

# CONCEPTUAL PUD PLANS

## 32 MILE LOGISTICS CAMPUS

### MACOMB COUNTY

### WASHINGTON TOWNSHIP, 48095

**DEVELOPER/OWNER**  
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#### SITE SUMMARY

GROSS SITE AREA	±226 ACRES
DEDICATED ROW	±5 ACRES
NET SITE AREA	±221 ACRES
EXISTING ZONING	A-1
PROPOSED ZONING	PUD (UNDERLYING ZONING - IRT)
OPEN SPACE REQUIRED	33.2 ACRES (221 x 15%)
OPEN SPACE PROVIDED	84.0 ACRES (38%) - PER CURRENT CONCEPT
MINIMUM LOT SIZE	20,000 S.F.
MIN. LOT WIDTH	80'
FRONT YARD SETBACK	DISTANCE FROM CENTERLINE
MAJOR ROAD	110'
COLLECTOR ROAD	83'
SIDE YARD SETBACK	10'/30' TOTAL
REAR YARD SETBACK	50'
PROPOSED USE	WAREHOUSE DISTRIBUTION / OFFICE
TOTAL BUILDING AREA	UP TO 3,000,000 (2,650,500 SQ. FT. PER CURRENT CONCEPT)
OFFICE AREA (3%)	UP TO 90,000 SQ. FT. (79,515 SQ. FT. PER CURRENT CONCEPT)
BUILDING HEIGHT	50' MAX
PARKING SPACES (PER CURRENT CONCEPT)	
BUILDING 1 (997,500 SQ. FT. PER CONCEPT)	
PARKING REQUIRED	
OFFICE (1/300 SQ.FT.)	100 SPACES
WAREHOUSE (1/1700 SQ.FT.)	570 SPACES
TOTAL REQUIRED	670 SPACES
PROPOSED PARKING SPACES	
PROPOSED	183 SPACES
LAND BANKED	183 SPACES
TRAILER PARKING	230 SPACES
BUILDING 2 (1,225,500 SQ. FT. PER CONCEPT)	
PARKING REQUIRED	
OFFICE (1/300 SQ.FT.)	123 SPACES
WAREHOUSE (1/1700 SQ.FT.)	700 SPACES
TOTAL REQUIRED	823 SPACES
PROPOSED PARKING SPACES	
PROPOSED	174 SPACES
LAND BANKED	164 SPACES
TOTAL SPACES	338 SPACES
TRAILER PARKING	290 SPACES
BUILDING 3 (427,500 SQ. FT. PER CONCEPT)	
PARKING REQUIRED	
OFFICE (1/300 SQ.FT.)	43 SPACES
WAREHOUSE (1/1700 SQ.FT.)	244 SPACES
TOTAL REQUIRED	287 SPACES
PROPOSED PARKING SPACES	
PROPOSED	176 SPACES
LAND BANKED	176 SPACES
TOTAL SPACES	352 SPACES
TRAILER PARKING	73 SPACES

NOTE:  
BOUNDARY PER PDF AND GIS. A SURVEY IS REQUIRED.



OVERALL DEVELOPMENT CONCEPT

#### DEVELOPMENT NARRATIVE

PROLOGIS IS PROUD TO PRESENT THE 32 MILE LOGISTIC CAMPUS, WHICH COMPRISES APPROXIMATELY 230 ACRES OF LAND THAT IS A PORTION OF THE FORMER ROMEO GOLF CLUB AS WELL AS EXISTING AGRICULTURAL PROPERTY ON THE SOUTH SIDE OF 32 MILE ROAD. THE DEVELOPMENT IS PROPOSED TO UTILIZE THE TOWNSHIP'S PLANNED UNIT DEVELOPMENT PROCESS AND THIS PLAN SET IS FOR THE CONCEPTUAL PUD SUBMITTAL. THE PROPOSED DEVELOPMENT WILL CONSIST OF 3 INDUSTRIAL WAREHOUSE BUILDINGS TOTALING JUST UNDER 3 MILLION SQUARE FEET OF SPACE THAT WILL ALL BE OCCUPIED BY A SINGLE CONFIDENTIAL USER. A 5-ACRE PARCEL OF LAND ON THE CORNER OF 32 MILE AND POWELL IS NOT INCLUDED IN THIS PROPOSED PROJECT AND IS INTENDED TO BE DEVELOPED AT A FUTURE DATE BY THE CURRENT OWNER. THE PROPOSED ACCESS FOR THE DEVELOPMENT WILL BE FROM A SERIES OF DRIVE CONNECTIONS ON 32 MILE AS WELL AS A NEWLY CREATED ROAD THAT WILL SEPARATE THIS DEVELOPMENT FROM THE PREVIOUSLY APPROVED MEIJER COMMERCIAL DEVELOPMENT TO THE WEST. NO SITE ACCESS IS PROPOSED TO POWELL ROAD. THE LOGISTICS CAMPUS WILL PROVIDE EXTENSIVE LANDSCAPING AND AN UNDULATING BERM ALONG THE 32 MILE ROAD CORRIDOR AND A SIGNIFICANT BUFFER IS PROPOSED ALONG THE ENTIRE POWELL ROAD CORRIDOR BETWEEN THE COUNTY DRAIN AND THE EASTERN PROPERTY LINE. THE EXISTING NATURAL FEATURES ARE PROPOSED TO REMAIN IN THIS BUFFER AREA WITH ADDITIONAL PLANTING PROPOSED TO HELP ENHANCE VISUAL SCREENING OF THE DEVELOPMENT.

STOMWATER MANAGEMENT WILL BE ACCOMPLISHED WITH A SERIES OF DETENTION BASINS THAT WILL BE DESIGNED TO MEET ALL MACOMB COUNTY STANDARDS, WHICH WILL ULTIMATELY OUTLET TO THE COUNTY DRAIN IN THE NORTHEAST PORTION OF THE PROPERTY.

THE SITE WILL ALSO BE SERVICED BY PUBLIC UTILITIES. AN 18" SANITARY MAIN IS CURRENTLY BEING CONSTRUCTED ALONG THE WESTERN PROPERTY LINE UP TO 32 MILE ROAD THAT CONNECTS SOUTH TO THE TOWNSHIP'S TREATMENT PLANT. THIS WILL BE EXTENDED INTO THE PROPERTY TO SERVICE THE 3 BUILDINGS. AS PART OF THIS DEVELOPMENT, PROPOSED SANITARY WILL BE EXTENDED TO THE FUTURE COMMERCIAL PARCEL ON THE SOUTHWEST CORNER OF POWELL AND 32 MILE ROAD. AN EXISTING 16" PUBLIC WATERMAIN EXISTS ON POWELL ROAD AND A PORTION OF THE 32 MILE FRONTAGE. THE EXTENDED WATERMAIN WILL ALSO BE LOOPED ALONG THE WESTERN PROPERTY LINE. TOWNSHIP STAFF HAS CONFIRMED ADEQUATE CAPACITY EXISTS FOR THE PROPOSED DEVELOPMENT.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
C1.0	COLOR SITE PLAN
C2.0	32 MILE ROAD CORRIDOR PLAN
C3.0	POWELL ROAD CORRIDOR PLAN
C4.0	POWELL ROAD SIGHTLINES PLAN
C5.0	ARCHITECTURAL RENDERINGS

Drawing name: \\kimley-horn.com\www\set\025\168156014\prologis.washington.twp.industrial.washington.twp.m\2 Design\CADD\plansets\C0.0 - TITLE SHEET.dwg CO.0 Jun 10, 2024 3:36pm by: alysa.koulik This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No. \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_

REVISIONS

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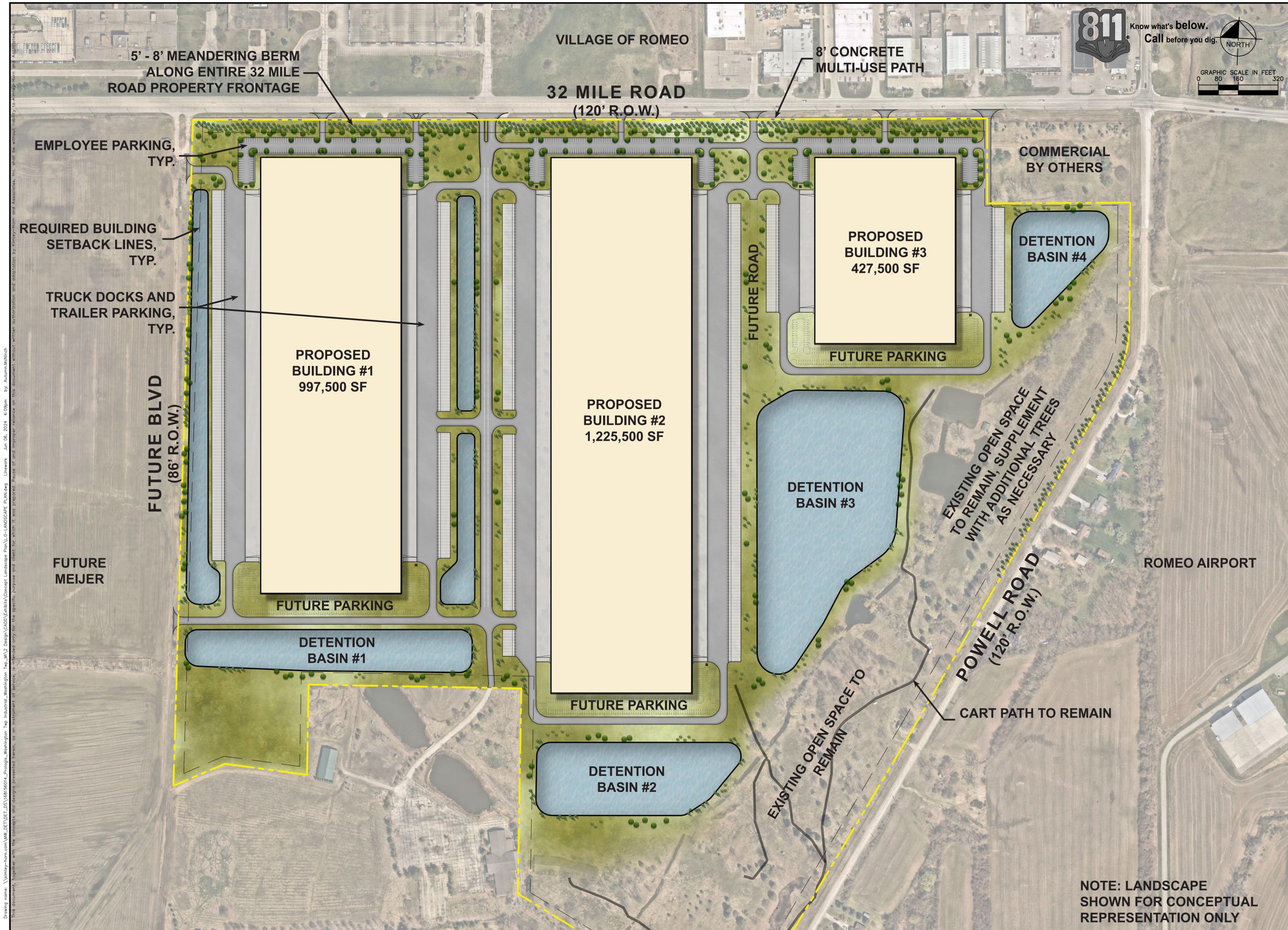
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DRAWN BY: KJS  
CHECKED BY: SW

**PROLOGIS**

**TITLE SHEET**

**32 MILE LOGISTICS CAMPUS PRELIMINARY PUD**

ORIGINAL ISSUE:  
6/11/2024  
KHA PROJECT NO.  
168156014  
SHEET NUMBER  
**C0.0**



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

NORTH

GRAPHIC SCALE IN FEET  
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Drawing name: \\venky-horn.com\WWW\DET\DET\_D5\0616014\_Prologis\_Washington\_Twp\_MV2\_Design\CADD\Exhibits\Concept\_Landscape\_Plan\LD-LANDSCAPE\_PLAN.dwg    Ltrwsk    Jun 06, 2024, 4:09pm    by: AutumnMcKeech  
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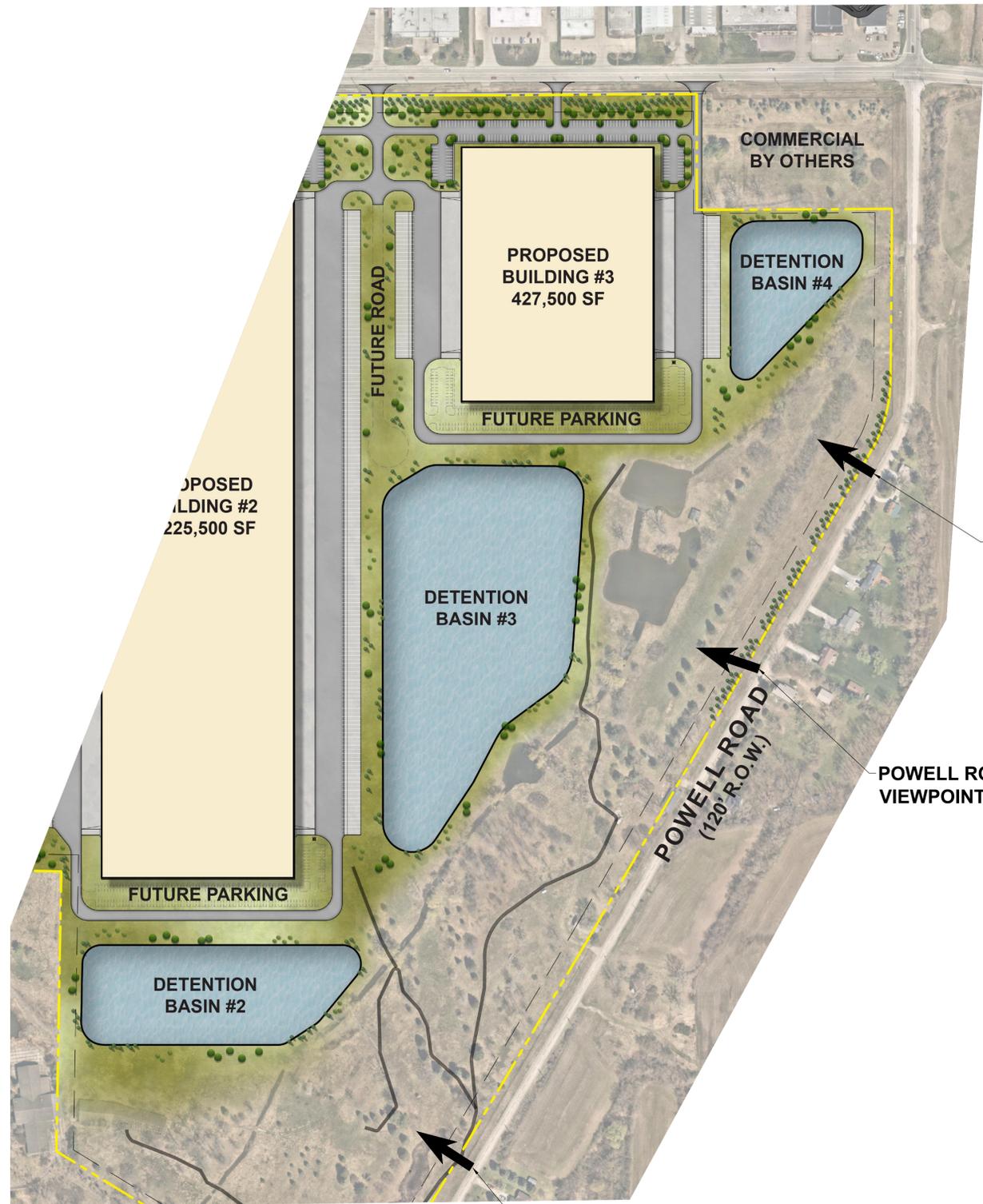
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<p><b>PROLOGIS</b></p>	
<p><b>COLOR SITE PLAN</b></p>	
<p><b>32 MILE LOGISTICS CAMPUS PRELIMINARY PUD</b></p>	
<p>ORIGINAL ISSUE: 6/11/2024</p> <p>KHA PROJECT NO. 168156014</p> <p>SHEET NUMBER</p>	
<p><b>C1.0</b></p>	

**NOTE: LANDSCAPE SHOWN FOR CONCEPTUAL REPRESENTATION ONLY**





Drawing name: K:\DET\DES\168156014\_Prologis\Washington Two Industrial\Prologis\Washington Two Industrial\Property Photos\Powell Property Photos\2024-06-05.dwg C:\0 Jun 27, 2024 11:32am by: Lauren Fesperano  
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POWELL ROAD VIEWPOINT 3

POWELL ROAD VIEWPOINT 2

POWELL ROAD VIEWPOINT 1



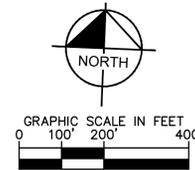
VIEWPOINT 1  
68590 POWELL ROAD



VIEWPOINT 2  
68320 POWELL ROAD



VIEWPOINT 3  
67650 POWELL ROAD



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<b>POWELL ROAD SIGHTLINES</b>	
<b>32 MILE LOGISTICS CAMPUS PRELIMINARY PUD</b>	
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