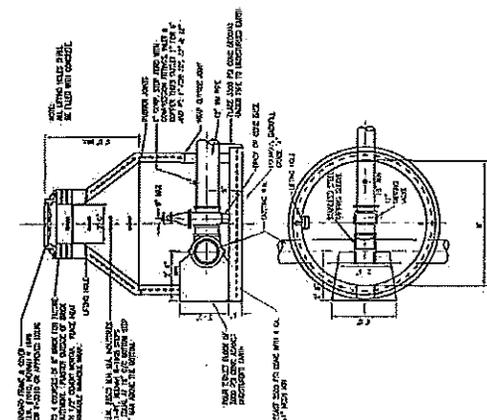
3400 Plymouth Road | Livonia, MI 48150 | P (734) 522-8711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

DATE	DESCRIPTION	BY	CHKD

M/S.13

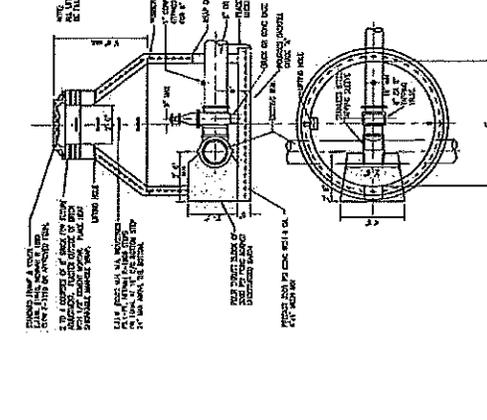
STANDARD 12" TAPPING SLEEVE, VALVE & WELL

NOTE: TAPPING SLEEVE, VALVE & WELL SHALL BE THE EXISTING SIZE OF SLEEVE 1/2" TYPICAL.



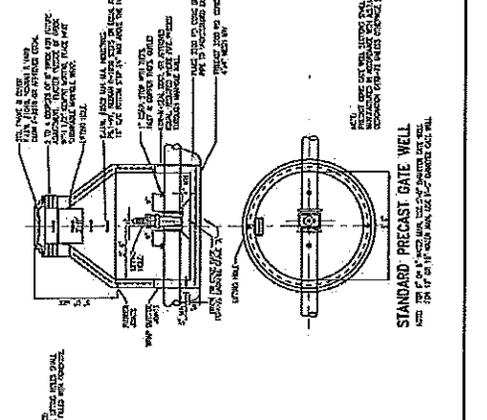
STANDARD 6" & 8" TAPPING SLEEVE, VALVE & WELL

NOTE: TAPPING SLEEVE, VALVE & WELL SHALL BE THE EXISTING SIZE OF SLEEVE 1/2" TYPICAL.



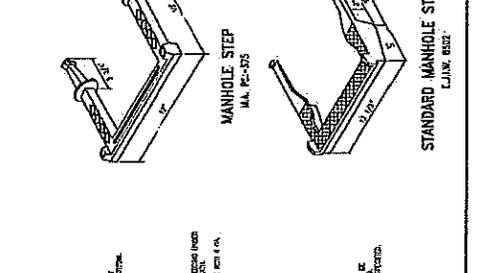
STANDARD PRECAST GATE WELL

NOTE: THE 6" & 8" PRECAST MANHOLE SHALL BE 1/2" TYPICAL. THE 12" PRECAST MANHOLE SHALL BE 1/2" TYPICAL.



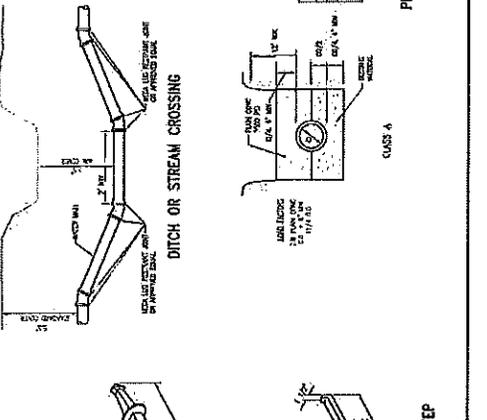
MANHOLE STEP

I.I.A. FC-575

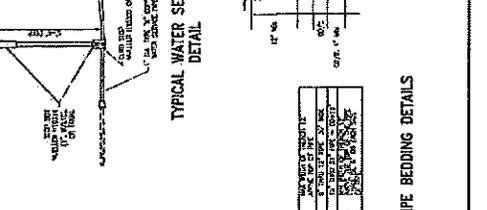


STANDARD MANHOLE STEP

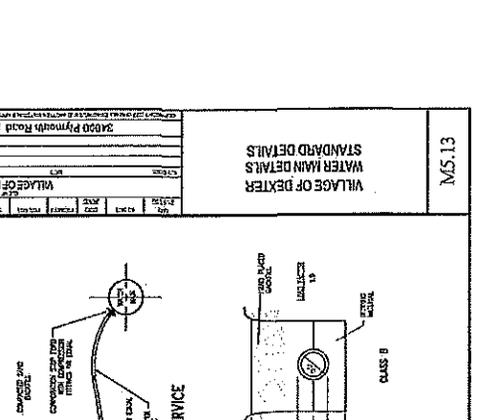
I.I.IX. 6502



DITCH OR STREAM CROSSING

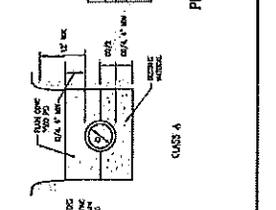


TYPICAL WATER SERVICE DETAIL

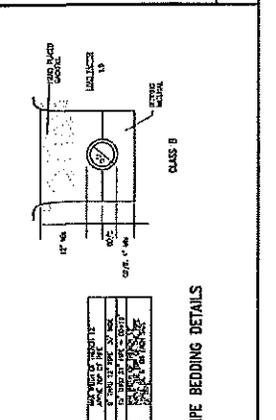


PIPE BEDDING DETAILS

CLASS A

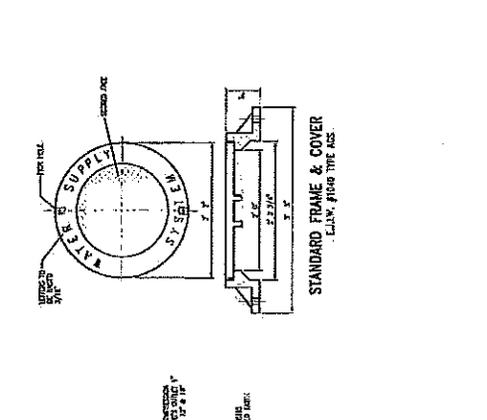


CLASS B



STANDARD FRAME & COVER

CLASS: #100 THE ASS.



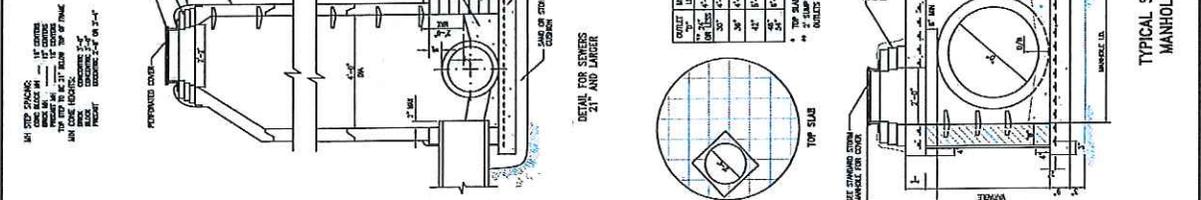
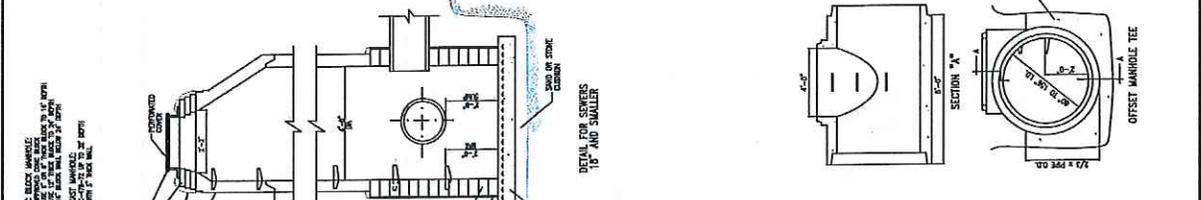
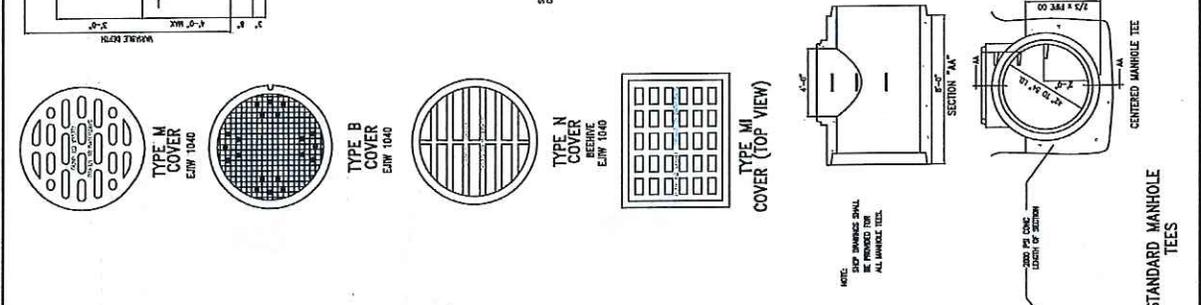
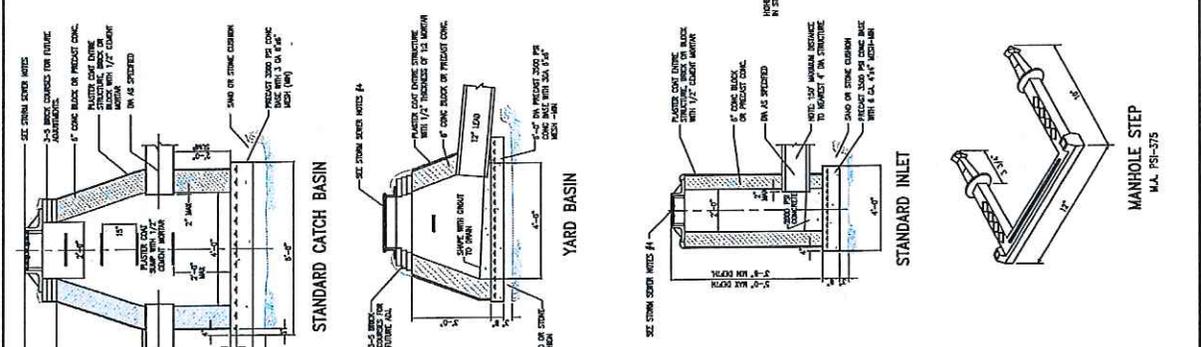
34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

VILLAGE OF DEXTER
STORM SEWER
STANDARD DETAILS

MS.14

STORM SEWER NOTES:

1. ALL CONCRETE SHALL BE SET TO FINISH AS INDICATED OR APPROVED BY THE VILLAGE ENGINEER.
2. ALL STORM SEWER PIPE SHALL BE 15' MINIMUM SPAN CONCRETE PIPE UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER.
3. ALL STORM SEWER PIPE SHALL BE 15' MINIMUM SPAN CONCRETE PIPE UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER.
4. CATCH BASINS AND INLET FRAMES AND COVERS SHALL BE CASTED AS FOLLOWS:
 - A. WHEN LOCATED IN PARALLEL TO THE MAIN LINE, FRAME AND COVER SHALL BE CONCRETE OR METAL.
 - B. WHEN LOCATED IN PERPENDICULAR TO THE MAIN LINE, FRAME SHALL BE CONCRETE OR METAL.
 - C. WHEN LOCATED IN PERPENDICULAR TO THE MAIN LINE, FRAME SHALL BE CONCRETE OR METAL.
 - D. WHEN LOCATED IN PERPENDICULAR TO THE MAIN LINE, FRAME SHALL BE CONCRETE OR METAL.
5. ALL STORM SEWER CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE VILLAGE ENGINEER'S APPROVED CONNECTIONS OVER THE CONTRIBUTORY AREA.
6. ALL STORM SEWER CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE VILLAGE ENGINEER'S APPROVED CONNECTIONS OVER THE CONTRIBUTORY AREA.
7. ALL STORM SEWER CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE VILLAGE ENGINEER'S APPROVED CONNECTIONS OVER THE CONTRIBUTORY AREA.



COVER	MANHOLE								
18"	18"	18"	18"	18"	18"	18"	18"	18"	18"
24"	24"	24"	24"	24"	24"	24"	24"	24"	24"
30"	30"	30"	30"	30"	30"	30"	30"	30"	30"
36"	36"	36"	36"	36"	36"	36"	36"	36"	36"
42"	42"	42"	42"	42"	42"	42"	42"	42"	42"
48"	48"	48"	48"	48"	48"	48"	48"	48"	48"
54"	54"	54"	54"	54"	54"	54"	54"	54"	54"
60"	60"	60"	60"	60"	60"	60"	60"	60"	60"
66"	66"	66"	66"	66"	66"	66"	66"	66"	66"
72"	72"	72"	72"	72"	72"	72"	72"	72"	72"
78"	78"	78"	78"	78"	78"	78"	78"	78"	78"
84"	84"	84"	84"	84"	84"	84"	84"	84"	84"
90"	90"	90"	90"	90"	90"	90"	90"	90"	90"
96"	96"	96"	96"	96"	96"	96"	96"	96"	96"
102"	102"	102"	102"	102"	102"	102"	102"	102"	102"
108"	108"	108"	108"	108"	108"	108"	108"	108"	108"
114"	114"	114"	114"	114"	114"	114"	114"	114"	114"
120"	120"	120"	120"	120"	120"	120"	120"	120"	120"



Lindhout Associates
 architects aia pc
 10655 station ave, brighton, michigan 48116-5110
 www.lindhout.com (616)227-5668 fax (616)227-5853

consultant

DATE: 11/11/10
 DRAWN BY: JTB
 CHECKED BY: JTB
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DATE: 11/11/10
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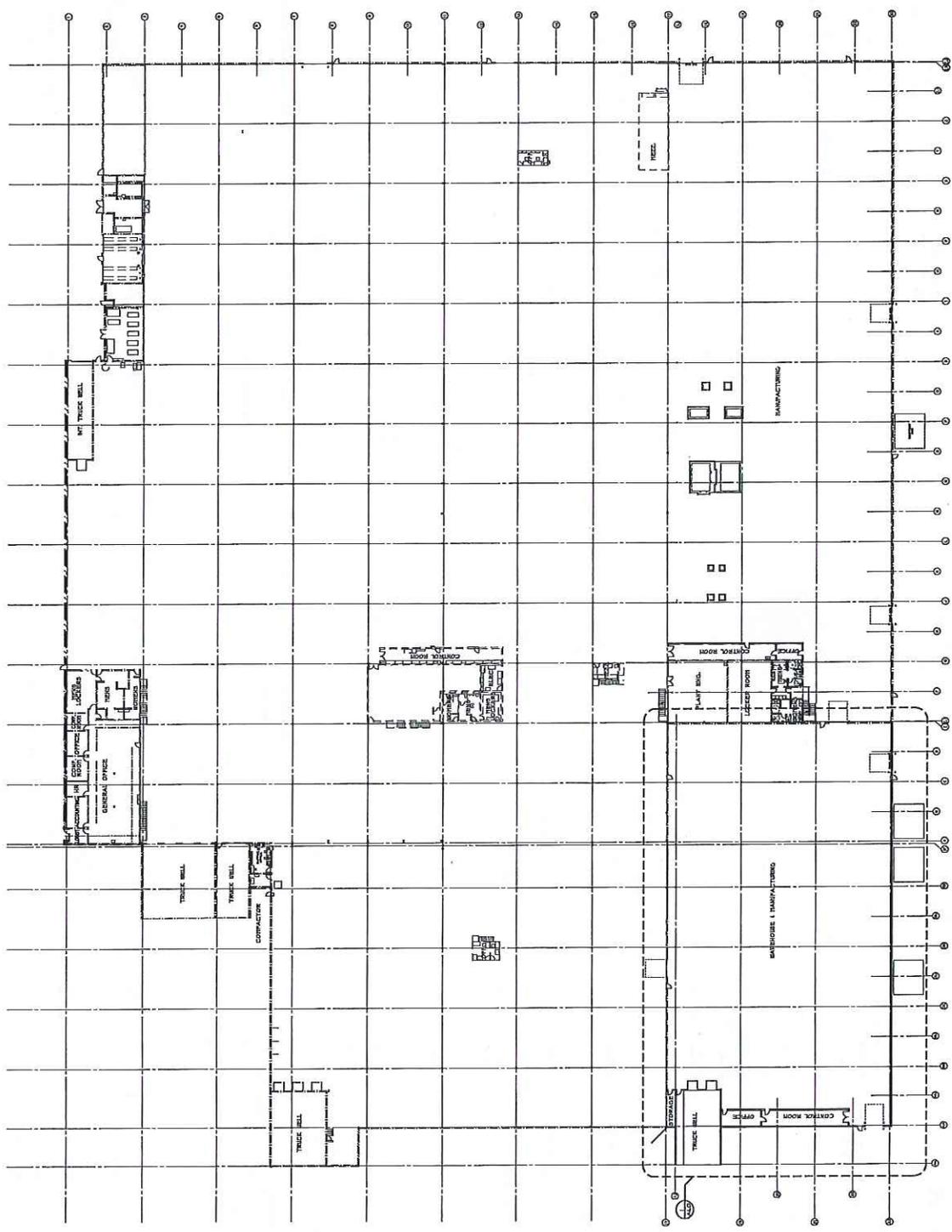
OVERALL FLOOR PLAN
 BUILDING ADDITION FOR
 DEXTER PASTER TECHNOLOGIES, INC.
 DEXTER, MICHIGAN

A1.1
1890



SCALE: 1/32" = 1'-0"

LINE LEGEND
 - - - - - NEW CONSTRUCTION
 - - - - - EXISTING TO REMAIN
 - - - - - EXISTING TO BE DEMOLISHED
 - - - - - EXISTING TO BE RELOCATED



OVERALL FLOOR PLAN



Lindhout Associates
architects and pc
10455 Edison Drive, Brighton, Michigan 48116-9510
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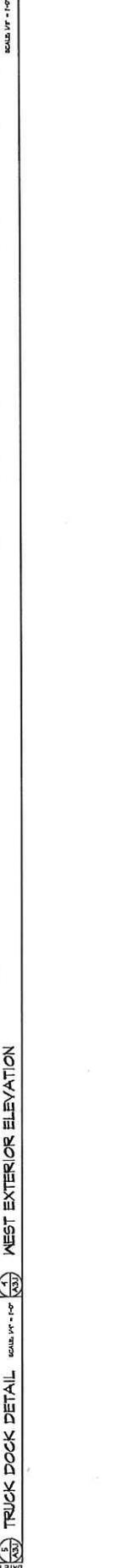
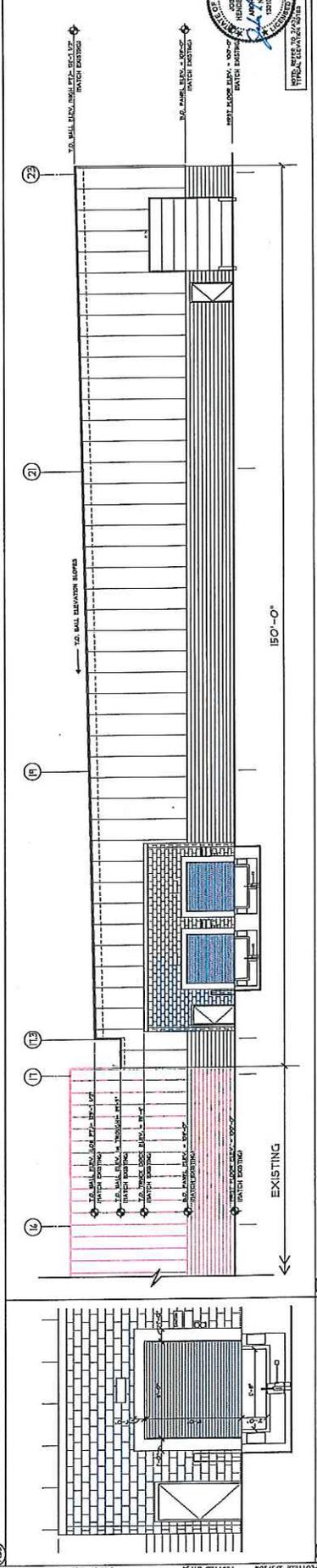
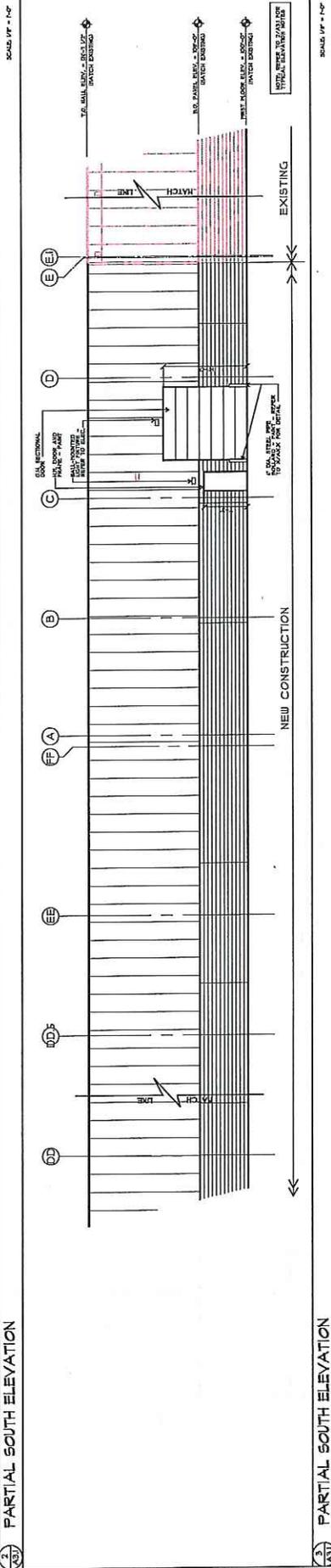
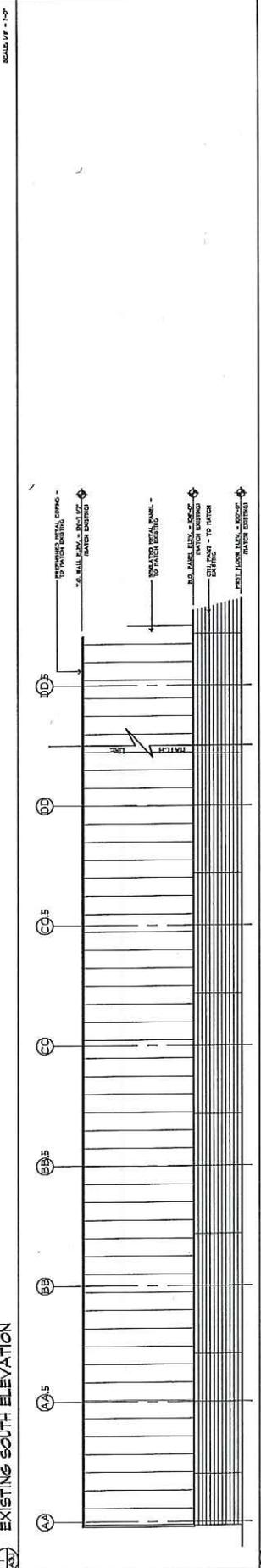
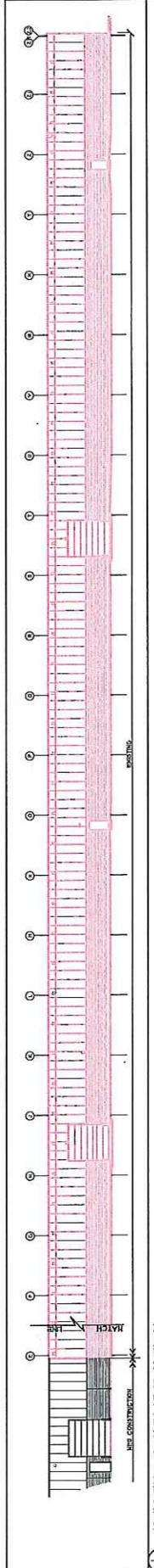
consultant

DATE: 04/11
BY: JMK
CHECKED: JMK
DATE: 04/11
BY: JMK
CHECKED: JMK

EXTERIOR ELEVATIONS
BUILDING 210 - MANUFACTURING
BUILDING ADDITION FOR
EXTERIOR ELEVATIONS
DATE: 04/11
BY: JMK
CHECKED: JMK

AS.1
1590A

P227





ARCHITECTS. ENGINEERS. PLANNERS.

February 24, 2016

(Sent via Electronic Mail)
 CITY OF DEXTER
 8140 Main Street
 Dexter, MI 48130

Attention: Ms. Michelle Aniol
 Community Development Manager

Regarding: Dextech Facility Expansion
Administrative Site Plan Review No. 1
 OHM JN: 0130-16-1011

Dear Ms. Aniol:

The applicant, Dexter Fastener Technologies, submitted a site plan dated February 2, 2016. The plan includes the construction of a building expansion and associated driveways, sidewalks and utilities. The improvements are proposed on the existing Manufacturing Building located at 2110 Bishop Circle East. We have reviewed the site plan in accordance with the City of Dexter Engineering Standards and found the plans to be in substantial compliance. We have offer the following minor comments that should be addressed prior to construction.

DRAINAGE

1. The pipe calculations show that runoff generated from roof areas "P" & "N" will be greater than the available capacity within the 8-inch PVC line. It appears that a 10-inch PVC (as is proposed for area "O") will provide sufficient capacity. We recommend that the plan and calculations are updated to reflect this.
2. There is a discrepancy in the acreage for drainage area 131 shown on sheet M3.20 versus M3.22.

PAVING

3. The proposed sidewalk ramps in the area southwest of the building appear to direct pedestrians into the roadway. Typically, ramps should have a corresponding receiving ramp or not be constructed. If the ramps are intended to serve future parking, then they shall be constructed during the phase when the parking is proposed. Due to the uncertainty, the applicant is requested to comment on the necessity of the ramps.

UTILITIES

4. The 8-inch water service, meter and backflow prevention improvements shall be coordinated with the City of Dexter Utilities Department.
5. If available, the architect is requested to delineate the proposed manufacturing and warehouse uses on the floor plan on sheet A.6.0.

DexTech Manufacturing Expansion – Combined Site Plan Review No. 1
February 24, 2016
Page 2 of 2

Should you have any questions about this review, please feel free to contact me at 734-466-4573 or via e-mail at pat.droze@ohm-advisors.com.

Sincerely,
OHM Advisors



Patrick M. Droze, P.E.
Project Engineer

cc: Courtney Nicholls, City Manager
Dan Schlaff, Superintendent of Public Services
Don Dettling, Dexter Area Fire Department
File

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CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: February 11, 2016

Combined Site Plan Review For City of Dexter, Michigan

GENERAL INFORMATION

Applicant: Dexter Fastener Technologies

Project Name: DexTech Expansion Phase 2

Plan Date: February 2, 2016

Latest Revision: n/a

Location: 2110 Bishop Circle East

Zoning: RD, Research and Development

Action Requested: Combined Preliminary/Final Site Plan Approval

Required Information: Deficiencies are noted in the sections below.

PROJECT AND SITE DESCRIPTION

This is our first review of the combined preliminary and final site plan of the Phase 2 proposed 41,073 square foot manufacturing facility building addition at the Dexter Fastener Technologies facility located at 2110 Bishop Circle East.

Phase 1 of this project was approved in 2013, and has since been constructed. Phase 1 improvements included:

Dexter Fastener Technologies Phase 2 CSP
February 11, 2016

1. Acquiring 16.7 additional acres located to the south of the existing facility in Scio Township that was annexed into the City.
2. Three (3) parcels were combined under a single tax identification number in accordance with the City of Dexter requirements.
3. Construction of a 21,000 s.f. building expansion to the distribution center building.
4. Construction of a 67,000 s.f. building addition to the manufacturing facility.
5. Construction of a new detention basin (southwest corner of property),
6. Construction of a loop drive around manufacturing building.
7. Utility relocation/construction.
8. Additional barrier-free parking within the existing manufacturing building parking area.

At the time of Phase 1 review and approval, Phase 2 included additional utility work, construction of two (2) new parking areas at the rear (south) of the manufacturing and distribution buildings, additional barrier-free parking within the existing distribution building parking area, construction of a connector drive between the two buildings.

As submitted, Phase 2 will include a 41,073 square foot building expansion to the manufacturing facility noted on the Phase 1 submittal as "Possible Future Building Addition". All other improvements noted in the Phase 1 submittal for Phase 2 construction are noted as future improvements.

Existing Site Conditions



AREA, WIDTH, HEIGHT, SETBACKS

The following table summarizes the required and proposed area, width, height and setbacks for this project.

	RD, Required	Proposed
Lot Area	43,560 s.f.	41.5 acres

Dexter Fastener Technologies Phase 2 CSP
 February 11, 2016

Lot Width	150 feet	1,237.13 feet
Setbacks		
Front (north, Bishop Circle East)	50 feet	49.8 feet (existing – distribution center)
Side (east, west)	One (1) side = 22.5 feet Total of two (2) sides = 45 feet	East = 110.3 feet South = 212 feet
Rear (south)	35 feet	235.9 feet (manufacturing facility addition)
Building Height	2 stories; 40 feet maximum	1 story; 26'7.5"
Lot Coverage	35%	27.6%

As proposed, the building additions meet the dimensional standards of the ordinance as presented.

Items to be addressed: None.

PARKING, LOADING

Section 5.03 provides parking space numerical requirements by use. Light industrial, Manufacturing, testing labs, and research and development centers are required to provide 1.5 spaces per 1,000 s.f. of gross floor area, or 1.2 spaces per employee at peak shift, whichever is less; plus 1.0 space for each corporate vehicle.

The applicant has provided parking calculations separately for each building. We note the required and proposed parking calculations in the table below:

	Required	Proposed
Distribution Center 1.5 spaces/1,000 s.f. (181 spaces) or 1.2 spaces/employee at peak shift (76 spaces)	76 spaces	Existing = 72 spaces Future = 133 spaces 205 spaces
Manufacturing Facility 1.5 spaces/1,000 s.f. (546 spaces) or 1.2 spaces/employees at peak shift (195 spaces)	195 spaces	Existing = 300 spaces Future = 69 spaces 369 spaces
TOTAL	271 spaces	574 spaces

Dexter Fastener Technologies Phase 2 CSP
February 11, 2016

The applicant has projected employee growth through 2018 in the parking calculation numbers presented above. These are the same projections/deviation that was approved by the Planning Commission in the 2013 review and approval of Phase 1.

Based upon the size of the parking areas, the Distribution Center lot is required to provide six (6) barrier-free spaces, and the Manufacturing Facility lot is required to provide nine (9) barrier-free spaces (as outlined by the Michigan Building Code). Seven (7) barrier-free spaces are provided at the distribution facility and eight (8) are provided at the manufacturing facility the 15 required spaces for the development have been provided.

A new loading area is proposed along the west elevation of the proposed addition. The current loading areas exceed the requirements provided in Section 5.07.

Items to be addressed: None.

SITE ACCESS AND CIRCULATION

Three (3) existing driveways are provided to the manufacturing facility from Bishop Circle Drive East, as well as, two (2) existing driveways from Bishop Circle Drive East/Clarkwood Drive are provided to the distribution center. On-site circulation has been improved by the addition of a loop drive around the rear of the manufacturing building (Phase 1) and will be further improved by the future construction of a loop drive around the side and rear of the distribution building, and a driveway connecting the proposed rear parking areas. Therefore, site access will remain the same, and circulation will be enhanced by further future connection of the facilities via the proposed southern loop.

Items to be addressed: None.

SIDEWALKS

Existing and proposed internal concrete sidewalks are located along the buildings' peripheries connecting entrances to parking areas. Section 3.12 of the Zoning Ordinance provides an exception to public sidewalk construction for properties within the RD district.

Items to be addressed: None.

LANDSCAPING

A landscape plan has not been provided. Extensive landscaping was incorporated into the site as part of Phase I, and staff is continuing to work with the applicant in finalizing the landscaping approved in Phase 1.

The location of the proposed building addition is at the southeast corner of the existing manufacturing facility in a lawn area containing three (2) mature deciduous trees. Based on

the DbH provided for the trees to be removed, nine (9) replacement trees are required. We recommend these replacement trees be provided along the south property line to further enhance screening of the site.

Items to be addressed: Provide nine (9) additional replacement trees at the south property line.

LIGHTING

Four (4) new wall-mounted light fixtures are proposed along the east and south building elevations of the proposed addition. A photometric plan has been provided demonstrating lighting levels throughout the site and at property lines. Detail of one (1) of the two (2) variations of proposed wall-mounted fixtures have been provided. It is down-shielded, in compliance with the ordinance. The second wall-mounted light-fixture detail should also be provided.

Items to be addressed: Provide detail of both types of proposed wall-mounted light fixtures.

SIGNS

One (1) existing ground sign is demonstrated within the front yard. No additional signage is proposed.

Items to be addressed: None.

FLOOR PLANS AND ELEVATIONS

Floor plans as well as all elevations have been provided. The addition has an open floor plan designated for warehouse/manufacturing with a small office, control room, and truck well. The manufacturing building also provides a small oil storage area along the south wall. The exterior materials of the proposed addition are shown to match the existing.

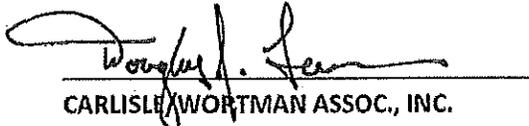
Items to be addressed: None.

RECOMMENDATIONS

Prior to recommending approval of the combined site plan, we recommend the applicant address the following comments to the satisfaction of the Planning Commission. Our comments are summarized below:

1. Provide nine (9) additional replacement trees at the south property line.
2. Provide detail of both types of proposed wall-mounted light fixtures.

Dexter Fastener Technologies Phase 2 CSP
February 11, 2016



CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, AICP
Executive Vice President



CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Associate

241-1601

cc: Dexter Fastener Technologies, 2110 Bishop Circle East, Dexter, MI 48130
Desine, Inc., 2183 Pless Drive, Brighton, MI 48114
Capital Asset Management, LLC, 4930 Stonewood Creek Drive, Jackson, MI 49201



Dexter Area Fire Department

February 8, 2016

Michelle Aniol
Community Development Manager
City of Dexter
8140 Main St.
Dexter, MI 48130

Subject: Plan review of: Dextech 2110 Bishop Circle East
Plans dated: February 2, 2016

Dear Mrs. Aniol:

The Dexter Area Fire Department (DAFD) has reviewed plans submitted to our Department. We have reviewed these plans with Fire Safety and Prevention in mind. Our resources are the Village's Fire Protection Ordinance and Village's Engineering Standards. Below are our comments.

DAFD Comments: None

City of Dexter Engineering Standards (as it refers to fire hydrant location & fire department connections): Within Standard

Fire Protection Ordinance: Requirements of this Ordinance will need to be incorporated in future plans before approval: related but not limited to: **Knox Box International Fire Code (IFC) Section 506, Addressing IFC Section 505, Minimum Roadway Widths IFC Section D 103, Fire Lane Signage IFC Section 503.3 & D 103, Portable Fire Extinguishers IFC Section 906 Fire Suppression, Fire Alarm Systems and Kitchen Fire Suppression System (if Applicable) IFC 105.7 & Washtenaw County Building Department.**
DAFD Requirements: Within Ordinance

DAFD Recommendations: DAFD supports approval of this project

A handwritten signature in black ink, appearing to read "D. Dettling", written in a cursive style.

Donald Dettling
Fire Inspector

Cc/

Fire Chief Robert L. Smith