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March 11, 2024

Ms. Dana Berschback, Director
Washington Township Planning & Zoning Department
57900 Van Dyke Avenue
Washington, Michigan 48094

Re: Total Safe Space Storage – 61400 Van Dyke Ave
Site Plan Revisions

Dear Ms. Berschback,

The paper sets of the latest-revised Site Plan were delivered to your office this morning. This is an explanation letter and an item check off of the January 30th 2024 Giffels-Webster Engineering Review, and the January 29th 2024 Spalding DeDecker Planning review.

GWE Engineering Review:

1. The comment was explanatory, so no revisions were necessary to address this comment.
2. The comment was explanatory, so no revisions were necessary to address this comment.
3. We met directly with Giffels-Webster about the proposed Township sanitary sewer and water main improvements along Van Dyke, and we believe that we have coordinated what is shown on the Site Plan with what the Township Engineer is designing here.
4. The latest revised Site Plan does not show the Ordinance-required pathway along Van Dyke. The Applicant intends to seek a variance from this requirement.
5. The Planning Commission waived the Traffic Study at its January PC meeting.
6. The domestic sanitary sewer and water connections to the proposed buildings are now shown. There will be individual sanitary sewer leads to each unit, run off proposed on-site sanitary sewer. For water services, there will be one lead for fire suppression and one lead for domestic service connecting to a mechanical meter room. This was also coordinated with the Township Engineer and the Township Public Works Director.
7. We met with the Township Fire Department directly about the proposed dry hydrant and water main / hydrant locations. The latest-revised Site Plan documents show what the Fire Department agreed to as the best approach for the site. (1) The dry hydrant will be installed. (2) There are two on-site hydrants, one inside the storage fence, and one outside the storage fence.
8. It is understood that a Township Board variance is required for the proposed aggregate storage surface.
9. As explained at the January Planning Commission meeting, it is anticipated that the surface layer of the proposed aggregate storage surface may be compacted asphalt millings, which is a surface that can be striped to designated drive areas and parking.

10. The fence and gate details are shown on the Architect's Site Plan documents. Both fences are now obscuring screening fence per discussions at the January PC meeting.
11. The site layout has shifted back somewhat to allow for tree and plantings along Van Dyke, outside of the proposed utility easements. We believe the Landscape Plan now shows improvements acceptable to the Township Public Works Department.
12. One paper copy of the Environmental Due Care Plan was submitted with these latest Site Plan documents. We understand that the Due Care Plan does incorporate recommendations based on this current proposal.

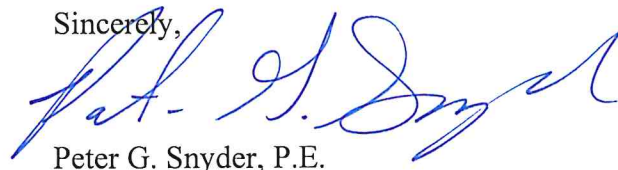
SDA Planning Review:

1. The building numbers are now consistent.
2. The layout has changed slightly, and the distance is now 50' between the buildings.
3. As explained during the January Planning Commission meeting, all multi-tenant industrial buildings need parking in the front for office staff and clients and unloading in the rear. The building use is more like a multi-tenant commercial building than a "normal" single-user industrial building. We understand that that industrial parking all be in the side-yard and rear-yard, but that is not consistent with the building use. If the Planning Commission is unable to address this issue in its action, then the Applicant will seek a variance on this issue.
4. All the proposed fences are now clearly obscuring fences. The front fence is solid wood grain vinyl board, and the north, south, and east property line fences are 6' chain link with obscuring slats.
5. It is understood that a Township Board variance is required for the proposed aggregate storage surface.
6. The building materials have been revised to clay brick with minimal stone & aluminum accents. We believe this meets the Ordinance requirements for building materials.
13. As noted in the Engineer's review response, the Applicant intends to seek a variance from the requirement for a frontage pathway along Van Dyke.
7. The layout has been revised behind Building 1 to allow for curbed lawn area abutting the 18' parking spaces.
8. The Landscape Plan has been revised per the review comments, and we believe that it now shows all of the required frontage, parking, and building landscaping materials.
9. The trash receptacle enclosure now shows the required screening.

Other Changes to the Plans:

- The driveway and parking layout at the north end of Building #2 was changed.
- Pond B (in front of Building #1) is larger and slightly different shape.
- The lighting plan was revised to reduce lighting intensity at the north and south property lines at or below 0.1 (most areas are now at 0.0).

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter G. Snyder", is written over the typed name below.

Peter G. Snyder, P.E.