

**Village of Dexter  
Planning Commission –Work Session  
Monday, May 5, 2014 at 7:30 pm  
7720 Ann Arbor Street  
Dexter Senior Center**

**AGENDA**

- I. **Roll Call**      Matt Kowalski, Chair      Thomas Phillips      Molly Robinson, Vice-Chair  
                         James Smith                      Marni Schmid      Mary Kimmel  
                         Scott Stewart                      Derk Wilcox      Joe Semifero-Ex Officio
- II. **Action on minutes from** – March 3, 2014 - Regular Meeting minutes; *There are no minutes from the April 7, 2014 work session due to a lack of quorum*
- III. **Approval of agenda**
- IV. **Public Hearings**
  - A. RZ 2014-01, Anderson Rezoning: Public hearing to consider a rezoning request submitted by Carrie Anderson to rezone 7394 Dexter-Ann Arbor Road, HD-08-05-300-051, and 7390 Dexter-Ann Arbor Road-HD-08-05-300-021 from R-3 Multiple Family Residential District to PB Professional Business District.
  - B. CIP 2014-2019: Public hearing to consider adoption of the 2014-2019 Capital Improvements Plan and recommend adoption by Village Council.
- V. **Pre-Arranged Citizen Participation** – None  
*Limit to those who pre-arrange participation before 5:00 pm Monday the week preceding the meeting (10-minute limit).*
- VI. **Reports of Officers**
  - A. Chairman Report – Matt Kowalski
  - B. Planning Commissioners and Council Ex officio Reports
  - C. Community Development Office Report – M. Aniol
- VII. **Citizens Wishing to Address the Commission**  
*This area is intended for those in the audience not listed on the agenda that wish to speak. (5-minute time limit for individuals and 10-minutes for groups)*
- VIII. **Old Business**
  - A. None
- VIII. **New Business –**
  - A. **RZ 2014-01, Anderson Rezoning Request** – Discussion and possible action to rezone 7394 Dexter-Ann Arbor Road, HD-08-05-300-051, and 7390 Dexter-Ann Arbor Road-HD-08-05-300-021 from R-3 Multiple Family Residential District to PB Professional Business District.
  - B. **Capital Improvements Plan (CIP)** – Discussion and possible action to adopt the Capital Improvements Plan for 2-014-2019.
  - C. **Victoria Condominium at Dexter Crossing** – Discussion and possible action to recommend approval of Deputy Homes preliminary and final site plan for Victoria Condominium at Dexter Crossing.
- X. **Proposed business for next agenda**
  - A. Ordinance Revisions – Article 7 – Signs – DRAFT  
Future Discussion - Article 3 –Exterior Lighting; Article 6 – Landscaping
- XI. **Citizens wishing to address the Commission**

*This area is intended for those in the audience not listed on the agenda that wish to speak. (5-minute time limit for individuals and 10-minutes for groups)*

**XII. Adjournment**

**XIII. Communications** – Scio Township: Notice of intent to update the Master Plan and a Public Hearing Notice regarding proposed preliminary PUD review to establish a 75,000 sq. ft. medical center on parcels H-08-23-300-015, West Washtenaw Medical (owner) and H-08-23-300-016, Alpha House, Sister of Mercy Health Corp, St. Joseph Mercy Health System (owner).

DEXTER VILLAGE PLANNING COMMISSION  
Monday, March 3, 2014  
Regular Meeting

The meeting was called to order at 7:31 p.m. by Chair Kowalski at the Dexter Senior Center, 7720 Ann Arbor Street.

**Present:** Kowalski, Smith, Stewart, Wilcox, Robinson, Kimmel, Semifero

**Absent:** Schmid

Phillips arrives at 7:34 pm

**Approval of Minutes**

-Moved Smith, support Semifero to amend the minutes "Election of Secretary" to correct spelling of the word Commission to Commissioner and approve the Regular Meeting minutes for February 3, 2014.

Voice vote: Unanimous                      Motion Carried

**Approval of Agenda**

-Moved Robinson support Wilcox to approve the Agenda as presented.

Voice vote: Unanimous                      Motion Carried

**Public Hearings-none**

**Pre-Arranged Citizen Participation**

- A. Jim Houk from OHM-Presentation of DAPCO Redevelopment Project, Review of Design Standards Presentation gave a better vision to the Planning Commission as to what the Village is looking for in terms of redevelopment of the property. The Village will reach out to developers as to what the level of expectation will be such as; density, features, setbacks, building height requirements, design, signage and landscaping. Hopefully, the DTE substation will be moved to the Dan Hoey site. Economics-critical mass scale third story residential, challenge will be parking. Maybe ground level parking. Possibly close off the end of Grand Street. Consistent Architectural design to match the rest of the Village. Give the developers a standard with established criteria.

**Commission Comments:**

This is a well thought out progression

We are almost putting fourth too much design.

Building height requirements in the Ordinance have not kept up with needs

Materials are fine, but site plan is too much to give developers, this should be a starting point.

The market can't tolerate this level of finishes

Building envelope may be limited

Street vacation-shift the street, end of Grand Street needed for parking

Parking at grade level, possible wrapped with retail

Can we connect the upper building levels-one power line will stay in place even if substation goes away.

**Reports of Officers-**

- A. Chairman Report Kowalski-mentions Commission Smith on Charter Commission with him, please look at website and give opinions and suggestions to the Charter Commission.
- B. Planning Commissioners Reports: Commissioner Phillips mentions the Village Council has taken up the discussion on the Border-to-Border Trail  
Ex-Officio Semifero briefly states that Council asked Patrick to go back and have discussions on the Huron Farms connection to the Border-to-Border Trail. Also mentions Grant funding from the State for Safe Routes to Schools-for improvements of sidewalks and Island on Baker Road. AT&T wants to provide cable and internet service in the Village-Franchise agreement being completed. They already have lines in the ground.
- C. Community Development Office Report: Michelle Aniol, Community Development Manager briefly talks about the upcoming Arbor Day Celebration and trees are ordered for event. Tree bid posted for spring plantings, detailed flow chart in packet. Overhaul PUD Ordinance.

**Citizens Wishing to Address the Commission-none**

**Old Business**

- A. Revised PUD Area Plan-Victoria Condominiums-Michelle Aniol presented an overview of Carlisle Wortman report with Planning Commission. Discussed changes made to revised plan. Also mentions that sidewalks were not approved in original site plan-not enough room. This is a good compromise. -Moved Robinson, support Smith based on the information provided by the applicant at the March 3, 2014 Planning Commission meeting and pursuant to Section 19.08 C., Standards for Petition and Area Plan Review, the Planning Commission recommends that the Village Council **approve** the modified area plan for the Victoria Condominiums Planned Unit Development.

The area plan approval is granted with the following conditions:

- 1. We defer any comments related to the existing or proposed modifications of the on-site utility systems to the Village engineer and Village Utility Departments.

Commission Comments:

Mailboxes on main access roads-nice to walk out to them-rest of the mailboxes are the same.

Mailboxes on Carrington are after drive, people would have to turn around.

Add additional firewalls-more expensive

Will forego sidewalks on Lexington and Carrington

More architectural detail would be nice

Feedback on sidewalks will be discussion item at Council

Policy and goal, long term goal sidewalks

Ayes: Wilcox, Semifero, Smith, Kowalski, Robinson, Phillips, Kimmel, Stewart

Nays: none

Motion Carried

- B. Discussion of: Subcommittee Report-2013 Ordinance Revisions- Article 7-Signs- Future discussion-Article 3-Exterior lighting; Article 6-Landscaping- no action taken

**New Business**

- A. CIP-Planning Commission wants to keep responsibility for CIP-no action taken, more discussion next meeting.

**Proposed Business for Next Agenda**

- A. CIP
- B. Ordinance Revisions

**Citizens Wishing To Address the Commission-none**

**Adjournment**

-Move Smith support Robinson to adjourn at 8:51 p.m.

Respectfully submitted,

Brenda Tuscano  
Recording Secretary

Filing Approved \_\_\_\_\_,14



# VILLAGE OF DEXTER

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

## APPLICATION FOR REZONING AND/OR ZONING ORDINANCE AMENDMENTS

Application is being made for:  Rezoning from B3 to PB  
 Zoning Ordinance Amendment

Property Address: 7394 Dexter Ann Arbor Rd., Dexter, MI 48130

Tax ID Number: HD-08-05-300-051,

Property Owner Name: Carrie Anderson Phone: (810) 623-2429

Property Owner Address: 10881 Scott Dr. Whitmore LK, 48189

Applicant Name: Dexter Builders Phone: (734) 417-5537

Applicant Address: 8820 Jackson Rd., Dexter, MI 48130

**Application Procedure:** Please check if the following information is being provided, and attach the required documents to this application.

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rezoning only: A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name and address of the owner of the subject site and a statement of the applicant's interest in the subject site if not the owner in fee simple title.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The existing and proposed zoning district designation of the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The land use classification of the subject site as illustrated in the Village's Master Plan.
<input type="checkbox"/>	<input type="checkbox"/>	Amendment only: A general description of the proposed amendment and rationale for the change.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A written description of how the requested rezoning meets Section 23.05 "Criteria for Amendment of the Official Zoning Map", or Section 23.06 "Criteria for Amendments to the Zoning Ordinance Text".

# RECEIVED

APR 1 2014

## VILLAGE OF DEXTER

Application for Rezoning and/or Zoning Ordinance Amendment - Page 2

I understand that if this request is denied, the Village will not reconsider it for a period of 365 days from date of denial.

Carrie Anderson 3/31/14  
Owner's Signature Date

Julie A. Huddleston 3/31/14  
Applicant's Signature Date  
Owner

Staff Review: Fee: \$750 + \$40/acre + Escrow Deposit  
Date Received: waived

Receipt # 31173

Approved  Denied

REASONS FOR APPROVAL: \_\_\_\_\_

REASONS FOR DENIAL: \_\_\_\_\_

APPROVAL STAMP:

Legal description for 7394 Dexter-Ann Arbor Rd:  
Owner-KCEE LLC. –Carrie Anderson

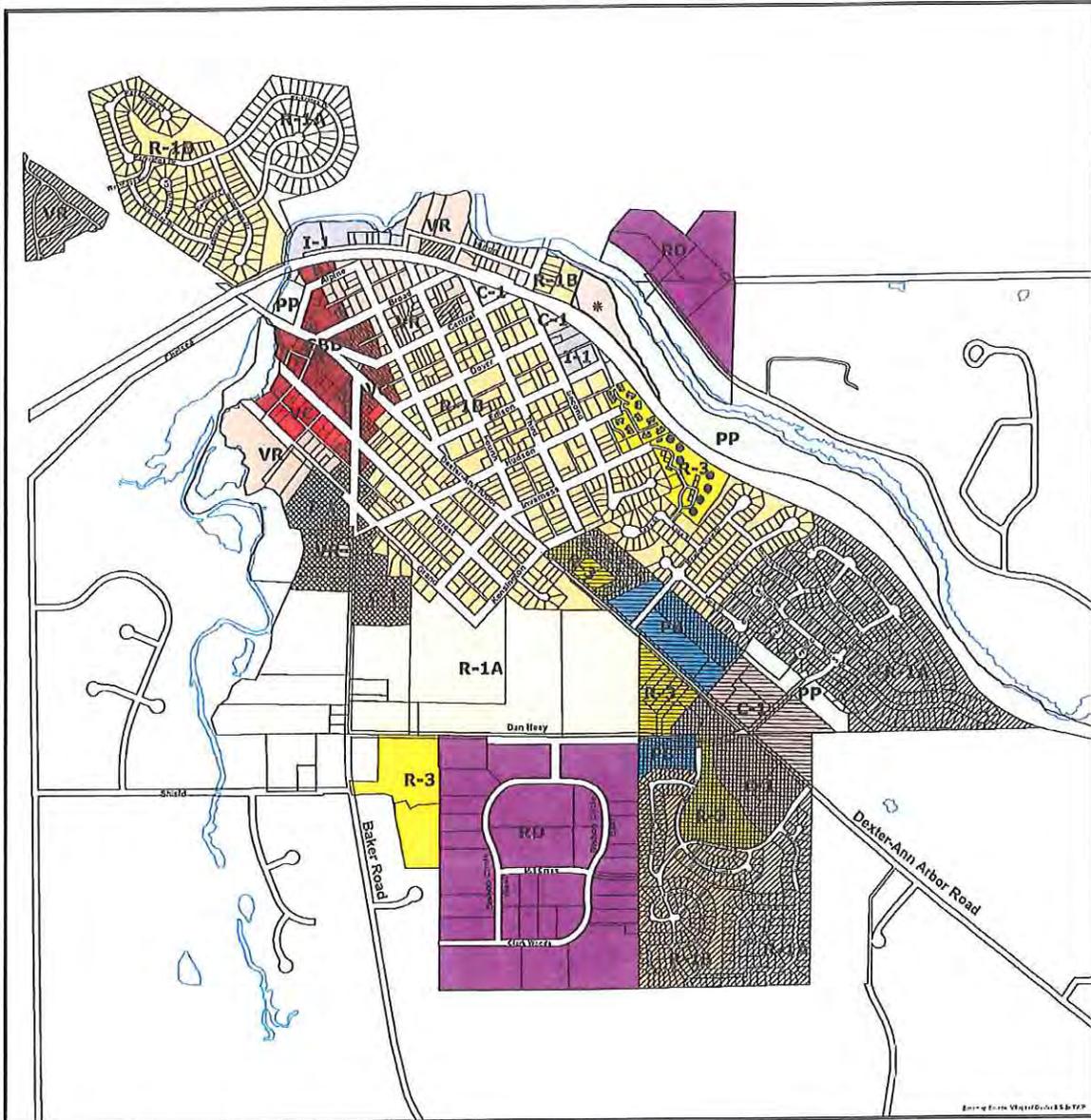
COM AT S 1/4 CORNER OF SEC 5, T2S, R5E; TH N 89-50-33 W 678.87 FT ALG S LINE; TH N 47-54-34 W 1974.29 FT ALG CENTERLINE; TH N 48-21-38 W 432.82 FT TO POB; TH N 48-21-38 W 150 FT; TH N 41-38-22 E 200.99 FT; TH N 64-58-54 E 89.96 FT; TH S 48-20-55 E 183.53 FT; TH S 73-03-20 W 132.74 FT; TH S 41-38-22 W 170.30 FT TO POB. 1.03 AC. VILLAGE OF DEXTER SPLIT ON 12/2/99 FROM PARENT HD-08-05-300-019.

Legal description for 7390 Dexter Ann Arbor Rd:  
Owner-Juli Huddleston

COM AT S 1/4 COR SEC 5, T2S, R5E; TH N 89-50-33 W 678.87 FT ALG S LINE; TH N 47-54-34 W 1974.29 FT; TH N 48-21-38 W 310.27 FT TO POB; TH N 48-21-38 W 122.55 FT; TH N 41-38-22 E 170.30 FT; TH N 73-03-20 E 132.71 FT; TH S 48-20-55 E 173.41 FT; TH S 64-35-16 W 307.88 FT TO POB. 1.10 AC. VILLAGE OF DEXTER. SPLIT ON 12/2/99 FROM PARENT HD-08-05-300-021



# Village of Dexter, Michigan



Zoning Districts		
R-1A One Family Residential - Large Lot	CBD Central Business District	Baker Road Corridor Over Lay District
R-1B One Family Residential - Small Lot	PB Professional Business	Dexter-Ann Arbor Road Corridor Over Lay District
R-3 Multiple Family Residential	RD Research & Development	PUD's within Dexter-Ann Arbor Road Corridor Over Lay District
VR Village Residential	I-1 Limited Industrial	PUD Planned Unit Development
C-1 General Business	PP Public Park	HOD Historic Overlay District
VC Village Commercial		Conditionally Rezoned

## Zoning Map

0 500 1,000 Feet



February 2009

"ADDITION TO THE VILLAGE OF DEXTER BY THE DEXTER ESTATE" (LIBER 55 OF DEEDS, PAGE 476)

KENSINGTON ST (99 FT. WD.)

PARCEL I  
1.99 AC±

PARCEL "I-A"  
2.65 AC±

PARCEL "II-A"  
0.43 AC±

PARCEL II  
1.03 AC±

PARCEL III  
1.10 AC±

PARCEL IV  
2.90 AC±

33 FT. WD. EASEMENT FOR INGRESS & EGRESS (LIBER 2329, PAGE 544)

16 FT. WD. MICH BELL TELEPHONE CO EASEMENT (LIBER 1327, PAGE 265)

6 FT. WATERMAIN EASEMENT (LIBER 3242, PAGE 166)

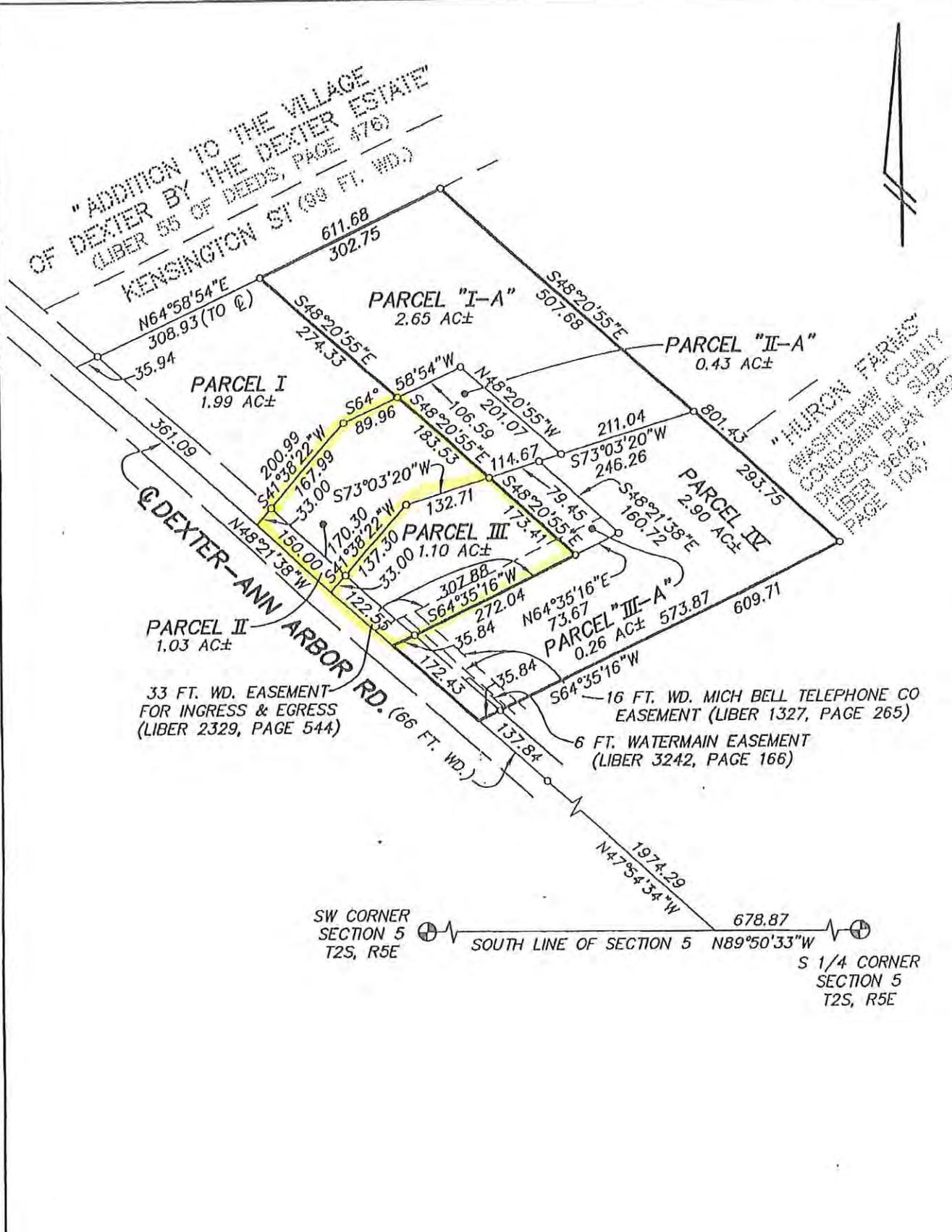
"HURON FARMS" (WASHINGTON COUNTY CONDOMINIUM SUB-DIVISION PLAN 282) (LIBER 3606, PAGE 104)

Q DEXTER-ANN ARBOR RD. (66 FT. WD.)

SW CORNER SECTION 5 T2S, R5E

SOUTH LINE OF SECTION 5 N89°50'33"W

S 1/4 CORNER SECTION 5 T2S, R5E



Mtg 17/ (e2)

L: 5024 P: 65 6190634 M  
03/03/2014 01:29 PM Total Pages: 17  
Lawrence Kostenbaum, Washtenaw Co



**MORTGAGE**

C23546

**RECORDATION REQUESTED BY:**  
United Bank & Trust  
Dexter 17  
7200 Dexter-Ann Arbor Rd  
Dexter, MI 48130

**WHEN RECORDED MAIL TO:**  
United Bank & Trust  
Attn: Ashley Knab  
2723 South State St Suite 210  
Ann Arbor, MI 48104

**SEND TAX NOTICES TO:**  
United Bank & Trust  
Dexter 17  
7200 Dexter-Ann Arbor Rd  
Dexter, MI 48130

**FOR RECORDER'S USE ONLY**

THIS MORTGAGE dated February 17, 2014, is made and executed between KCEE, LLC, whose address is 10881 SCOTT DR., WHITMORE LAKE, MI 48189; a Limited Liability Co (referred to below as "Grantor") and United Bank & Trust, whose address is 7200 Dexter-Ann Arbor Rd, Dexter, MI 48130 (referred to below as "Lender").

**GRANT OF MORTGAGE.** For valuable consideration, Grantor mortgages and warrants to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all rights to make divisions of the land that are exempt from the platting requirements of the Michigan Land Division Act, as it shall be amended; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in VILLAGE OF DEXTER, WASHTENAW County, State of Michigan:

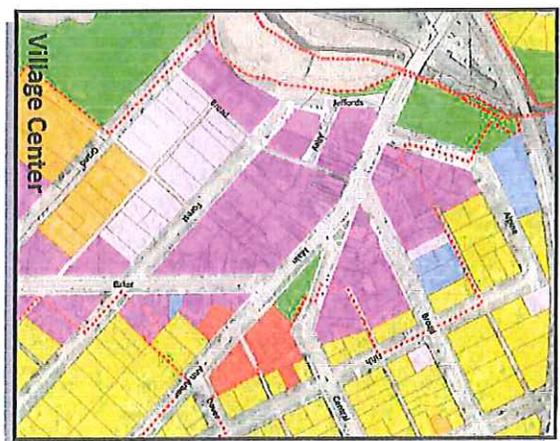
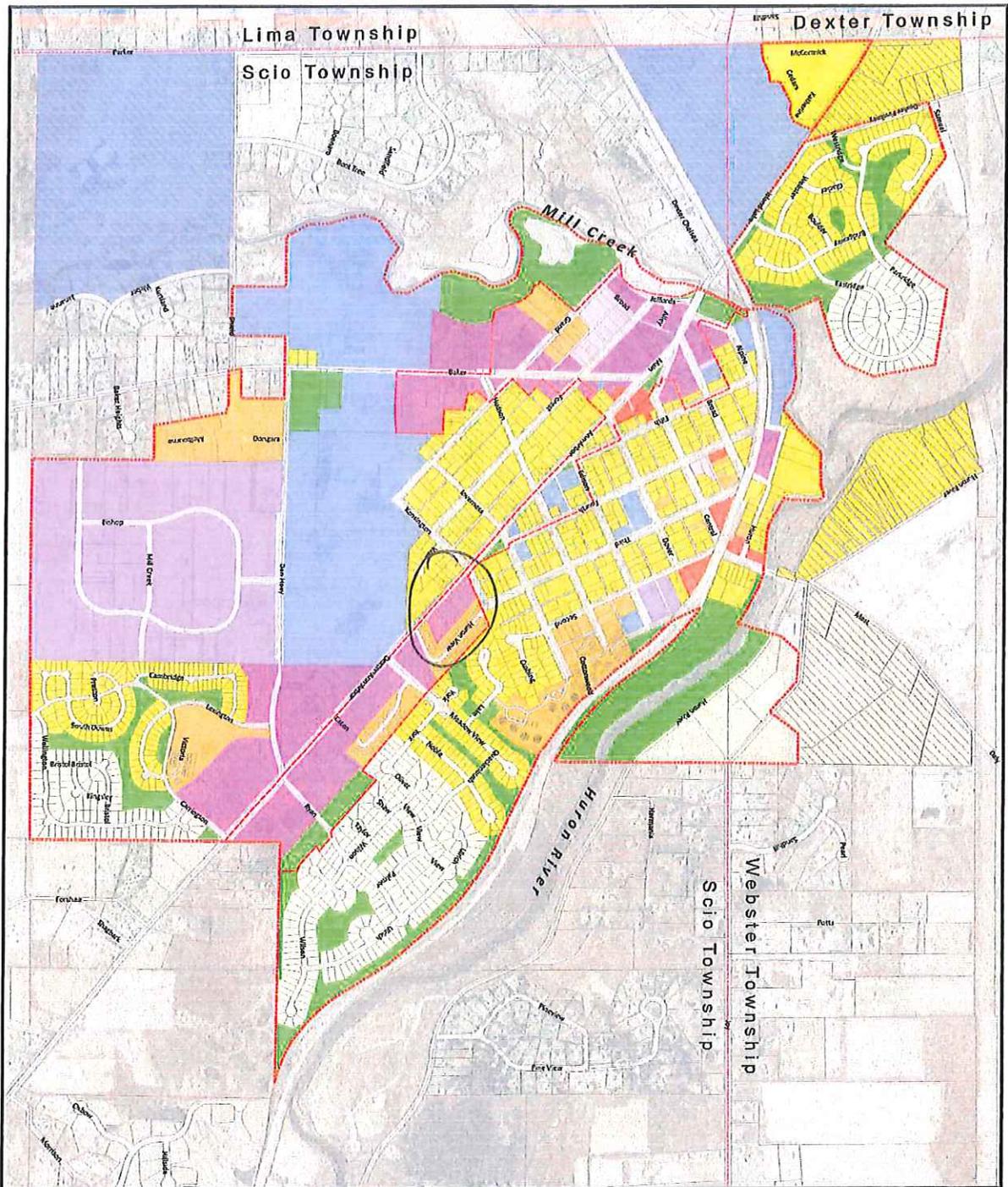
See EXHIBIT A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 7394 DEXTER-ANN ARBOR RD. , DEXTER, MI 48130. The Real Property tax identification number is HD-08-05-300-051.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform

Time Submitted for Recording: 2/28/2014 Time 3:00pm  
Date: 2/28/2014  
Lawrence Kostenbaum  
Washtenaw County Clerk/Registrar



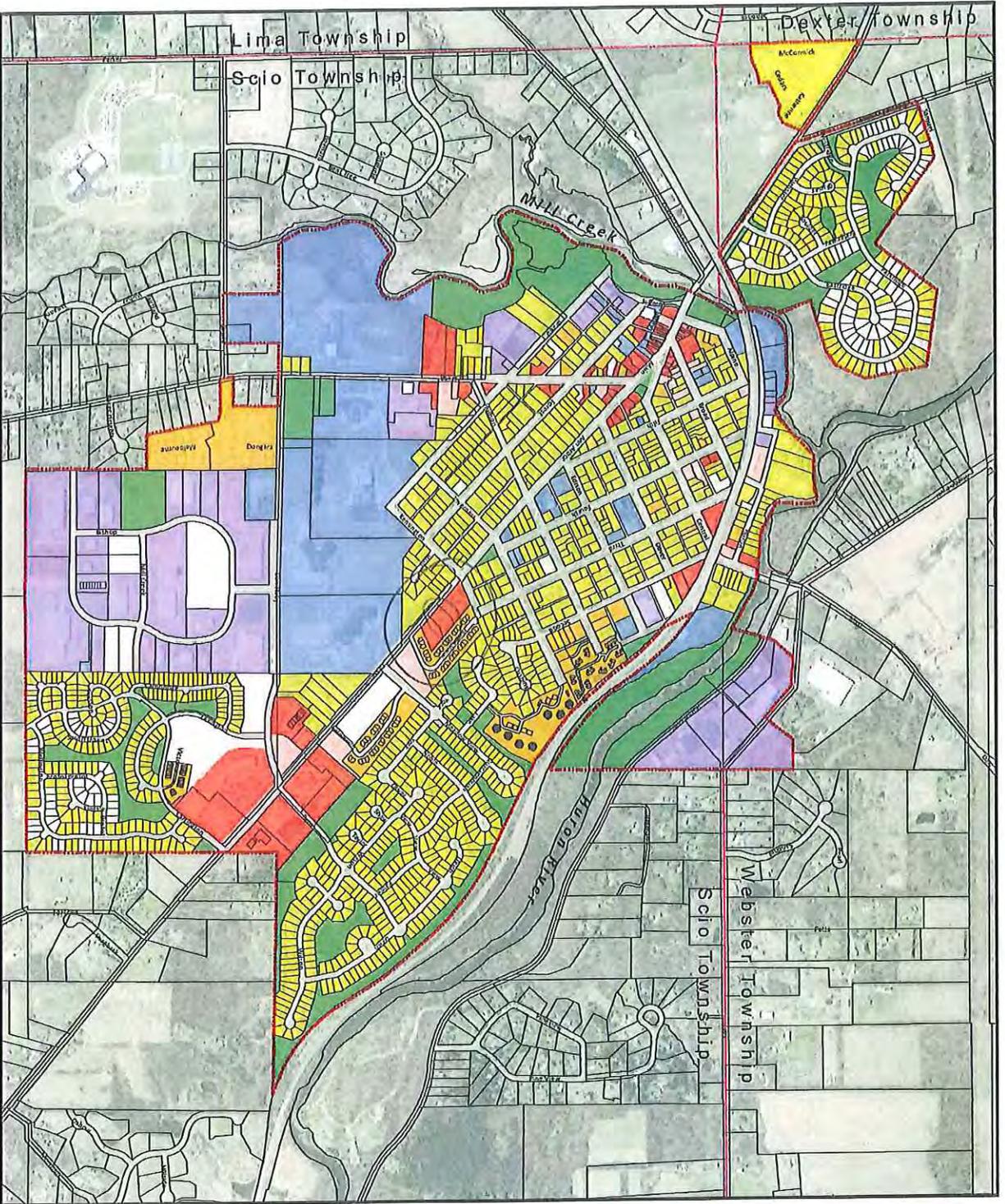


- Low Density Residential
- Village Residential
- Multi Family Residential
- Public/Semi-public
- Research Development
- Open Space/Recreation
- DDA boundary
- Village Limits
- Village Commercial
- Commercial
- Area under Property Transfer Agreement
- Mixed Use

**Figure 6**  
**FUTURE LAND USE**  
 Village of Dexter  
 Washtenaw County, Michigan

Source: Washtenaw County Data  
 7-9-2012  
 Carlisle/Worman Associates, Inc.  
 Ann Arbor, Michigan



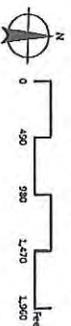


- Vacant
- Single & Two Family Residential
- Multi Family Residential
- Commercial
- Office
- Industrial/Research & Development
- Public/Semi-Public
- Open Space/Recreation

Figure 3

### EXISTING LAND USE

Village of Dexter  
Washtenaw County, Michigan



Source: Washtenaw County Data  
1-30-2012  
Carter/Woraman Associates, Inc.  
Ann Arbor, Michigan



### Section 23.05 Criteria for amendment of the official zoning map

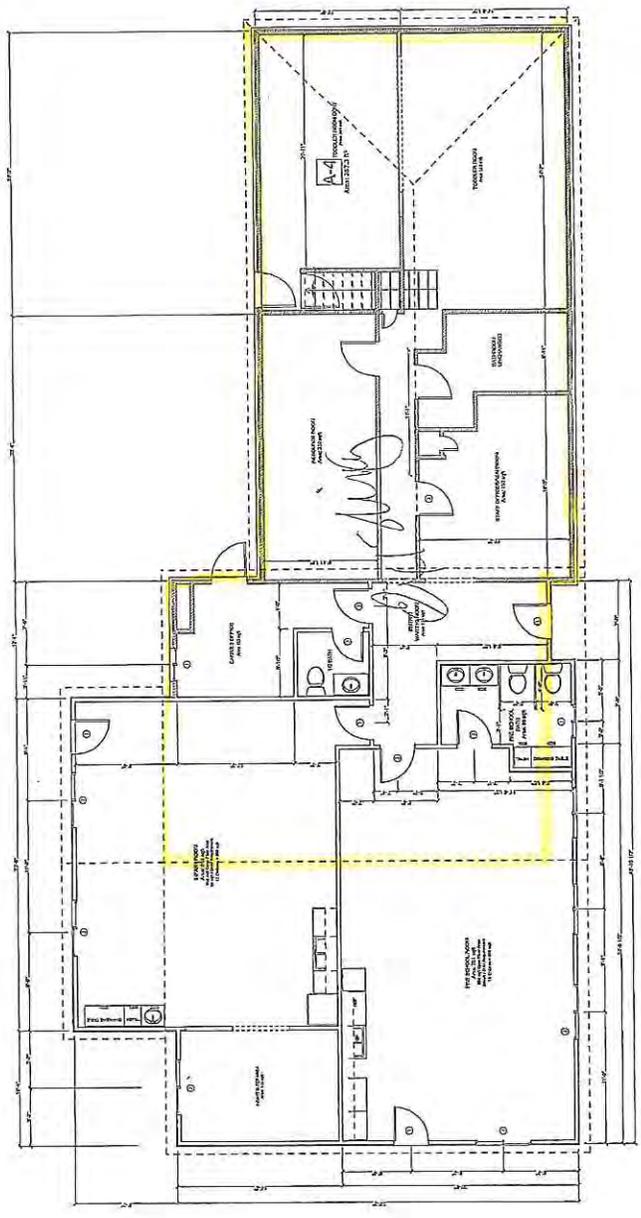
- A. Morning Star meets the objectives of the professional business district by providing a quality service and supporting the needs of a growing community. The rezoning of this area will fit into the future land use map of the Dexter Master Plan which is a mixed use space. Morning Star's location and services help support a balanced transition between the Downtown area and the Dexter-Ann Arbor corridor.
- B. The change in zoning will not affect the site's compatibility with the physical space, geological, or hydrological features of the property.
- C. The current zoning does not allow for the setbacks needed to build a safe, efficient and aesthetically pleasing building that would accommodate the growing need for child care in the community. The current zoning would require us to build out of the back of the building which would obscure the view of the playground making it an unsafe area for the children. Due to the state licensing rules the classrooms need to meet square footage requirements which limit the options for building design.
- D. By rezoning this area it opens up the possibility of a future expansion to the location next door to us. Due to the size and nature of these 2 lots neither of them would ever be likely to be used as a Multiple Family Residential which gives no need for us to be zoned R-3.
- E. Morning Star has been running from this location since 2000 with no concerns.
- F. There is a large demand for child care in the Dexter area. Morning Star currently has a waiting list for 5 out of 7 of our classrooms. The rezoning will allow for us to build an addition that will help meet the needs of the community without compromising the quality of care provided to the children.
- G. This request has not been previously submitted.



PROJECT: MORNING STAR CHILD CARE  
 ADDRESS: 1000 WEST 10TH AVENUE  
 CITY: DENVER, CO  
 STATE: CO  
 ZIP: 80202  
 DATE: 01/15/18  
 DRAWN BY: JOSEPH PAULER  
 CHECKED BY: JOSEPH PAULER  
 SCALE: 1/8" = 1'-0"

**MORNING STAR CHILD CARE**  
 ADDITION TO WEST END AND  
 REVOLUTION OF EXISTING BUILDING  
 ARCHITECTS:  
 CHRYSE ANDERSON (303) 633-5143  
 1000 WEST 10TH AVENUE  
 DENVER, CO 80202

NO.	DATE	DESCRIPTION
1	01/15/18	ISSUED FOR PERMITS
2	01/15/18	ISSUED FOR PERMITS
3	01/15/18	ISSUED FOR PERMITS
4	01/15/18	ISSUED FOR PERMITS
5	01/15/18	ISSUED FOR PERMITS
6	01/15/18	ISSUED FOR PERMITS
7	01/15/18	ISSUED FOR PERMITS
8	01/15/18	ISSUED FOR PERMITS
9	01/15/18	ISSUED FOR PERMITS
10	01/15/18	ISSUED FOR PERMITS



1 MAIN FLOOR PLAN  
 scale: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	01/15/18	ISSUED FOR PERMITS
2	01/15/18	ISSUED FOR PERMITS
3	01/15/18	ISSUED FOR PERMITS
4	01/15/18	ISSUED FOR PERMITS
5	01/15/18	ISSUED FOR PERMITS
6	01/15/18	ISSUED FOR PERMITS
7	01/15/18	ISSUED FOR PERMITS
8	01/15/18	ISSUED FOR PERMITS
9	01/15/18	ISSUED FOR PERMITS
10	01/15/18	ISSUED FOR PERMITS



CARLISLE

WORTMAN  
associates, inc.

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

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

Date: April 24, 2014

## Rezoning Analysis For Village of Dexter

<b>Applicant:</b>	Dexter Builders
<b>Property Owner:</b>	Carrie Anderson, Morning Star Childcare
<b>Location:</b>	7390-7394 Dexter-Ann Arbor Road
<b>Property ID#s:</b>	HD 08-05-300-051 and HD 08-05-300-021
<b>Current Zoning:</b>	R-3, Multiple-Family Residential
<b>Proposed Zoning:</b>	PB, Professional Business

### PURPOSE OF ANALYSIS

The applicant is proposing to rezone two (2) properties on the east side of Dexter Ann Arbor Road (7390-7394 Dexter-Ann Arbor Road) from R-3 Multiple-Family Residential to PB Professional Business. The purpose of the rezoning request is to facilitate an expansion of an existing day care facility. The subject properties currently maintain the existing day care and a single-family dwelling.

Article 23 of the Village of Dexter Zoning Ordinance outlines the application procedure, public hearing process and criteria for review of rezoning requests to the Village's Official Zoning Map. For this case, a public hearing has been scheduled for Monday, May 5, 2014. The Planning Commission is required to review the case and offer a recommendation to the Village Council. The Village Council has the authority to take final action regarding a rezoning request.

**SITE DESCRIPTION**

The subject site is located on the east side of Dexter-Ann Arbor between Huron View Court and Kensington Street. The site is currently maintains a residential building which houses a day care business.

**Figure 1. Aerial Photograph**



**NEIGHBORING ZONING AND LAND USE**

Neighboring zoning, land use, and current master plan designation is summarized in the following chart:

	<b>Subject Site</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>Zoning</b>	R-3 / Dexter Ann Arbor Overlay	PUD / R-3 Base	PUD / R-1B Base	PUD / R-1B Base	R-1B
<b>Land Use</b>	Child Care + Single Family Residential	Office	Residential	Residential	Residential
<b>Master Plan</b>	Mixed Use	Mixed Use	Multiple Family	Multiple Family	Village Residential

Surrounding land use is split between residential uses to the east, south and west, across Dexter-Ann Arbor Road and office uses adjacent to the north. The Dexter-Ann Arbor Road Corridor and a landscape screen of mature evergreen and deciduous trees provide a barrier between the subject site and existing residential uses to the south and east.

Surrounding zoning is predominately PUD, Planned Unit Development with the Bluewater multi-tenant office building adjacent to the north, and residential duplex condominiums to the east and south. The subject site is zoned R-3 Multiple-Family Residential and Dexter-Ann Arbor Road Corridor Overlay.

The proposed PB Professional Business district is intended for the offices of professionals and professional-type services. The uses in the PB district are generally lower impact uses than those found in the general commercial district in respect to hours of operation and number of vehicle trips generated. In addition, the PB district is intended to provide a transition between commercial uses and residential uses.

The existing childcare operation at 7394 Dexter-Ann Arbor Road is a principal permitted use in both the proposed PB District and the existing R-3 District.

The existing single-family dwelling at 7390 Dexter-Ann Arbor Road is not a permitted use in either the proposed PB or existing R-3 Districts. The use is a legal non-conformity having received a variance from the Zoning Board of Appeals in 2011.

The Dexter-Ann Arbor Road Corridor Overlay will remain in effect should the proposed zoning be approved.

**Items to be Addressed:** None.

**MASTER PLAN**

The Master Plan is the primary guide on which a rezoning decision should be based. The subject site, as well as the property adjacent to the north, is designated Mixed Use on the

Future Land Use Map. Property adjacent to the east and south are designated Multiple-Family, which property to the west, across Dexter-Ann Arbor Road is designated Village Residential.

According to the Master Plan, the subject site is further classified as Mixed Use-Ann Arbor Corridor. The intent of this designation is to encourage development that is separate and distinct from the Village Center. It also envisions the following:

- A compact commercial center/node at the intersection of Dexter-Ann Arbor Road and Dan Hoey, with less intensive office or multiple-family residential uses;
- Performance standards for density, scale, setbacks, parks, landscaping, access management, linkages, etc.;
- Physical connections between the Village Center and the corridor;
- Design guidelines to blend with the Village Center; and
- Flexibility in parking requirements, as well as shared parking and shared parking access standards with the specific goal of minimizing access points (curb cuts) along Dexter-Ann Arbor Road and minimizing impervious area.

Appropriate uses in the Dexter-Ann Arbor Road Corridor – Mixed Use category include a mix of multiple-family, office and commercial uses.

**Items to be Addressed:** None.

#### **DEVELOPMENT POTENTIAL**

Under the current R-3 zoning category, the existing permitted childcare use cannot accommodate an expansion of the facility without obtaining dimensional variances from the dimensional standards of the R-3 district.

The proposed PB zoning allows for the continued permitted use of the childcare facility, and would allow for expansion of the existing facility without variances for setbacks.

The table below demonstrates the differences in the current and proposed zoning categories:

	<b>Front Setback</b>	<b>Side Setback</b>	<b>Rear Setback</b>
<b>Current Zoning – R-3</b>	40 feet for 1 story 50 feet for over 1 story	25 feet / 50 feet	50 feet for 1 story 80 feet for over 1 story
<b>Proposed Zoning - PB</b>	25 feet	10 feet / 20 feet	25 feet

**Items to be Addressed:** None.

## CRITERIA FOR ZONING MAP AMENDMENT

Section 23.05 outlines the following criteria to be considered by the Planning Commission and Township Board when considering an amendment to the Official Zoning Map.

- 1) Consistency with the goals, policies and future land use map of the Dexter Master Plan. If conditions upon which the Master Plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the Master Plan was adopted, as determined by the Village, the Planning Commission and Council shall consider the consistency with recent development trends in the area.**

As noted above, the proposed rezoning is compatible with the goals, policies and Future Land Use Map of the Dexter Master Plan. The proposed rezoning specifically meets the following Village of Dexter Goals outlined in the Master Plan:

- Encourage development in the Baker Road and Dexter-Ann Arbor Road corridors that is separate and distinct from the Downtown that serves the needs of Dexter's growing population.
- Provide commercial areas that meet the needs of Village residents in terms of location and services offered.

- 2) Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.**

The existing uses found on the subject parcels will not change under the proposed rezoning application. However, the Planning Commission and Village Council should be aware that once rezoned, any of the permitted uses allowed in the PB Professional Business zoning district would be able to locate in this area without further consideration by the Planning Commission or Village Council. These uses include: professional offices (variety); financial institutions; essential services; and theaters/studios.

- 3) Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.**

As noted previously, the existing childcare use currently is allowed as a permitted use under the existing R-3 zoning classification. However, due to the required setbacks expansion of the existing facility cannot be accommodated at this location without obtaining a dimensional variance(s).

Further, the single-family residence is a legal non-conforming use under the current zoning and would remain so under the proposed PB zoning.

- 4) **The compatibility of all of the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.**

A list of potential permitted uses should the properties be rezoned to PB is found under #2 above. These potential uses are compatible with the master plan designation, and with the surrounding existing land uses and zoning. The intent of the rezoning is to accommodate expansion of the existing childcare use.

- 5) **The capacity of the Village's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare".**

The childcare facility has been operating at this location since 2000. The rezoning of the property will not impact the "health, safety or welfare" of the Village.

- 6) **The apparent demand for the types of uses permitted in the requested zoning district in the Dexter area in relation to the amount of land currently zoned and available to accommodate the demand.**

A limited area of property within the Village is zoned PB, Professional Business. These areas are limited to the area south of Huron View Court along Dexter-Ann Arbor Road and the frontage of Dan Hoey between Victoria Drive and the eastern boundary of the industrial park.

In addition, the applicant has indicated there is a large demand for childcare in the Dexter area. They currently have a waiting list for 5 out of 7 classrooms. This rezoning request will allow expansion of the facility to accommodate more children meeting the needs of the community.

- 7) **The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.**

This is the first application for the proposed rezoning requested.

- 8) **Other factors deemed appropriate by the Planning Commission and Village Council.**

The Planning Commission and Village Council may consider other factors in review of the proposed rezoning request.

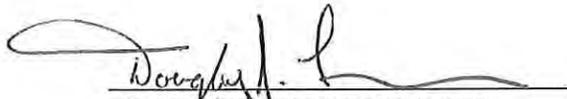
**Items to be Addressed:** None.

**CONCLUSION/RECOMMENDATION**

We recommend **approval** of the requested rezoning from R-3, Multiple-Family Residential to PB, Professional Business, based upon the following findings:

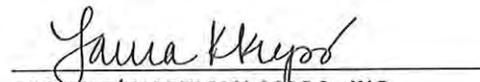
1. The PB, Professional Business zoning district is compatible with the Village of Dexter Master Plan and Future Land Use map.
2. The PB, Professional Business zoning district is compatible with the surrounding uses and current zoning of land.
3. The proposed rezoning will not compromise the "health, safety, and welfare" of Village residents.
4. There is an apparent demand for the applicant's childcare services, and limited areas are zoned PB, Professional Business.

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CARLISLE/WORTMAN ASSOC., INC.  
Douglas J. Lewan, PCP, AICP  
Principal

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

#241-1404

Cc: Carrie Anderson, 10881 Scott Drive, Whitmore Lake, MI 48189  
Dexter Builders, 8820 Jackson Road, Dexter, MI 48130



## Memorandum

To: Planning Commission  
Donna Dettling, Village Manager

From: Michelle Aniol, Community Development Manager

Re: 2014-2019 Capital Improvements Plan

Date: May 5, 2014

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DRAFT Final copies of the 2014-2019 Capital Improvements Plan (CIP) are included separately in your packet.

The Planning Commission, Parks and Recreation Commission, DDA, and staff have thoroughly reviewed the information and have set a public hearing for May 5, 2014 to hear public comment on the plan.

### **ACTION REQUESTED**

Following the public hearing, the Planning Commission may postpone action or adopt the resolution included in the packet with a recommendation to the Village Council.

### **ADDITIONAL INFORMATION**

The CIP can be a valuable document and part of the planning process for a number of reasons. Many grants require that projects be listed in a CIP in order to apply for funding. CIP's are done under the authority of the PA 33 of 2008, the Planning Enabling Act, as amended.

In accordance with the law the Planning Commission "shall" annually complete a CIP.

MCL 125.3865 Capital improvements program of public structures and improvements; preparation; basis. Sec. 65. (1) To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a nonelected administrative official, subject to final approval by the legislative body. The capital improvements program shall show those public structures

and improvements, in the general order of their priority that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements.

**VILLAGE OF DEXTER  
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION OF ADOPTION  
2014 - 2019 CAPITAL IMPROVEMENTS PROGRAM UPDATE**

WHEREAS, the Village of Dexter Planning Commission adopted the Master Plan on June 4, 2012, the said Master Plan recommends the adoption of an annually updated Capital Improvements Program to evaluate, prioritize, and structure the financing of public improvement projects; and

WHEREAS, Preparation of the capital improvements plan is done under the authority of the Municipal Planning Commission Act (PA 33 of 2008), as amended. It is the Village Planning Commission's goal that the CIP be used as a tool to implement the Village's Master Plan and assist in the Village's financial planning; and

WHEREAS, The State of Michigan provides for the development and use of a capital improvements plan in the Municipal Planning Act (Section 65, Act 33 of the Public Acts of 2008), as amended.

"To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a non-elected administrative official, subject to final approval by the legislative body. The capital improvements program shall show those public structures and improvements, in the general order of their priority that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements."

WHEREAS, the Village of Dexter Planning Commission has systematically reviewed the 2014 – 2019 Capital Improvements Program, as well as the proposed improvements related to the Master Plan and its Addendums, the improvements proposed by the Village Department Heads, the Parks and Recreation Commission, the Downtown Development Authority; and

WHEREAS, the 2014 – 2019 Capital Improvements Program has been prepared to address said review of projects, and presents a public improvements program that focuses on the current and future needs of the residents of Dexter; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 5, 2014;

BE IT THEREFORE RESOLVED, that the Village of Dexter Planning Commission hereby adopts the 2014 – 2019 Capital Improvements Program; and

BE IT FURTHER RESOLVED that the Village of Dexter Planning Commission recommends that the Village Council use the 2014 – 2019 Capital Improvements Program as a guide to developing the FY 2014 – 2015 Budget.

MOVED BY:

SUPPORTED BY:

YEAS:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED THIS 5<sup>th</sup> DAY OF MAY 2014.

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Matthew Kowalski, Village Planning Commission Chair

CERTIFIED BY:

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Carol J. Jones, Village Clerk

## Village of Dexter, Michigan FY2014-19 Capital Improvements Plan

Work sessions held on	April 7, 2014 (PC) April 17, 2014 (DDA)
Presented to the Planning Commission and Public Hearing held on	May 5, 2014
Adopted by the Planning Commission on	May 5, 2014 (anticipated)
Accepted by the Village Council on	May 12, 2014 (anticipated)

# Village of Dexter, Michigan

## FY 2014-2019 Capital Improvements Plan

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## EXECUTIVE SUMMARY

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### OVERVIEW

This capital improvements plan (CIP) outlines a schedule of public service expenditures over the ensuing five-year period (fiscal years 2014-2019) and beyond. The CIP does not address all of the capital expenditures for the Village, but provides for large, physical improvements that are permanent in nature, including the basic facilities, services, and installations needed for the functioning of the community. These include transportation systems, utilities, municipal facilities and other miscellaneous projects.

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To qualify for inclusion into the CIP, a project must meet the following standards:

- Be consistent with 1) an adopted or anticipated component of the Village's master plan, 2) a state or federal requirement, or 3) a Village Council approved policy; and
- Constitute permanent, physical or system improvements, or significant equipment purchases, with a minimum project cost of \$10,000 (in most cases); and
- Add to the value or capacity of the infrastructure of the Village.

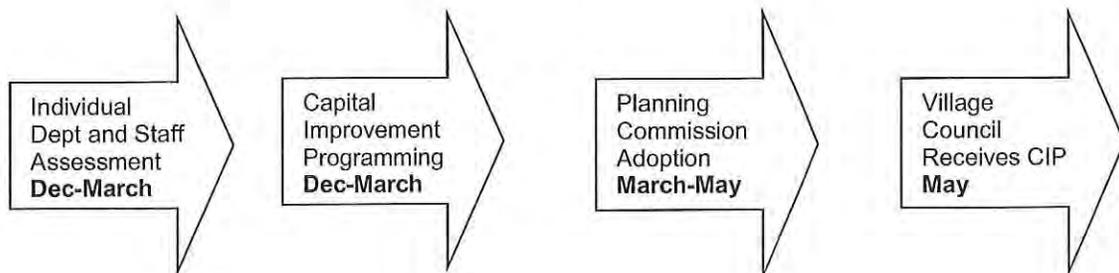
Projects that are considered operational, maintenance or recurring are excluded, except when a limited duration project, which are included.

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Preparation of the capital improvements plan is done under the authority of the Municipal Planning Commission Act (PA 33 of 2008), as amended. It is the Village Planning Commission's goal that the CIP be used as a tool to implement the Village's Master Plan and assist in the Village's financial planning.

The capital improvements plan proposes project funding relative to the anticipated availability of fiscal resources and the choice of specific improvements to be achieved throughout the five-year plan. Throughout this document you will see references to the Planning Department. This consists of the Planning Commission and the Community Development Manager.

### THE CAPITAL IMPROVEMENTS PLAN PROCESS AND TIMELINE



## **ORGANIZATION OF CONTENT**

The Capital Improvements Plan is divided into two sections:

### **Section 1.0 – Capital Improvements Programming**

- 1.1 Introduction
- 1.2 Program Summary
- 1.3 Program Goals Policies
- 1.4 Program Funding

### **Section 2.0 – FY 2014-15 Capital Improvements Budget**

### **Section 2.1 – FY 2014-2019 Capital Improvements Plan and Project Worksheets**

The plan lists individual capital projects categorized by capital program. The following information is included on each project page:

- |                |                                      |
|----------------|--------------------------------------|
| · Project name | · Project Description                |
| · Project ID   | · Project Justification              |
| · Project Type | · Beneficial Impacts                 |
| · Submitter    | · Location Map                       |
| · Priority     | · Master Plan or Study References    |
| · Total Cost   | · Project Schedule and Justification |
| · Year in CIP  | · Project Cost Detail                |

## **PROJECT PRIORITIZATION**

The Village Planning Commission assesses all capital needs and gives each project a priority rating. The rating indicates that a project is one of the following:

- Urgent
  - Corrects an emergency or condition dangerous to public health, safety or welfare;
  - Complies with federal or state requirement whose implementation time frame is too short to allow for longer range planning; or
  - Is vital to the economic stability of the village.
  
- Important
  - Prevents an emergency or condition dangerous to the public health, safety, or welfare;
  - Is consistent with an adopted or anticipated element of the village master plan, a federal or state requirement whose implementation time frame allows longer range planning, or a council approved policy;
  - Is required to complete a major public improvement (this criterion is more important if the major improvement cannot function without the project being completed, and is less important if the project is not key to the functioning of another project); or
  - Provides for a critically needed community program and/or amenity.
  - Has been identified as a project that meets or is necessary to meet an important community goal, including preservation or enhancement of the public's health, safety and welfare.

- Desirable
  - Provides a benefit the community;
  - Worthwhile if funding becomes available;
  - Can be postponed without detriment to present services; or
  - Validity of planning and validity of timing have been established.

## THE TOTALS

A total of 105 projects, including Cooperative and DDA, were carried over or initiated for this year's CIP with a six-year funding need of \$21,153,000 (including \$7,996,500 for DDA, Federal Funding, Grants, Others and Cooperative). Please note there are a variety of funding sources that comprise many projects and totals, therefore for further detail see Project and Fund Summary worksheet within the appendices for more information. Also note that several major projects are not included in total project costs due to unknown costs, completion year and funding source, including the Property Acquisition, Downtown Façade Improvement, Walkabout Creek Pedestrian Connection, Huron Farms Border-to-Border Connection, Fire Department Facility and several cooperative projects. The total six-year funding need decreased 10% from the previous year's CIP, which anticipated \$23,513,000 in funding need during fiscal years 2012-2017. The 10% decrease is likely due to refined construction costs for sidewalk and road projects, and a reduced number of newly identified projects.

The chart below indicates the total number of projects for each category, the six-year need and first-year only expenditures:

Category	Number of Projects	Total 6-Year Project Costs (in thousands)	First Year Village Expenditures (in thousands)	First Year Total Expenditures (in thousands)
1.0 Downtown Development	16	\$3,372+ unknown	\$170	\$688
2.0 Parks & Recreation	7	\$1,620 + unknown	\$27	\$72
3.0 Sidewalks	20	\$796	\$30	\$30
4.0 Buildings-Grounds-Equipment	20	\$2,255 + unknown	\$95	\$325
5.0 Planning and Zoning	6	\$50.5	\$30.5	\$30.5
6.0 Streets and Alleys	20	\$6,178 + unknown	\$888	\$1,495
7.0 Stormwater	8	\$1,459	\$72	\$290
8.0 Wastewater System	6	\$4,660	\$0	\$3000
9.0 Water System	10	\$3,520	\$20	\$20
10.0 Cooperative Projects	4	\$227.5 + unknown	\$34	\$207.5
<b>TOTAL</b>	<b>105</b>	<b>\$21,153*</b>	<b>\$1,505.5</b>	<b>\$3,158*</b>

\* Total includes DDA, Federal Funding, Grants, Others and cooperative projects.

## PRIORITIES

Below is a project breakdown by priority.

Priority	Number of Projects	Percent of Projects
Urgent	0	0%
Important	70	66.71%
Desirable	35	33.33%
<b>TOTAL</b>	<b>105</b>	<b>100%</b>

## MAJOR PROJECTS

Below is a list of the top twelve project expenditures during fiscal years 2014-2019 (Fire Hall unknown total costs), including project priority and funding sources. Based on the total cost of the top twelve projects (\$17,469,000), the top twelve projects constitute 58.5% of the total funding need over the six year CIP period. Note that 1 (Fire Hall) of the top 12 projects has unknown projected costs at this time. Based on the anticipated project costs of the Fire Hall it is expected that the top 12 projects would likely be a significant percentage of the total projects when determined.

Project Name	Total Cost (in thousands)	Priority	Funding Sources
04-8.0-2011 Wastewater System-Equipment Asset	\$3680	IMPORTANT	SRF
17-1.0-2014 DTE Sub-Station Decommission and/or Relocation	\$3,000	IMPORTANT	DDA, DTE, Village, Grants
03-6.0-2004 Central Street Streetscape & Traffic Calming	\$2,329	IMPORTANT	Street Fund, TED-F
01-4.0-1994* Village Hall	\$1,500	IMPORTANT	Other Village Funding, Restricted Funds, DDA, General Fund, Other
08-9.0-2005 Emergency Storage (2 <sup>nd</sup> Water Tower)	\$1,300	IMPORTANT	Water Fund DWRP – Federal Aid Loan
Mill Creek Improvements & Construction – Phase 2	\$1,237	IMPORTANT	Village, MNRTF, Other, Landmark Structure Donation
06-1.0-2007 Dexter Ann Arbor Road Corridor Improvements	\$818	IMPORTANT	Federal Aid-STP-U, Federal Aid-TE, DDA
05-6.0-2012 Ann Arbor Street Resurfacing & Pedestrian Improvements	\$805	IMPORTANT	Street Fund, STP-U, DDA
09-1.0-2006 Forest Street Enhancements	\$750	DESIRABLE	DDA/Bond
09-9.0-2012 Baker Road Watermain Replacement	\$750	IMPORTANT	Water Fund
01-1.0-2009 DAPCO Property Redevelopment	\$700	IMPORTANT	DDA Funding, Park Streetscape
04-6.0-2012 Baker Road Resurfacing, etc.	\$550	IMPORTANT	Streets Fund, Dexter Schools, Federal Aid-STP-U
<b>TOTAL</b>	<b>\$17,469,000*</b>		

\*Fire Department Facility is of equal importance, but costs are unknown

## NEW PROJECTS

5 projects are new for this year's CIP.

Project Name	Total Cost	Priority
17-1.0-2014 DTE Sub-Station Decommission/Relocation	\$3,000,000	IMPORTANT
09-2.0-2014 Horseshoe Park	\$23,000	IMPORTANT
05-5.0-2014 Economic Development Report Update	\$5,000	IMPORTANT
06-5.0-2014 Public Participation Plan	\$2,500	IMPORTANT
10-9.0-2014 Research Location of New Water Well (#6)	\$150,000 + unknown	IMPORTANT
<b>TOTAL</b>	<b>\$3,180,500 + unknown</b>	

## COMPLETED PROJECTS

The following 3 projects from the FY 2012-2017 CIP have been completed or will be completed before July 1, 2013. Other projects have been amended or revised and may still remain in the CIP. Total projects costs may include funding from State or Federal grants.

Project #	Project Name	Total Cost	Completed/ Amended
11-1.0-2010	Main Street Paving	\$160,000	DDA/Village
01-1.0-2010	ADA Ramp – Element 3A (Mill Creek Park)	\$100,000	DDA/Village
01-9.0-2005	Water System Improvements	\$1,300,000	DWRF Loan/ARRA Grant
	<b>TOTAL COMPLETED</b>	<b>\$1,560,000</b>	

## FUNDING NEEDS AND SOURCES

The six-year funding need is \$21,153,000. The table below summarizes the major categories of funding.

FUNDING SOURCES	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Beyond FY19	TOTAL CIP EXPENDITURES (thousands)
<b>TOTAL</b>	<b>3,158.0</b>	<b>3,415.0</b>	<b>2,390.0</b>	<b>4,104.0</b>	<b>4,400.0</b>	<b>3,686.0</b>	<b>21,153.0</b>
General Fund	182.5	548.0	430.0	342.0	800.0	124.0	2,426.5
Equipment Replacement	30.0	45.0	45.0	85.0	10.0	0.0	215.0
Street Fund	994.0	1,195.0	955.0	1,306.0	305.0	730.0	5,485.0
Sewer Fund	0.0	175.0	40.0	40.0	1,305.0	100.0	1,660.0
Water Fund	20.0	342.0	375.0	1,310.0	770.0	553.0	3,370.0
DDA	279.0	360.0	545.0	290.0	260.0	1,429.0	3,163.0
Federal Aid	1,016.0	0.0	0.0	400.0	250.0	600.0	2,266.0
Grants	403.5	0.0	0.0	241.0	400.0	100.0	1,144.5
Dexter Schools	3.0	0.0	0.0	0.0	0.0	50.0	53.0
County Parks	0.0	10.0	0.0	0.0	0.0	0.0	10.0
Unknown	230.0	740.0	0.0	90.0	300.0	0.0	1,360.0

## **JUSTIFICATION SCORE**

Justification scores were assigned to each project by Village departments. The assigned score indicates the degree to which the project helps to achieve the following value statements:

- A. Protect health, safety, lives of citizens
- B. Maintain or improve public infrastructure
- C. Reduce energy consumption, impact of the environment
- D. Enhance social, cultural, recreational or aesthetic opportunities
- E. Improve customer service, convenience for citizens

0 = Not Applicable; 1 = Somewhat Important; 2 = Important; 3 = Very Important

The maximum total justification score for a project is fifteen (15), which would indicate that all five criteria were viewed as "very important" by the submitting department.

The justification score may assist in assigning priorities (desirable, important or urgent) to projects within each category. The score also may aid in evaluating projects of similar priority from different categories. Program Policy C.1 of the CIP indicates that projects "necessary to protect against a clear and immediate risk to public health or safety... shall be given highest priority". Hence, projects with a high score for justification may be given priority over a lower score when competing for funding.

The following projects earned a top score of fifteen (15):

---

**PROJECT NAME: Downtown Capital Maintenance**

PROJECT ID: 12-1.0-2010                      PRIORITY: IMPORTANT  
PROJECT TYPE: Infrastructure                TOTAL COST: \$50,000  
SUBMITTED BY: DDA                            YEARS IN CIP (Beginning year): 4 (2010)

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**PROJECT NAME: Downtown Restrooms**

PROJECT ID: 02-4.0-2012                    PRIORITY: IMPORTANT  
PROJECT TYPE: Facilities                    TOTAL COST: \$100,000  
SUBMITTED BY: Village Council            YEARS IN CIP (Beginning year): 2 (2012)

---

**PROJECT NAME: Economic Development Report Update**

PROJECT ID: 06-5.0-2014                    PRIORITY: IMPORTANT  
PROJECT TYPE: Long Range Planning      TOTAL COST: \$5,000  
SUBMITTED BY: Plg/Zoning Dept          YEARS IN CIP (Beginning year): 0 (2014)

---

**PROJECT NAME: Public Participation Plan**

PROJECT ID: 07-5.0-2014                    PRIORITY: IMPORTANT  
PROJECT TYPE: Long Range Planning      TOTAL COST: \$2,500  
SUBMITTED BY: Plg/Zoning Dept          YEARS IN CIP (Beginning year): 0 (2014)

The following six (6) projects had a score of fourteen (14):

---

**PROJECT NAME: DTE Sub-Station Decommission/Relocation (Part of DAPCO Redevelopment)**

PROJECT ID: 17-1.0-2014                    PRIORITY: IMPORTANT  
PROJECT TYPE: Redevelopment            TOTAL COST: \$3,000,000  
SUBMITTED BY: DDA                            YEARS IN CIP (Beginning year): 0 (2014)

---

**PROJECT NAME: Horseshoe Park**

PROJECT ID: 07-2.0-2014                    PRIORITY: IMPORTANT  
PROJECT TYPE: Park Development        TOTAL COST: \$6,800  
SUBMITTED BY: Parks and Recreation/Staff    YEARS IN CIP (Beginning year): (2014)

---

**PROJECT NAME: Sidewalk Replacement**

PROJECT ID: 01-3.0-2009                    PRIORITY: IMPORTANT  
PROJECT TYPE: Infrastructure Maintenance    TOTAL COST: \$10,000 annually  
SUBMITTED BY: Village Staff                YEARS IN CIP (Beginning year): 5 (2009)

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**PROJECT NAME: Mill Creek Park (North) Formerly Warrior Creek Park**

PROJECT ID: 11-4.0-2001                    PRIORITY: IMPORTANT  
PROJECT TYPE: Park Enhancement        TOTAL COST: \$290,000  
SUBMITTED BY: Parks and Recreation      YEARS IN CIP (Beginning year): 13 (2001)

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**PROJECT NAME: Roadsoft Maintenance Program-Crack Sealing**

**PROJECT ID: 02-6.0-2008**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Infrastructure Maintenance**

**TOTAL COST: \$10,000 annually**

**SUBMITTED BY: Village Staff**

**YEARS IN CIP (Beginning year): 5 (2008)**

---

**PROJECT NAME: Safe Routes 2 Schools New Sidewalk Installations**

**PROJECT ID: 04-10.0-2012**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: New Sidewalk Construction**

**TOTAL COST: \$207,000**

**SUBMITTED BY: Village Staff**

**YEARS IN CIP (Beginning year): 2 (2012)**



## VILLAGE OF DEXTER - COMMUNITY DEVELOPMENT OFFICE

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

---

### Memorandum

**To:** Planning Commission  
Donna Dettling, Village Manager  
**From:** Michelle Aniol, Community Development Manager  
**Re:** REPORT  
**Date:** May 5, 2014

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**Business Summit** – Our second Business Summit with Ann Arbor Spark was held on April 23, 2014 at La Fontaine Chevrolet. Approximately 17 attended this Summit. After a solid round of networking, Anita Twardeski kicked things off by briefly talking about the Huron River Watershed Council and its Trail Towns initiative. She invited the businesses owners/representatives to participate.

We then heard from businesses that access to high speed internet and power quality are their key concerns. Administration and staff, together with Ann Arbor Spark are working with DTE, Comcast and AT&T to address and resolve these issues.

**Dextech Phase 2 Notification** – Dextech has submitted site plans for their 1<sup>st</sup> stage of Phase 2 improvements. This review does not require Planning Commission approval and will be done administratively.

**Planning & Zoning:**

- A front yard setback variance request was submitted by John Coffey for 7690 Grand Street.
- Staff received an inquiry regarding the ability to combine two adjacent, vacant units in West Ridge. Article V, sub-section (3) of the Master Deed for the Westridge of Dexter Subdivision states that a combination of adjacent units is "subject to the approval of the Developer/Builder and the Village of Dexter, the Developer/Builder is the Westridge HOA. Basically this means if co-owners of adjacent units submit a written request to the Association to combine adjacent units, **and if the Association approves the request**, then an amendment to the Master Deed would need to be prepared. Village approval, as cited in sub-section (3), doesn't come into play until the Association submits an amendment to the Master Deed, in conjunction with the Village's Application for Land Division/Combination.

**Redevelopment Ready Communities** - MEDC will make a kick-off presentation of the Redevelopment Ready Communities Program on June 23, 2014 at 6:00 pm, before the regularly scheduled Village Council meeting. The presentation will provide an overview of the program and evaluation process with time for question and answer.

It is important for DDA, Planning Commission, ZBA and staff to attend the presentation since all of you will play key roles in Dexter's community and economic development activities. Community evaluation will proceed in the same order as the scheduled presentations and Dexter will be one of the first communities MEDC visits. Please be aware that evaluations take approximately 6-8 weeks. In preparation for our meeting with MEDC, we will review the best practice criteria to identify any areas that might not measure up. That way we can start to work on things that will have to be accomplished before certification can be awarded.

For our meeting with MEDC on June 23<sup>rd</sup>, we will need to adopt and execute a Memorandum of Understanding. This document details both the community and MEDC responsibilities pertaining to the RRC certification process.

Following the June 23<sup>rd</sup> meeting, Village Council will need to adopt a resolution of support to proceed with the evaluation within 30 days of your kick-off presentation.

Planning Commissioner, Village Council Trustees, DDA Board of Directors, Zoning Board of Appeals members and Staff were sent an invitation to participate in this meeting. Please mark your calendar and plan to attend, if possible. Dinner will be provided.

**Spring Planting-** Last week Ann Arbor Landscaping began removing select diseased, dying or dead trees throughout the Village, as well as planting new trees as part of the Village's Spring Tree Planting process. The Tree Board plans, organizes and oversees tree planting and removal. This year, in spite of the dismal weather, members of the Tree Board distributed free deciduous and evergreen seedlings at the Library, Monument Park and Dexter Mill on Friday, April 25<sup>th</sup>. If you haven't had an opportunity, please check out the new maple tree in Monument Park.

**Farmers Market –** The Dexter Farmers Market kicked-off its season on Saturday, May 3<sup>rd</sup>. According to Market Manager, Brenda Tuscano, there were plenty of vendors and shoppers. Remember, the Dexter Farmer's Market is open every Tuesday (2:00 to 6:00 pm) and Saturday (8:00 am to 1:00 pm), May through October.



# VILLAGE OF DEXTER

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

## VILLAGE OF DEXTER

### SITE PLAN REVIEW & SPECIAL USE PERMIT REVIEW

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

Property Address: Victoria Drive

Tax ID Number: HD-08-08-200-022

Proposed Use: Multi-Family Residential

Zoning District: R-3

Property Owner Name: Deputy Homes, LLC Phone: 586-685-1322

Property Owner Address: 45609 Village Blvd., Shelby Twp., MI 48315

Applicant Name: Frank Maiami Phone: 586-685-1322

Applicant Address: 45609 Village Blvd., Shelby Twp., MI 48315

Representative (e.g. Engineer) Name: Spicer Group, Inc Phone: 989-754-4717

Representative Address: 230 S. Washington Ave., Saginaw, MI 48605

**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>PUD</u>	<u>PUD</u>	<input type="checkbox"/> check here if corner lot
2. Side Yard Setback (ft)	<u>PUD</u>	<u>PUD</u>	
3. Rear Yard Setback (ft)	<u>PUD</u>	<u>PUD</u>	
4. Lot Coverage (%) (7a/6)	<u>16.9</u>	<u>30</u>	
5. Height (ft)	<u>17'-9"</u>	<u>35</u>	
6. Total Site Area (ft)	<u>471,319</u>	<u>54,560</u>	
7a. Building Coverage (ft)	<u>79,850</u>	<u>          </u>	
7b. Floor Area (ft)	<u>89,750</u>	<u>          </u>	

	Plan Submitted	Requirement
8. Floor Area Ratio (%) (7b/6)	19%	
9. Total Paved Area (ft)	108,670	
10. Total Impervious Cov. (7a+9)/6	0.40	
11. Number of Parking Stalls	257	
12. Density (6/13)	7,602	
13. Number of Units (Residential)	62	
14. For Multi-Family:		
Efficiency		
1 Bedroom		
2 Bedroom	62	

Additional required information for Special Use Permit:

- Statement describing the use proposed. This should include information about the hours of operation, number of employees and clients, type of programming or services, traffic expected to be generated, and any other pertinent information and/or site development characteristics.
- All applications are presented to the Planning Commission at a public hearing for a recommendation prior to begin forwarded to the Village Council for final consideration. Therefore, all applications must be submitted four weeks prior to 1st Monday of month in order to ensure proper notice time and preparation time. Incomplete applications cannot be processed.

*[Handwritten signature]*

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Staff Review: Fee: \_\_\_\_\_ Date Received: \_\_\_\_\_ Receipt # \_\_\_\_\_

Planning Commission Review Date: \_\_\_\_\_ Council Review Date: \_\_\_\_\_

\_\_\_\_ Approved \_\_\_\_\_ Denied Reviewed by: \_\_\_\_\_

REASONS FOR DENIAL: \_\_\_\_\_

EXISTING NON-CONFORMITIES/VARIANCES GRANTED: \_\_\_\_\_

APPROVAL STAMP:



## VILLAGE OF DEXTER

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

### State & County Environmental Permits Checklist

Name of Business: Deputy Homes, L.L.C.

Mailing Address: 45609 Village Blvd., Shelby Twp., MI 48315

Telephone: 586-685-1322 Fax: \_\_\_\_\_

Type of Business: Developer Owner/Manager: Frank Maiani

Date: 4-8-14 Signature: *Frank Maiani*

**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 Village 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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve liquefied petroleum gas storage tanks or container filling locations? Contact MDEQ Storage Tank Division: 517-373-8168.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the installation of a compressed gas dispensing station with storage? Contact MDEQ Storage Tank Division: 517-373-8168.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the on-site treatment, storage or disposal of hazardous waste? Contact MDEQ Waste Management Division District Office: 517-373-9875.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? Contact MDEQ Waste Program Section: 517-373-9875.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will an on-site wastewater treatment system or septic system be installed? <ul style="list-style-type: none"> <li>➤ For sanitary sewage in quantities of <b>10,000 gallons per day or less</b>: Contact Washtenaw County Environmental Health: 734-222-3800.</li> <li>➤ 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.</li> <li>➤ For sanitary sewage in quantities of <b>6,000 to 10,000 per day</b>: 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.</li> <li>➤ For industrial or commercial wastewater in any quantity (other than sanitary wastewater) contact MDEQ Waste Management Division, Groundwater Permits Unit: 517-373-8148.</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.

April 29, 2014

Michelle Aniol  
Community Development Manager  
Village of Dexter  
8140 Main Street  
Dexter, MI 48130-1092

RE: Victoria Condominiums at Dexter Crossings  
Village of Dexter, Washtenaw County, MI

Ms. Anoil,

Per our phone conversations this afternoon, please accept this letter clarifying the intentions of Deputy Homes, LLC in regards to the phasing of the proposed PUD modification.

It had been the original intention to develop the remaining portions of the project in two phases; buildings A, B, C, J and I in phase two and buildings D, E, K and L in phase three. This had been done due to the financing restrictions of our client. It was brought to our attention on April 24, 2014 that our client was able to secure financing for the entire project. It is now the intention of our client to proceed with the remaining undeveloped portion of the project (shown in plans as phase II and phase III) in a single phase. We would like to ask the Planning Commission and the Village of Dexter to consider the submitted PUD for preliminary and final site plan approval in one single phase.

We propose that sheet C4.1, C5.1 and C6.1 of our submittal will be revised and resubmitted at a later date to the Village of Dexter to show a single phase (phase II) for the remaining development. Sheet C7.1 will remain divided into two areas of soil erosion control to allow for better management of soil erosion and sediment control as building construction progresses to completion.

We apologize for such late notice and hope the Village will see the benefit in completing the project as a whole.

Sincerely,



**David S. Boersma, AIA, NCARB**  
Project Architect  
Registered Architect  
State of Michigan Building Code Official  
Historical Architect

**SPICER GROUP, INC.**  
230 S. Washington Avenue  
Saginaw, MI 48607  
Phone: (989) 754-4717 ext. 5590  
Fax: (989) 754-4440  
mailto: [davidb@spicergroup.com](mailto:davidb@spicergroup.com)



CARLISLE

WORTMAN  
associates, inc.

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

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

Date: April 24, 2014

## Combined Site Plan Review For Village of Dexter, Michigan

### GENERAL INFORMATION

<b>Applicant:</b>	Deputy Homes, LLC
<b>Project Name:</b>	Victoria Condos
<b>Plan Date:</b>	April 4, 2014
<b>Latest Revision:</b>	NA
<b>Location:</b>	Victoria Drive (HD08-08-200-022)
<b>Zoning:</b>	R-3, Multiple-Family; PUD within the Dexter Ann Arbor Corridor
<b>Action Requested:</b>	Combined Preliminary/Final Site Plan Approval
<b>Required Information:</b>	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 Victoria Condominiums multiple family development since the approval of the amended Area Plan in February. The previously approved development was partially built – three (3) existing buildings and a foundation that has been filled in. The site is located off of Dan Hoey Road with an entrance from Lexington Drive southwest of the Dexter Crossing Commercial Complex, and northeast of the Dexter Crossing residential subdivision. The overall site is 10.82 acres and is zoned PUD within the Dexter Ann Arbor Road Corridor overlay district. The underlying zoning of the subject property is R-3, Multiple-Family Residential.

The proposed project includes construction of 42 additional residential units in 3-unit (1 building), 4-unit (5 buildings), 6-unit (2 buildings), and 7-unit (1 building) options. Nine (9) additional structures are proposed, with the previously built structures, the development would total 12 multi-family structures encompassing 62 units.

This is a substantial reduction in the project density from the approved area plan, where 114 units were approved. In addition, the new owner is proposing a modified structure design that includes a one-store, open floor plan containing 1,400 to 1,600 square feet, cottage-style residences with 2-car garages, basements, front and rear covered porches, with an optional second floor bonus room. Street trees and evergreen screening is proposed along Lexington and Carrington Drives, as well as street trees along Victoria and various additional landscaping throughout the site.

Since all units will be equipped with a 2-car garage as well as a driveway large enough to accommodate 2 additional cars, all other off-street parking areas previously proposed will be eliminated (with the exception of the northeast lot which services the existing structures).

The site is currently served by existing public and franchise utilities. The applicant has indicated that all existing water and sewer leads will be utilized. Access to the site will be provided through access on Victoria Drive.

Three (3) development phases are demonstrated on the site plan. Phase 1 has been completed (existing complete buildings). Phase 2 encompasses the five (5) buildings at the southern end of the site adjacent to Carrington and Phase 3 consists of the remaining four (4) buildings adjacent to Lexington.

Section 21.05, Combining Preliminary and Final Site Plans specifically states, *a preliminary and final site plan shall not be combined for any development consisting of two (2) or more phases.* In addition, Section 21.09, Phasing of Development, outlines the procedure for phased site plan review, which states: *The applicant may divide the proposed development into two or more phases. In such case the preliminary site plan shall cover the entire property involved and shall clearly indicate the location, size and character of each phase. A final site plan shall be submitted for review and approval for each phase. A construction timeline must be submitted for phased development.*

All final site plans expire after two (2) years per Section 21.04 E.7.

The applicant will need to verify their intent to develop the property in one or two phases with a construction timeline. If indeed the project has two (2) phases combined site plan approval cannot be utilized.



**AREA, WIDTH, HEIGHT, SETBACKS**

The subject site is zoned PUD within the Dexter Ann Arbor Road Corridor with an underlying zoning classification of R-3, Multiple Family Residential. The dimensional requirements of the R-3, Multiple Family Residential district are as follows:

	<b>Required</b>	<b>Proposed</b>
<b>Lot Area</b>	9,800 s.f.	10.82 acres
<b>Lot Width</b>	200 feet	103.78 feet (at Dan Hoey Road)
<b>Building Setbacks</b>		
<b>Front:</b>	40 feet for 1 story 50 feet for over 1 story	30 feet varies
<b>Side:</b>	25 feet / 50 feet total	Varies / 18.4 feet minimum

<b>Rear:</b>	50 feet for 1 story 80 feet for over 1 story	Varies / 18.1 feet minimum
<b>Building Height</b>	2.5 stories / 35 feet	Approximately 19 feet
<b>Maximum Lot Coverage</b>	30%	19.8% (approximate – not provided)

As proposed, the site plan is in compliance with the recently approved amendment to the Area Plan. As part of the PUD Area Plan approval, reduced dimensional standards are necessary to allow flexibility in development. Dimensions from Victoria Drive to front of structures have not been provided, we scale measured to estimate the minimum front setback to be approximately 30 feet. The applicant should verify minimum front setback measurement.

Further, the applicant has provided the total impervious surface encumbering the site is calculated at 40%; maximum lot coverage is defined as the *part or percent of the lot occupied by a building including accessory buildings*. We estimate the lot coverage of the site to be between 19% and 20%.

**Items to be addressed:** *Provide front setback dimensions.*

#### **BUILDING LOCATION AND SITE ARRANGEMENT**

The submitted site plan is configured the same as the recently approved Area Plan. The buildings are centered around Victoria Drive. Existing water and sewer leads will be utilized. The location of the existing utility easement in the northernmost portion of the development is shown between Building K and Building L.

**Items to be addressed:** *None.*

#### **PARKING, LOADING**

The site plan demonstrates the elimination of the previously approved 33 off-street parking spaces at the northern and central portions of the development in concert with the recently approved Area Plan amendment. This is due to the modification in the density and overall residential product of the development. The proposed structures will include both a 2-car garage, and at a minimum a driveway that can accommodate 2 additional vehicles. The southernmost parking area (at Carrington Drive) will remain to off-set parking needs of the 3 buildings containing 20 units that have already been constructed.

**Items to be addressed:** *None.*

## SITE ACCESS AND CIRCULATION

The subject site is accessed via Lexington Drive (to the north) and Carrington Drive (to the south) within the Dexter Crossing Development. Site access and circulation will not be modified as part of this site plan proposal.

*Items to be addressed: None.*

## SIDEWALKS

Existing pedestrian connections exist along both Lexington and Carrington Drives. The applicant demonstrates improvements in pedestrian access by providing a sidewalk along the east side of Lexington from Dan Hoey stopping after Victoria Drive; adding a connection from Building H along Victoria and continuing along the north side of Carrington to the eastern property line; and adding sidewalk from the Building A along the south side of Victoria to the parking lot then continuing to the northwest corner of the Victoria / Carrington intersection.

All sidewalks are 4-feet wide, and are noted to consist of a 6-inch concrete surface.

*Items to be addressed: None.*

## LANDSCAPING

A landscape plan been provided on a separate plan sheet, and includes the following information:

**Composition** – The proposed plant composition is acceptable, and builds on previously approved and installed material.

**Site Landscaping** – Section 6.07 requires at least five (5%) percent of the total lot area be landscaped. For this site, 23,565 square feet of interior landscaping is required encompassing 59 trees and 95 shrubs. The applicant has provided the required number of plantings.

**Buffer/Screen** – Dexter Crossing Commercial complex is adjacent to the east, and is buffered with an existing berm and evergreen plantings. No modifications to the existing berm and landscaping are proposed as part of this site plan review.

**Greenbelt** - The greenbelt (street tree) plantings along Lexington, Carrington and Victoria Drives are required. As provided on the landscape plan on Sheet L1.1, the applicant has exceeded the greenbelt requirements outlined in Section 6.09.

**Items to be addressed:** None.

### LIGHTING

General notes on Sheet L1.2 indicate street lighting on Lexington and Carrington is existing, and Victoria Drive lighting will be wall mounted on unit garages containing a 60W incandescent bulb that is photocell controlled. In addition, each unit will have one (1) wall mounted coach light (detail provided) at the rear deck or patio.

No street lighting is proposed.

**Items to be addressed:** None.

### SIGNS

No signage is proposed.

**Items to be addressed:** None.

### FLOOR PLANS AND ELEVATIONS

Floor plans as well as all elevations have been provided.

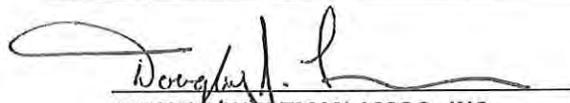
**Items to be addressed:** None.

### RECOMMENDATIONS

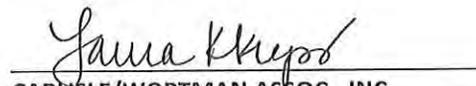
Prior to recommending approval of the combined site plan, we recommend the applicant address the following comments to the satisfaction of the Planning Commission. Our comments are summarized below:

1. Verify whether developing in two (2) phases, if so combined site plan cannot be utilized. Only first phase will be approved.
2. Provide construction timeline.
3. Provide front setback dimensions.

---

  
CARLISLE/WORTMAN ASSOC., INC.  
Douglas J. Lewan, PCP, AICP  
Principal

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

# 241-02-1307

cc: Deputy Homes, 45609 Village Blvd., Shelby Township, MI 48315  
Spicer Group, Inc., 230 S. Washington Ave., Saginaw MI 48605

April 22, 2014

VILLAGE OF DEXTER  
8140 Main Street  
Dexter, MI 48130

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

Regarding: Victoria Condominiums at Dexter Crossing  
**Combined Site Plan - Review No. 1**  
OHM JN: 0130-13-1031

Ms. Aniol:

The applicant, Deputy Homes, LLC is proposing continue build out of the previously approved Victoria Condominiums at Dexter Crossing. We have reviewed the site plan in accordance with the Village of Dexter Engineering Standards and do not recommend the plan for site plan approval at this time. The applicant shall review the comments noted below and revise and resubmit the plans for additional review.

#### **GENERAL**

1. The plans depict three phases of construction. A narrative shall be added to the cover page describing what work is to take place in each of the three phases.
2. The plans make reference on sheet C1.1 that lighting will be installed as part of the project. This shall be shown in plan view including all proposed conduit, handholes and transformers. The plans shall specify information about light system ownership and maintenance.

#### **STORM WATER AND GRADING**

3. The plan states that the site impervious factor will decrease from 43% to 40%. As such, alterations to the previously installed storm sewer system will not be required.
4. The plan set shall provide a statement that confirms that the storm sewer (as constructed) can properly convey the design event in accordance with the Village Engineering Standards. A grade is shown on sheet 5.1 for the catch basin within the southernmost driveway of building L. This grade differs from the grade provided on sheet C6.1. Sheet C5.1 shall be revised to either specify this as an existing grade.
5. It does not appear that the proposed contours reflect the proposed finish grade elevation of Building L, K or E. The plan contours shall be updated reflect the revised building locations and grades.
6. It appears that a more developed swale is necessary behind Building L. It may also be necessary to adjust the storm structure located within the swale.
7. The plans shall include information on sump pumps and how they will be connected to the existing storm sewer system.

#### **WATER SUPPLY AND WASTEWATER**

8. The utility plan on sheet C6.1 shall include a legend that identifies curb stops. The plan shall include a provision that D boxes are provided for any curb stops located within driveways or other pavements.

9. Similar to curb stops in pavements, any sewer cleanouts within pavements shall be housed within a D box.

**PAVING**

10. All existing receiving ramps, not compliant with ADA requirements shall be removed and replaced such that they comply with ADA standards.
11. The plans shall include the current version of the MDOT standard plan for sidewalk construction (R-28-H). The details on sheet C8.1 shall be removed from the plan set.
12. The ramp orientations at Victoria and Carrington Drives do not meet current MDOT standards for curb ramps. These shall be revised.
13. Detailed grades shall be provided at the intersections to demonstrate proposed slopes for the proposed sidewalks.
14. The typical section on sheet C8.1 includes references to a 3” asphalt section; however, the base course has already been placed. The typical shall be updated to show the base course as existing and confirm the depth of asphalt necessary to complete the cross section. The note referencing 1100-20AA asphalt shall be removed from the typical.
15. A hatch should be provided on the plan that shows the limits of the proposed wearing course asphalt.
16. The concrete driveway cross section shall be updated to include a cover dimension for the proposed reinforcing mesh.

**DEXTER AREA FIRE DEPARTMENT**

As part of our review, we discussed the plans with Donald Dettling of the Dexter Area Fire Department. He offers the following comments:

17. The applicant has proposed to remove existing supplemental parking areas within the development. The lack of additional parking areas creates the possibility where motorists will park along the roadway. When driveway spaces are not available. Due to the narrow width of the pavement (19’ asphalt), we recommend that all buildings are equipped with sprinklers.
18. All hydrants within the development shall be equipped with Storz fittings.

**PERMITS AND APPROVALS**

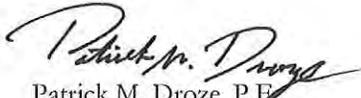
Approval from affected agencies will be required prior to construction. Table 1 includes a summary of permits, waivers or other documents believed to be required for the project as currently proposed. The Applicant shall note that approvals may be required from other agencies and that it is their responsibility to ensure that these agencies are contact and approvals are obtained.

**TABLE 1: ANTICIPATED IMPACTED AGENCIES**

Permit Agency	Document Required	Status
Washtenaw County Water Resources Commissioner	Soil Erosion and Sedimentation Control Permit	Required

The above comments should be addressed prior to submitting for an additional site plan review. A cover letter indicating how each comment in this letter was addressed should be submitted with the revised plans by the Applicant. 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](mailto:pat.droze@ohm-advisors.com).

Sincerely,  
OHM Advisors



Patrick M. Droze, P.E.  
Project Engineer

cc: Donna Dettling, Village Manager (e-mail)  
Dan Schlaff, Public Services Superintendent (e-mail)  
Don Dettling, Dexter Area Fire Department (e-mail)  
Deputy Homes, 45609 Village Blvd., Shelby Twp., MI 48315  
David Boersma, AIA, NCARB, Spicer Group, Inc. 230 S. Washington Avenue, Saginaw, MI 48607  
Rhett Gronewelt, P.E., OHM (e-mail)  
File

P:\0126\_0165\SITE\_Dexter\2013\0130131051 - Victoria Park P.U.D\Combined Site Plan\CSP\_1.docx



# Dexter Area Fire Department

April 27, 2014

Michelle Aniol  
Community Development Manager  
Village of Dexter

Subject: Plan review of: Victoria Condominiums at Dexter Crossing  
Plans dated: April 4, 2014

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:

**Village of Dexter Engineering Standards** (as it refers to fire hydrant location & fire department connections and Roadway widths): Current roadway widths are not within standards. Current fire hydrants are not within standards. Provide documentation current roadway is constructed to current standards.

**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:** Section 503.1.1: some structures are outside the required 150' requirements

**DAFD Recommendations:** Reconstruct roadway and fire hydrant to conform to current Standards.

DAFD would consider IFC Section 104.9 Alternative materials and methods coinciding with the Village of Dexter Standard's of the Owner/Developer providing water based fire suppression for all proposed structures. And that no parking is allowed on this roadway with approved signage. Ensure that Washtenaw County Sheriff Office can enforce the Uniform Traffic Code on this private roadway.

Regards:

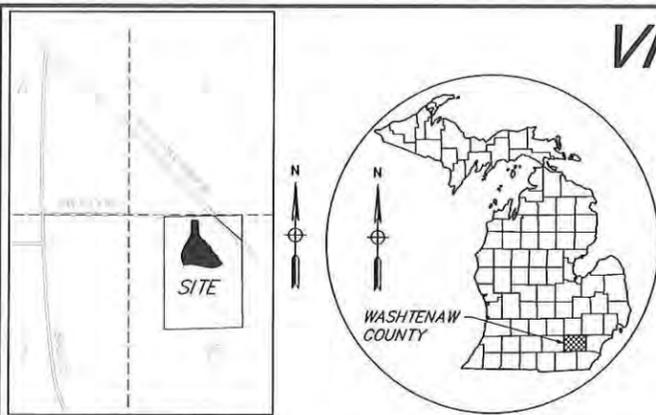
  
Donald Dettling  
Fire Inspector

Cc/ Fire Chief Loren Yates  
Village Mgr. Donna Dettling

# VICTORIA CONDOMINIUMS AT DEXTER CROSSING SINGLE-FAMILY ATTACHED CONDOMINIUMS

## A PLANNED UNIT DEVELOPMENT AREA PLAN

A PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 2S, RANGE 5E  
VILLAGE OF DEXTER, WASHTENAW COUNTY, MICHIGAN



SITE AREA MAP  
NOT TO SCALE

LOCATION MAP  
NOT TO SCALE

### ENGINEER/ARCHITECT

SPICER GROUP, INC.  
230 S. WASHINGTON AVE.  
SAGINAW, MI 48607  
TELE.: (989) 754-4717  
CONTACT: DAVID S. BOERSMA, AIA

### PROPRIETOR

DEPUTY HOMES LLC  
45609 VILLAGE BLVD.  
SHELBY TOWNSHIP, MI 48315  
CONTACT: FRANK MAIAMI (586) 685-1322

### OVERALL P.U.D. LEGAL DESCRIPTION

A 110.66 acre parcel in the W 1/2 of Section 8, T2S, R5E, Scio Township, Washtenaw County, Michigan, described as: Commencing at the N corner of said Section 8; thence S 00°31'02" E 610.01 feet along the N&S 1/4 line of said Section 8 to the POINT OF BEGINNING; thence S 00°31'02" E 2051.54 feet along the said N&S 1/4 line of the center of said Section 8; thence S 88°35'49" W 1355.50 feet; thence S 88°35'49" W 539.68 feet along the E&W 1/4 line of said Section 8; thence N 00°09'22" W 2668.44 feet along the East line of Dexter Business and Research Park, as recorded in Liber 26 of Plats, Pages 29-36, Washtenaw County Records; thence N 88°47'51" E 1199.48 feet along the North line of said Section 8 and the centerline of Dan Hoey Road; thence S 48°57'06" E 907.18 feet along the centerline of Dexter-Ann Arbor Road to the POINT OF BEGINNING, being subject to the rights of the public over the Northeastly thirty-three (33) feet thereof for Dexter-Ann Arbor Road, and subject to the rights of the public over that part thereof for Dan Hoey Road, as recorded in Liber 2416, Pages 623-624, Washtenaw County Records, and subject to the Angus & Hawks and Jackson-Ann Arbor Railway, as recorded in Liber 154, Page 327, Washtenaw County Records, and subject to a Michigan Bell Telephone Company easement, as recorded in Liber 1325, Page 319, and Liber 411, Page 197, Washtenaw County Records, and subject to easements and restrictions.

### LEGAL DESCRIPTION

#### (SINGLE - FAMILY ATTACHED CONDOMINIUMS)

Commencing at the N 1/4 corner of Section 8, T2S, R5E, thence S 88°47'51" W 1095.50 feet along the North line of said Section 8, thence S 10°42'22" E 105.47 feet, to the POINT OF BEGINNING.

thence S 10°42'22" E 72.58 feet;  
thence S 00°06'01" E 179.90 feet;  
thence S 15°39'25" E 157.11 feet;  
thence S 48°04'01" E 348.69 feet;  
thence S 15°45'51" E 103.12 feet;  
thence S 48°12'26" E 163.76 feet;  
thence S 28°45'01" E 94.54 feet;  
thence S 43°22'19" E 100.76 feet;  
thence 346.96 feet along the arc of a curve to the right, with a central angle of 52°18'53", 380.00 feet radius and a chord bearing S 74°20'51" W 335.04 feet;  
thence N 79°29'43" W 363.64 feet;  
thence 181.25 feet along the arc of a curve to the left, with a central angle of 32°27'06", 320.00 feet radius and a chord bearing S 84°16'44" W 178.83 feet;  
thence 37.95 feet along the arc of a curve to the right with a central angle of 86°58'18", 25.00 feet radius and a chord bearing of N 69°27'40" W 34.41 feet;  
thence N 24°58'31" W 21.43 feet;  
thence 363.57 feet along the arc of a curve to the right with a central angle of 54°49'04", 380.00 feet radius and a chord bearing of N 02°26'01" E 349.86 feet;  
thence N 29°50'33" E 90.77 feet to a point on the Easterly line of Dexter Crossing Plat 1, as recorded in Liber 31 of Plats, Pages 16-18, Washtenaw County Records;  
thence along said Easterly line of Dexter Crossing Plat 1 in the following four (4) courses:  
S 60°09'27" E 20.00 feet;  
N 29°50'33" E 166.12 feet;  
234.03 feet along the arc of a curve to the left with a central angle of 30°28'29", radius of 440.00 feet, and a chord bearing N 14°36'18" E 231.28 feet;  
N 00°37'56" W 208.88 feet;

thence 103.88 feet along the arc of a non-tangential curve to the left with a central angle of 08°24'23", radius of 708.00 feet and a chord bearing N 81°48'04" E 103.78 feet;  
to the POINT OF BEGINNING, being a part of said Section 8 and containing 10.82 acres of land, more or less.

NOTE:  
EXISTING TOPOGRAPHY BACKGROUND IS BASED FROM PLANS BY  
MIDWESTERN CONSULTING PROJECT #01045 AS PROVIDED BY CLIENT.



AREA PLAN  
SCALE: 1"=200'

ZONING: P.U.D.  
TOTAL SITE AREA: 110.66 acres

### ZONING TABLE

COMMERCIAL AND OFFICE:  
Area C-1 Retail 14.4 acres  
Area P-B Professional 4.8 acres  
Total 19.2 acres

### SINGLE FAMILY RESIDENTIAL:

Zoned R-1-A 36.8 acres  
Zoned R-1-B 41.1 acres  
Total 77.9 acres

### SINGLE FAMILY ATTACHED CONDOMINIUMS:

Area R-3 12.50 acres

### DETACHED LOTS OPEN SPACE:

Area A 2.43 acres  
Area D.1 5.66 acres  
Area D.2 1.85 acres  
Area E 0.77 acres  
Area G 0.60 acres  
TOTAL 11.31 acres

### NOTES:

- All construction site work shall be in accordance with current Village of Dexter ordinances, standards and regulations.
- Buildings will be served by public sanitary sewer and water services.
- A 12 ft. min. easement will be provided at the back of curb along both sides of the private road for private utilities.

### STREET LIGHTING:

Street Lighting shall be provided as required by Village of Dexter Ordinances, Section 3.19.

### TRASH:

Curbside trash pickup shall be utilized.

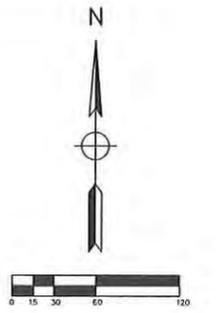
### VILLAGE OF DEXTER STANDARD NOTES:

- Notify the Village of Dexter and the Village Engineer a minimum of 72 hours prior to the start of construction.
- All construction must conform to the current engineering standards and specifications adopted by the Village of Dexter.
- No paving or excavation for paving shall be allowed until the sanitary sewers, water main storm sewers and/or country drain clean out construction has been approved by the Village.
- Call MISS DIG (800-482-7171) a minimum of 72 hours prior to the start of construction.
- All soil erosion and silt must be controlled and contained onsite prior to the start of construction.
- All excavation under the influence of pavement, including sidewalks and driveways, existing or proposed, shall be backfilled and compacted with Class II sand to 95% of maximum unit weight.
- The contractor is responsible for all damage to existing utilities.
- The contractor is responsible for restoring all disturbed areas to the conditions that existed prior the start of construction.
- Working hours (including running of any machinery) shall be restricted to Monday through Saturday, 7:00 am to 7:00 pm; or sunup to sundown; whichever is less.

### PLAN INDEX

FILE NO.	DESCRIPTION	NO.
D-5009-1	TITLE SHEET	C1.1
D-5009-2	EXISTING CONDITIONS PLAN	C2.1
D-5009-3	DEMOLITION PLAN	C3.1
D-5009-4	SITE PLAN	C4.1
D-5009-5	GRADING PLAN	C5.1
D-5009-6	UTILITY PLAN	C6.1
D-5009-7	SOIL EROSION PLAN	C7.1
D-5009-8	SITE DETAILS	CB.1
D-5009-9	LANDSCAPE PLAN	L1.1
D-5009-10	LANDSCAPE DETAILS	L1.2
DA-1262-04	PROPOSED TRIPLEX FLOOR PLAN	P1
DA-1262-05	PROPOSED TRIPLEX ELEVATIONS	P2
DA-1262-06	PROPOSED QUADPLEX FLOOR PLAN	P3
DA-1262-07	PROPOSED QUADPLEX ELEVATIONS	P4
DA-1262-08	PROPOSED SIXPLEX FLOOR PLAN	P5
DA-1262-09	PROPOSED SIXPLEX ELEVATIONS	P6
DA-1262-10	PROPOSED SEVENPLEX FLOOR PLAN AND ELEVATIONS	P7
DA-1262-11	EXISTING BASEMENT PLAN AND ELEVATIONS	P8

BY	MARK	REVISIONS	DATE
<p>DEPUTY HOMES LLC 45609 VILLAGE BLVD. SHELBY TOWNSHIP, MICHIGAN 48315</p> <p>TITLE SHEET VICTORIA CONDOMINIUMS PUD AMENDMENT VILLAGE OF DEXTER</p> <p><b>Spicer group</b></p> <p>SAGINAW OFFICE 230 S. Washington Ave. Saginaw, MI 48607 Tel: 989-754-4717 Fax: 989-754-4440 www.SpicerGroup.com</p>			
DE BY:	CAR	CH. BY:	MHC
DR. BY:	CAR	APP. BY:	ARE
STDS.		SHEET	1 OF 18
DATE	APRIL 4, 2014	FILE NO.	D-5009-1
SCALE	N/A		C 1.1
PROJECT NO.		121104502013	



- LEGEND**
- EXIST. CONTOUR
  - EXIST. SPOT ELEVATION
  - EXIST. UTILITY POLE
  - EXIST. OVERHEAD UTILITY LINE
  - EXIST. LIGHT POLE
  - EXIST. TELEPHONE LINE
  - EXIST. ELECTRIC LINE
  - EXIST. GAS LINE
  - EXIST. WATER MAIN
  - EXIST. HYDRANT
  - EXIST. GATE VALVE IN WELL
  - EXIST. STORM SEWER
  - EXIST. CATCH BASIN OR INLET
  - EXIST. SANITARY SEWER
  - EXIST. FENCE
  - SECTION CORNER
  - EXIST. LIGHT
  - EXIST. TREE TO BE REMOVED

**SOILS INFORMATION**  
 SOURCE: SOIL SURVEY OF WASHTENAW COUNTY, MICHIGAN U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE 1977

GENERAL SOILS DESCRIPTION: NEARLY LEVEL TO VERY STEEP, WELL DRAINED TO VERY POORLY DRAINED SOILS THAT ARE UNDERLAIN BY MEDIUM TEXTURED TO FINE TEXTURED GLACIAL TILL MATERIAL.

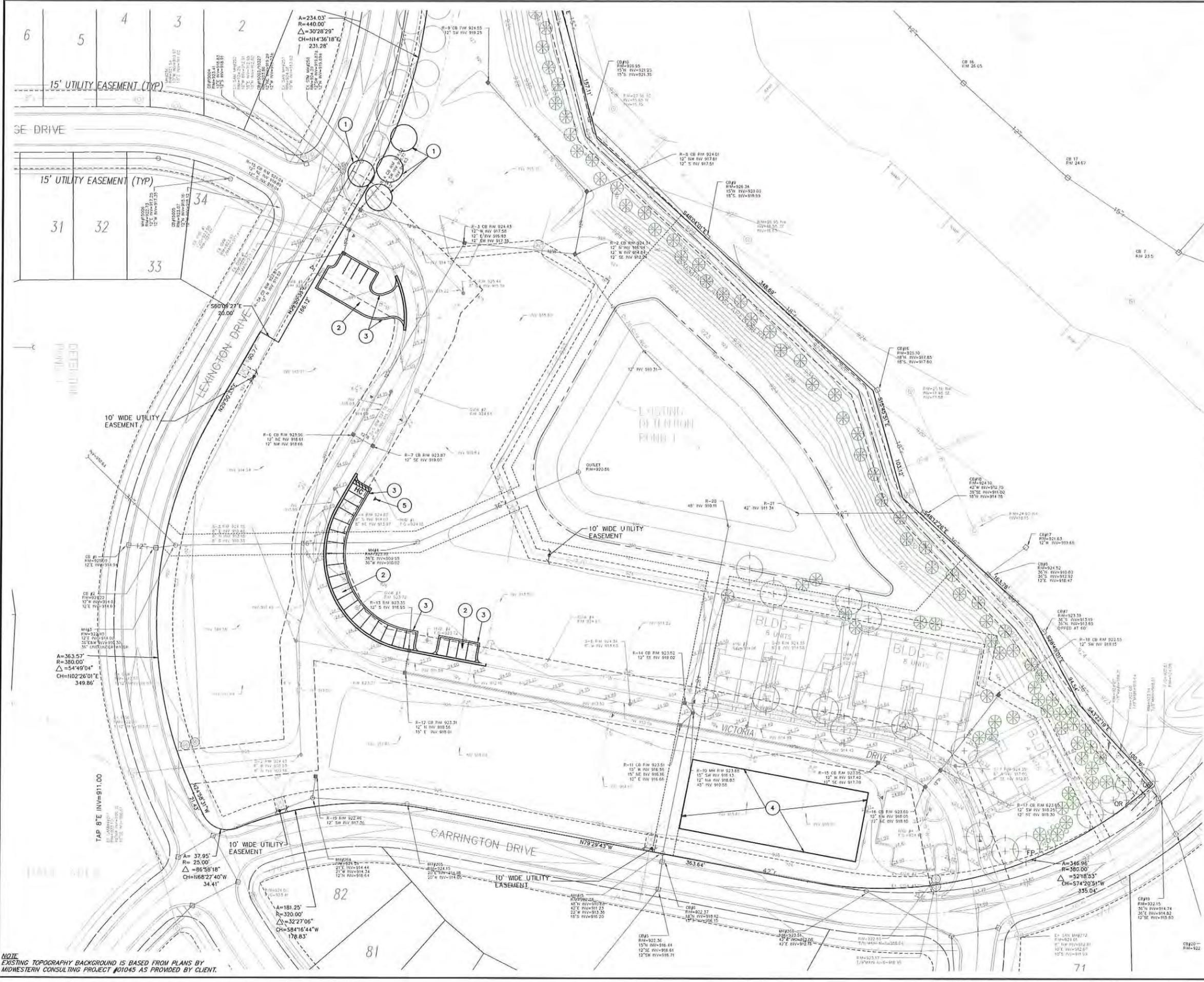
SOIL ASSOCIATION: MIAMI-CONOVER-BROOKSTON ASSOCIATION NEARLY LEVEL TO VERY STEEP, WELL DRAINED TO VERY POORLY DRAINED SOILS THAT HAVE A MEDIUM TEXTURED AND MODERATELY FINE TEXTURED SUBSOIL AND MEDIUM TEXTURED UNDERLYING MATERIAL; ON TILL PLAINS AND MORAINES. INDIVIDUAL SOILS:

**DESCRIPTIONS:**  
 Br: BROOKSTON LOAM, LOAMY GLACIAL TILL FOUND ON TILL PLAINS AND MORAINES; 0 TO 2 PERCENT SLOPES; HIGH WATER TABLE, VERY SLOW RUNOFF, VERY POORLY DRAINED.  
 CoB: CONOVER LOAM, LOAMY TEXTURED GLACIAL TILL FOUND ON TILL PLAINS AND MORAINES; 0 TO 4 PERCENT SLOPES; MODERATE PERMEABILITY; SEASONAL HIGH WATER TABLE, SLOW OR VERY SLOW RUNOFF.

- BENCH MARKS**
- #1 RAILROAD SPIKE IN POWER POLE, SW CORNER OF DAN HOEY RD. AND DEXTER-ANN ARBOR ROAD INTERSECTION. ELEV. - 934.66 NGVD
  - #2 RAILROAD SPIKE IN POWER POLE AT PROPERTY LINE AND DAN HOEY ROAD. ELEV. - 924.98 NGVD

**NOTE**  
 EXISTING TOPOGRAPHY BACKGROUND IS BASED FROM PLANS BY MIDWESTERN CONSULTING PROJECT #01045 AS PROVIDED BY CLIENT.

BY	MARK	REVISIONS	DATE
THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.			
<b>DEPUTY HOMES LLC</b> 45609 VILLAGE BLVD. SHELBY TOWNSHIP, MICHIGAN 48315			
<b>EXISTING CONDITIONS PLAN</b> <b>VICTORIA CONDOMINIUMS</b> <b>PUD AMENDMENT</b> <b>VILLAGE OF DEXTER</b>			
		SAGINAW OFFICE 230 S. Washington Ave. Saginaw, MI 48607 Tel. 989-754-4717 Fax. 989-754-4440 www.SpicerGroup.com	
DE. BY:	CAR	CH. BY:	MWC
DR. BY:	CAR	APP. BY:	RRE
PROJECT NO.		1211045G2013	
STDS.	SHEET 2 OF 18	C	
DATE	APRIL 4, 2014	FILE NO.	D-5009-2
SCALE	1" = 60'	2.1	



- DEMOLITION NOTES**
1. PROTECT TREES, PLANT GROWTH, AND FEATURES DESIGNATED TO REMAIN, AS FINAL LANDSCAPING.
  2. CLEAR AREAS REQUIRED FOR ACCESS TO SITE AND EXECUTION OF WORK.
  3. REMOVE NOTED WALLS, FOUNDATIONS, PAVING, CURBS, AND SIDEWALKS.
  4. REMOVE TREES AND SHRUBS WITHIN LIMITS OF CONSTRUCTION AS NOTED. REMOVE STUMPS, MAIN ROOT BALL, ROOT SYSTEM TO A DEPTH OF 12 INCHES AND SURFACE ROCK.
  5. REMOVE ALL CLEARED ITEMS FROM SITE AND PROPERLY DISPOSE OF.
  6. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING ALL DISTURBED AREAS.
  7. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE THE TAGGING OF SPECIFIC TREES/SHRUBS TO BE PRESERVED PRIOR TO BEGINNING DEMOLITION.

- DEMOLITION ITEMS**
- 1 REMOVE TREE/SHRUB.
  - 2 REMOVE ASPHALT PAVEMENT.
  - 3 SAWCUT AND REMOVE CURB.
  - 4 EXCAVATE AREA TO EXPOSE EXISTING BURIED BUILDING FOUNDATION. FOUNDATION SHALL BE USED FOR PROPOSED BUILDING.
  - 5 REMOVE SIGN.

NOTE  
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MIDWESTERN CONSULTING PROJECT #01045 AS PROVIDED BY CLIENT.

BY	MARK	REVISIONS	DATE
<p>DEPUTY HOMES LLC 45609 VILLAGE BLVD. SHELBY TOWNSHIP, MICHIGAN 48315</p> <p><b>DEMOLITION PLAN VICTORIA CONDOMINIUMS PUD AMENDMENT VILLAGE OF DEXTER</b></p>			
<p><b>Spicer</b> group</p>			
<p>DE. BY: CAR DR. BY: CAR</p>		<p>CH. BY: MWC APP. BY: RRE</p>	
<p>STDS.</p>		<p>PROJECT NO. 121104SG2013</p>	
<p>DATE APRIL 4, 2014</p>		<p>SHEET 3 OF 18 FILE NO. D-5009-3</p>	
<p>SCALE 1" = 40'</p>		<p>C 3.1</p>	

SAGINAW OFFICE  
230 S. Washington Ave.  
Saginaw, MI 48607  
Tel. 989-754-4717  
Fax. 989-754-4440  
www.SpicerGroup.com



**PROPOSED BUILDING COUNT**  
 EXISTING = 20 APARTMENTS  
 PROPOSED  
 3-UNIT BLDG. = 1 = 3 UNITS  
 4-UNIT BLDG. = 5 = 20 UNITS  
 6-UNIT BLDG. = 2 = 12 UNITS  
 7-UNIT BLDG. = 1 = 7 UNITS  
 TOTAL PROPOSED = 42 UNITS

TOTAL UNITS = 62 UNITS  
 (PREVIOUS APPROVED AREAPLAN) = 114 UNITS

**SINGLE FAMILY ATTACHED CONDOMINIUMS:**  
 PROPERTY AREA 10.82 ACRES  
 OPEN SPACE 0.88 ACRE

OPEN SPACE PER UNIT 0.013 ACRE/DWELLING UNIT

(PREVIOUS APPROVED AREAPLAN)  
 OPEN SPACE PER UNIT 0.007 ACRE/DWELLING UNIT

**DENSITY**  
 EXISTING = 20 DWELLING UNITS  
 PROPOSED = 42 DWELLING UNITS  
 TOTAL = 62 DWELLING UNITS

AREA = 10.82 ACRES  
 10.82 X 43,560 = 471,319 S.F.  
 471,319 / 62 = 7,602 S.F. / DWELLING UNIT  
 62 / 10.82 = 5.73 DWELLING UNIT / ACRE

TOTAL PROPOSED IMPERVIOUS AREA = 40%  
 (PREVIOUS APPROVED AREA PLAN) IMPERVIOUS AREA = 43%

**NOTES**  
 FOUNDATION FOR BUILDING "A" WAS CONSTRUCTED AND BURIED. IT IS THE INTENT TO EXCAVATE THE EXISTING FOUNDATION AND CONSTRUCT A 6 UNIT BUILDING. IF IT IS DETERMINED AFTER INVESTIGATION THE FOUNDATION IS UNUSABLE THE FOUNDATION WILL BE DEMOLISHED AND A 4 UNIT BUILDING WILL BE CONSTRUCTED.

LANDSCAPING AND IRRIGATION ARE TO BE INSTALLED AROUND INDIVIDUAL BUILDINGS TO THE EXTENT POSSIBLE, PRIOR TO THE ISSUANCE OF FINAL ZONING COMPLIANCE.

PRIOR TO ISSUANCE OF FINAL ZONING COMPLIANCE, FOUNDATIONS ARE TO BE STAKED OUT.

ALL AIR CONDITIONING COMPRESSORS ARE TO BE LOCATED AT REAR OR SIDE OF BUILDINGS, AND ALL COMPRESSORS ARE TO BE SCREENED WITH SHRUBBERY. SEE TYPICAL SHRUB SCREENING DETAIL ON LANDSCAPE DETAIL SHEET.

SEE ARCHITECTURAL PLANS FOR LAYOUT OF WALKS TO BUILDING.

**PARKING**  
 TOTAL PARKING SPACES REQUIRED:  
 A MINIMUM TWO (2) FOR EVERY UNIT.

TWO (2) FOR UNIT - 2 X 62 UNITS = 124 SPACES

PARKING SPACES REQUIRED = 124 SPACES

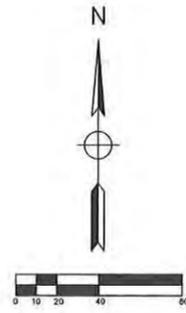
PARKING SPACES PROVIDED = 257 SPACES

124 GARAGE SPACES  
 124 DRIVEWAY SPACES  
 9 PARKING SPACES

- CONSTRUCTION NOTES:**
- 1 CONCRETE MOUNTABLE CURB & GUTTER.
  - 2 STANDARD ASPHALT PAVEMENT.
  - 3 WEARING SURFACE ASPHALT PAVEMENT.
  - 4 CONCRETE PAVEMENT.
  - 5 SIDEWALK ACCESS RAMP.
  - 6 6" THICK CONCRETE SIDEWALK.
  - 7 PROPOSED 6' X 20' MAILBOX CLUSTER PAD PER POST OFFICE.
  - 8 EXISTING NO PARKING SIGN.
  - 9 PROPOSED FENCE.

NOTE  
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BY	MARK	REVISIONS	DATE
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<b>DEPUTY HOMES LLC</b> 45609 VILLAGE BLVD. SHELBY TOWNSHIP, MICHIGAN 48315			
<b>SITE PLAN</b> <b>VICTORIA CONDOMINIUMS</b> <b>PUD AMENDMENT</b> <b>VILLAGE OF DEXTER</b>			
		SAGINAW OFFICE 230 S. Washington Ave. Saginaw, MI 48607 Tel. 989-754-4717 Fax: 989-754-4440 www.SpicerGroup.com	
DE. BY: CAR	CH. BY: MHC	PROJECT NO. 121104SG2013	
DR. BY: CAR	APP. BY: ARE	SHEET 4 OF 18 C	
STDS.		DATE APRIL 4, 2014 FILE NO. D-5009-4 4.1	
SCALE 1" = 60'			



**NOTES:**  
 BUILDING A - F.G. IS FINISH GRADE @ GARAGE DOOR. GARAGE SLOPES 2" FROM UNIT TO DOOR. TWO 8" RISERS, TYP. @ UNIT. FINISH FLOOR IS 1.5' TYP. ABOVE GRADE AT GARAGE DOOR.  
 REMAINDER OF BUILDINGS - F.G. IS FINISH GRADE @ GARAGE DOOR. GARAGE SLOPES 2" FROM UNIT TO DOOR. THREE 7.3" RISERS, TYP. @ UNIT. FINISH FLOOR IS 2' TYP. ABOVE GRADE AT GARAGE DOOR.  
 ALL PROPOSED ELEVATIONS AT DRIVEWAYS ARE TOP OF PAVEMENT.

**BENCH MARKS**  
 #1 RAILROAD SPIKE IN POWER POLE, SW CORNER OF DAN HOEY RD. AND DEXTER-ANN ARBOR ROAD INTERSECTION. ELEV. - 934.66 NGVD  
 #2 RAILROAD SPIKE IN POWER POLE AT PROPERTY LINE AND DAN HOEY ROAD. ELEV. - 924.98 NGVD

**PROPOSED GRADING LEGEND**  
 600 - CONTOUR  
 - DRAINAGE FLOW  
 - DETENTION OVERLAND OVERFLOW  
 - SPOT ELEVATION LABELS  
 FS = FINISH SURFACE  
 BL = BRICK LEDGE

A=363.57'  
 R=380.00'  
 $\Delta=54^{\circ}49'04''$   
 CH=102'26'01"E  
 349.86'

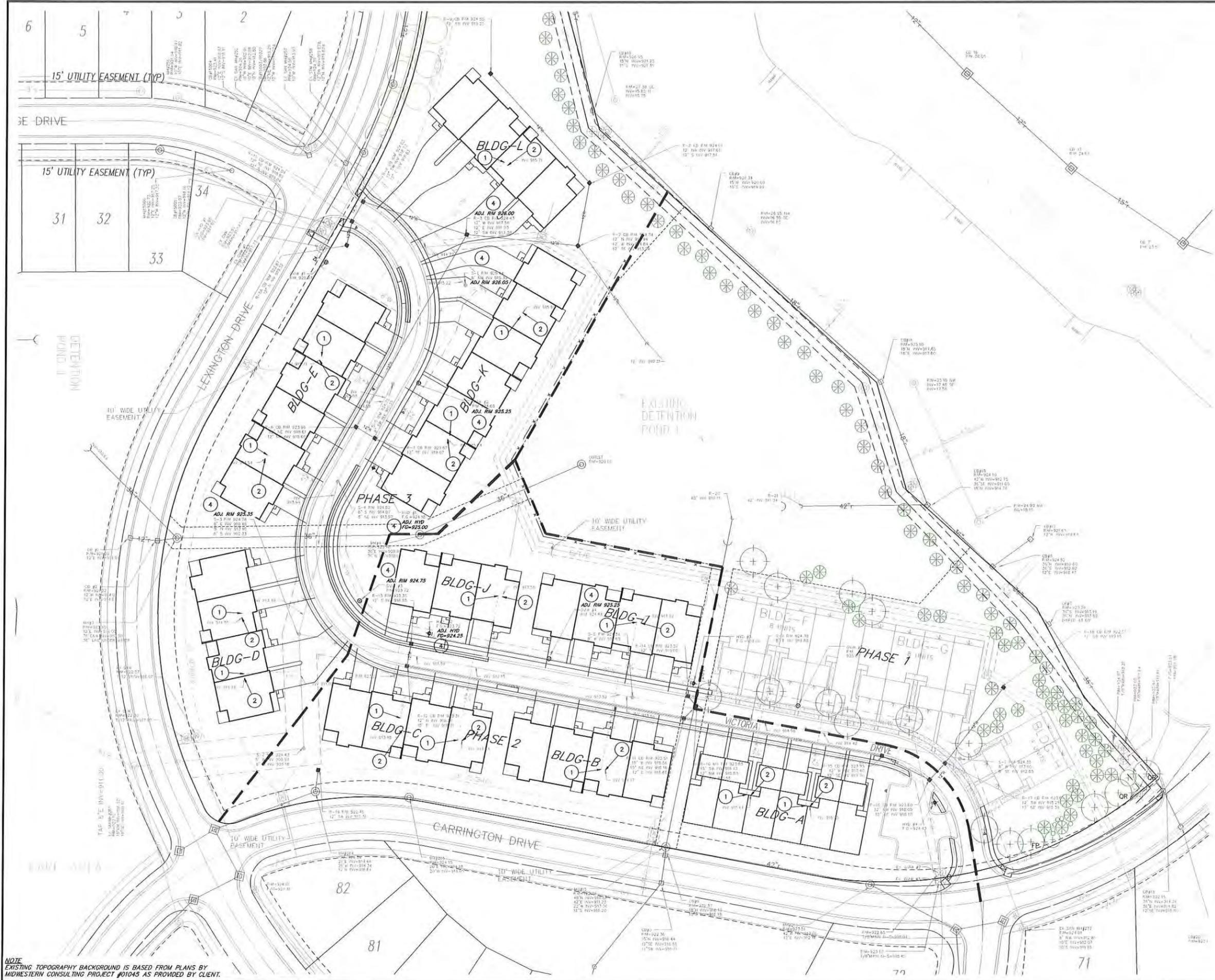
A=37.95'  
 R=25.00'  
 $\Delta=66^{\circ}58'18''$   
 CH=168'27'40"W  
 34.41'

A=181.25'  
 R=320.00'  
 $\Delta=32^{\circ}27'06''$   
 CH=584'16'44"W  
 178.83'

A=146.96'  
 R=380.00'  
 $\Delta=52^{\circ}18'53''$   
 CH=574'20'51"W  
 335.04'

**NOTE**  
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BY	MARK	REVISIONS	DATE
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<p>DEPUTY HOMES LLC            45609 VILLAGE BLVD.            SHELBY TOWNSHIP, MICHIGAN 48315</p>			
<p><b>GRADING PLAN</b>  <b>VICTORIA CONDOMINIUMS</b>  <b>PUD AMENDMENT</b>  <b>VILLAGE OF DEXTER</b></p>			
<p>SAIGNAW OFFICE            230 S. Washington Ave.            Saginaw, MI 48607            Tel. 989-754-4717            Fax. 989-754-4440            www.SpicerGroup.com</p>		<p>PROJECT NO.  <b>121104SG2013</b></p>	
DE. BY: CAR	CH. BY: MWC	PROJECT NO. 121104SG2013	
DR. BY: CAR	APP. BY: RRE		
STDS.	SHEET 5 OF 18	C	
DATE: APRIL 4, 2014	FILE NO.	5.1	
SCALE: 1" = 40'	D-5009-5		



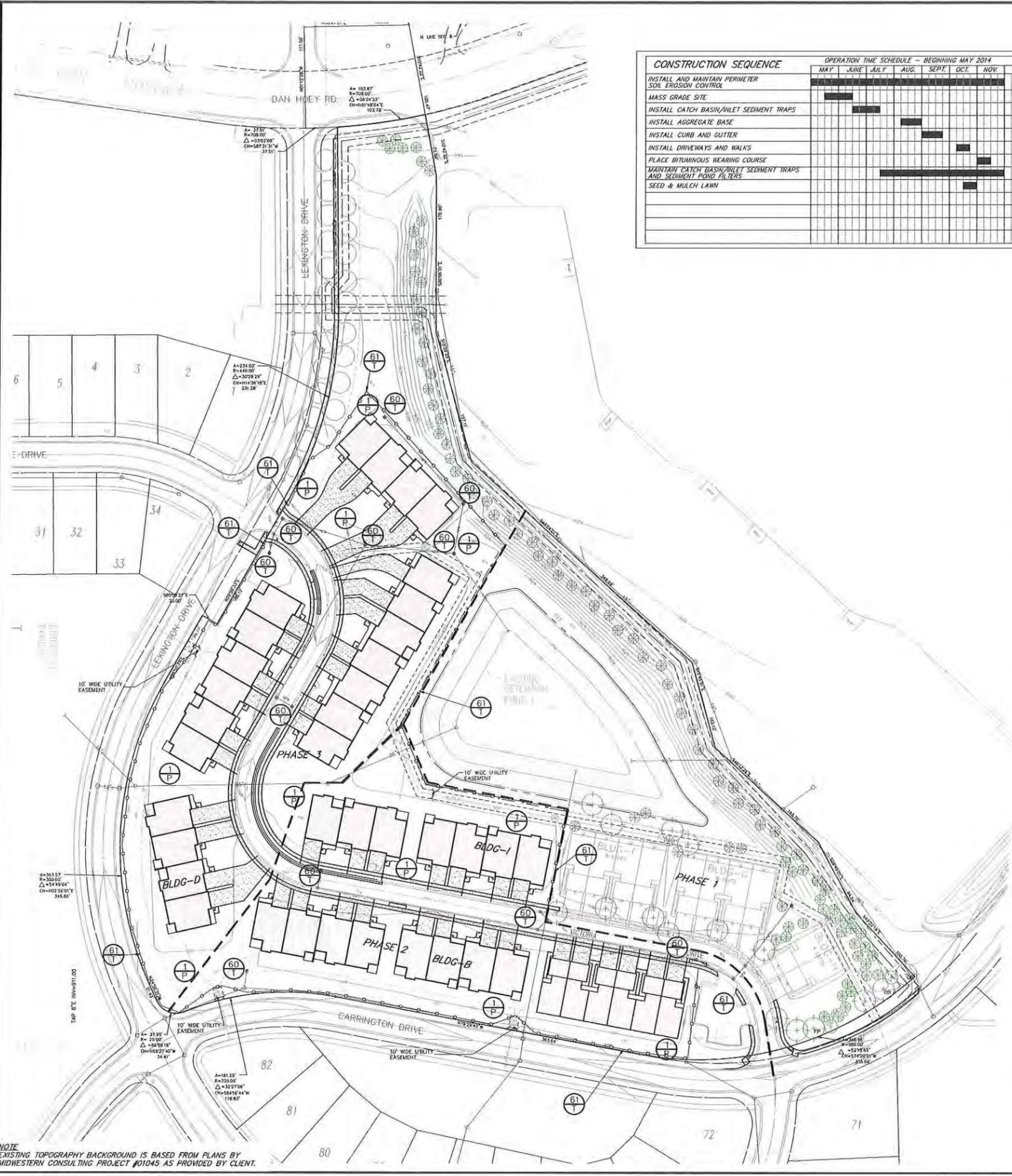
**CONSTRUCTION NOTES**

- 1 CONNECT TO EXISTING WATER SERVICE, EXACT LOCATION TO BE FIELD DETERMINED.
- 2 CONNECT TO EXISTING SANITARY SERVICE, EXACT LOCATION TO BE FIELD DETERMINED.
- 3 ELECTRIC, TELE. CABLE SERVICES, EXACT LOCATIONS TO BE COORDINATED WITH UTILITY COMPANY.
- 4 ADJUST UTILITY AS NOTED.

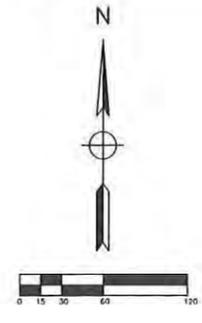
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<p>DEPUTY HOMES LLC 45609 VILLAGE BLVD. SHELBY TOWNSHIP, MICHIGAN 48315</p>		
<p>UTILITY PLAN VICTORIA CONDOMINIUMS PUD AMENDMENT VILLAGE OF DEXTER</p>		
<p><b>Spicer group</b></p>		<p>SAGINAW OFFICE 230 S. Washington Ave. Saginaw, MI 48607 Tel: 989-754-4777 Fax: 989-754-4440 www.SpicerGroup.com</p>
DE. BY: CAP	CH. BY: MWC	PROJECT NO.
DR. BY: CAP	APP. BY: RRC	1211045C2013
STDS.	SHEET 6 OF 18	C
DATE: APRIL 4, 2014	FILE NO.	6.1
SCALE: 1" = 40'	D-5009-6	

PROJECT: 1211045C2013; DATE: 04/04/14; TIME: 10:00 AM; USER: CAP; PLOT: 1



CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - BEGINNING MAY 2014							
	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
INSTALL AND MAINTAIN PERIMETER SOIL EROSION CONTROL								
MASS GRADE SITE								
INSTALL CATCH BASIN/INLET SEDIMENT TRAPS								
INSTALL AGGREGATE BASE								
INSTALL CURB AND GUTTER								
INSTALL DRIVEWAYS AND WALKS								
PLACE BITUMINOUS WEARING COURSE								
MAINTAIN CATCH BASIN/INLET SEDIMENT TRAPS AND SEDIMENT POND FILTERS								
SEED & MULCH LAWN								



EROSION CONTROL MEASURES			
KEY	SECC MEASURE	SYMBOL	WHERE USED
1	SEEDING		When bare soil is exposed, temporarily or permanently, to erode forces from wind and or water on flat areas, mild slopes, graded waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
2	MULCH		On flat areas, mild slopes, graded waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles when areas are subject to roadway impact, and erode forces from wind or water.
60	STORM DRAIN INLET PROTECTION		Around the entrance to a newly constructed catch basin or an inlet that will capture runoff from an earth change activity.
61	SILT FENCE		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected areas.

DETAILED DRAWINGS AND SPECIFICATIONS ARE LOCATED IN THE MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SOIL EROSION AND SEDIMENTATION CONTROL AUTHORIZED PUBLIC AGENCY PROCEDURES MANUAL.

SYMBOLOLOGY FOR INSERTION INTO CONSTRUCTION DRAWINGS:

= PERMANENT MEASURE      = SILT FENCE

= TEMPORARY MEASURE

Contractor shall conform to Soil Erosion and Sedimentation Control Act, Part 91 of Public Act 451 of 1994, as amended. All catch basins, on the site and adjacent to the site, shall be covered with cloth filters for Soil Erosion and Sedimentation Control.

**GRADING AND SOIL EROSION CONTROL NOTES**

ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH THE CURRENT VILLAGE OF DEXTER ORDINANCES, WASHTENAW COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND STATE OF MICHIGAN "SOIL EROSION AND SEDIMENTATION CONTROL ACT" (ACT #347).

SEEDING SHALL COMPLY WITH SPECIFICATIONS FOR "PERMANENT SEEDING" AS SET FORTH IN THE WASHTENAW COUNTY STANDARDS. BASIC REQUIREMENTS CONSIST OF 200 LBS./ACRE OF SEED, 500 LBS./ACRE OF 10-10-10 ANALYSIS FERTILIZER (OR EQUAL), AND STRAW MULCH AT A RATE OF 1.5 TONS PER ACRE.

THE GRADING CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING THE INITIAL SOIL EROSION CONTROL MEASURES (CURB INLET FILTER AND SILT FENCE) PRIOR TO COMMENCING EARTHMOVING OPERATIONS. OTHER MEASURES ARE TO BE IMPLEMENTED AS SOON AS FEASIBLE IN THE CONSTRUCTION SEQUENCE.

THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR RESTORING ANY EXISTING SOIL EROSION CONTROL MEASURE THAT IS DISTURBED DURING UTILITY CONSTRUCTION.

ANY LAWN AREA WHICH WILL HAVE A SLOPE STEEPER THAN 3:1 (3 HORIZONTAL TO 1 VERTICAL) SHALL BE SODDED AND RESEED OR SEEDS AND MULCHED USING A SOIL EROSION CONTROL FABRIC OR BLANKET WITHIN 15 DAYS AFTER ESTABLISHING THE FINAL GRADE.

**SOIL EROSION IMPACT STATEMENT**

THE PROPOSED USE FOR THIS SITE IS RESIDENTIAL IN NATURE. THE IMPACT THAT SOIL EROSION WILL HAVE ON THE IMMEDIATE AREA IS MINIMAL AND TEMPORARY.

ALL DISTURBED AREAS WILL BE RE-SEEDS AND SODDED UPON COMPLETION OF FINAL GRADING.

THE SHORT TERM CONSEQUENCES OF CONSTRUCTION WILL BE OVERCOME BY USING THE SOIL EROSION CONTROL MEASURES AND PRACTICES AS OUTLINED ON THIS PLAN AND THE GRADING PLAN. NO LONG TERM CONSEQUENCES SHOULD BE ENCOUNTERED.

- EROSION AND SEDIMENTATION CONTROL NOTES:**
- THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT OF THE STATE OF MICHIGAN, ACT 247, OF PUBLIC ACTS OF 1972.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER THAT WILL REDUCE ACCELERATED EROSION TO THE PRACTICAL MINIMUM AND PREVENT DAMAGING SILTATION TO EXISTING SEWERS AND WATER COURSES LEADING FROM THE WORK SITE.
  - THE CONTRACTOR SHALL CONDUCT HIS WORK IN SUCH A MANNER AS TO PREVENT THE ENTRY OF FUELS, OILS, BITUMINOUS MATERIALS, CHEMICALS, SEWERAGE OF OTHER HARMFUL MATERIALS INTO NEARBY LAKES AND STREAMS.
  - WASTE DISPOSAL AREAS SHALL BE SELECTED BY THE CONTRACTOR WITH FULL CONSIDERATION OF EROSION AND SEDIMENT CONTROL, SELECTION OF DISPOSAL SITE, AND CONTROL OF OPERATIONS, AND THE RESTORATION OF SAID AREAS SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
  - EXCAVATION FROM THE RIGHT-OF-WAY, CHANNELS, OR OTHER MATERIAL SHALL NOT BE DEPOSITED IN OR NEAR RIVERS, STREAMS, OR IMPOUNDMENTS WHERE IT MAY ENTER THE WATERWAY.
  - SMALL DAMS OR TRAPS UTILIZING 6A GRAVEL SHALL BE PLACED IN EXISTING DITCHES TO FORM BASINS FOR DETAINING WATER AND TRAPPING SEDIMENT CAUSED BY EROSION. THESE PRECAUTIONS WILL BE TEMPORARY UNTIL SUCH TIME AS THE PROPOSED WORK IS COMPLETED. UPON COMPLETION, SAID DAMS AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREA RESTORED.
  - AT THE COMPLETION OF EACH DAY'S CONSTRUCTION, CARE SHALL BE TAKEN TO INSURE THAT MINIMAL EROSION WILL OCCUR IN TRENCHES AND TO STOCKPILED MATERIALS UNTIL RESUMPTION OF WORK.
  - CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE MINIMUM AMOUNT OF WORKING SPACE PRACTICAL TO MINIMIZE SOIL EROSION.
  - THE PROJECT WILL BE CONTINUALLY INSPECTED BY THE OWNER OR DESIGNATED STORMWATER MANAGER FOR EROSION CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY UPON NOTICE OF SUCH DEFICIENCIES. FAILURE TO CORRECT THE DEFICIENCIES MAY RESULT IN THE ISSUANCE OF A "STOP WORK ORDER", AND THERE WILL BE NO CONTRACT TIME EXTENSION FOR SUCH ISSUED STOPPAGE.
  - TEMPORARY SOIL EROSION CONTROL MEASURES CONSISTING OF STRAW BALE DIVERSION DAMS, GRAVEL FILTER DAMS, MULCHING, AND INLET FILTER TRAPS SHALL BE IMPLEMENTED THROUGHOUT THE ENTIRE CONSTRUCTION PHASE OF THE PROJECT, AND SHALL BE REMOVED BY THE CONTRACTOR AFTER THE PERMANENT SOIL EROSION MEASURES HAVE BEEN COMPLETED.
  - STRAW MULCH WITH BITUMINOUS EMULSION OR NETTING TIE DOWN, EXCELSIOR BLANKET, OR OTHER APPROVED MULCH SHALL BE PLACED ON DISTURBED SLOPES WHERE DIRECTED BY THE ENGINEER WHEN THE WORK IS PERFORMED DURING THE PERIOD FROM OCTOBER 1 THROUGH APRIL 15.
  - PERMANENT SOIL EROSION MEASURES CONSISTING OF SEED AND MULCH SHALL BE COMPLETED WITHIN FIFTEEN (15) CALENDAR DAYS OF FINAL GRADING. IN THE EVENT IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE THE AREA DUE TO SEASONAL LIMITATIONS, THE TEMPORARY MEASURES SHALL REMAIN IN FORCE AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS IT IS PRACTICAL TO COMPLETE THE PERMANENT CONTROL MEASURES.
  - ALL COSTS OF PROVIDING REQUIRED TEMPORARY EROSION CONTROL MEASURES AND DEVICES SHALL BE AT CONTRACTOR'S EXPENSE, AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, EXCEPT FOR THOSE ITEMS OF WORK FOR WHICH SPECIFIC BID ITEMS ARE PROVIDED IN THE PROPOSAL.
  - THE VILLAGE OR COUNTY SOIL EROSION CONTROL AGENT SHALL HAVE FULL AUTHORITY TO TEMPORARILY SUSPEND WORK IN THE EVENT THAT ANY OF THE ABOVE REQUIREMENTS ARE NOT BEING MET BY THE CONTRACTOR, OR IF CONDITIONS INDICATE THAT ADDITIONAL TEMPORARY CONTROL MEASURES ARE WARRANTED.
  - SWEEPING OF PUBLIC STREETS SHALL OCCUR WITHIN 24 HOURS OF ANY EVENT CAUSING EARTHEN MATERIALS TO TRACK INTO THE STREET(S).

NOTE  
EXISTING TOPOGRAPHY BACKGROUND IS BASED FROM PLANS BY  
MIDWESTERN CONSULTING PROJECT #01045 AS PROVIDED BY CLIENT.

BY	MARK	REVISIONS	DATE

THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.

DEPUTY HOMES LLC  
45609 VILLAGE BLVD.  
SHELBY TOWNSHIP, MICHIGAN 48315

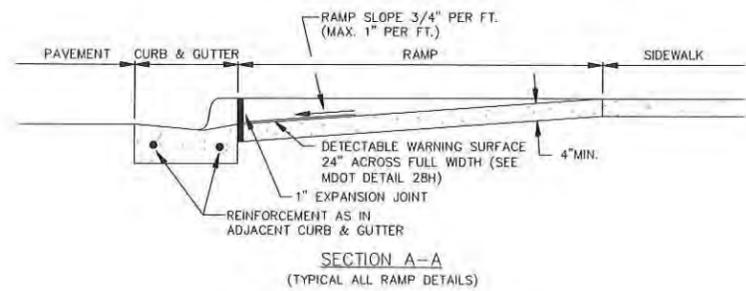
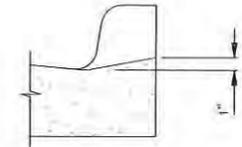
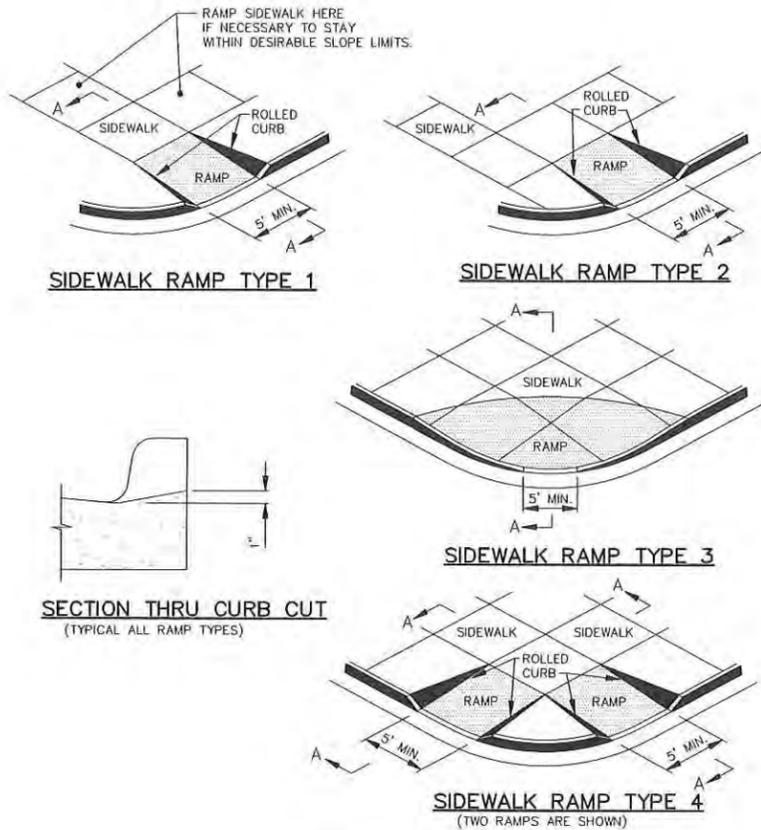
**SOIL EROSION PLAN**  
VICTORIA CONDOMINIUMS  
PUD AMENDMENT  
VILLAGE OF DEXTER

SAGHAW OFFICE  
230 S. Washington Ave.  
Saginaw, MI 48607  
Tel. 989-754-4717  
Fax: 989-754-4440  
www.SpicerGroup.com

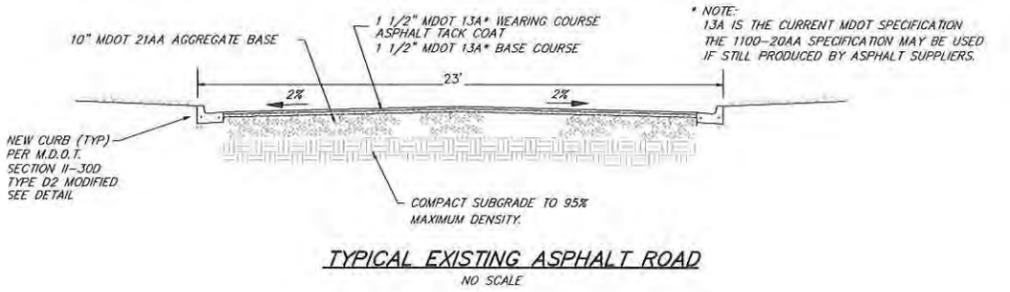
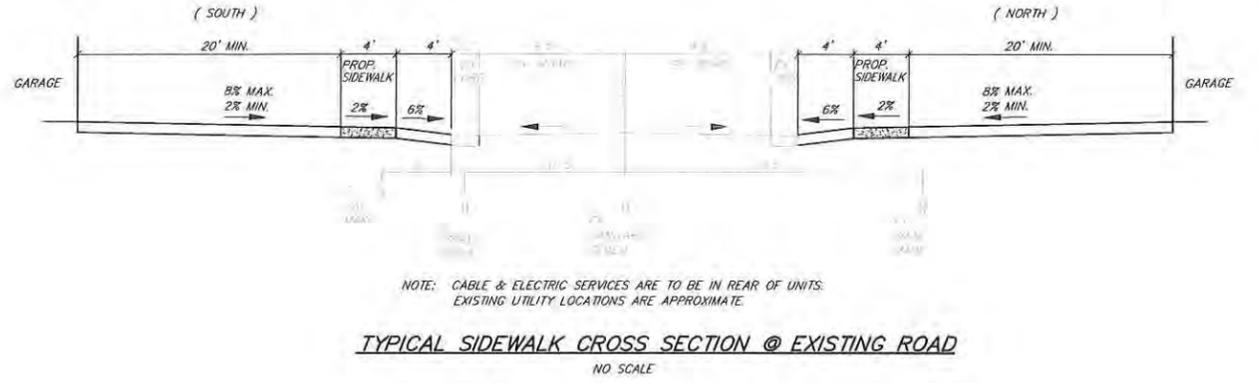
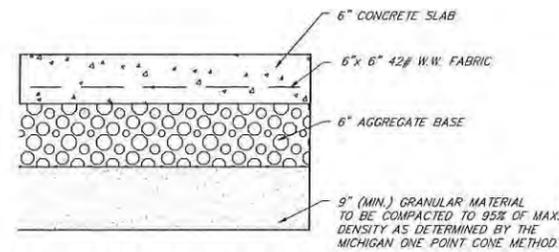
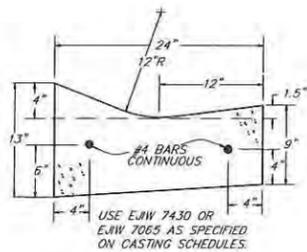
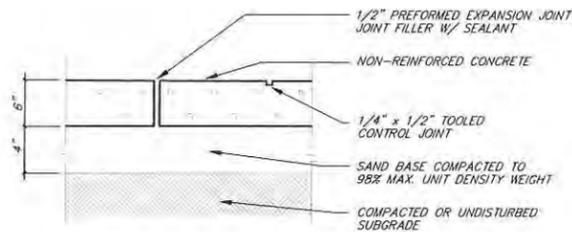
DE. BY: CAP      CH. BY: MHC      PROJECT NO.  
DR. BY: CAP      APP. BY: RRE      121104SG2013

STDS.      SHEET 7 OF 18      C

DATE APRIL 4, 2014      FILE NO.      7.1  
SCALE 1" = 60'      0-5009-7



**SIDEWALK RAMP DETAILS**  
MDOT 28H

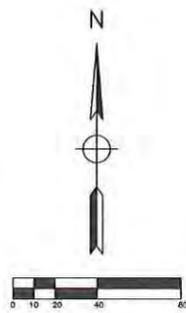


BY	MARK	REVISIONS	DATE
<p>THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.</p> <p>DEPUTY HOMES LLC 45609 VILLAGE BLVD. SHELBY TOWNSHIP, MICHIGAN 48315</p> <p><b>SITE DETAILS</b> VICTORIA CONDOMINIUMS PUD AMENDMENT VILLAGE OF DEXTER</p> <p><b>Spicer Group</b> SAGINAW OFFICE 230 S. Washington Ave. Saginaw, MI 49607 Tel. 989-754-4717 Fax. 989-754-4440 www.SpicerGroup.com</p>			
DE. BY:	CAR	CH. BY:	MHC
DR. BY:	CAR	APP. BY:	ARE
PROJECT NO.			1211045G2013
STDS.	SHEET 8 OF 18		C
DATE	APRIL 4, 2014	FILE NO.	D-5009-8
SCALE	AS NOTED		8.1

NOTE: EXISTING TOPOGRAPHY BACKGROUND IS BASED FROM PLANS BY MIDWESTERN CONSULTING PROJECT #01045 AS PROVIDED BY CLIENT.



LANDSCAPING SCHEDULE					
TAG	SCIENTIFIC NAME	COMMON NAME	CONDITION	SIZE	QTY.
AF	<i>Acer rubrum</i> 'Franksred'	Red Sunset Maple	B&B	3" cal.	16
AS	<i>Acer platanoides</i> 'Deborah'	Schwedler Maple	B&B	3" cal.	15
OR	<i>Quercus rubra</i>	Red Oak	B&B	3" cal.	18
CO	<i>Celtis occidentalis</i>	Hackberry	B&B	3" cal.	12
TI	<i>Tilia americana</i> 'Boulevard'	Boulevard Littleleaf Linden	B&B	3" cal.	18
PG	<i>Picea glauca</i>	White Spruce	B&B	6' ht.	23
PS	<i>Pinus strobus</i>	Eastern White Pine	B&B	6' ht.	19
PC	<i>Pyrus calleryana</i> 'Autumn Blaze'	Autumn Blaze Pear	B&B	2" cal.	11
MS	<i>Malus</i> 'Spring Snow'	Spring Snow Flowering Crabapple	B&B	2" cal.	5
MW	<i>Malus</i> 'Donald Wyman'	Donald Wyman Crabapple	B&B	2" cal.	4
MP	<i>Pinus mugo</i> 'Mughus'	Mugo Pine	B&B	24" dia.	12
AM	<i>Aronia melanocarpa</i>	Black Chokeberry	B&B	24" dia.	8
SR	<i>Cornus a. sericea</i> 'Cardinal'	Cardinal Red Osier Dogwood	B&B	24" dia.	30
VC	<i>Viburnum trilobum</i> 'Compactum'	Compact American Cranberrybush	B&B	24" dia.	6
TW	<i>Thuja O. Woodwardii</i> * * or <i>Ilex Gr. 'Hetzl'</i>	Woodward's Globe Large Convex Leaved Holly	B&B	24" dia.	88



LANDSCAPE LEGEND	
EXISTING	PROPOSED
⊗ EVERGREEN TREE	○ DECIDUOUS TREE
○ SHRUB	⊗ ORNAMENTAL TREE
⊗ DECIDUOUS TREE	⊗ EVERGREEN TREE
	○ SHRUB

**SITE AREA**  
**SITE LANDSCAPING**  
 10.82 ACRES = 471,319 S.F.  
 5% LANDSCAPE AREA  
 471,319 X .05 = 23,656 S.F.  
 23,656 S.F. / 400 = 59 TREES  
 23,656 S.F. / 250 = 95 SHRUBS

SITE LANDSCAPING REQUIREMENTS				
STREET TREES	REQUIRED	PROV.	EX.	PROVIDED
LEXINGTON DRIVE	25	18	22	40
CARRINGTON DRIVE	22	23	7	30
VICTORIA DRIVE	54	47	7	56
SITE LANDSCAPING	59 TREES	144	6	69 TREES
	95 SHRUBS			150 SHRUBS

DOES NOT INCLUDE EXISTING AND PROPOSED TREES ON SCREENING BERM

**TREE PLANTING GENERAL NOTES:**  
 GUY TREES AS FOLLOWS:  
 < 3" TREES USE SMALL DUCKBILL ANCHOR.  
 3"-5" TREES USE MEDIUM DUCKBILL ANCHOR.  
 > 5" TREES USE LARGE DUCKBILL ANCHOR.  
 PRUNE TO THIN & SHAPE CANOPY. REMOVE  
 BROKEN, CROSSING, AND WEAK BRANCHES.  
 SET TOP OF BALL TO 2" ABOVE FINISH GRADE  
 OF SURROUNDING SOIL.  
 STAYS OR GUYS TO BE SET ABOVE FIRST  
 BRANCH OR 50% OF TREE HT., WHICHEVER  
 IS GREATER.  
 EVERGREEN TREES TO BE GUYED AT 2/3  
 OF TREE HT.  
 ANCHORS TO EXTEND 12" INTO  
 UNDISTURBED SOIL.

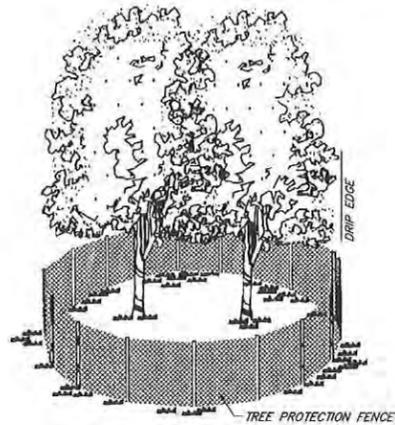
BY	MARK	REVISIONS	DATE
<small>THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.</small>			
DEPUTY HOMES LLC 45609 VILLAGE BLVD. SHELBY TOWNSHIP, MICHIGAN 48315			
<b>LANDSCAPE PLAN</b> <b>VICTORIA CONDOMINIUMS</b> <b>PUD AMENDMENT</b> <b>VILLAGE OF DEXTER</b>			
		<small>SAGINAW OFFICE            230 S. Washington Ave.            Saginaw, MI 48607            Tel. 989-754-4717            Fax. 989-754-4440            www.SpicerGroup.com</small>	
DE. BY: CAR	CH. BY: MWC	PROJECT NO. 121104502013	
DR. BY: CAR	APP. BY: ARE		
SDS:	SHEET 9 OF 18	L	
DATE SCALE: APRIL 4, 2014 1" = 40'	FILE NO. 0-5009-9	1.1	

NOTE: EXISTING TOPOGRAPHY BACKGROUND IS BASED FROM PLANS BY MIDWESTERN CONSULTING PROJECT #01045 AS PROVIDED BY CLIENT.



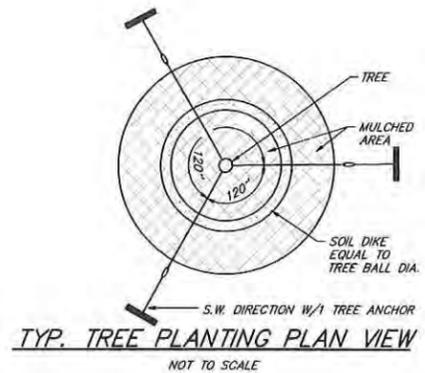
DESIGN HOUSE COACH WALL MOUNT OUTDOOR OIL RUBBED BRONZE DOWNLIGHT Model # 506576 OR APPROVED EQUAL.

**WALL MOUNTED LIGHT**  
NOT TO SCALE

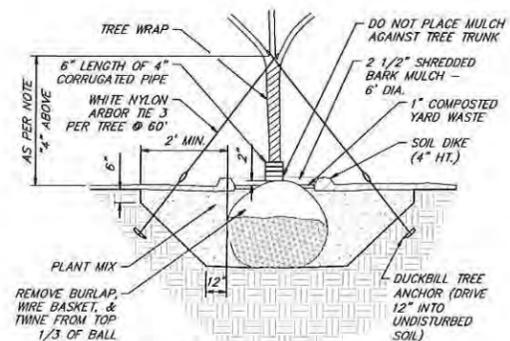


ALL EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN. TREE PROTECTION SHALL BE A MINIMUM 4" CHAIN LINK FENCE OR ORANGE SAFETY FENCE MOUNTED ON VERTICAL POSTS DRIVEN 2 FEET INTO THE GROUND.

REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.  
**TREE PROTECTION DETAIL**  
NOT TO SCALE



**TYP. TREE PLANTING PLAN VIEW**  
NOT TO SCALE



**TYP. TREE PLANTING DETAIL**  
NOT TO SCALE

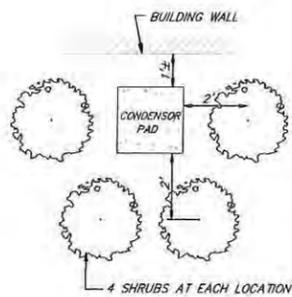
**Danbury**



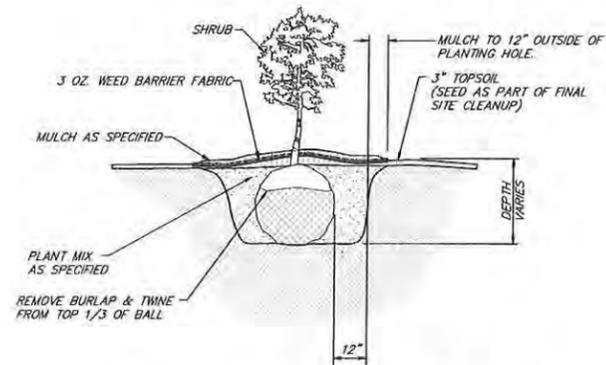
Premium styling that looks good on both sides of the fence.

- Triangular picket fence with "good neighbor" design that is equally attractive on both sides
- Picket style: 3" pointed picket
- Height: 4'
- Steel reinforced bottom rail
- Colors: Almond, White and Clay
- Lifetime limited warranty with SureStart™ parts and labor protection

**BUFFTECH FENCE**  
NOT TO SCALE



**SCREEN FENCE PLAN DETAIL**  
NOT TO SCALE



**TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE

**LANDSCAPE NOTES:**

1. PLANT MATERIALS: HARDY IN WASHTENAW COUNTY AND THE VILLAGE OF DEXTER; MEETING CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND PASSING ALL REQUIRED STATE AND FEDERAL INSPECTIONS.
2. PLANTING METHODS: AS DETAILED AND IN CONFORMANCE WITH THE VILLAGE OF DEXTER STANDARDS.
3. PLANTING DATES: DECIDUOUS PLANTS SHALL BE PLANTED BETWEEN MARCH 1 AND MAY 15, AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. EVERGREEN PLANTS SHALL BE PLANTED BETWEEN MARCH 1 AND JUNE 1.
4. MULCHING: ALL PLANTS EXCEPT GROUND COVER TO RECEIVE FOUR (4) INCHES SHREDDED BARK MULCH. GROUND COVER TO RECEIVE TWO (2) INCHES CANADIAN PEAT MULCH. ALL MULCH BEDS TO HAVE LANDSCAPE FABRIC BETWEEN MULCH AND PLANTING SOIL.
5. ALL MAINTAINED LAWN AREAS TO RECEIVE MINIMUM THREE (3) INCHES TOPSOIL AND SEED/FERTILIZER/MULCH. GENERAL SEED MIX:  
  
SEED: "SPECIAL PARK MIXTURE" BY NORTHROP-KING, OR APPROVED EQUAL. 30% RUGBY KENTUCKY BLUEGRASS, 20% PARK KENTUCKY BLUEGRASS, 20% RUBY CREEPING RED FESCUE, 10% PENNINE PERENNIAL RYEGRASS, AND 20% SCALD'S HARDY FESCUE. APPLY MECHANICALLY AT 3 LBS. PER 1000 SQUARE FEET.  
  
FERTILIZER: COMMERCIAL FERTILIZER AS NEEDED TO PROVIDE:  
- NOT LESS THAN FOUR PERCENT (4%) POTASSIUM; AND  
- NOT LESS THAN TWO PERCENT (2%) PHOSPHORIC ACID;  
- PERCENTAGE OF NITROGEN REQUIRED TO PROVIDE NOT LESS THAN 1 LB. OF ACTUAL NITROGEN PER 1000 SQUARE FEET OF LAWN AREA.

- MULCH: WITHIN 24 HOURS OF SEEDING, APPLY EITHER STRAW MULCH AT TWO (2) TONS PER ACRE, OR EXCELSIOR MULCH AT 71 BALES PER ACRE. ANCHOR MULCH WITH SPRAY ADHESIVE APPLIED AT 150 GALLONS PER ACRE.
6. ALL LANDSCAPE IS TO BE MAINTAINED ON A REGULAR BASIS AS NECESSARY, INCLUDING BUT NOT LIMITED TO LAWN MOWING, PLANT TRIMMING, REPLACEMENTS AND FERTILIZING.

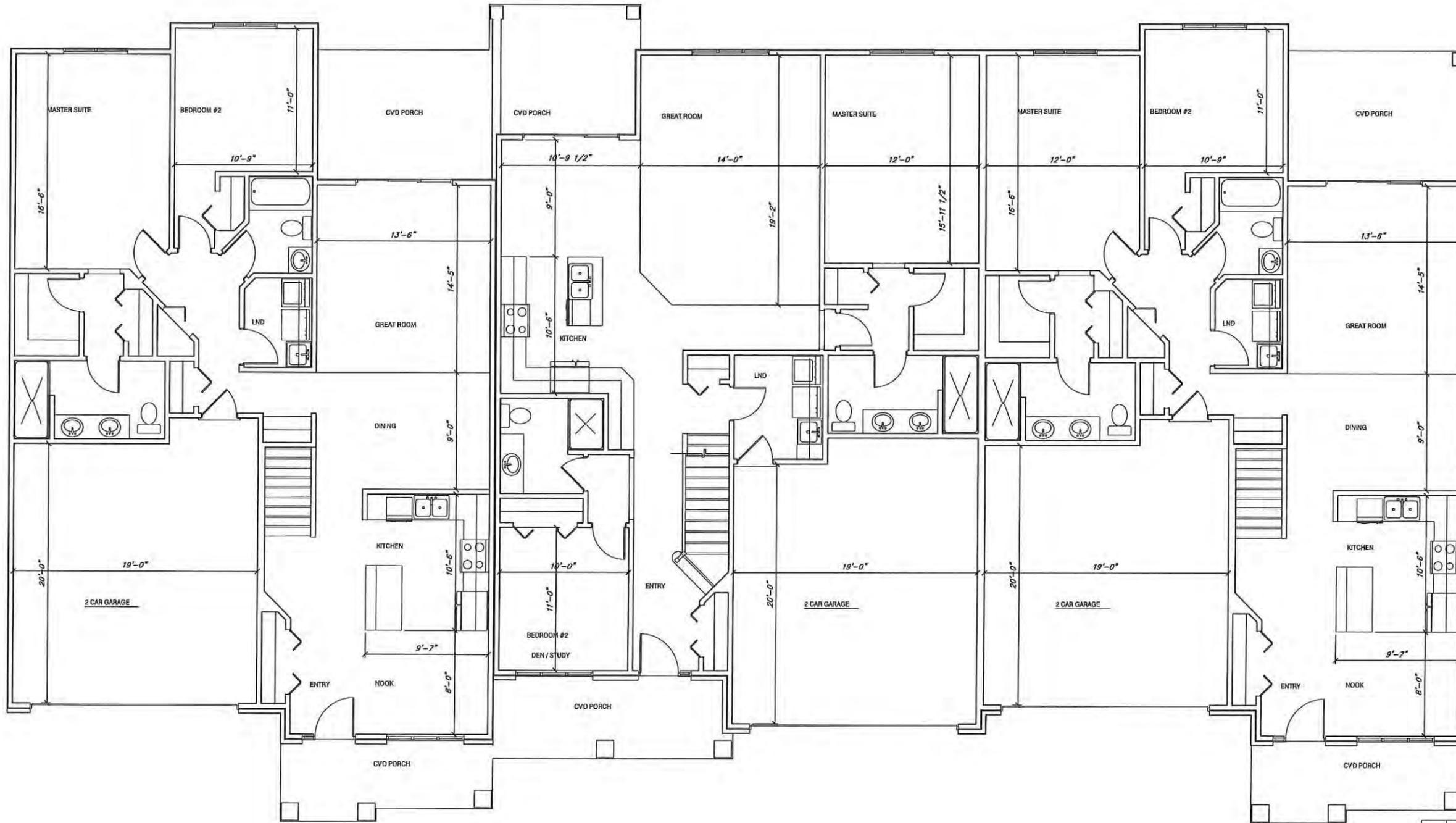
**GENERAL NOTES**

1. SEE LAYOUT ON SHEET L1.1.
2. CARRINGTON & LEXINGTON DRIVE STREET LIGHTING IS EXISTING.
3. VICTORIA DRIVE LIGHTING IS TO BE WALL MOUNTED ON UNIT GARAGES; 60W INCANDESCENT, PHOTOCELL CONTROLLED.
4. EACH UNIT IS TO HAVE ONE WALL-MOUNTED COACH LIGHT AT THE REAR DECK OR PATIO. A MAX. ONE 60-WATT INCANDESCENT BULB IS PERMITTED PER FIXTURE. THESE LIGHTS ARE TO BE CONTROLLED BY INDIVIDUAL SWITCHES WITHIN EACH UNIT.
5. THE SITE IS TO BE IRRIGATED W/AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE EXISTING IRRIGATION SYSTEM ON THE NORTH END OF LEXINGTON DRIVE IS TO BE REVISED TO ADD A SECOND METER TO SEPARATE THE AREA INTO TWO SYSTEMS. ONE SYSTEM WILL BE MAINTAINED AND OPERATED BY THE SINGLE FAMILY ASSOCIATION. THE OTHER WILL BE MAINTAINED BY THE SINGLE-FAMILY ATTACHED CONDOMINIUM.
6. LAWN AREAS IMMEDIATELY ADJACENT TO THE UNITS ARE TO BE SOODED (MIN. 20' WIDTH). THE BALANCE OF THE SITE IS TO BE HYDROSEEDED.

BY	MARK	REVISIONS	DATE
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<p>DEPUTY HOMES LLC 45609 VILLAGE BLVD. SHELBY TOWNSHIP, MICHIGAN 48315</p>			
<p>LANDSCAPE DETAILS VICTORIA CONDOMINIUMS PUD AMENDMENT VILLAGE OF DEXTER</p>			
<p>SAIGNAW OFFICE 230 S. Washington Ave. Saginaw, MI 48607 Tel. 989-754-4717 Fax. 989-754-4440 www.SpicerGroup.com</p>		<p>PROJECT NO. 1211045G2013</p>	
DE. BY: CAR	CH. BY: MHC	PROJECT NO.	
DR. BY: CAR	APP. BY: RRE	1211045G2013	
STDs.	SHEET 10 OF 18	L	
DATE: APRIL 4, 2014	FILE NO.	1.2	
SCALE: AS NOTED	0-5009-10		

NOTE:  
EXISTING TOPOGRAPHY BACKGROUND IS BASED FROM PLANS BY  
MIDWESTERN CONSULTING PROJECT #01045 AS PROVIDED BY CLIENT.

PLOTTING SCALE: 1/4" = 1'-0"  
 RET. F.B. PC. ACAD FILE: DA122028



FLOOR PLAN TYPE "A"  
 1,438s.f.

FLOOR PLAN TYPE "B"  
 1,421 sf

FLOOR PLAN TYPE "A"  
 1,438s.f.

BY	MARK	REVISIONS	DATE
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<b>DEPUTY HOMES LLC</b> <b>VICTORIA CONDOMINIUMS</b> <b>AT DEXTER CROSSINGS</b>			
<b>PROPOSED</b> <b>TRIPLEX FLOOR PLAN</b>			
		<small>SAGINAW OFFICE          230 S. Washington Ave.          Saginaw, MI 48607          Tel. 989-754-4217          Fax. 989-754-4440          www.SpicerGroup.com</small>	
DE. BY: DSR	CH. BY: DSR	PROJECT NO. 121104SG2013	
DR. BY: DSR	APP. BY: RRE	SHEET 11 OF 18	
STDS.	DATE: FEBRUARY, 2014	FILE NO. DA-1262-04	<b>P</b> <b>1</b>
SCALE: 1/4" = 1'-0"			

PROPOSED 30 YR. ASPHALT SHINGLES

PROPOSED VINYL SHAKE SIDING

6" ALUM. FASCIA & FRIEZE W/ GUTTER

PROPOSED VINYL SIDING

PROPOSED PVC COLUMN & TRIM

PROPOSED STONE VENEER

PROPOSED BRICK VENEER



ELEVATION TYPE "A"

ELEVATION TYPE "B"

ELEVATION TYPE "A"

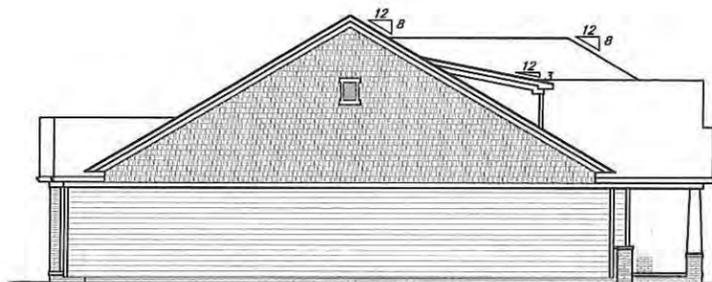
PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION

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

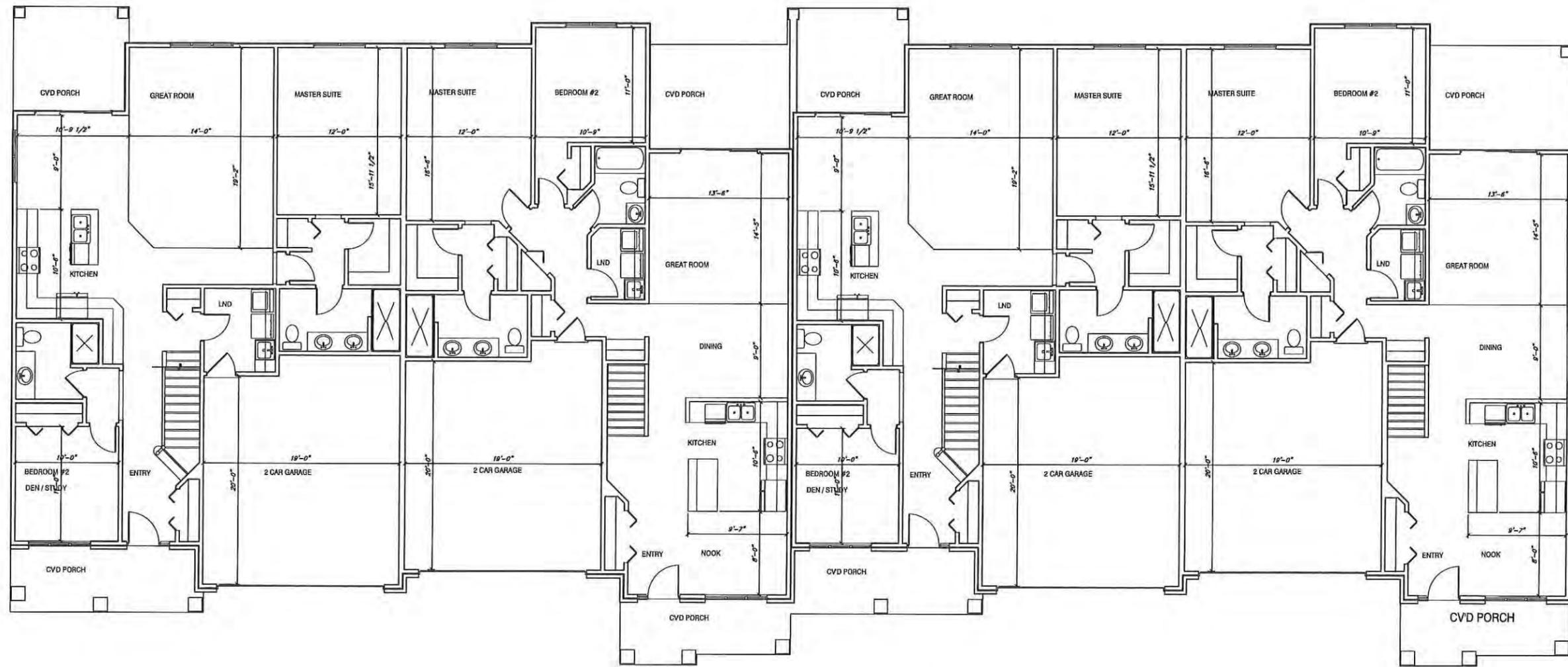


PROPOSED RIGHT SIDE ELEVATION

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

ACAD FILE: 04/12/2013  
PG. F.B.  
RET.  
PLOTING SCALE: 1/4"

BY	MARK	REVISIONS	DATE
<small>THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.</small>			
<b>DEPUTY HOMES LLC VICTORIA CONDOMINIUMS AT DEXTER CROSSINGS</b>			
<b>PROPOSED TRIPLEX ELEVATIONS</b>			
		<small>SAGINAW OFFICE 230 S. Washington Ave. Saginaw, MI 48807 Tel. 989-754-4217 Fax. 989-754-4440 www.SpicerGroup.com</small>	
DE. BY: DSB	CH. BY: DSB	PROJECT NO. 121104SG2013	
DR. BY: DSB	APP. BY: RRE		
STDS.	SHEET 12 OF 18	P	
DATE: FEBRUARY, 2014	FILE NO. DA-1262-05	2	
SCALE: NOTED			



FLOOR PLAN TYPE "B"  
1,421 sf 400 s.f. 2nd floor

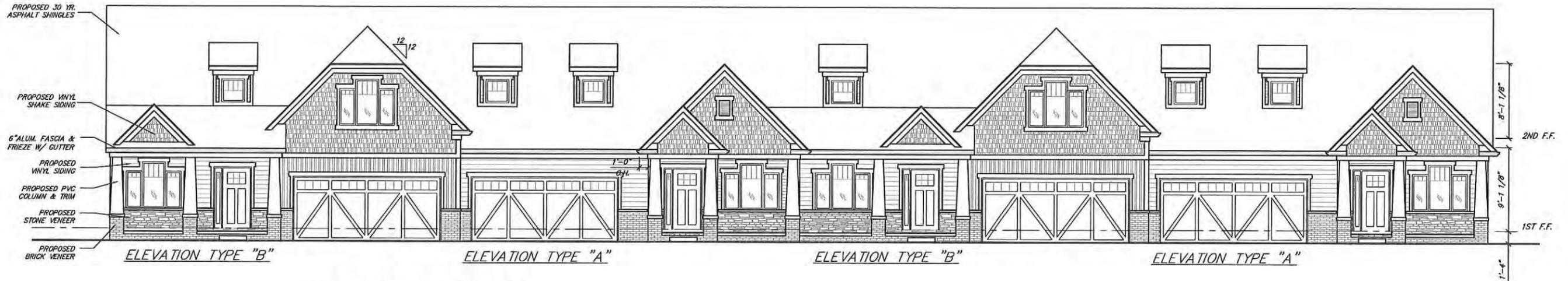
FLOOR PLAN TYPE "A"  
1,438s.f.

FLOOR PLAN TYPE "B"  
1,421 sf 400 s.f. 2nd floor

FLOOR PLAN TYPE "A"  
1,438s.f.

PLOTTING SCALE: 1/8" = 1'-0"  
 RET. F.B. PC ACAD FILE: D:\122028

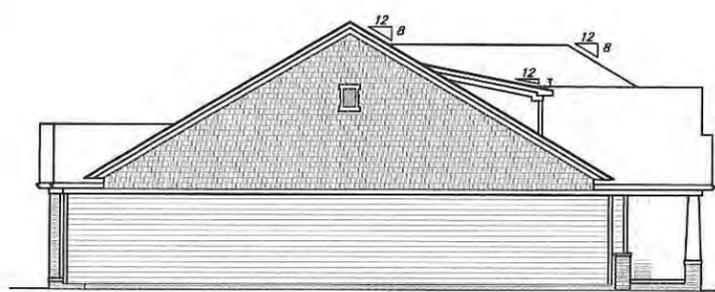
BY	MARK	REVISIONS	DATE
THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREON IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.			
<b>DEPUTY HOMES LLC            VICTORIA CONDOMINIUMS            AT DEXTER CROSSINGS</b>			
<b>PROPOSED            QUADPLEX FLOOR PLAN</b>			
		SAGINAW OFFICE 230 S. Washington Ave. Saginaw, MI 48607 Tel. 989-754-4717 Fax. 989-754-4440 www.SpicerGroup.com	
DE. BY: DSB	CH. BY: DSB	PROJECT NO. 121104SG2013	
DR. BY: DSB	APP. BY: RRE	SHEET 13 OF 18	
STDS.	DATE: FEBRUARY, 2014	FILE NO. DA-1262-06	P 3
SCALE: 3/16" = 1'-0"			



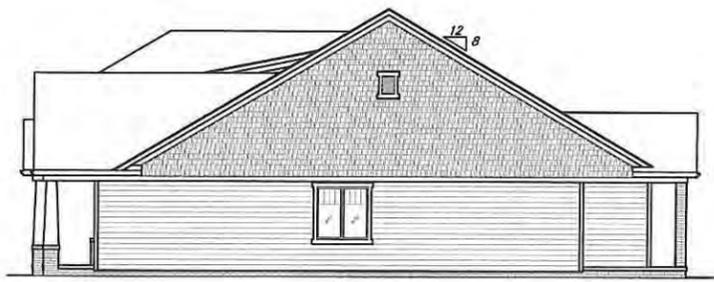
PROPOSED FRONT ELEVATION  
SCALE: 3/16"=1'-0"



PROPOSED REAR ELEVATION  
SCALE: 3/16"=1'-0"



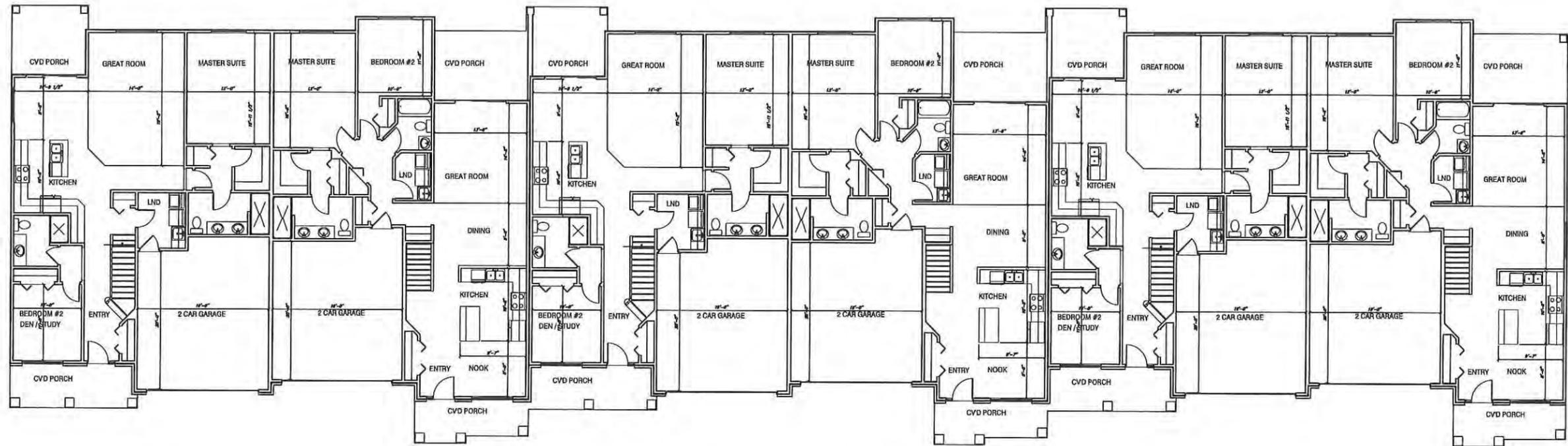
PROPOSED LEFT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



PROPOSED RIGHT SIDE ELEVATION  
SCALE: 1/8"=1'-0"

PLOTING SCALE: 1/8" RET. F.B. PC. ACAD FILE: 04/22/2014

BY	MARK	REVISIONS	DATE
<small>THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.</small>			
DEPUTY HOMES LLC VICTORIA CONDOMINIUMS AT DEXTER CROSSINGS			
<b>PROPOSED            QUADPLEX ELEVATIONS</b>			
<small>SAGINAW OFFICE            230 S. Washington Ave.            Saginaw, MI 48607            Tel. 989-754-4717            Fax. 989-754-4440            www.SpicerGroup.com</small>		<small>PROJECT NO.            121104SG2013</small>	
<small>DE. BY: DSSP CH. BY: DSSP            DR. BY: DSSP APP. BY: RRE</small>		<small>DATE            FEBRUARY, 2014</small>	
<small>STDS.</small>		<small>SHEET 14 OF 18</small>	
<small>DATE SCALE</small>		<small>FILE NO.            DA-1262-07</small>	
		<b>P 4</b>	



FLOOR PLAN TYPE "B"  
1,421 sf      400 s.f. 2nd floor

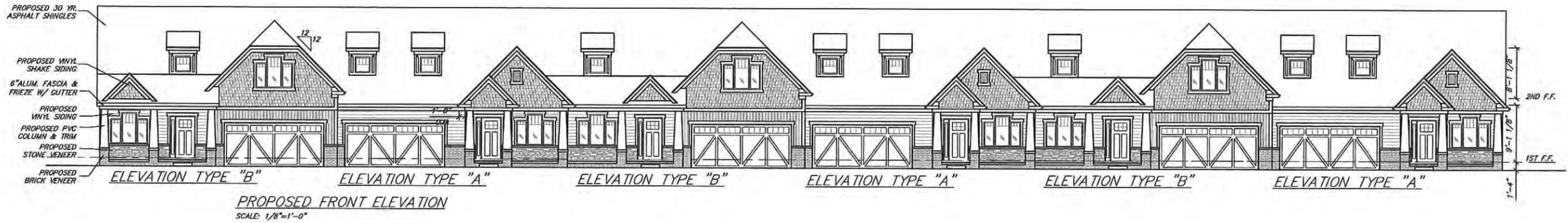
FLOOR PLAN TYPE "A"    FLOOR PLAN TYPE "B"  
1,438s.f.      1,421 sf      400 s.f. 2nd floor

FLOOR PLAN TYPE "A"    FLOOR PLAN TYPE "B"  
1,438s.f.      1,421 sf      400 s.f. 2nd floor

FLOOR PLAN TYPE "A"  
1,438s.f.

PLOTTING SCALE: 1/8" = 1'-0"  
 RET.: F.B.    PC  
 ACAD FILE: DA122028

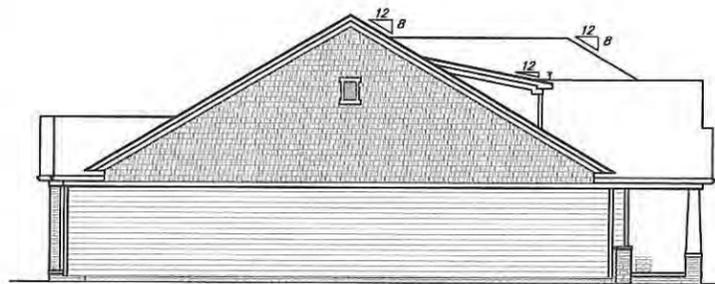
BY	MARK	REVISIONS	DATE
<small>THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION. RESOURCES HEREIN IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.</small>			
<b>DEPUTY HOMES LLC</b> <b>VICTORIA CONDOMINIUMS</b> <b>AT DEXTER CROSSINGS</b>			
<b>PROPOSED</b> <b>SIPLEX FLOOR PLAN</b>			
		<small>SAGINAW OFFICE          230 S. Washington Ave.          Saginaw, MI 48607          Tel. 989-754-4717          Fax. 989-754-4440          www.SpicerGroup.com</small>	
DE. BY: DSR	DR. BY: DSR	CH. BY: DSR	PROJECT NO. 121104SG2013
STDS.		APP. BY: RRE	SHEET 15 OF 18
DATE: FEBRUARY, 2014		FILE NO. DA-1262-08	P
SCALE: 1/8" = 1'-0"			5



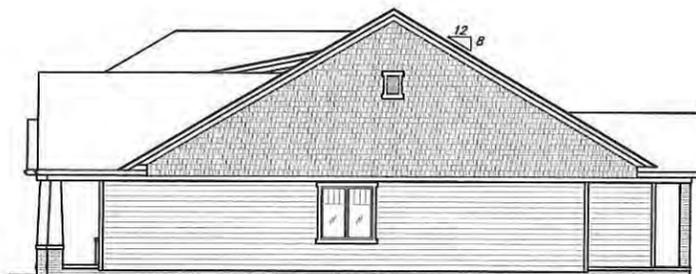
*PROPOSED FRONT ELEVATION*  
SCALE: 1/8"=1'-0"



*PROPOSED REAR ELEVATION*  
SCALE: 1/8"=1'-0"



*PROPOSED LEFT SIDE ELEVATION*  
SCALE: 1/8"=1'-0"

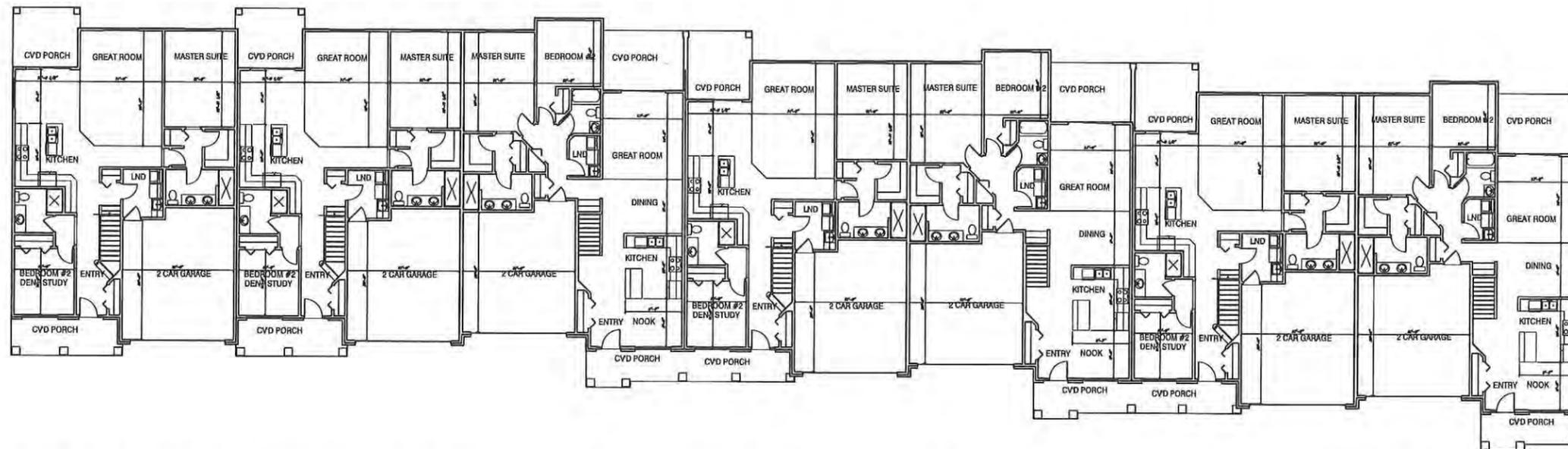


*PROPOSED RIGHT SIDE ELEVATION*  
SCALE: 1/8"=1'-0"

PLOTING SCALE: 1/8"=1'-0"  
RET. F.B. PC ACAD FILE: DA120208

BY	MARK	REVISIONS	DATE
<small>THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.</small>			
DEPUTY HOMES LLC VICTORIA CONDOMINIUMS AT DEXTER CROSSINGS			
<b>PROPOSED            SIXPLEX ELEVATIONS</b>			
<small>DE. BY: DSB</small> <small>DR. BY: DSB</small>		<small>CH. BY: DSB</small> <small>APP. BY: RRE</small>	
<small>STDS.</small>		<small>PROJECT NO.            121104SG2013</small>	
<small>DATE: FEBRUARY, 2014</small> <small>SCALE: NOTED</small>		<small>FILE NO.            DA-1262-09</small>	
			<b>P 6</b>

**Spicer Group**  
SARINAW OFFICE  
 230 S. Washington Ave.  
 Saginaw, MI 48607  
 Tel. 989-754-4717  
 Fax. 989-754-4440  
 www.SpicerGroup.com



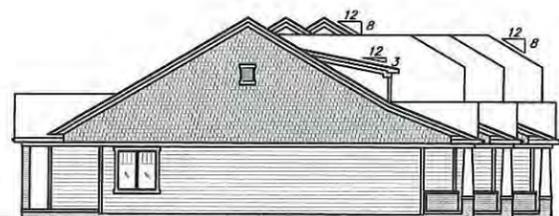
FLOOR PLAN TYPE "B" 1,421 sf   
 FLOOR PLAN TYPE "B" 400 s.f. 2nd floor   
 FLOOR PLAN TYPE "B" 1,421 sf   
 FLOOR PLAN TYPE "A" 1,438s.f.   
 FLOOR PLAN TYPE "B" 1,421 sf   
 FLOOR PLAN TYPE "A" 1,438s.f.   
 FLOOR PLAN TYPE "B" 1,421 sf   
 FLOOR PLAN TYPE "A" 1,438s.f.



PROPOSED FRONT ELEVATION  
 SCALE: 3/32"=1'-0"



PROPOSED REAR ELEVATION  
 SCALE: 3/32"=1'-0"



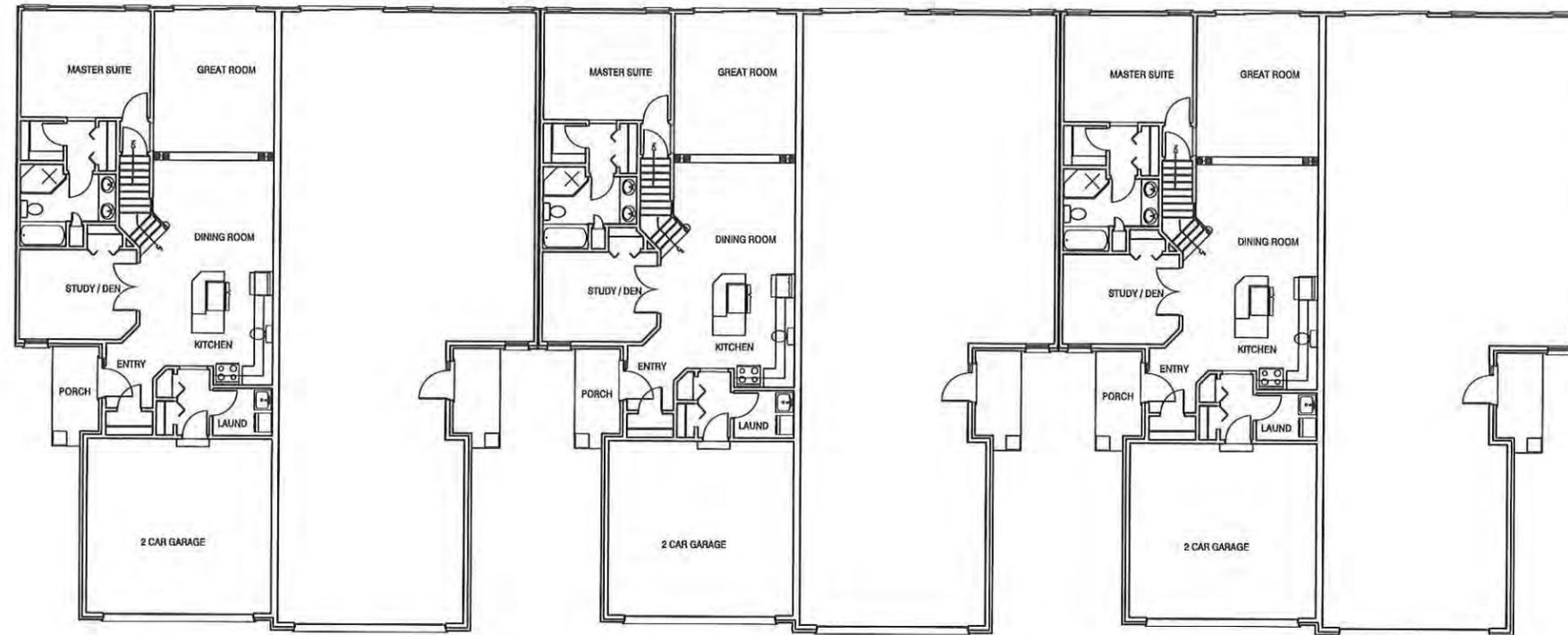
PROPOSED LEFT SIDE ELEVATION



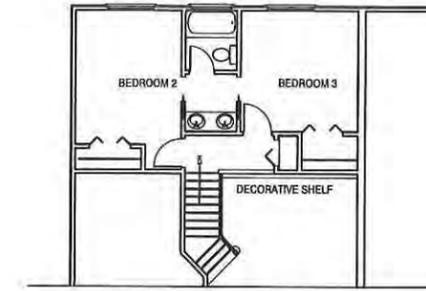
PROPOSED RIGHT SIDE ELEVATION

BY	MARK	REVISIONS	DATE
<small>THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.</small>			
DEPUTY HOMES LLC VICTORIA CONDOMINIUMS AT DEXTER CROSSINGS			
PROPOSED SEVENPLEX FLOOR PLAN AND ELEVATIONS			
<small>SABHAW OFFICE            230 S. Washington Ave.            Saginaw, MI 48607            Tel. 989-754-4717            Fax. 989-754-4440            www.SpicerGroup.com</small>		<small>PROJECT NO.            121104SG2013</small>	
<small>DE. BY: DSB            DR. BY: DSB</small>	<small>CH. BY: DSB            APP. BY: RRE</small>	<small>SHEET 17 OF 18</small>	
<small>STDS.            DATE: FEBRUARY, 2014            SCALE: NOTED</small>	<small>FILE NO.            DA-1262-10</small>	<small>P            7</small>	

PLOTTING SCALE: 1/4"=1'-0"  
 RET. F.B. PG. ACAD FILE: 04122028



FLOOR PLAN TYPE "C" 1,200 sf 450 s.f. 2nd floor FLOOR PLAN TYPE "C" 1,200 sf 450 s.f. 2nd floor FLOOR PLAN TYPE "C" 1,200 sf 450 s.f. 2nd floor FLOOR PLAN TYPE "C" 1,200 sf 450 s.f. 2nd floor FLOOR PLAN TYPE "C" 1,200 sf 450 s.f. 2nd floor FLOOR PLAN TYPE "C" 1,200 sf 450 s.f. 2nd floor



SECOND FLOOR PLAN TYPE "C"  
450 s.f. 2nd floor



ELEVATION TYPE "C" ELEVATION TYPE "C"

PROPOSED FRONT ELEVATION  
SCALE: 1/8"=1'-0"

PLOTTING SCALE: P=1  
 RET.: F.B. PC  
 ACAD FILE: DA120228

BY	MARK	REVISIONS	DATE
<small>THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREON IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.</small>			
<b>DEPUTY HOMES LLC</b> <b>VICTORIA CONDOMINIUMS</b> <b>AT DEXTER CROSSINGS</b>			
<b>EXISTING</b> <b>BASEMENT PLAN</b> <b>AND ELEVATIONS</b>			
<b>Spicer</b> <small>group</small>		<small>SARNAW OFFICE</small> <small>230 S. Washington Ave.</small> <small>Saginaw, MI 48607</small> <small>Tel. 989-754-4717</small> <small>Fax. 989-754-4440</small> <small>www.SpicerGroup.com</small>	
DE. BY: DSB	CH. BY: DSB	PROJECT NO.	
DR. BY: DSB	APP. BY: RRE	121104SG2013	
STDS.	SHEET 18 OF 18	P	
DATE NOVEMBER, 2013	FILE NO.	8	
SCALE NOTED	DA-1262-11		

RECEIVED

APR 7 2014

VILLAGE OF DEXTER

Celebrating 70 Years of Service

**Spicer**  
group  
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1944-2014



PROPOSED VICTORIA COMMONS  
AT DEXTER CROSSING

Celebrating 70 Years of Service



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1944-2014



PROPOSED VICTORIA COMMONS  
AT DEXTER CROSSING

# Township of Scio

## MEMORANDUM

**TO:** Contiguous Municipal Legislative Body, County Planning, Public Utilities, and Railroad Company

**FROM:** Scio Township Planning Commission

**DATE:** March 18, 2014

**RE:** **NOTICE OF INTENT TO UPDATE THE MASTER PLAN**

In accordance with MCL 125.327a of the Township Planning Act (PA 169 of 1959 as amended), the Township of Scio is preparing an update to the existing Master Land Use Plan and requests your cooperation and comment on the Plan.

Please be aware that you will be receiving a draft of the update for comment in the near future. At the time the Master Plan update is ready for your review, we will provide a second notice and directions on where to send comments and time limits for doing so.

We thank you for your consideration in this matter. If you have any questions or comments on the Scio Township Master Plan update process at this time please contact the Township offices by mail at:

Master Plan Update  
Scio Township  
827 N. Zeeb Road  
Ann Arbor, MI 48103

*E. Spaulding Clark, Supervisor  
Nancy C. Hedberg, Clerk  
Donna E. Palmer, Treasurer*

# *Township of Scio*

*Trustees: Richard A. DeLong  
Christine A. Green  
M. Jack Knowles  
David S. Read*

## SCIO TOWNSHIP PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public meeting of the Scio Township Planning Commission will be held at the Scio Township Hall, 827 N. Zeeb Road, Ann Arbor, Michigan, on **MONDAY, April 28, 2014**, at 7:00 PM. During this meeting the Planning Commission will hold a public hearing on the following matters:

Review of Preliminary PUD (Planned Unit Development) for possible rezoning of approximately 17.09 acres from OS (Office Service) and an existing PUD (Planned Unit Development) to a proposed PUD (Planned Unit Development) to establish a new 75,000 square foot medical center. The existing Alpha House family shelter will remain as a part of this proposed rezoning. (PUD OA 3418)

Property Codes: H -08-23-300-015  
Owner on Tax Roll: West Washtenaw Medical

Property Codes: H -08-23-300-016  
Owner on Tax Roll: Alpha House, Sister of Mercy Health Corp, St. Joseph Mercy Health Sys

Petitioner: Design Inc.

Details concerning the aforementioned matters may be examined at the Township Offices, 827 N. Zeeb Road by interested persons during office hour's weekdays, between 9:00 AM and 5:00 PM.

Any person having interest in said Township or their duly appointed representatives shall there and then be heard at the above described meetings or adjournment thereat relative to any matters that should come before the Planning Commission.

Scio Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 10 days notice to Scio Township. Individuals with disabilities requiring auxiliary aids or services should contact Scio Township by writing or calling the Scio Township Staff at (734) 369-9400.

Scio Township Clerk  
Washtenaw Legal News  
2014-04-10

**827 N. Zeeb Road • Ann Arbor, MI 48103**  
**734/369-9400 • 734/665-0825 Fax**  
**[www.ScioTownship.org](http://www.ScioTownship.org)**