



# City of Plymouth Planning Commission Regular Meeting Agenda Wednesday, February 12, 2020 – 6:30p.m. City Hall Commission Chambers

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

1. CALL TO ORDER
  - a. Pledge of Allegiance
  - b. Roll Call
2. CITIZENS COMMENTS
3. APPROVAL OF THE MINUTES
  - a. Approval of the January 8, 2020 Regular Meeting Minutes
4. APPROVAL OF THE AGENDA
5. COMMISSION COMMENTS
6. OLD BUSINESS
  - a. PUD19-01: 587 W Ann Arbor Trail Zoned B-2 and R-1, 686 Maple & 674 Maple Zoned O-1 (Final PUD Review)
7. NEW BUSINESS
8. PUBLIC HEARING
  - a. PUD19-02: 230 Wilcox (Wilcox Mill), Zoned R-1, (Preliminary PUD Review)
9. GOALS
  - a. 2020 Planning Commission Goals
10. REPORTS AND CORRESPONDENCE
  - a. 2019 Annual Report
  - b. Sharing Lessons Learned Memo
11. ADJOURNMENT

*Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.*

*Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.*

## City of Plymouth Strategic Plan 2017-2022

### GOAL I - QUALITY OF LIFE

#### OBJECTIVES

1. Support the neighborhoods with high-quality customer service
2. Engage in collaboration with private entities and surrounding municipalities to implement the [Joint Recreation Master Plan](#)
3. Improve communication with the public across multiple platforms
4. Maintain a high level of cleanliness throughout the City
5. Support and host a diverse variety of events that foster community and placemaking

#### ONE YEAR TASKS 2020-21

- Liquor/marijuana license review
- Rooftop seating review
- Adopt Downtown Development Authority (DDA) Master Plan and identify funding sources for implementation
- Begin implementation of Kellogg Park Master Plan with fountain replacement
- Establish format & requirements for public parks sponsorship
- Resident education programs on zoning basics, ordinance change and update, services, and recycling
- City webpage - create city-wide F.A.Q. "Index" page and push out link
- Increase social media presence – 1k new followers/subscribers/etc.
- Review and evaluate City truck routes
- Complete update to Special Events Policy

### GOAL II - FINANCIAL STABILITY

#### OBJECTIVES

1. Approve balanced budgets that maintain fiscal responsibility
2. Advocate for increased revenue sharing with the State of Michigan
3. Encourage and engage in partnerships, both public and private, to share costs of services and equipment
4. Address the issue of legacy costs
5. Seek out and implement efficient and effective inter-departmental collaboration
6. Market our successes to attract new economic and investment opportunities

#### ONE YEAR TASKS 2020-21

- Actively promote and participate in the 2020 census
- Explore internal and external supplemental funding of legacy costs
- Target revenue enhancements for large-scale capital projects, including grants and millage
- Assist the Michigan Municipal League (MML) in facilitating and increasing support for state revenue sharing initiatives
- Redesign Capital Improvement Plan and evaluate future funding process for Equipment Fund
- Create a rate card for payment in lieu of paid parking
- Develop financial plan for public safety model
- Identify cost estimates, timeframe and potential funding sources for central parking deck
- Complete road bond sale – phase one

### GOAL III - ECONOMIC VITALITY

#### OBJECTIVES

1. Continue to support and improve active, vibrant downtown branding
2. Support community and economic development projects and initiatives
3. Support a mix of industrial, commercial and residential development
4. Reference the [Master Plan](#) in economic decision-making

#### ONE YEAR TASKS 2020-21

- Continued administration of development projects and proposals including Wilcox Mill, Saxton's, Pulte, Starkweather School, Lumber Mart, and various residential builds
- Branding – consistency across all communications (email, letterhead, agenda)
- Provide annual process and risk-management training to all boards and commissions
- Continue implementing Redevelopment Ready Community (RRC) plan to achieve certification
- Develop list of transitional properties and utilize Michigan Economic Development Corporation (MEDC), Wayne County, others to market
- Explore marketing partnerships (schools, Chamber, hotels, available publications etc.)

### GOAL IV - SERVICE AND INFRASTRUCTURE

#### OBJECTIVES

1. Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention and succession planning
2. Support and deliver safe and responsive emergency services
3. Maintain a sophisticated and responsive technology to communicate and manage data
4. Continually record, maintain, update, and improve City infrastructure

#### ONE YEAR TASKS 2020-21

- Administration to make parking recommendation to City Commission by end of first quarter
- Implement updates to parking system according to direction given by City Commission
- Actively engage employees for further career development for succession planning with special focus on the depth of Cultural Center staffing
- Continue Asset Management Plan
- Review Insurance Services Office (ISO) Report and International City/County Management Association (ICMA) Study & begin meeting to discuss viable options for the future delivery of emergency services
- Approve third version of agreement on sanitary sewer with Western Township Utilities Authority (WTUA) based on delay by Wayne County
- Develop multi-modal transportation policy to City Commission
- Implement 2020 street repairs
- Restore Commercial Motor Vehicle (CMV) enforcement
- Continue geographic information system (GIS) mapping of the City
- Define process/educate citizenry/pursue adoption/Implement form-based codes

**2019 Planning Commission Goals**  
**Adopted May 8, 2019**

1. Develop a Master Plan Overview Presentation and present to all City Boards and Commissions to gain alignment and commitment towards utilization during and prior to their respective decision making. This goal will be led by Comm. Saraswat and assisted by Comm. Hawthorne, Comm. Kehoe, and Chair Sisolak.
2. To create the new zoning districts that are necessary in order to bring the zoning map in line with the master plan and to update the permitted uses matrix. This goal will be led by Comm. Kehoe and assisted by Comm. Joy and Comm. Offerman.
3. Collaborate with the City Commission and other City boards to create a comprehensive non-motorized plan and implement tactical steps as opportunities are identified. This goal will be led by Comm. Myslinski.
4. Research the use of form-based codes and overlay districts in the appropriate areas identifying appropriate incremental changes for a pilot implementation of form-based coding principles. This goal will be led by Comm. Silvers along with Comm. Adams and Chair Sisolak.



# City of Plymouth

## Planning Commission Meeting Minutes

Wednesday, January 8, 2020 – 7:00 P.M.  
City Hall Commission Chambers

---

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

### 1. ROLL CALL

Chair Sisolak called the meeting to order at 7:00 P.M.  
The Board said the Pledge of Allegiance.

PRESENT: Joe Hawthorne, Tim Joy, Jennifer Kehoe, Shannon Adams, Adam Offerman, Hollie Saraswat, and Karen Sisolak.

ABSENT: Chuck Myslinski, Scott Silvers

Also present was John Buzuvis, Community Development Director; Doug Lewan, Planning Consultant; Nick Moroz, City Commission Liaison; and Kelly O'Donnell, City Commission Liaison.

### 2. CITIZEN COMMENTS

None.

### 3. APPROVAL OF MINUTES

a) Comm. Joy, supported by Comm. Hawthorne, made a motion to approve the regular meeting minutes from December 11, 2019.

MOTION APPROVED 7-0

### 4. APPROVAL OF AGENDA

Comm. Kehoe, supported by Comm. Offerman, made a motion to approve the agenda, as presented.

MOTION APPROVED 7-0

### 5. ELECTION OF OFFICERS

Comm. Joy nominated Comm. Sisolak to be Chairperson for the 2020 calendar year. There were no other nominations.

MOTION APPROVED 7-0

Chair Sisolak nominated Comm. Kehoe to be Vice-Chairperson for the 2020 calendar year. There were no other nominations.

MOTION APPROVED 7-0

### 6. COMMISSIONER COMMENTS

Chair Sisolak explained that the Saxton's purchase agreement was conditionally approved by the City Commission on January 6 and is available to review on the City's website, pages 84-106.

Comm. Kehoe encouraged the Board to review the purchase agreement. She explained it included information on ingress and egress, but that additional safeguards needed to be put into the final PUD agreement.

### 7. PUBLIC HEARING

a) Parks and Open Space District Text and Rezoning

Comm. Kehoe explained the process and reasoning for writing the parks and open space district ordinance language and rezoning the city-owned parks and open spaces.

Chair Sisolak opened the public hearing at 7:11 PM.

There were no public comments.

Chair Sisolak closed the public hearing at 7:12 PM.

Chair Sisolak thanked Comms. Kehoe, Offerman, and Joy for their work on the sub-committee.

A motion was made by Comm. Joy, seconded by Comm. Offerman, to recommend the approval of the final draft of the Parks and Open Space Ordinance and be forwarded to the City Commission for their review.

MOTION APPROVED 7-0

## **8. OLD BUSINESS**

### **a) PUD 19-02: 230 Wilcox (Wilcox Mill), Preliminary PUD Review, Zoned R-1**

Comm. Kehoe rescued herself due to a conflict of interest.

Steven Estey, land use attorney, presented his case. He explained that their resubmission aims to clarify and address the concerns brought up by Ms. Elmiger's report and the Board's discussion. He explained those items specifically include the tree inventory, the elevation of the proposed Quonset hut, the pertinent provisions from Wayne County's approval of the sale, an updated wetland delineation determination report, the list of community project partners, the Secretary of the Interior Standards for Rehabilitation, labeling the abutting uses, clarifying the interior kitchenette plan, reducing the size of the proposed building, and the parking area to the north along Wilcox was moved back and vegetative screening was added. Mr. Estey addressed the concerns outlined in the CWA report. He explained that the EGLE application was provided and necessary notations were changed. He stated that they have no objection to obtaining a floodplain permit, if required. He explained that the restrictions that are in the purchase agreement will be handled by virtue of the deed at closing and enforced by those that can enforce them, i.e. the County. Mr. Estey explained that the events and leasing of the space is required to make the project economically viable. He stated that this mill project is unlike other throughout the county in that it does not have a restaurant or a commercial retail space so they want the ability to do as many events as the market will support. He explained they're not aware of any contamination on site, but they would provide information if it became available. Mr. Estey explained that the banked parking was critical for outdoor events. He suggested that outdoor events could be held on the site to the extent that parking would accommodate it, but no events that exceed the available parking can be held until the bank parking is constructed. He explained the additional screening for the circulation drive would be installed so as not to impede the clear sight vision for vehicles entering and exiting the circulation drive. He explained that the suggested sidewalk addition down the hill on Wilcox was challenging due to topography and is cost prohibitive. Mr. Estey explained that the size of the additional principal building has been reduced and designed to pay homage to the post-WWII industrial history of the site. He showed the Board architectural renderings of the additional story on the mill building.

### **Citizen Comments**

Ellen Elliott, 404 Irvin, spoke in favor of and gave background on the proposed Quonset hut. She explained the history of the design and how it fits with the Henry Ford and industrial history of the site.

Wendy Harless, 11677 Morgan Avenue, Plymouth Preservation Network, explained that historic buildings are expensive. She spoke in favor of allowing revenue generating activities and events like gallery openings and renting the venue out for special events in order to generate revenue to maintain the historic building.

### **Board Discussion**

Comm. Offerman spoke favorably about the project and its public benefit. He wanted to have some restrictions for parking related to events.

Chair Sisolak mentioned the deviation that they're asking for is the third story.

Comm. Offerman did not have a problem with the proposed third story.

Comm. Joy did not feel it was the Board's place to limit the applicant's business model. He felt the restriction on parking would be more than adequate and allow them to succeed.

Comm. Adams agreed and asked what the Board's concern was with the parking.

Chair Sisolak explained that the parking issue was something that came up in Ms. Elmiger's second review.

Mr. Lewan explained he spoke with Ms. Elmiger and her concerns about parking came from the potential intensity and concern that with large events and that visitors may need to park off-site.

Comm. Adams believed that the City has events all the time and tolerates an overflow of parking. He asked if there was a difference between an event at this location or one downtown.

Mr. Lewan explained that in town there are sidewalks and on-street parking, but that on Wilcox there's just a shoulder and pedestrians need to be protected.

Chair Sisolak asked if "No Parking" signs could be installed on Hines Drive.

Mr. Buzvuis confirmed that parking is prohibited on the shoulder of Hines Drive but that sometimes the County will allow shoulder parking during events.

The Board discussed capacity limits and off-site parking.

Comm. Adams felt that the capacity would already limit the necessity for additional parking. He wanted the building to be restored and used. He wanted to move the project forward even with a potential parking inconvenience.

Chair Sisolak asked if the park closed on Saturdays. It was confirmed that that occurs in Livonia.

Comm. Joy asked if the circulation drive on the Wilcox side was only a drop-off zone and that vehicles would not be parked in front of the building. The applicant confirmed.

Comm. Saraswat believed it was part of the Board's responsibly to ensure the property was properly parked and did not want to leave it to the County to figure out because it was their right-of-way.

Chair Sisolak stated the review finds a parking deficiency but she believed the intensity of use was a little vague. She believed that the site is constrained by the building and its 60-person capacity. She asked if the intensity of the use changed, would the applicant have to come back to the Board. This was confirmed.

Comm. Saraswat asked what qualified as an intensification of use. It was explained that an increased intensity which may include additional parking required, occupancy, or public utility impact.

Chair Sisolak believed that the minimum PUD criteria was exceeded by the historical rehabilitation and adaptive reuse, the substantial sized park including sculptures and bike repair station, and the preservation of the wetlands. She asked if the greenhouse space would be rented and used as a source of revenue.

Greg Hoffman, applicant, explained there were a few options including a potential partnership with Westborn Market for herb gardens, but that it will likely be used as a community garden with pollinator gardens.

The Board briefly discussed the third story, banked parking, and outdoor events.

Mr. Estey explained that the hope would be to have people there without having to utilize the bank parking, but they don't want to be precluded from having those events. He explained they do not want the site to be over-parked.

A motion was made by Comm. Joy, seconded by Comm. Offerman, to set a public hearing notice for PUD19-01, 230 Wilcox, for February 12.

MOTION APPROVED 6-0

Comm. Kehoe rejoined the Board.

## 9. NEW BUSINESS

### a) 2020 Planning Commission Goals

Chair Sisolak presented her ideas for the 2020 goals:

1. To create the new zoning districts that are necessary in order to bring the zoning map in line with the master plan and to update the permitted uses matrix.
2. Conduct Planning Commission training session on the process for zoning changes (text and rezoning).
3. Review and update the Master Plan and add a chapter on form-based codes including overlay districts.
4. Adopt a complete streets policy

City Comm. Moroz gave an update on the City Commission's strategic goals and the specific instruction to develop a non-motorized plan including bike lanes.

Chair Sisolak suggested adopting a complete streets policy and suggested reviewing the Michigan Complete Street Coalition.

Comm. Saraswat wanted everyone on the Board to receive further education on form-based codes. She suggested focusing the goals on zoning and form-based codes.

Comm. Kehoe explained that the sub-committee's 2019 efforts started with the parks and open space district and then they outlined uses for mixed use low density and then completed mixed use high density.

Comm. Saraswat asked how the full Board can get involved in the sub-committee's decision and discussion process for text amendments and rezonings. She asked if there should be some additional touchpoints during the process.

Comm. Kehoe believe that having a sub-committee allowed the process to continue forward in a timely manner.

Comm. Saraswat wondered how the Board could have meaningful feedback and/or discussion on a text amendment or ordinance change that they hadn't been included in.

Comm. Kehoe explained that everything is up for discussion once an ordinance reaches the full Board.

Chair Sisolak clarified what information could be included to ensure a robust review by the Board. She suggested outlining the process: what to expect and how to interpret it.

## 10. REPORTS AND CORRESPONDENCE

Comm. Offerman asked that the City's website with meeting dates be updated for 2020 dates. He asked about the Planning Commission Annual Report. It was confirmed that the report will be presented in February.

The Board agreed to move the meeting time to start at 6:30PM on February 12 in anticipation of multiple agenda items.

## 11. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Offerman, supported by Comm. Joy to adjourn the meeting at 8:42 PM.

MOTION APPROVED 7-0

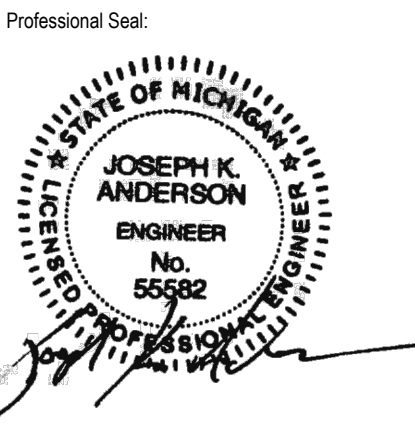
# JEWELL MAPLE DEVELOPMENT PLANNED UNIT DEVELOPMENT

A PART OF SW 1/4 OF SECTION 26, T-1-S, R-8-E  
CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN



Engineers  
Surveyors  
Planners  
Landscape Architects  
1025 East Maple Road  
Suite 100  
Birmingham, MI 48009  
p (248) 852-3100  
f (313) 962-5068  
www.giffelswebster.com

Executive:	MP
Manager:	JKA
Designer:	JKA
Quality Control:	MP
Section:	26
T-01-S R-08-E	



DATE:	ISSUE:
07.22.2019	PRELIMINARY PUD PLAN SUBMITTAL
08.21.2019	PRELIMINARY PUD REVISIONS FOR PUBLIC HEARING
09.23.2019	RESUBMIT TO P.C.
12.16.2019	SUBMIT FOR FINAL PUD
12.23.2019	RESUBMIT PLANNER REVIEW
01.29.2020	RESUBMIT PLANNER REVIEW

Developed For:  
**JEWELL MAPLE**  
101 N. MAIN STREET,  
SUITE 350  
ANN ARBOR, MI 48104

**COVER SHEET**

JEWELL MAPLE  
DEVELOPMENT

CITY OF PLYMOUTH  
WAYNE COUNTY  
MICHIGAN

Date:	07.22.19
Scale:	NA
Sheet:	C1
Project:	19699.00

Copyright © 2019 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.

### SITE CIVIL ENGINEER

- C1 COVER SHEET
- C2 TOPOGRAPHIC AND BOUNDARY SURVEY
- C3 DEMOLITION PLAN
- C4 SOIL EROSION AND SEDIMENTATION CONTROL PLAN
- C5 FINAL SITE PLAN
- C6 STORM SEWER PLAN & PROFILE
- C7 DETAIL SHEET
- C8 TOWNHOME ACCESS DRIVE, VEHICLE TURNING AND SIGHT VIEWS
- C9 CROSS USE EXHIBIT

### LANDSCAPE

- L1 LANDSCAPE PLAN
- L2 LANDSCAPE NOTES AND DETAILS

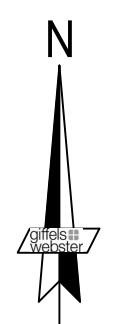
### ARCHITECTURAL

SEE SHEETS A1 - A8 (13 SHEETS)  
SEE SHEETS T1 - T1 (8 SHEETS)



### LOCATION MAP

SCALE: 1" = 1000'



### APPROVALS AND PERMITS

NAME	SUBMITTAL DATE	REVISION DATE(S)	APPROVAL DATE	PERMIT NO.
SITE PLAN / PUD APPROVAL	07.22.2019	09.23.2019, 12.16.2019, 12.23.2019, 01.29.2020	-	NA
CITY ENGINEERING APPROVAL	-	-	-	NA
CITY SESC APPROVAL	-	-	-	-
CITY ROW / ACCESS / DRAIN	-	-	-	-

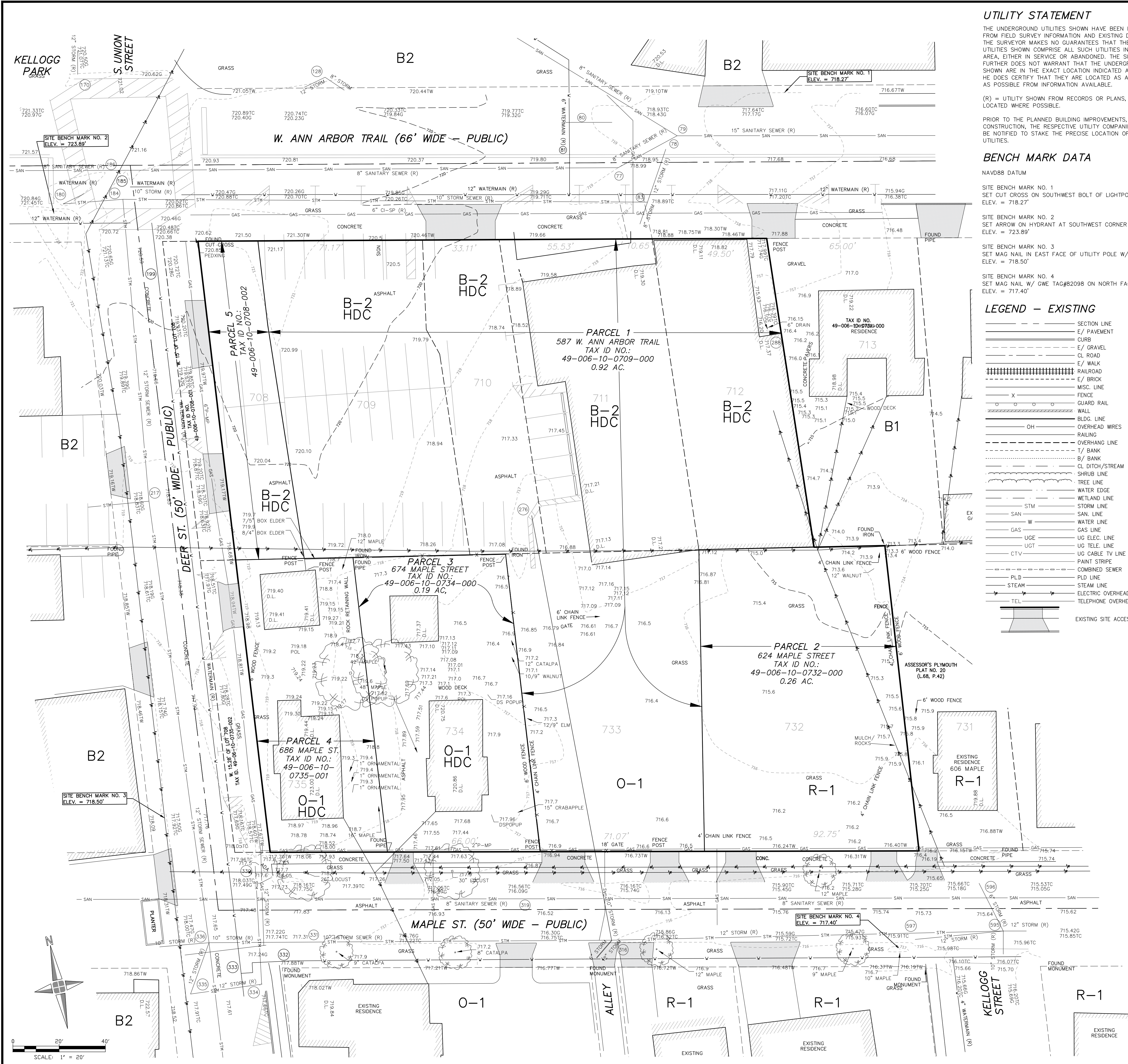
**APPLICANT**  
JEWELL MAPLE  
MR. MICHAEL FERRANTINO  
101 N. MAIN STREET, SUITE 350  
ANN ARBOR, MI 48104

**ARCHITECT**  
ALEXANDER V. BOGAERTS & ASSOCIATES  
MR. MARK C. ABANATHA  
2445 FRANKLIN ROAD  
BLOOMFIELD HILLS, MI 48302  
(248) 334-5000

**ENGINEER**  
GIFFELS WEBSTER  
MR. JOE ANDERSON, PE  
1025 E. MAPLE, SUITE 100  
BIRMINGHAM, MI 48009  
(248) 852-3100

**SURVEYOR**  
GIFFELS WEBSTER  
MR. CHRIS ASIALA, PS  
28 W. ADAMS, SUITE 1200  
DETROIT, MI 48226  
(313) 962-4442

**LANDSCAPE ARCHITECT**  
GIFFELS WEBSTER  
MR. JOSEPH K. ANDERSON, PLA  
1025 E. MAPLE, SUITE 100  
BIRMINGHAM, MI 48009  
(248) 852-3100



**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

**BENCH MARK DATA**

- NAVD85 DATUM
- SITE BENCH MARK NO. 1  
SET GUT CROSS ON SOUTHWEST BOLT OF LIGHTPOLE ON NORTH SIDE OF ANN ARBOR TRAIL ±10' EAST OF CP1.  
ELEV. = 718.27'
  - SITE BENCH MARK NO. 2  
SET ARROW ON HYDRANT AT SOUTHWEST CORNER OF ANN ARBOR TRAIL AND DEER ROAD.  
ELEV. = 723.89'
  - SITE BENCH MARK NO. 3  
SET MAG NAIL IN EAST FACE OF UTILITY POLE W/ GWE TAG#20297 ON WEST SIDE OF DEER RD, ±15' NORTH OF NORTH RIGHT OF WAY.  
ELEV. = 718.50'
  - SITE BENCH MARK NO. 4  
SET MAG NAIL W/ GWE TAG#20298 ON NORTH FACE OF 8" MAPLE TREE AT SOUTHWEST CORNER OF KELLOGG ST AND MAPLE ST.  
ELEV. = 717.40'

**LEGEND - EXISTING**

- |                      |                                |                       |                            |
|----------------------|--------------------------------|-----------------------|----------------------------|
| SECTION LINE         | ○ SAN. MH                      | ○ GAS METER           | ★ MISC. TOPO. SHOT         |
| E/ PAVEMENT          | ○ C.O. SAN. CLEAN OUT          | ○ GAS RISER           | ▲ SURVEY CONTROL POINT     |
| CURB                 | ○ SAN. RISER                   | ○ GAS VALVE           | △ FOUND IRON               |
| E/ GRAVEL            | ○ SAN. PUMP STATION            | ○ GAS MH              | ● FOUND NAIL               |
| CL ROAD              | ○ COMB. MH                     | ○ TELE. RISER         | ✱ F. CUT CROSS             |
| E/ WALK              | ○ GATE VALVE                   | ○ TELE. MH            | ✱ SECTION COR.             |
| E/ BRICK             | ○ HYDRANT                      | ○ TELE. CROSS BOX     | ✱ FENCE POST               |
| MISC. LINE           | ○ WATER VALVE                  | ○ CABLE RISER         | ✱ BENCHMARK                |
| GUARD RAIL           | ○ WATER METER                  | ○ PAY PHONE           | ○ FOUND PIPE               |
| WALL                 | ○ POST INDICATOR VALVE         | ○ MANHOLE             | ○ FOUND MON.               |
| BLDG. LINE           | ○ WELL HEAD                    | ○ FDC CONNECTION      | ○ ASPH.                    |
| OVERHEAD WRES        | ○ IRRIGATION CONTROL BOX       | ○ STORM MH            | ○ CONC.                    |
| RAILING              | ○ CATCH BASIN                  | ○ GUY                 | ○ A.C.                     |
| OVERHANG LINE        | ○ BEEHIVE CB                   | ○ DECIDUOUS TREE      | ○ GUARD POST               |
| T/ BANK              | ○ DEAD TREE                    | ○ CONFEROUS TREE      | ○ CHAIN-LINK FENCE         |
| CL DITCH/STREAM      | ○ UTILITY FLAG                 | ○ FINISHED FLOOR      | ○ D.L.                     |
| SHRUB LINE           | ○ BLDG. CORNER (FIELD LOCATED) | ○ OVERHANG            | ○ F.F.                     |
| TREE LINE            | ○ HANDICAP PARKING             | ○ WEILAND FLAG        | ○ O.H.                     |
| WATER EDGE           | ○ ROUND CB                     | ○ BUSH/SHRUB          | ○ F.I.                     |
| METLAND LINE         | ○ LIGHT POLE                   | ○ UTILITY POLE        | ○ S.I.                     |
| STORM LINE           | ○ UTILITY POLE                 | ○ ELEC. TRANS.        | ○ FOUND IRON PIPE          |
| SAN. LINE            | ○ ELEC. METER                  | ○ AIR CONDITIONER     | ○ R.M.                     |
| WATER LINE           | ○ ELEC. MH                     | ○ RESIDENTIAL MAILBOX | ○ RECORD                   |
| GAS LINE             | ○ ELEC. RISER                  | ○ U.S. MAILBOX        | ○ F.M.                     |
| UG ELEC. LINE        | ○ TELE. LINE                   | ○ ELEC. MH            | ○ S.N.                     |
| UG TELE. LINE        | ○ COMBINED SEWER               | ○ P.D. LINE           | ○ CMP                      |
| UG CABLE TV LINE     | ○ P.D. LINE                    | ○ STEAM LINE          | ○ RCP                      |
| PAINT STRIPE         | ○ STEAM MH                     | ○ ELECTRIC OVERHEAD   | ○ REINFORCED CONCRETE PIPE |
| CHAIN LINK FENCE     | ○ TELEPHONE OVERHEAD           | ○ TEL.                | ○ G.L.                     |
| WOOD FENCE           |                                |                       |                            |
| EXISTING SITE ACCESS |                                |                       |                            |

**LEGAL DESCRIPTIONS**

PER CLIENT SUPPLIED SURVEY BY OTHERS

PARCEL 1:  
LOTS 709, 710, 711, 712, AND 733, ASSESSOR'S PLYMOUTH PLAT NO. 20, OF PART OF SOUTHWEST 1/4 OF SECTION 26, T15S, R9E, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 68, PAGE 42 OF PLATS, WAYNE COUNTY RECORDS.

COMMONLY KNOWN AS: 587 W. ANN ARBOR TRAIL, PLYMOUTH, MI 48170  
TAX ID NO. 49-006-10-0709-000

PARCEL 2:  
LOT 734, ASSESSOR'S PLYMOUTH PLAT NO. 20, AS RECORDED IN LIBER 68, PAGE 42 OF PLATS, WAYNE COUNTY RECORDS.

COMMONLY KNOWN AS: 624 MAPLE, PLYMOUTH, MI 48170  
TAX ID NO. 49-006-10-0732-000

PARCEL 3:  
ASSESSOR'S PLYMOUTH PLAT NO. 20, AS RECORDED IN LIBER 68, PAGE 42 OF PLATS, WAYNE COUNTY RECORDS.

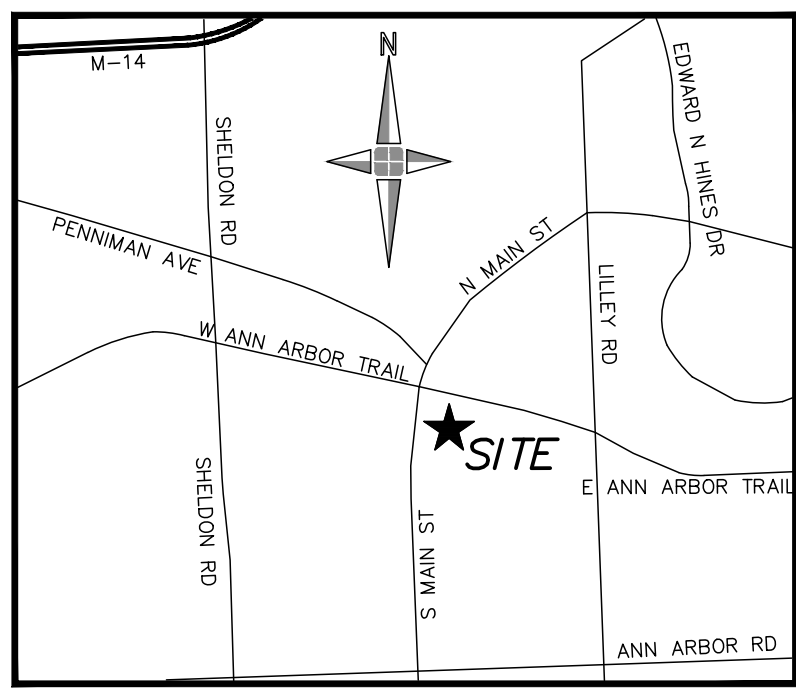
COMMONLY KNOWN AS: 674 MAPLE, PLYMOUTH, MI 48170  
TAX ID NO. 49-006-10-0734-000

PARCEL 4:  
686 MAPLE ST., TAX ID NO. 49-006-10-0735-001;  
LOTS 735 EXCEPT THE WEST 15.28 FEET THEREOF, ASSESSOR'S PLYMOUTH PLAT NO. 20, AS RECORDED IN LIBER 68, PAGE 42 OF PLATS, WAYNE COUNTY RECORDS.

PARCEL 5:  
TAX ID NO. 49-006-10-0735-002

**NOTES:**

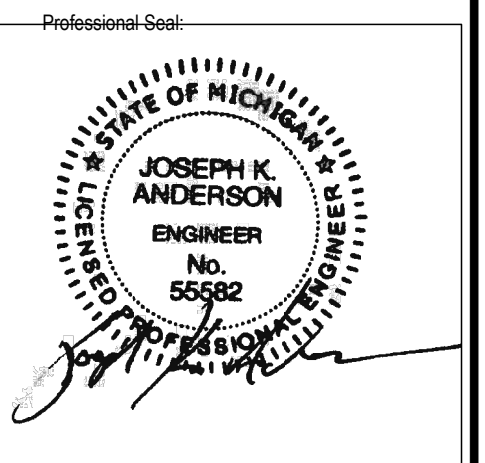
- ELECTRIC, STEAM, PUBLIC LIGHTING UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 202 OF 575, MAP NUMBER 26163C0202E, EFFECTIVE DATE 02/02/2012.
- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.
- NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP.
- SEE SHEET C3 FOR STRUCTURE LIST.



Engineers  
Surveyors  
Planners  
Landscape Architects

1025 East Maple Road  
Suite 100  
Birmingham, MI 48009  
p (248) 852-3100  
f (313) 962-5068  
www.giffelswebster.com

Executive:	MP
Manager:	JKA
Designer:	JKA
Quality Control:	MP
Section:	26
	T-01-S R-08-E



DATE:	ISSUE:
07.22.2019	PRELIMINARY PLD PLAN SUBMITTAL
08.21.2019	PRELIMINARY PLD REVISIONS FOR PUBLIC HEARING
09.23.2019	RESUBMIT TO P.C.
12.16.2019	SUBMIT FOR FINAL PLD
12.23.2019	RESUBMIT PLANNER REVIEW
01.29.2020	RESUBMIT PLANNER REVIEW

Developed For:

**JEWELL MAPLE**

101 N. MAIN STREET,  
SUITE 350  
ANN ARBOR, MI 48104

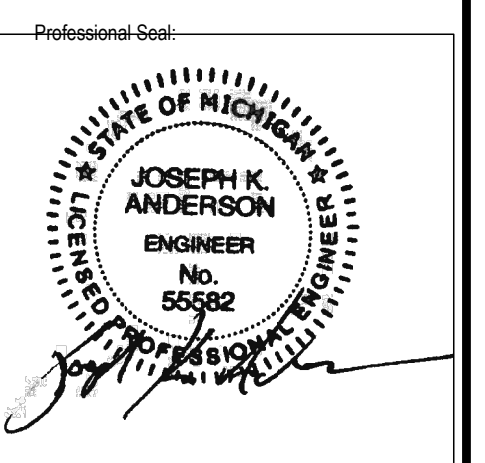
**TOPOGRAPHIC AND BOUNDARY SURVEY**

JEWELL MAPLE DEVELOPMENT

CITY OF PLYMOUTH  
WAYNE COUNTY  
MICHIGAN

Date:	07.22.19
Scale:	1" = 20'
Sheet:	C2
Project:	19699.00

Executive: MP  
Manager: JKA  
Designer: JKA  
Quality Control: MP  
Section: 26  
T-01-S R-08-E



DATE:	ISSUE:
07.22.2019	PRELIMINARY PUD PLAN SUBMITTAL
08.21.2019	PRELIMINARY PUD REVISIONS FOR PUBLIC HEARING
09.23.2019	RESUBMIT TO P.C.
12.16.2019	SUBMIT FOR FINAL PUD
12.23.2019	RESUBMIT PLANNER REVIEW
01.29.2020	RESUBMIT PLANNER REVIEW

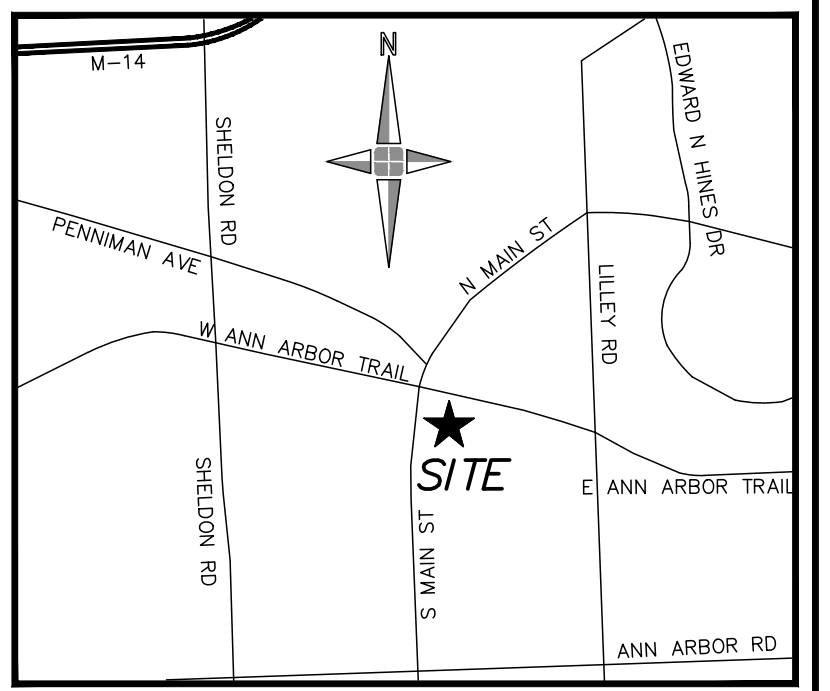
Developed For:  
**JEWELL MAPLE**  
101 N. MAIN STREET,  
SUITE 350  
ANN ARBOR, MI 48104

**DEMOLITION PLAN**

**JEWELL MAPLE DEVELOPMENT**

CITY OF PLYMOUTH  
WAYNE COUNTY  
MICHIGAN

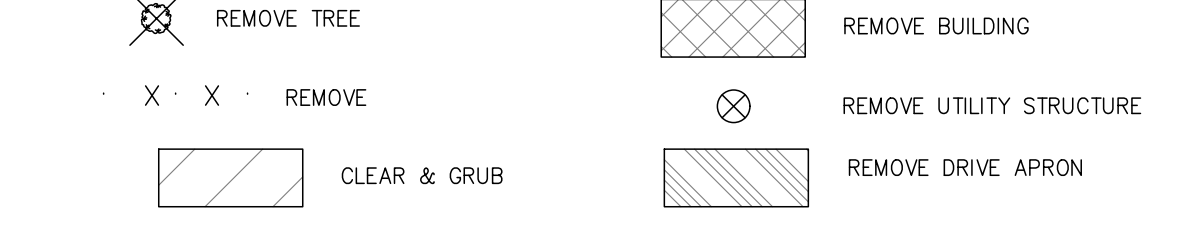
Date: 07.22.19  
Scale: 1" = 20'  
Sheet: C3  
Project: 19699.00



**DEMOLITION NOTES**

- REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
- WITH THE EXCEPTION OF AN AMOUNT OF EXCAVATED MATERIALS SUFFICIENT FOR BACKFILLING AND CONSTRUCTION OF FILLS AS CALLED FOR ON THE PLANS AND AS INDICATED BELOW, ALL BROKEN CONCRETE, STONE AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL BE REQUIRED TO OBTAIN THEIR OWN DISPOSAL, GROUND, AND WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DISPOSING OF ANY OF THE EXCESS MATERIALS. MATERIALS ACCEPTABLE TO THE ENGINEER MAY BE DISPOSED OF ON-SITE AT THE CONTRACTOR'S EXPENSE IN A MANNER APPROVED IN ADVANCE BY THE ENGINEER.
- THE EDGE OF EXISTING PAVEMENT SHALL BE CLEANED OF EARTH AND OTHER FOREIGN MATERIAL BEFORE ADJACENT POURS ARE PLACED.
- ALL BULKHEAD AND/OR SEWER PIPE REMOVAL NECESSITATED BY THE REMOVAL OF DRAINAGE STRUCTURES SHALL BE INCLUDED IN THE STRUCTURE REMOVAL.
- STREET SIGNS IN THE WAY OF CONSTRUCTION WILL BE REMOVED AND RESET IMMEDIATELY IN A TEMPORARY LOCATION, AS APPROVED BY ENGINEER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SIGNS AND POSTS SCHEDULED TO REMAIN, AS DIRECTED BY THE ENGINEER.
- ALL UNDERGROUND UTILITIES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PRIVATE PROPERTY (INCLUDING BUILDINGS AND FOUNDATIONS) THROUGHOUT CONSTRUCTION AND SHALL MAINTAIN SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- THE REMOVAL OF PAVEMENT, CURBS AND WALKS SHALL INCLUDE ALL REQUIRED SAWCUTTING. CURB REMOVAL IS INCIDENTAL TO PAVEMENT REMOVAL.

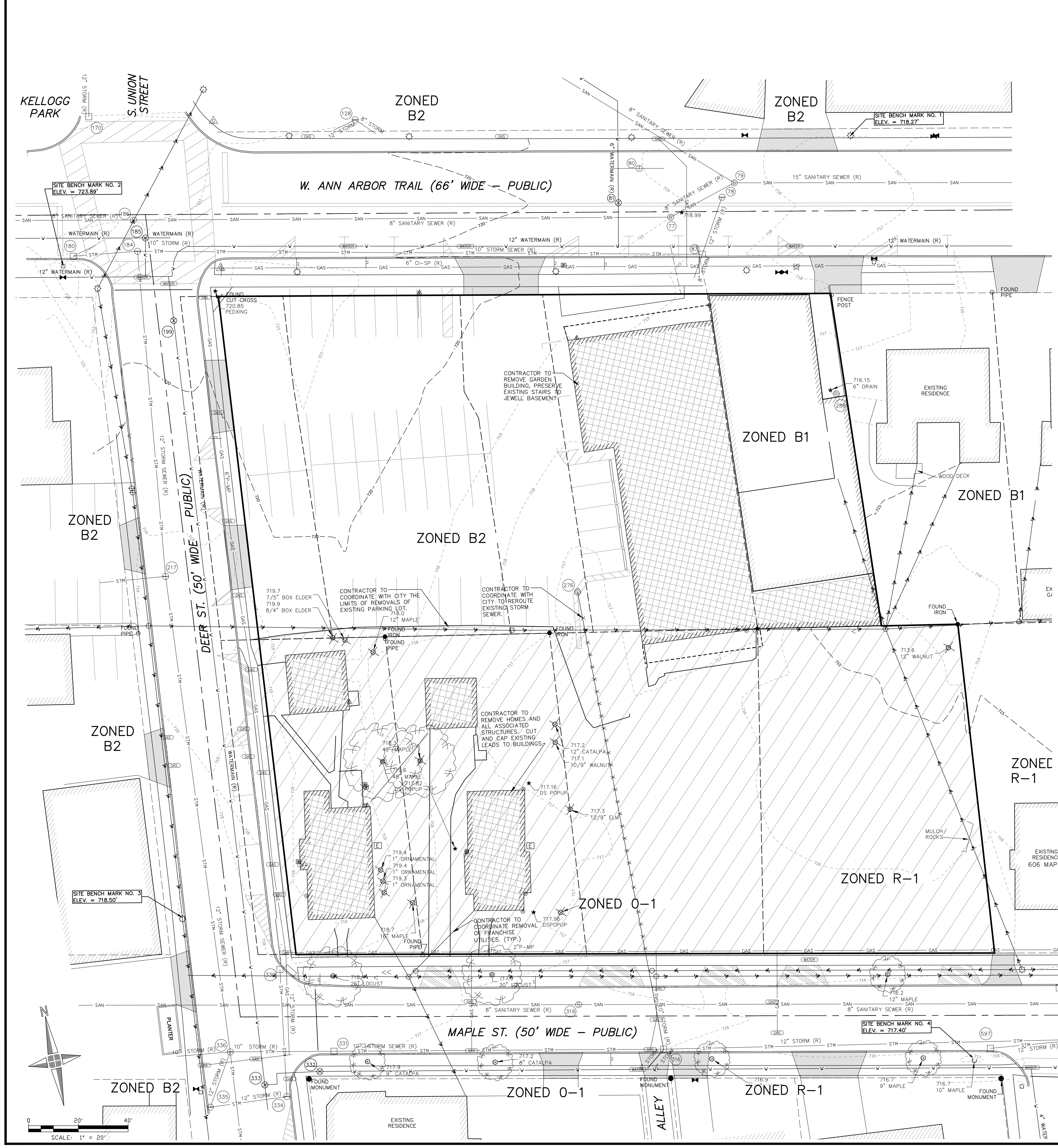
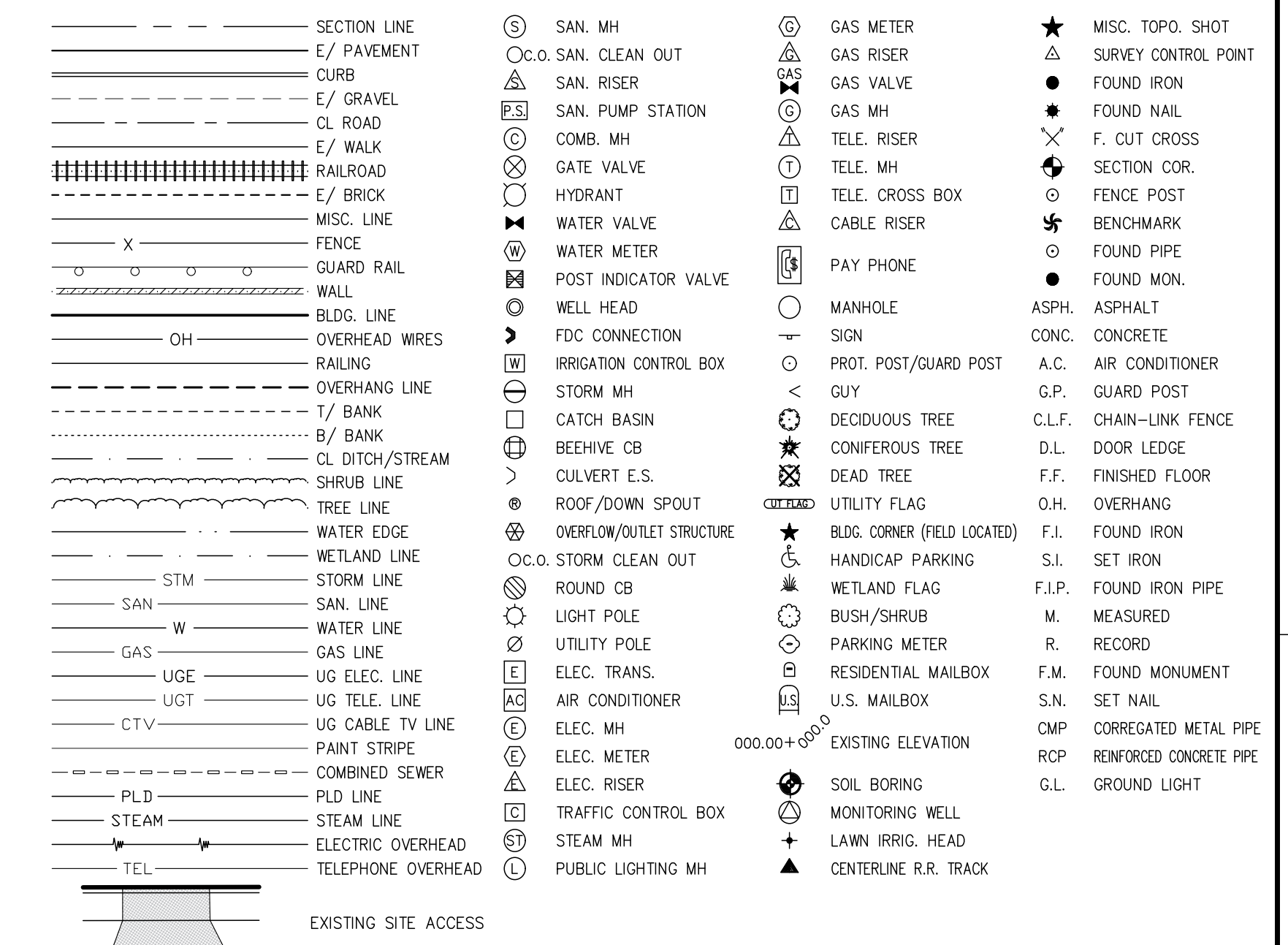
**LEGEND - DEMOLITION**



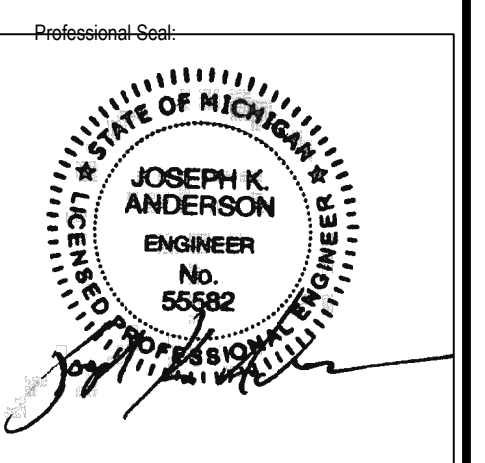
**STRUCTURE TABLE**

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
77	SANITARY MANHOLE		719.05		719.05		TRAFFIC
78	STDRM MANHOLE		718.59		718.59		TRAFFIC
79	SANITARY MANHOLE		718.47		718.47		TRAFFIC
80	TELEPHONE MANHOLE	BOTTOM	719.02	-5.65	713.37	CABLES EAST & WEST	TRAFFIC
81	GATE VALVE		718.45		718.45		PVC
83	CATCH BASIN	8"	718.45	-3.80	714.65	SOUTHWEST	TOWARD STRUCTURE 78
		12"	718.45	-4.88	713.57	NORTHEAST	CLAY
128	STDRM MANHOLE	8"	721.09	-4.55	716.54	SOUTHWEST	
		12"	721.09	-4.55	716.54	SOUTHWEST	
170	CATCH BASIN	12"	720.52	-2.84	717.68	NORTH	
180	CATCH BASIN	T/PIPE	720.70	-4.92	715.78	NORTHEAST	NO OTHER PIPES VISIBLE DUE TO OFFSET
		10"	720.72	-6.00	714.72	WEST	
		10"	720.72	-7.55	713.17	EAST	
184	STDRM MANHOLE	BULKHEAD	720.72	-7.55	713.17	NORTH	
		12"	720.72	-7.75	712.97	SOUTH	
		T/PIPE	720.91	-4.65	716.26	SOUTH	
185	GATE VALVE	T/PIPE	720.91	-4.65	716.26	EAST & WEST	
186	SANITARY MANHOLE	CL/CHANNEL	721.09	-14.65	706.44	EAST & WEST	FLOWS EAST
199	GATE VALVE	T/PIPE	720.35	-4.94	715.41	NORTH & SOUTH	
		12"	718.66	-6.45	712.21	WEST	
217	STDRM MANHOLE	12"	718.66	-6.45	712.21	SOUTH	FLOWS SOUTH
		12"	718.66	-6.45	712.21	NORTH	
276	ROUND CATCH BASIN	12"	716.66	-4.35	712.31	SOUTH	CLAY
288	ROUND CATCH BASIN		715.99		715.99		UNABLE TO OPEN (DAMAGED LID)
		6"	716.02	-3.10	712.92	SOUTHWEST	
		10"	716.02	-4.15	711.87	WEST	
316	CATCH BASIN	12"	716.02	-4.75	711.27	SOUTHWEST	CLAY
		10"	716.02	-5.80	710.22	NORTH	CLAY
		12"	716.02	-6.10	709.92	EAST	CLAY
319	SANITARY MANHOLE	CL/CHANNEL	716.41	-7.85	708.56	EAST & WEST	FLOWS EAST
330	CATCH BASIN	12"	717.41	-1.60	715.81	SOUTH	TO STRUCTURE 334
331	CATCH BASIN	10"	717.21	-5.35	711.86	EAST	TO STRUCTURE 316
332	GATE VALVE	T/PIPE	717.87	-6.13	711.74	EAST & WEST	TO STRUCTURE 336
333	GATE VALVE	T/PIPE	717.29	-4.05	713.24	EAST	AT CL/MANHOLE
		T/PIPE	717.29	-4.10	713.19	NORTH & SOUTH	2' WEST OF CL/MANHOLE
334	STDRM MANHOLE	12"	716.95	-1.70	715.25	NORTH	TOWARD STRUCTURE 330
		12"	716.95	-1.90	715.05	WEST	TO STRUCTURE 330
335	STDRM MANHOLE	12"	717.34	-2.95	714.39	EAST	TO STRUCTURE 334
		12"	717.34	-2.95	714.39	NORTHEAST	TO STRUCTURE 336
		12"	717.58	-4.10	713.48	SOUTHWEST	TO STRUCTURE 335
336	STDRM MANHOLE	10"	717.58	-5.65	711.93	EAST	CLAY; TO STRUCTURE 331
		10"	717.58	-5.65	711.93	WEST	CLAY
		CL/CHANNEL	715.78	-6.25	711.33	NORTH & SOUTH	12" CHANNEL; FLOWS SOUTH
595	STDRM MANHOLE	12"	715.78	-3.90	711.88	WEST	TO STRUCTURE 597
		6"	715.78	-4.20	711.58	NORTHWEST	TO STRUCTURE 596
		10"	715.78	-6.10	709.68	SOUTH	CLAY
596	CATCH BASIN	6"	715.14	-2.27	712.87	EAST & WEST	FLOWS EAST
597	CATCH BASIN	6"	715.41	-2.25	713.16	SOUTHWEST	PVC
		12"	715.41	-3.25	712.16	EAST	TO STRUCTURE 595

**LEGEND - EXISTING**



Executive:	MP
Manager:	JKA
Designer:	JKA
Quality Control:	MP
Section:	26
	T-01-S R-08-E



Know what's below.  
Call before you dig.

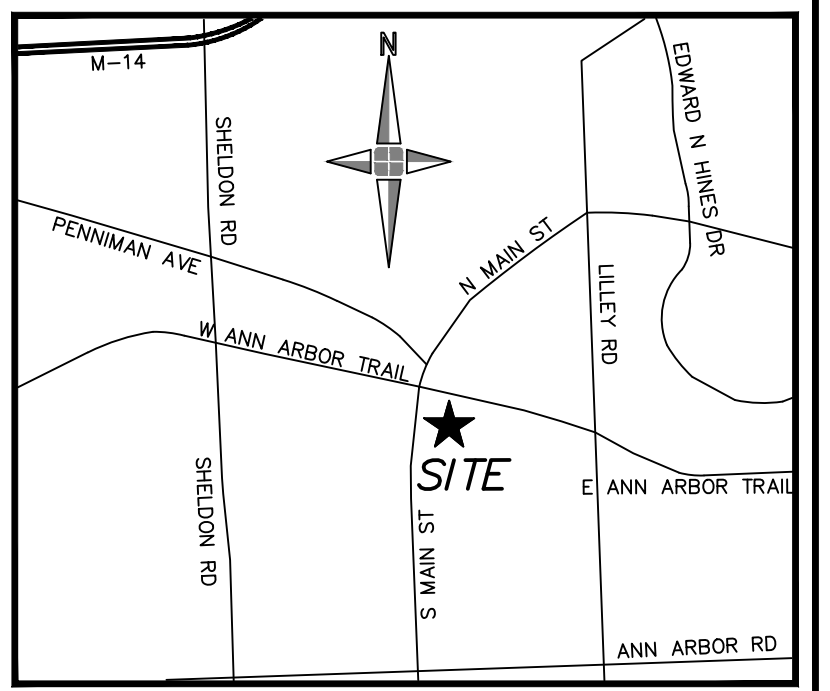
DATE:	ISSUE:
07.22.2019	PRELIMINARY PUD PLAN SUBMITTAL
08.21.2019	PRELIMINARY PUD REVISIONS FOR PUBLIC HEARING
09.23.2019	RESUBMIT TO P.C.
12.16.2019	SUBMIT FOR FINAL PUD
12.23.2019	RESUBMIT PLANNER REVIEW
01.29.2020	RESUBMIT PLANNER REVIEW

Developed For:  
**JEWELL MAPLE**  
101 N. MAIN STREET,  
SUITE 350  
ANN ARBOR, MI 48104

**SOIL EROSION AND SEDIMENTATION CONTROL PLAN**  
JEWELL MAPLE DEVELOPMENT

CITY OF PLYMOUTH  
WAYNE COUNTY  
MICHIGAN

Date:	07.22.19
Scale:	1" = 20'
Sheet:	C4
Project:	19699.00



LOCATION MAP (NOT TO SCALE)

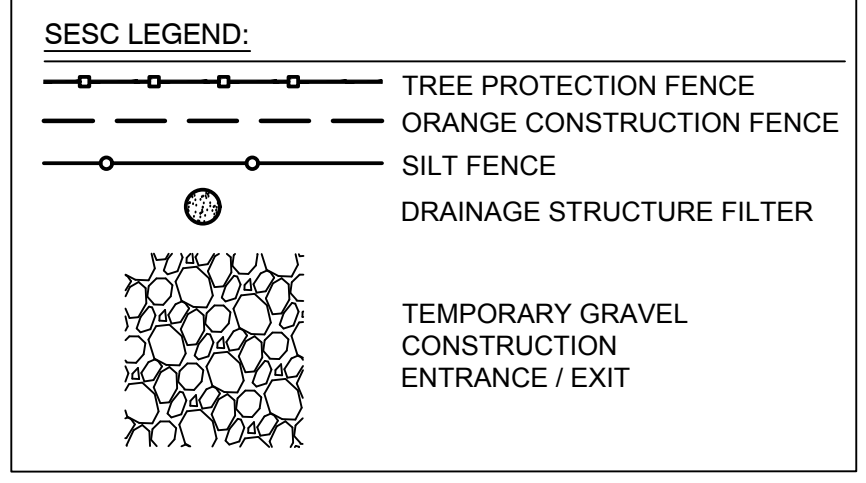
**DEMOLITION NOTES**

- REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
- WITH THE EXCEPTION OF AN AMOUNT OF EXCAVATED MATERIALS SUFFICIENT FOR BACKFILLING AND CONSTRUCTION OF FILLS AS CALLED FOR ON THE PLANS AND AS INDICATED BELOW, ALL BROKEN CONCRETE, STONE AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL BE REQUIRED TO OBTAIN THEIR OWN DISPOSAL, GROUND, AND WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DISPOSING OF ANY OF THE EXCESS MATERIALS. MATERIALS ACCEPTABLE TO THE ENGINEER MAY BE DISPOSED OF ON-SITE AT THE CONTRACTOR'S EXPENSE IN A MANNER APPROVED IN ADVANCE BY THE ENGINEER.
- THE EDGE OF EXISTING PAVEMENT SHALL BE CLEANED OF EARTH AND OTHER FOREIGN MATERIAL BEFORE ADJACENT POURS ARE PLACED.
- ALL BULKHEADING AND/OR SEWER PIPE REMOVAL NECESSITATED BY THE REMOVAL OF DRAINAGE STRUCTURES SHALL BE INCLUDED IN THE STRUCTURE REMOVAL.
- STREET SIGNS IN THE WAY OF CONSTRUCTION WILL BE REMOVED AND RESET IMMEDIATELY IN A TEMPORARY LOCATION, AS APPROVED BY ENGINEER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SIGNS AND POSTS SCHEDULED TO REMAIN, AS DIRECTED BY THE ENGINEER.
- ALL UNDERGROUND UTILITIES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PRIVATE PROPERTY (INCLUDING BUILDINGS AND FOUNDATIONS) THROUGHOUT CONSTRUCTION AND SHALL MAINTAIN SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- THE REMOVAL OF PAVEMENT, CURBS AND WALKS SHALL INCLUDE ALL REQUIRED SAWCUTTING. CURB REMOVAL IS INCIDENTAL TO PAVEMENT REMOVAL.

**SEQUENCE OF CONSTRUCTION:**

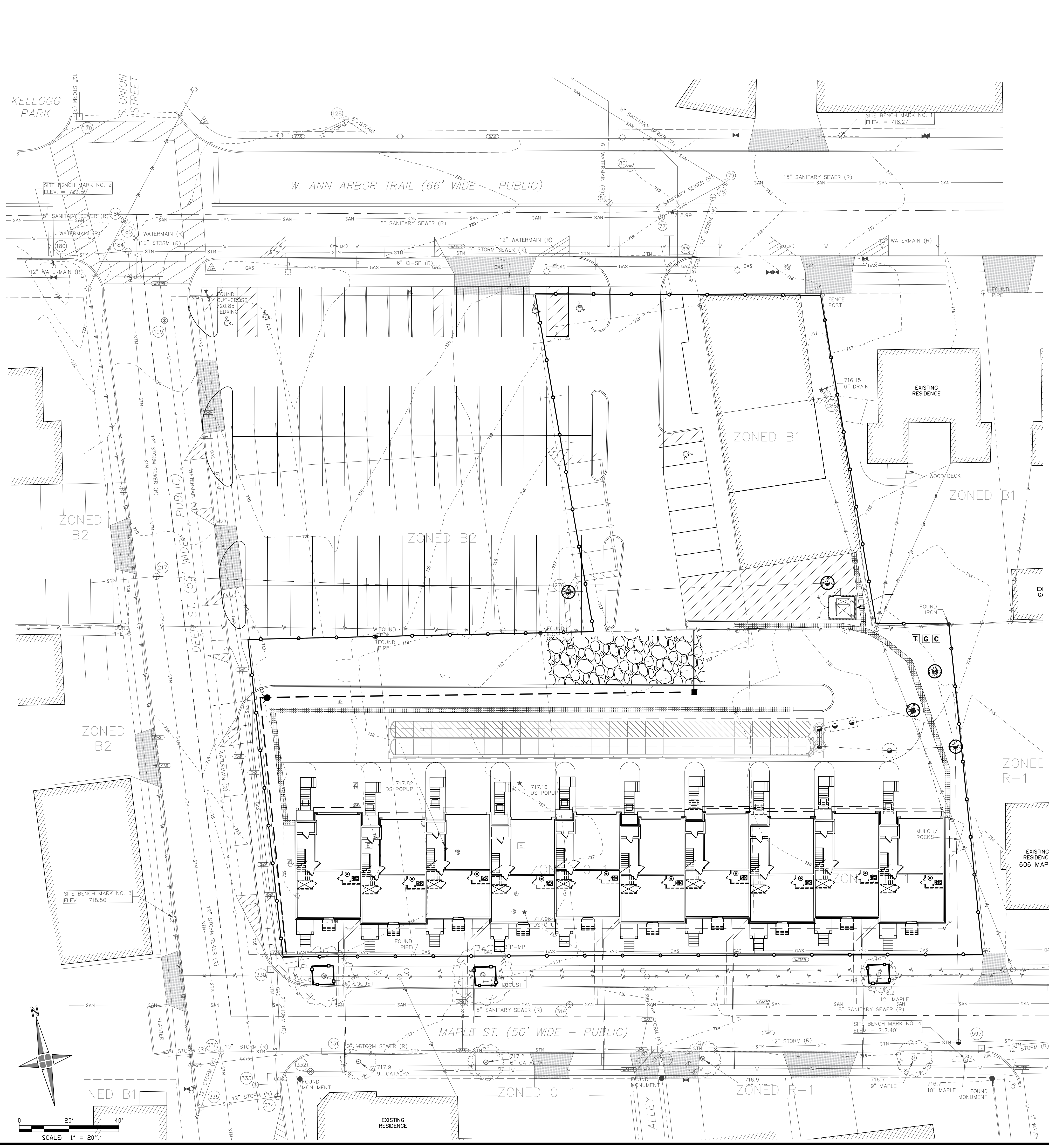
- OBTAIN ALL NECESSARY CITY, COUNTY, AND STATE PERMITS. THE INSTALLATION OF SILT FENCING OR TREE PROTECTION FENCING SHALL NOT OCCUR PRIOR TO THE INITIAL CITY PRE-CONSTRUCTION MEETING. WHEN NATURAL FEATURES EXIST ON THE SITE, INSPECTION OF STAKING MAY BE REQUIRED PRIOR TO INSTALLATION OF THE FENCING.
- CONTRACTOR MUST SUBMIT A NOTICE OF COVERAGE APPLICATION WITH DESIGNATED AGENT SIGNATURE 48 HOURS PRIOR TO COMMENCING WORK.
- CONSTRUCT TEMPORARY CONSTRUCTION DRIVE AT LOCATION SHOWN AND MAINTAIN DAILY. (1 DAY)
- INSTALL PERIMETER SILT FENCE AND INLET FILTERS ON EXISTING CATCH BASINS. NO CLEARING OR GRADING MAY BEGIN UNTIL ALL PERIMETER SEDIMENT CONTROL DEVICES ARE IN PLACE AND FUNCTIONAL. (2 DAYS)
- AFTER INSTALLATION OF THE SOIL EROSION CONTROL MEASURES THE CITY WILL INSPECT AND APPROVE THEM BEFORE CONSTRUCTION CAN BEGIN.
- REMOVE DESIGNATED TREES (5 DAYS)
- DEMOLISH SITE AS SHOWN ON DEMOLITION PLAN. (10 DAYS)
- COMMENCE SITE GRADING AND STOCK PILE TOPSOIL IN LOCATION APPROVED BY OWNER AND ENGINEER.
- DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. FREQUENT WATERING AS NEEDED OF EXCAVATION AND FILL AREAS SHALL BE DONE TO MINIMIZE WIND EROSION. (30 DAYS)
- TRANSITION GRADING ACTIVITIES FROM MASS GRADING TO FINE GRADING. (5 DAYS)
- CONSTRUCT SANITARY SEWER. (3 DAYS)
- INSTALL WATER MAIN (5 DAYS)
- INSTALL STORM DRAINAGE SYSTEM. INSTALL INLET/OUTLET PROTECTION AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES. (5 DAYS)
- INSTALL ALL UTILITIES (PHONE, GAS, AND ELECTRIC). IT IS THE CONTRACTOR'S RESPONSIBILITY TO GRADE AND STABILIZE DISTURBANCES DUE TO THE INSTALLATION OF PUBLIC UTILITIES. (5 DAYS)
- FINALIZE PAVEMENT SUBGRADE PREPARATION. CONSTRUCT ALL CURB AND GUTTER. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED RIPRAP AT LOCATIONS SHOWN ON THE PLANS. (10 DAYS)
- REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
- DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. FREQUENT WATERING AS NEEDED OF EXCAVATION AND FILL AREAS SHALL BE DONE TO MINIMIZE WIND EROSION.
- REMOVE TEMPORARY CONSTRUCTION EXITS ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS (THESE AREAS ARE TO BE PAVED LAST).
- INSTALL PAVEMENT COMPLETELY, REPAIR OR REPLACE INLET FILTERS AS REQUIRED. (5 DAYS)
- CARRY OUT FINAL GRADING, SEEDING AND PLANTING. (10 DAYS)
- REMOVE SILT FENCING AND INLET FILTERS AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE STABILIZED. (2 DAYS)

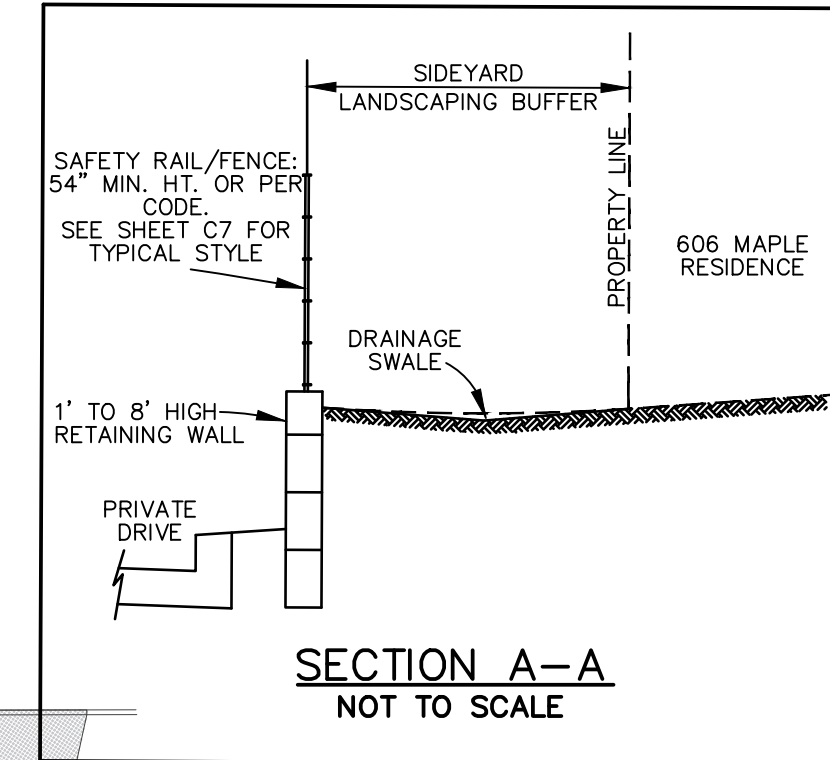
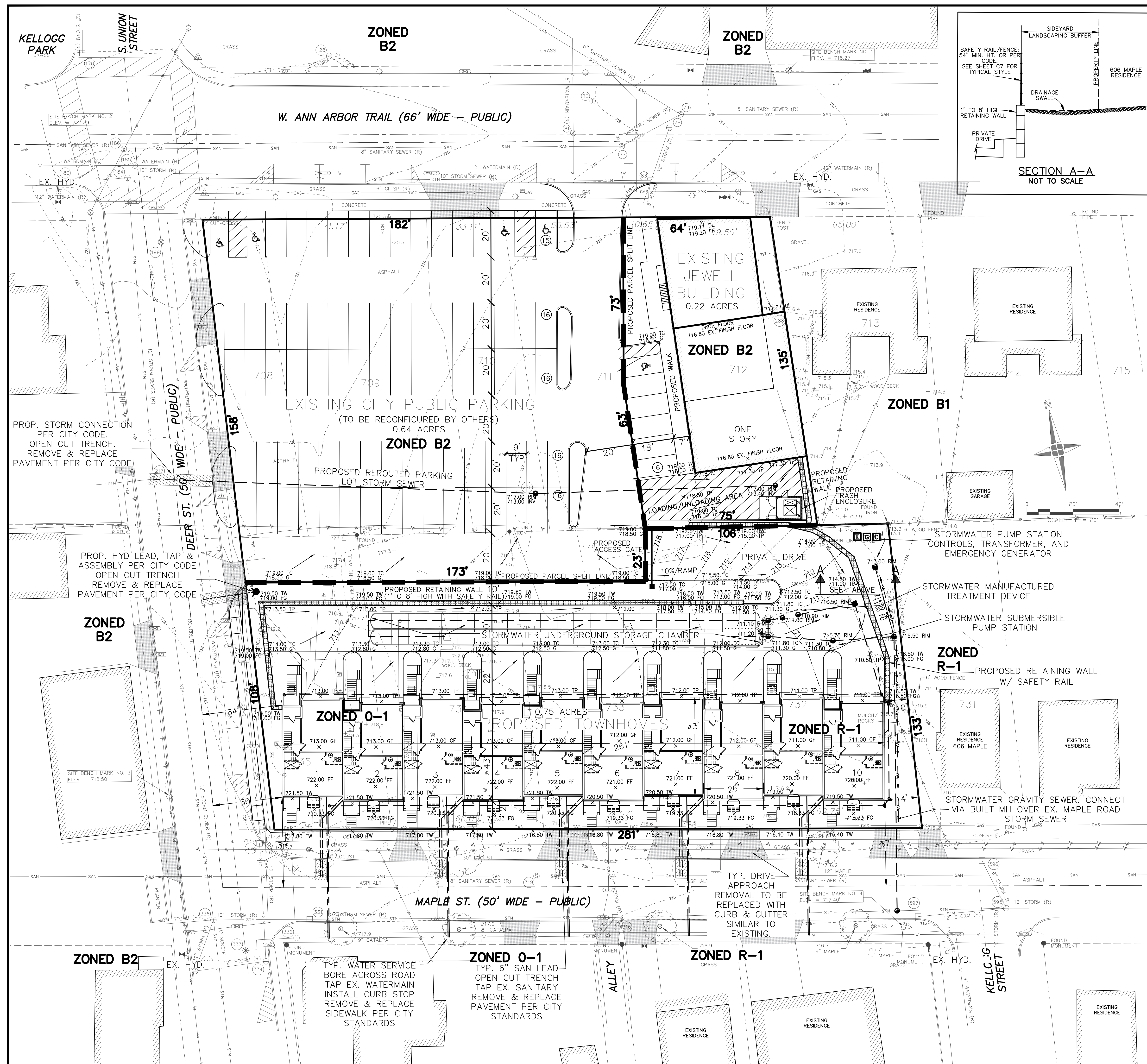
SOIL EROSION CONTROL QUANTITIES	
SILT FENCE - CHECK WEEKLY AND AFTER SIGNIFICANT RAIN EVENT	1100 LF
MUD MAT - CHECK WEEKLY	1 EA
INLET FILTERS - CHECK AFTER RAIN EVENT	5 EA



**LEGEND - EXISTING**

- |                    |                          |                             |                                |
|--------------------|--------------------------|-----------------------------|--------------------------------|
| SECTION LINE       | ○ SAN. MH                | ○ GAS METER                 | ★ MISC. TOPO. SHOT             |
| E/ PAVEMENT        | ○ SAN. CLEAN OUT         | ○ GAS RISER                 | ▲ SURVEY CONTROL POINT         |
| CURB               | △ SAN. RISER             | ○ GAS VALVE                 | ● FOUND IRON                   |
| E/ GRAVEL          | ⊠ SAN. PUMP STATION      | ○ GAS MH                    | ✕ FOUND NAIL                   |
| CL ROAD            | ⊙ COMB. MH               | ○ TELE. RISER               | ✕ F. CUT CROSS                 |
| E/ WALK            | ⊙ GATE VALVE             | ⊙ TELE. MH                  | ⊙ SECTION COR.                 |
| RAILROAD           | ⊙ HYDRANT                | ⊙ TELE. CROSS BOX           | ⊙ FENCE POST                   |
| E/ BRICK           | ⊙ WATER VALVE            | ⊙ CABLE RISER               | ⊙ BENCHMARK                    |
| MISC. LINE         | ⊙ WATER METER            | ⊙ PAY PHONE                 | ⊙ FOUND PIPE                   |
| FENCE              | ⊙ POST INDICATOR VALVE   | ○ WELL HEAD                 | ● FOUND MON.                   |
| GUARD RAIL         | ⊙ FDC CONNECTION         | ○ SIGN                      | ● ASPH.                        |
| WALL               | ⊙ IRRIGATION CONTROL BOX | ○ PROT. POST/GUARD POST     | ● CONC.                        |
| BLDG. LINE         | ⊙ STORM MH               | ○ GUY                       | ● AIR CONDITIONER              |
| OVERHEAD WIRES     | ⊙ CATCH BASIN            | ○ DECIDUOUS TREE            | ● A.C. COND. POST              |
| RAILING            | ⊙ OVERHANG LINE          | ○ CONIFEROUS TREE           | ● C.L.F. CHAIN-LINK FENCE      |
| T/ BANK            | ⊙ B/ BANK                | ○ DEAD TREE                 | ● D.L. DOOR LEDGE              |
| CL DITCH/STREAM    | ⊙ SHRUB LINE             | ○ UTILITY FLAG              | ● F.F. FINISHED FLOOR          |
| SHRUB LINE         | ○ TREE LINE              | ○ ROOF/DOWN SPOUT           | ● O.H. OVERHANG                |
| WATER EDGE         | ○ WETLAND LINE           | ○ OVERFLOW/OUTLET STRUCTURE | ● BLDG. CORNER (FIELD LOCATED) |
| WETLAND LINE       | ○ STORM LINE             | ○ C.O. STORM CLEAN OUT      | ● HANDICAP PARKING             |
| STORM LINE         | ○ SAN. LINE              | ○ ROUND CB                  | ● WETLAND FLAG                 |
| SAN. LINE          | ○ WATER LINE             | ○ LIGHT POLE                | ● BUSH/SHRUB                   |
| WATER LINE         | ○ GAS LINE               | ○ UTILITY POLE              | ● PARKING METER                |
| US ELEC. LINE      | ○ UG ELEC. LINE          | ○ ELEC. TRANS.              | ● RESIDENTIAL MAILBOX          |
| UG ELEC. LINE      | ○ UG TELE. LINE          | ○ AIR CONDITIONER           | ● U.S. MAILBOX                 |
| UG TELE. LINE      | ○ UG CABLE TV LINE       | ○ ELEC. MH                  | ● ELEC. METER                  |
| UG CABLE TV LINE   | ○ PAINT STRIPE           | ○ ELEC. RISER               | ● ELEC. RISER                  |
| PAINT STRIPE       | ○ COMBINED SEWER         | ○ TRAFFIC CONTROL BOX       | ● MONITORING WELL              |
| COMBINED SEWER     | ○ PLD LINE               | ○ STEAM MH                  | ● LAWN IRRIG. HEAD             |
| PLD LINE           | ○ STEAM LINE             | ○ PUBLIC LIGHTING MH        | ● CENTERLINE R.R. TRACK        |
| STEAM LINE         | ○ ELECTRIC OVERHEAD      |                             |                                |
| ELECTRIC OVERHEAD  | ○ TELEPHONE OVERHEAD     |                             |                                |
| TELEPHONE OVERHEAD |                          |                             |                                |





**SUMMARY TABLE**

**SITE DATA**

SITE AREA	
EXISTING	ACRES
PARCEL 1	0.92 AC
PARCEL 2	0.26 AC
PARCEL 3	0.19 AC
PARCEL 4	0.15 AC
PARCEL 5	0.09 AC
TOTAL	1.61 AC
PROPOSED	ACRES
CITY PARKING	0.64 AC
JEWELL BUILDING	0.22 AC
TOWNHOMES	0.75 AC
TOTAL	1.61 AC

**ZONING**

EXISTING B-2, O-1, R-1 (SEE PLAN)  
 PROPOSED PUD

**OPEN SPACE (TOWNHOMES)**

REQUIRED (150 SF X 30 BEDROOMS) 4,500 SF  
 PROPOSED (180 SF X UNIT X 10 UNITS) (PRIVATE DECK) 1,800 SF

NOTE: DEVELOPMENT IS IN THE CENTRAL BUSINESS DISTRICT. ADDITIONAL OPEN SPACE PROVIDED AT KELLOGG PARK (240' NORTHEAST OF SITE).

**LOT AREA (TOWNHOMES)**

REQUIRED MINIMUM 10,000 SF  
 PROPOSED 32,625 SF

**BUILDING SETBACKS (TOWNHOMES)**

	FRONT	SIDE (ONE)	REAR
REQUIRED	25'	10'	35'
PROPOSED	(MAPLE ST.): 25'(3 ROW)+12= 37'	(EAST SIDE ONLY) 10'	50'
	(DEER ST.): 25'(1 ROW)+5 = 30'		

**PARKING**

CITY PUBLIC PARKING LOT  
 EXISTING (NOT INCLUDING WESTERLY STRIP) 41 SPACES  
 PROPOSED (INCLUDING WESTERLY STRIP & 4 HANDICAP SPACES) 79 SPACES

JEWELL BUILDING  
 1ST FLOOR RETAIL (PART OF CBD, PROVIDED IN CITY LOT AND ON STREET)  
 2ND FLOOR OFFICE - REQUIRED (1/500SF = 2.00) = 6 SPACES  
 - PROPOSED 6 SPACES (INCL. HC)

TOWNHOMES  
 REQUIRED (RESIDENTIAL - 2 SPACES/UNIT X 10 UNITS) 20 SPACES  
 PROPOSED (2 SPACES IN GARAGE & 2 SPACES IN DRIVEWAY) 40 SPACES

**BUILDING DATA (TOWNHOMES)**

**BUILDING HEIGHT**

ALLOWED - 4 STORY  
 PROPOSED - RAISED 2 STORY

**UNIT COUNT**

PROPOSED UNITS 10 UNITS  
 PROPOSED BEDROOMS (3 BEDROOM/UNIT) X 10 UNITS 30 BEDROOMS

**DENSITY**

ALLOWED ROOM COUNT (1/900SF AREA+25% HIGH QUALITY BONUS) 45 ROOMS  
 32,625 SF AREA/900 SF = 36 + 25%  
 PROPOSED ROOM COUNT (3 BEDROOM + 1 ROOM = 4 X 10 UNITS) 40 ROOMS

**NOTES OF INTENT**

SANITARY SERVICES - PROPOSED CONNECTION TO EXISTING PUBLIC SEWER IN MAPLE STREET.

WATER SERVICES - PROPOSED CONNECTION TO EXISTING PUBLIC SEWER IN MAPLE STREET.

STORMWATER - PRETREATMENT FOR REAR ACCESS DRIVE AND GARAGE APRON WILL BE COLLECTED VIA ENCLOSED DRAIN AND ROUTED TO MANUFACTURED TREATMENT DEVICE.  
 STORAGE FOR INCREASED IMPERVIOUS AREA WILL BE PROVIDED IN UNDERGROUND STORAGE SYSTEM.

DISCHARGE FOR COLLECTED STORMWATER WILL BE VIA PUMPED SYSTEM (WITH EMERGENCY BACK-UP POWER) TO STORM SEWER IN MAPLE STREET.

EXISTING CITY PARKING LOT STORM SYSTEM TO BE REROUTED TO EXISTING STORM SEWER WITHIN DEER STREET.

PUBLIC UTILITIES - SERVICE FROM EXISTING FRANCHISE UTILITIES IN ADJACENT STREETS. (GAS, ELECTRIC, CABLE, PHONE)

SITE ACCESS - PROPOSED PRIVATE DRIVE ACCESS FROM CITY PUBLIC PARKING LOT. JMD SHALL ADD A YIELD TO PEDESTRIANS SIGN ON THE DEER STREET ENTRANCES AND STRIPE THE PAVEMENT AS A CROSSWALK.

LOADING - AREA BEHIND JEWELL BUILDING

TRASH - SEE NARRATIVE

SNOW REMOVAL - SEE NARRATIVE

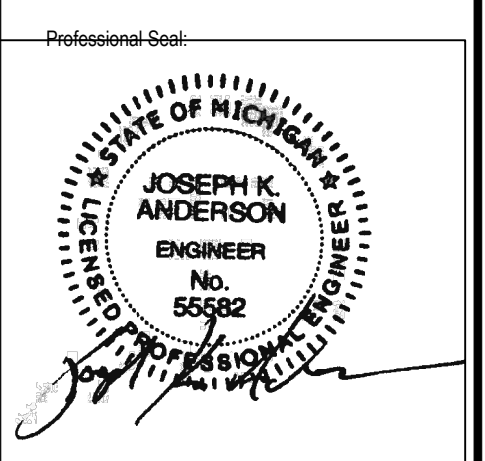
**LEGEND**

712.00 TC	PROPOSED GRADE
711.50 G	PROPOSED RETAINING WALL



Engineers  
 Surveyors  
 Planners  
 Landscape Architects  
 1025 East Maple Road  
 Suite 100  
 Birmingham, MI 48009  
 p (248) 852-3100  
 f (313) 962-5068  
 www.giffelswebster.com

Executive:	MP
Manager:	JKA
Designer:	JKA
Quality Control:	MP
Section:	26
	T-01-S R-08-E



DATE:	ISSUE:
07.22.2019	PRELIMINARY PUD PLAN SUBMITTAL
08.21.2019	PRELIMINARY PUD REVISIONS FOR PUBLIC HEARING
09.23.2019	RESUBMIT TO P.C.
12.16.2019	SUBMIT FOR FINAL PUD
12.23.2019	RESUBMIT PLANNER REVIEW
01.29.2020	RESUBMIT PLANNER REVIEW

Developed For:  
**JEWELL MAPLE**  
 101 N. MAIN STREET,  
 SUITE 350  
 ANN ARBOR, MI 48104

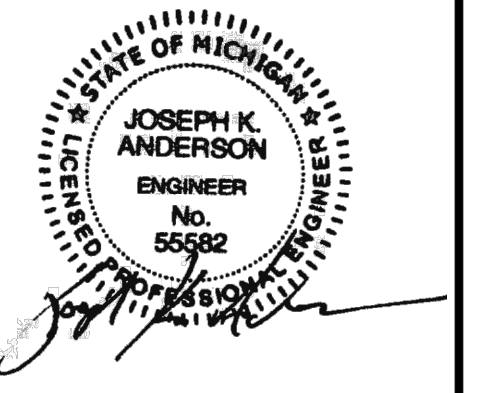
**FINAL SITE PLAN**

**JEWELL MAPLE DEVELOPMENT**  
 CITY OF PLYMOUTH  
 WAYNE COUNTY  
 MICHIGAN

Date:	07.22.19
Scale:	1" = 20'
Sheet:	C5
Project:	19699.00

Copyright © 2019 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.

H:\19196900\19699.00 Saxon Townhomes Plymouth\Design\CAD\Construction\docs\C5 FINAL Site Plan Jewell ENG.dwg



Know what's below.  
Call before you dig.

DATE:	ISSUE:
07.22.2019	PRELIMINARY PUD PLAN SUBMITTAL
08.21.2019	PRELIMINARY PUD REVISIONS FOR PUBLIC HEARING
09.23.2019	RESUBMIT TO P.C.
12.16.2019	SUBMIT FOR FINAL PUD
12.23.2019	RESUBMIT PLANNER REVIEW
01.29.2020	RESUBMIT PLANNER REVIEW

Developed For:

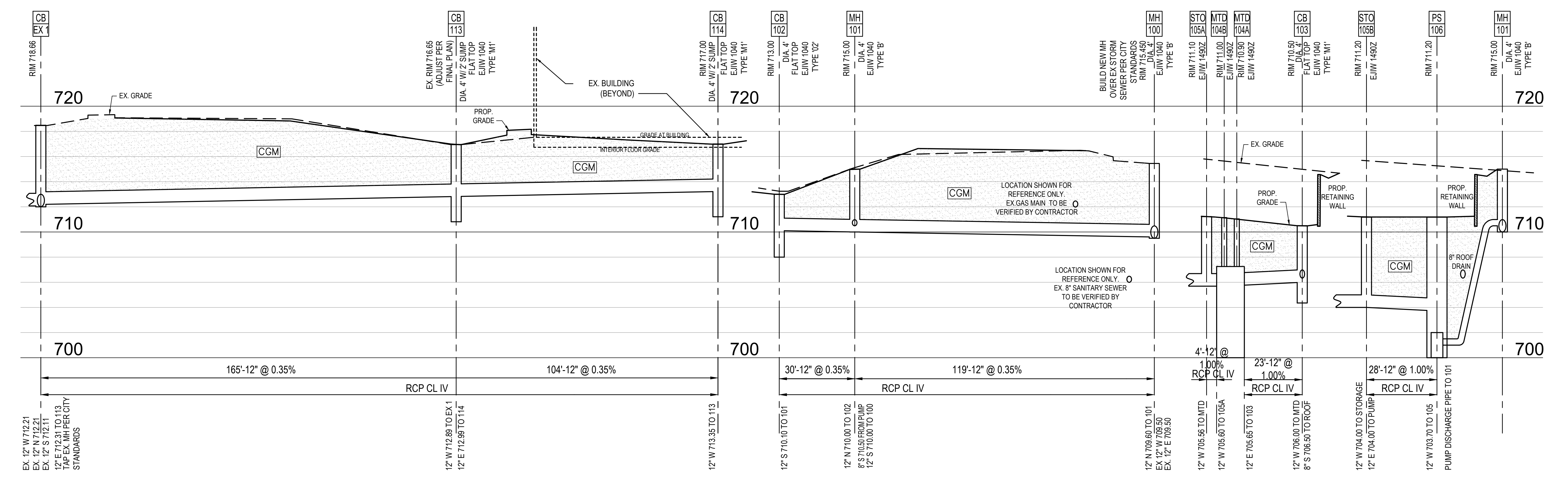
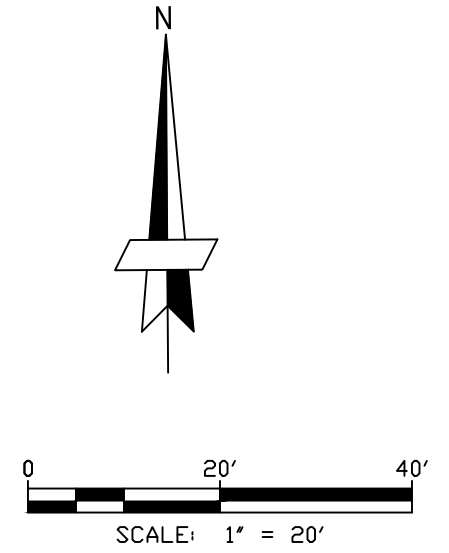
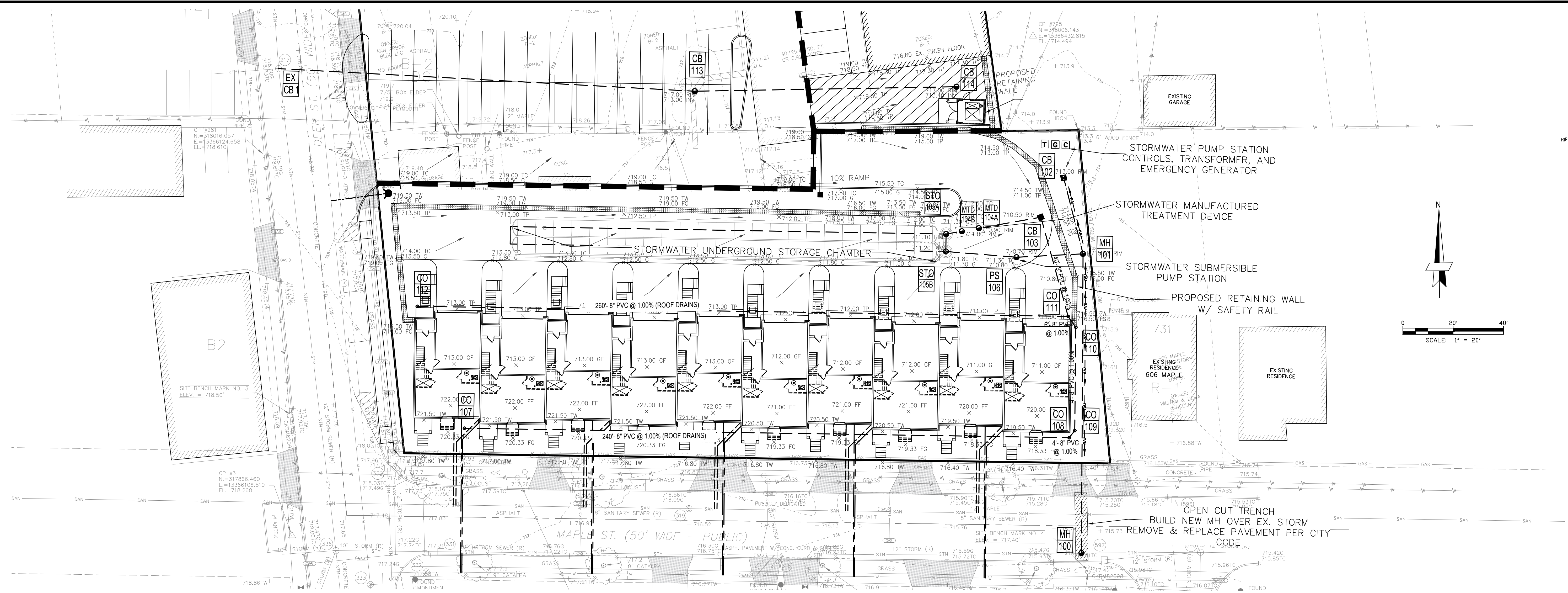
**JEWELL MAPLE**  
101 N. MAIN STREET,  
SUITE 350  
ANN ARBOR, MI 48104

**STORM SEWER PLAN & PROFILE**

JEWELL MAPLE DEVELOPMENT

CITY OF PLYMOUTH WAYNE COUNTY MICHIGAN

Date: 07.22.19  
Scale: C6  
Sheet: C6  
Project: 19699.00



SCALE: HORZ. 1" = 20'  
VERT. 1" = 4'

EX. 12" W 712.21  
EX. 12" N 712.21  
EX. 12" S 712.11  
12" E 712.31 TO 113  
TAP EX. MH PER CITY STANDARDS

12" W 712.89 TO EX 1  
12" E 712.98 TO 114

12" W 713.35 TO 113

12" S 710.10 TO 101  
12" N 710.00 TO 102  
8" S 710.50 FROM PUMP  
12" S 710.00 TO 100

12" N 710.60 TO 101  
EX. 12" W 709.50  
EX. 12" E 709.50

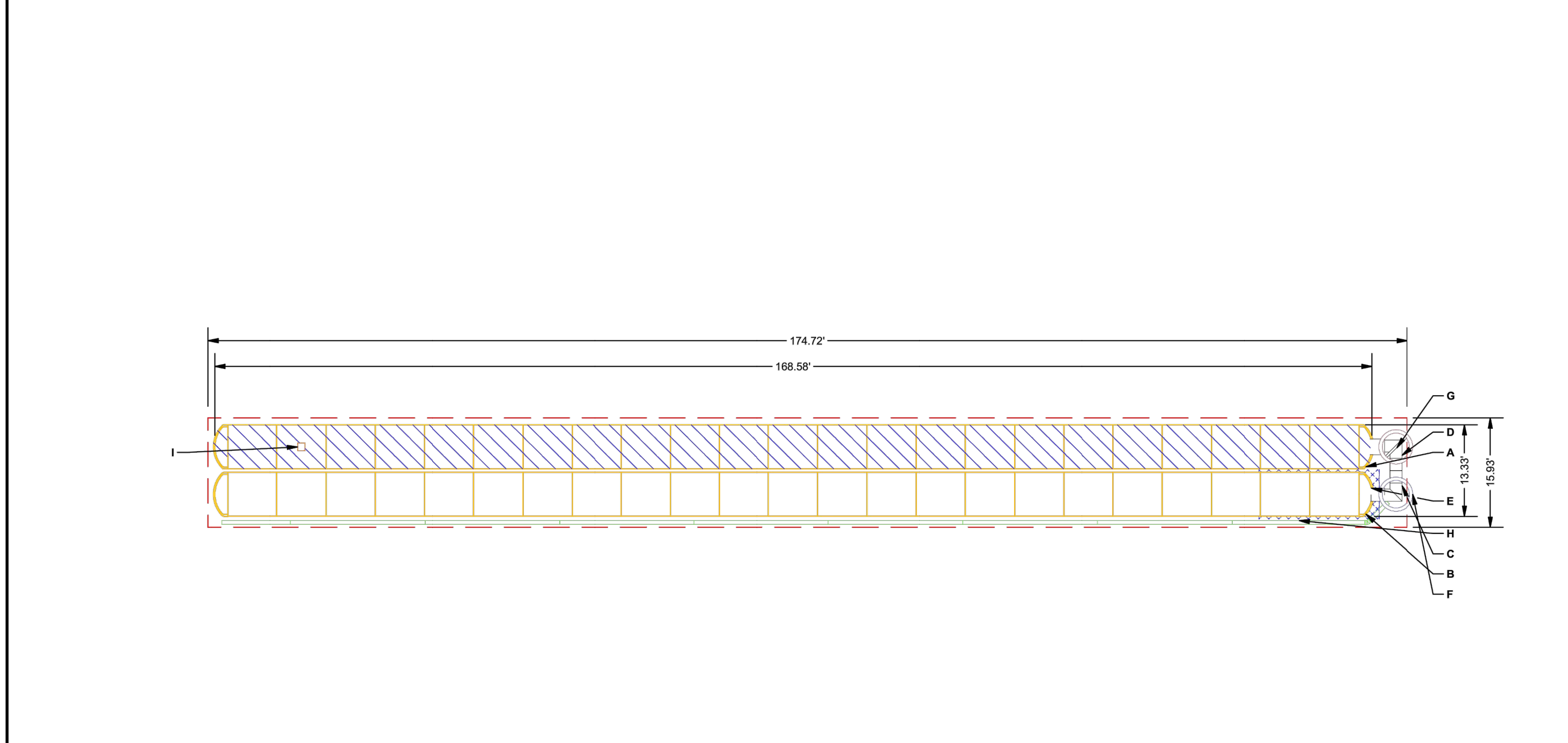
12" W 705.56 TO MTD  
12" W 705.60 TO 105A  
12" E 705.65 TO 103

12" W 706.00 TO MTD  
8" S 706.50 TO ROOF

12" W 704.00 TO STORAGE  
12" E 704.00 TO PUMP

12" W 703.70 TO 105  
PUMP DISCHARGE PIPE TO 101

PROPOSED LAYOUT		PROPOSED ELEVATIONS		PART TYPE		ITEM ON LAYOUT		DESCRIPTION		INVERT		MAX FLOW	
46	STORMTECH MC-3500 CHAMBERS	716.50	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):										
4	STORMTECH MC-3500 END CAPS	711.00	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):										
12	STONE ABOVE (IN)	710.00	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):										
9	STONE BELOW (IN)	710.00	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):										
25	% STONE VOID	709.50	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):										
7664	INSTALLED SYSTEM VOLUME (CF)	708.50	TOP OF STONE:										
	(PERIMETER STONE INCLUDED)	704.92	24" ISOLATOR ROW INVERT:										
	(COVER STONE INCLUDED)	704.90	18" x 18" BOTTOM MANIFOLD INVERT:										
2784	SYSTEM AREA (SF)	704.90	18" x 18" BOTTOM MANIFOLD INVERT:										
381.30	SYSTEM PERIMETER (ft)	704.80	18" BOTTOM CONNECTION INVERT:										
		704.75	BOTTOM OF MC-3500 CHAMBER:										
		704.00	UNDERDRAIN INVERT:										
		704.00	BOTTOM OF STONE:										



**NOTES**

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET #7 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION

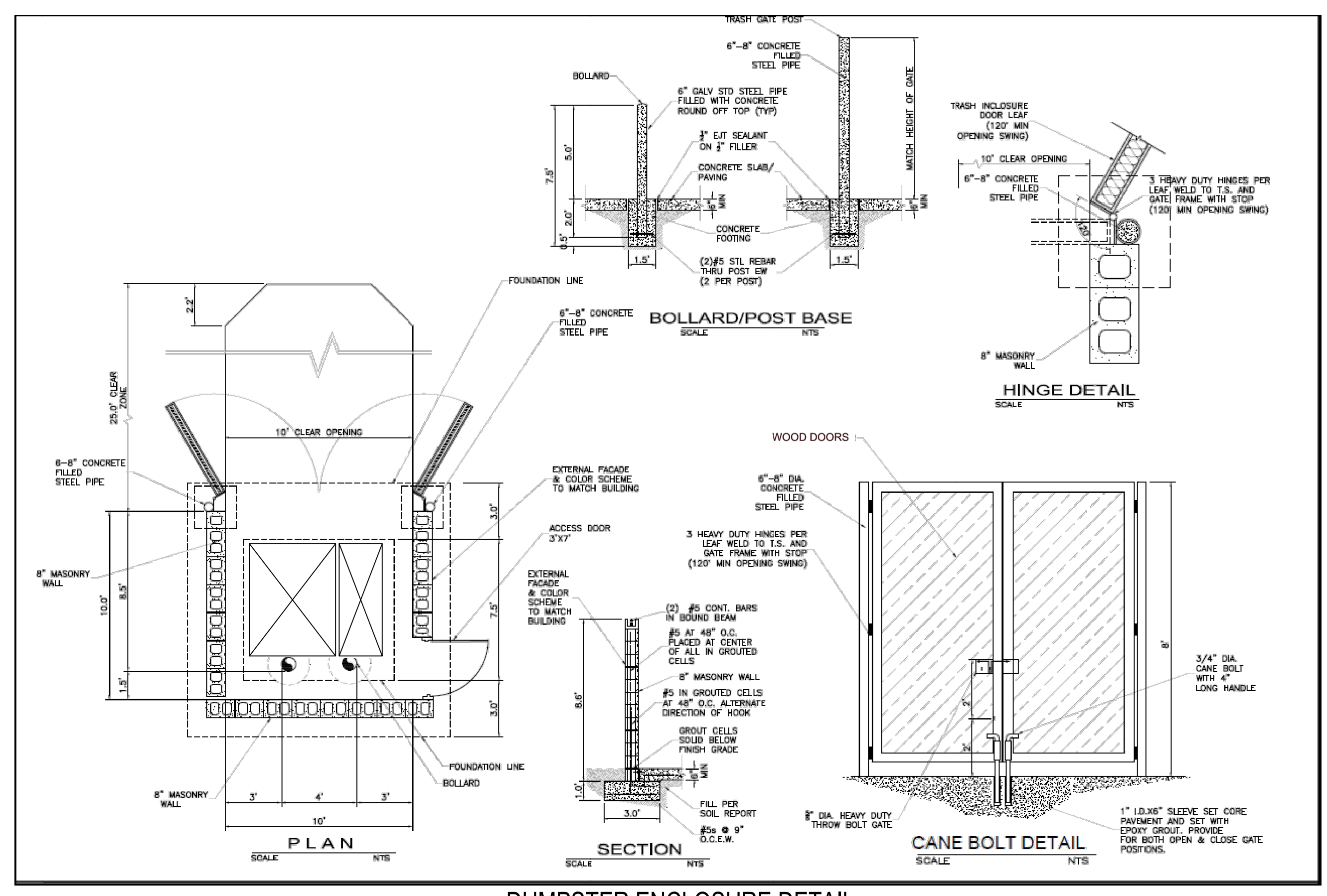
**Stormtech**  
 6665 TELEMAN ROAD  
 BELLARD OH 43002  
 1-800-753-7473

**DESIGNER:** JEWELL MAPLE DEVELOPMENT  
**DATE:** 12-19-19  
**CHECKED:** CO  
**PROJECT #:** 19-001

**DESCRIPTION:** JEWELL MAPLE DEVELOPMENT  
**REV:** 01  
**DATE:** 12-19-19

**SCALE:** 1" = 10'-0"

**SHEET:** 2 OF 5



**DUMPSTER ENCLOSURE DETAIL**

### SHOP DRAWING

JEWELL MAPLE, PLYMOUTH

#### STORM WATER TREATMENT CHAMBER

KSI SERIES 1000 HDPE CHAMBER

**NOTE:** INSTALL UNIT PER ASTM D2321. SEE "STORM WATER TREATMENT CHAMBER TRENCH DETAIL" FOR COMPLETE INSTALLATION INSTRUCTIONS.

**NOTE:** FABRIC WRAP STONE ENVELOPE - SEE KSI TRENCH DETAIL.

**CROSS SECTION**

12" INLET INV 705.65  
 12" OUTLET INV 705.60

MODEL NO. 1000-48-12  
 DIMENSIONS: 48" x 33" x 32" x 130" x 32" x 12" x 12" x 21" x 65" x 48.2 CF

**WAYNE COUNTY DPS JURISDICTION ONLY**

DESIGN BY: AG / RK  
 DATE: 12-4-19  
 MANUF. APPROVAL BY: NTS  
 SCALE: 1" = 10'-0"

**KSI**  
 KENNEDY SOLUTIONS, INC.  
 2111 Sope Lake Road  
 Prescott, MI 48756  
 Ph: 800-699-4046  
 Fax: 248-370-8144

### WAYNE COUNTY DPS PROJECT

#### STORM WATER TREATMENT CHAMBER TRENCH DETAIL

**NOTES:**

- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF MDOT 6A CRUSHED STONE AS DEFINED IN ASTM D2321, LATEST EDITION; AS AN ALTERNATIVE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC OR A GEORGRID.
- BEDDING: SUITABLE MATERIAL SHALL BE MDOT 6A CRUSHED STONE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 12" FOR 36"-120" DIA. SWTC.
- HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE MDOT 6A CRUSHED STONE AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION, MAXIMUM TEN INCH (10") LIFTS.
- UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MIN. TRENCH WIDTHS ARE AS FOLLOWS:

NOMINAL I.D.	NOMINAL O.D.	MINIMUM RECOMM. TRENCH WIDTH
36"	42"	90"
48"	54"	102"
60"	66"	114"
72"	80.5"	129"
96"	105.9"	154"
120"	131.3"	190"

5. MINIMUM COVER: MINIMUM RECOMMENDED COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE AS SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF THE SWTC TO THE GROUND SURFACE.

SURFACE LIVE LOAD	MINIMUM REQUIRED COVER FOR WAYNE COUNTY (ALL SIZES)
HS-25/H25 (FLEXIBLE PAVEMENT)	MIN. 24" AS MEASURED FROM THE BOTTOM OF THE FLEXIBLE PAVEMENT
HS-25/H25 (RIGID PAVEMENT)	MIN. 24" AS MEASURED FROM THE TOP OF THE RIGID PAVEMENT
EBO RAILWAY	24"
HEAVY CONSTRUCTION	48"

**NOTE:** ALSO SEE RISER INSTALLATION OPTIONS PAGE.

**NOTE:** FOR INSTALLATIONS WITH LESS THAN 2 FT COVER, CONTACT KSI FOR SHALLOW BURY ASSISTANCE. SEE SHALLOW BURY DETAIL.

4 OZ NON-WOVEN GEOTEXTILE FABRIC (REQUIRED)

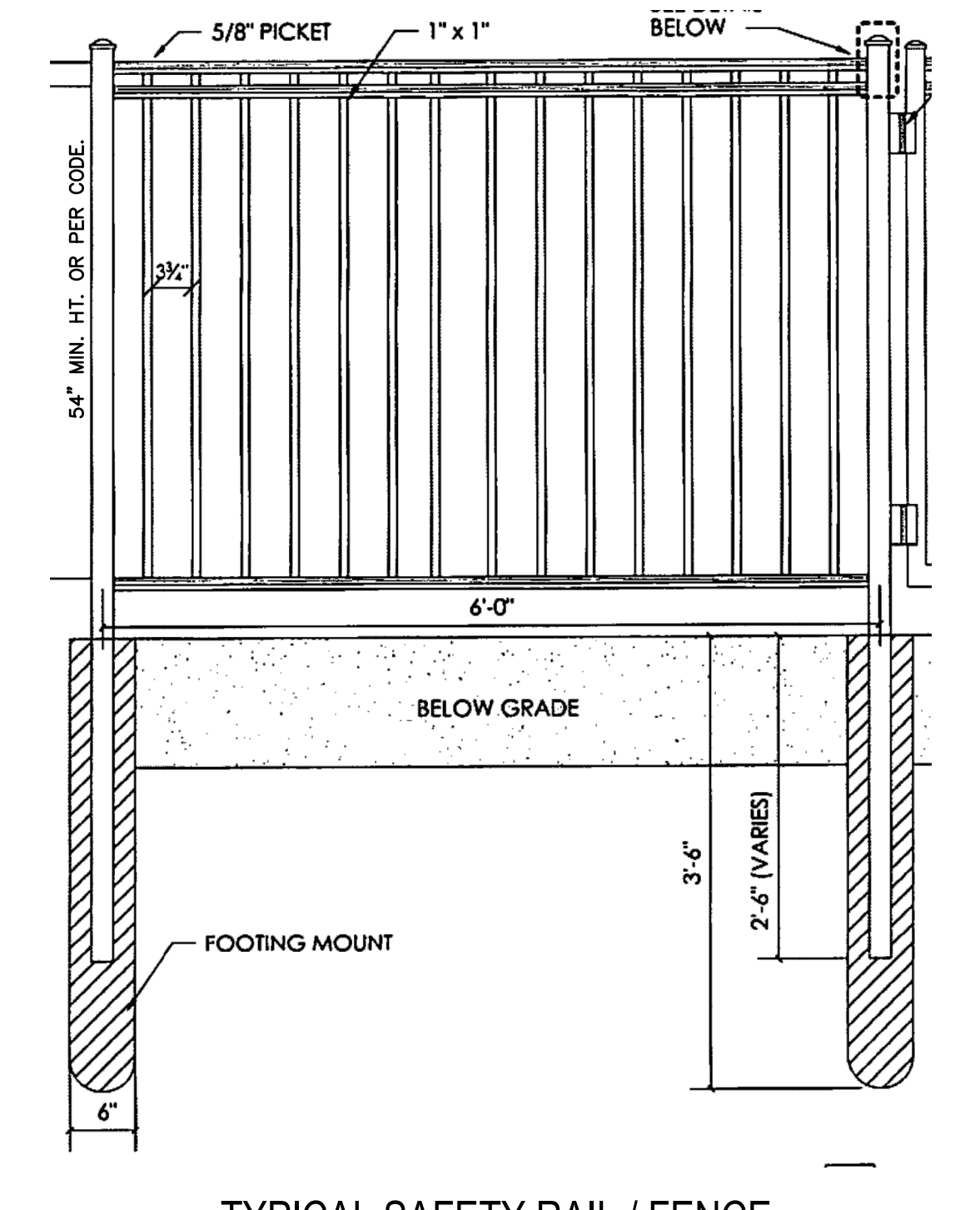
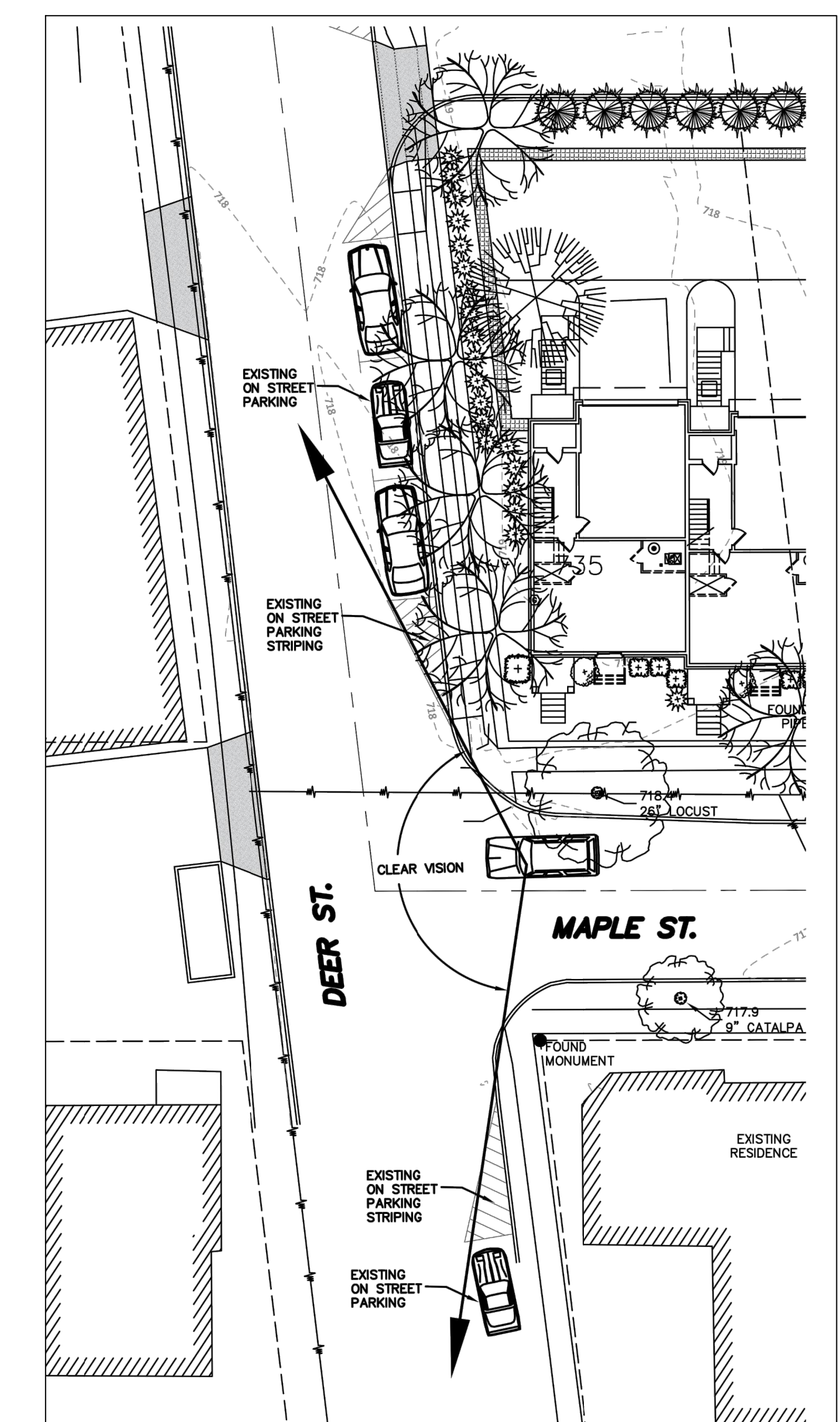
UNDISTURBED SOILS/FOUNDATION SEE NOTE #1

**HDPE SWTC TANK DETAIL**

SCALE: NONE

DESIGN BY: AG / RK  
 DATE: 3-19-14  
 MANUF. APPROVAL BY: NTS  
 SCALE: 1" = 10'-0"

**KSI**  
 KENNEDY SOLUTIONS, INC.  
 2111 Sope Lake Road  
 Prescott, MI 48756  
 Ph: 800-699-4046  
 Fax: 248-370-8144



**TYPICAL SAFETY RAIL / FENCE**

**CLEAR VISION EXHIBIT**

**giffels webster**

Engineers  
 Surveyors  
 Planners  
 Landscape Architects

1025 East Maple Road  
 Suite 100  
 Birmingham, MI 48009  
 p (248) 852-3100  
 f (313) 962-5068  
 www.giffelswebster.com

Executive:	MP
Manager:	JKA
Designer:	JKA
Quality Control:	MP
Section:	26
	T-01-S R-08-E

Professional Seal:

**JOSEPH K. ANDERSON**  
 ENGINEER  
 No. 5552

**811**

Know what's below.  
 Call before you dig.

DATE:	ISSUE:
07.22.2019	PRELIMINARY PUD PLAN SUBMITTAL
08.21.2019	PRELIMINARY PUD REVISIONS FOR PUBLIC HEARING
09.23.2019	RESUBMIT TO P.C.
12.16.2019	SUBMIT FOR FINAL PUD
12.23.2019	RESUBMIT PLANNER REVIEW
01.29.2020	RESUBMIT PLANNER REVIEW

Developed For:

**JEWELL MAPLE**

101 N. MAIN STREET,  
 SUITE 350  
 ANN ARBOR, MI 48104

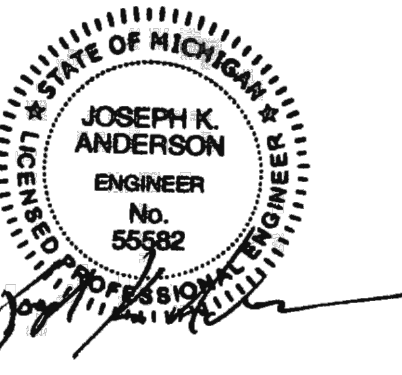
**DETAIL SHEET**

JEWELL MAPLE DEVELOPMENT

Date:	07.22.19
Scale:	NA
Sheet:	C7
Project:	19699.00

Executive:	MP
Manager:	JKA
Designer:	JKA
Quality Control:	MP
Section:	26
T-01-S R-08-E	

Professional Seal:



Know what's below.  
Call before you dig.

DATE	ISSUE
07.22.2019	PRELIMINARY PUD PLAN SUBMITTAL
08.21.2019	PRELIMINARY PUD REVISIONS FOR PUBLIC HEARING
09.23.2019	RESUBMIT TO P.C.
12.16.2019	SUBMIT FOR FINAL PUD
12.23.2019	RESUBMIT PLANNER REVIEW
01.29.2020	RESUBMIT PLANNER REVIEW

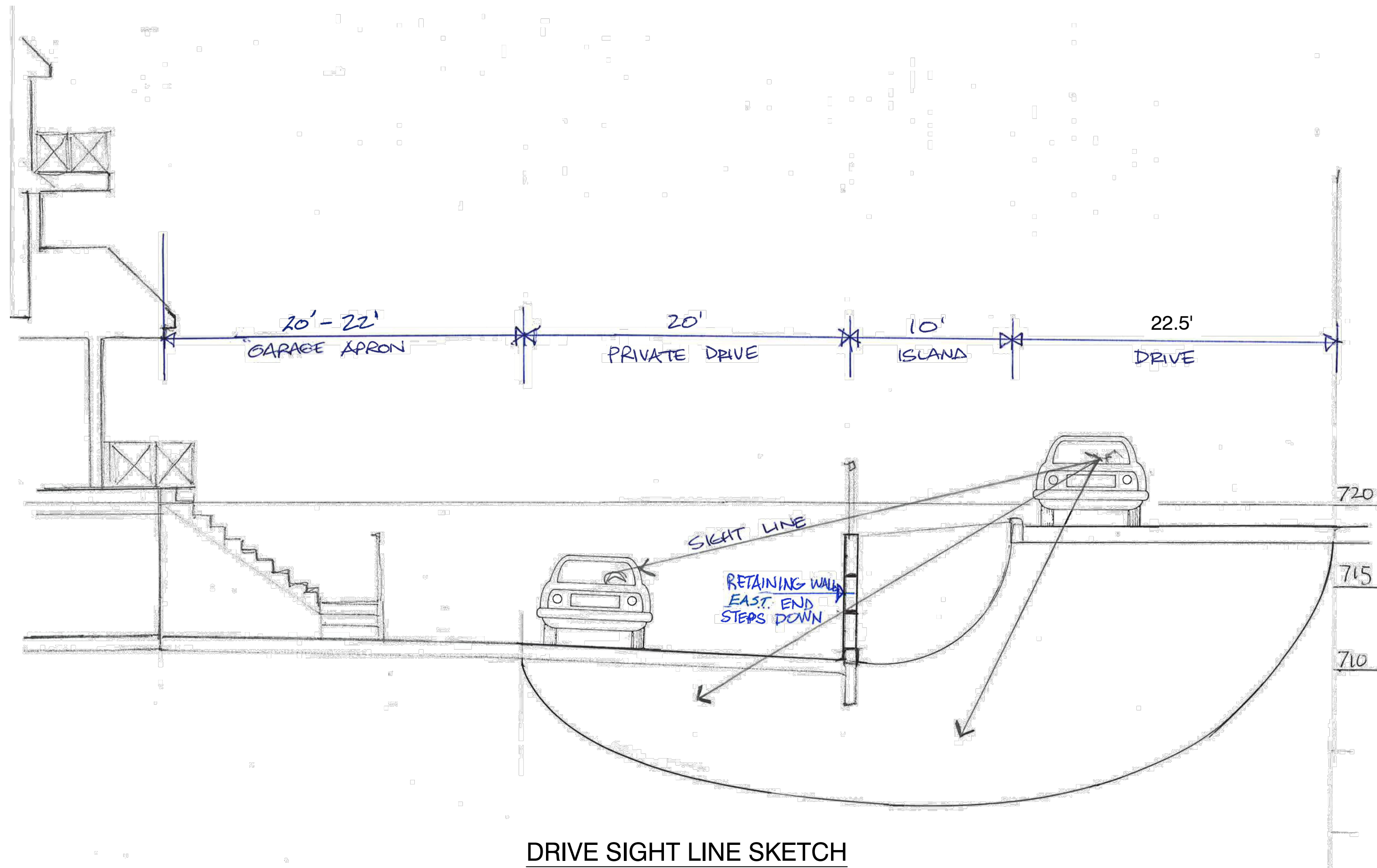
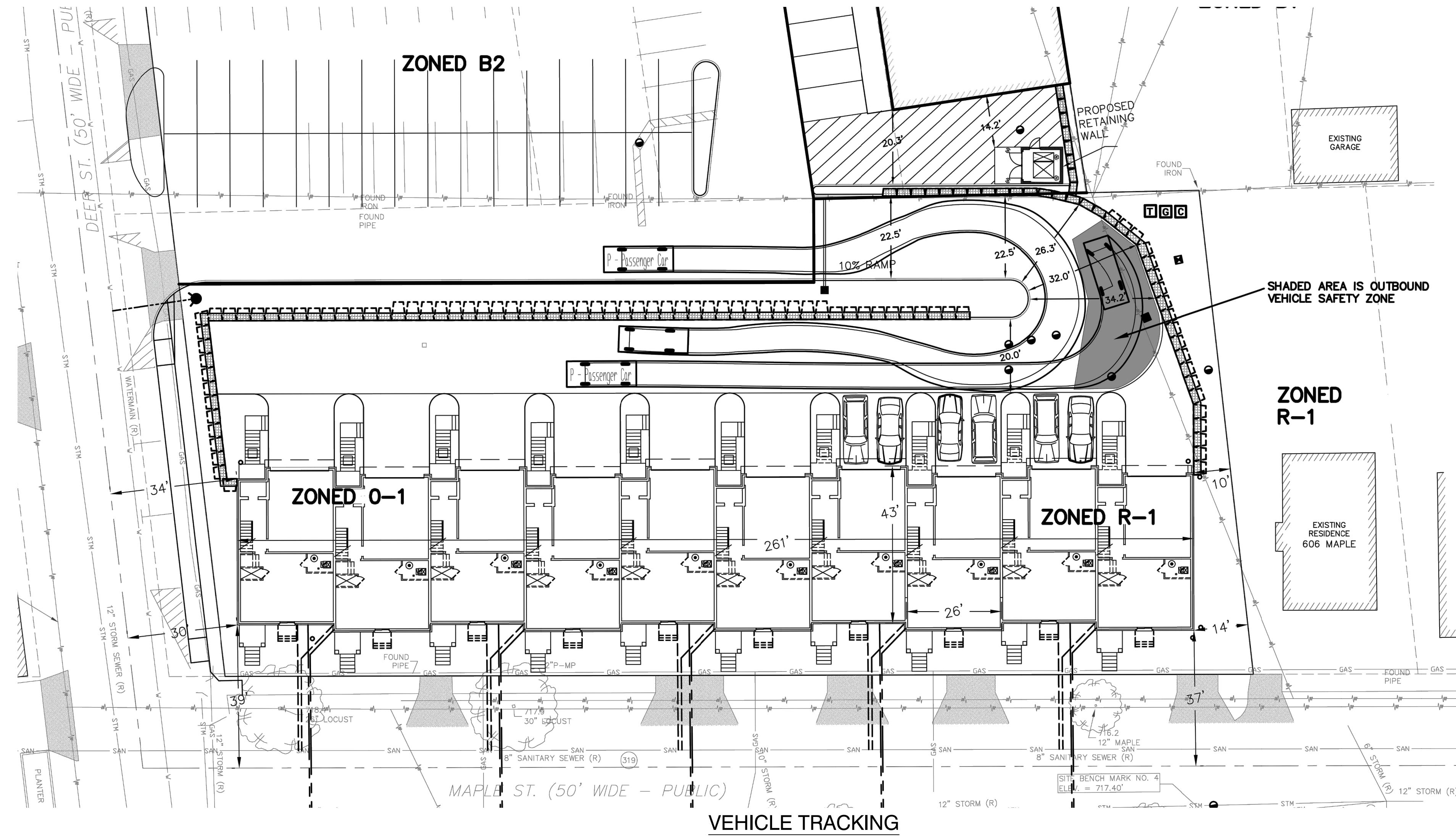
Developed For:

**JEWELL MAPLE**  
101 N. MAIN STREET,  
SUITE 350  
ANN ARBOR, MI 48104

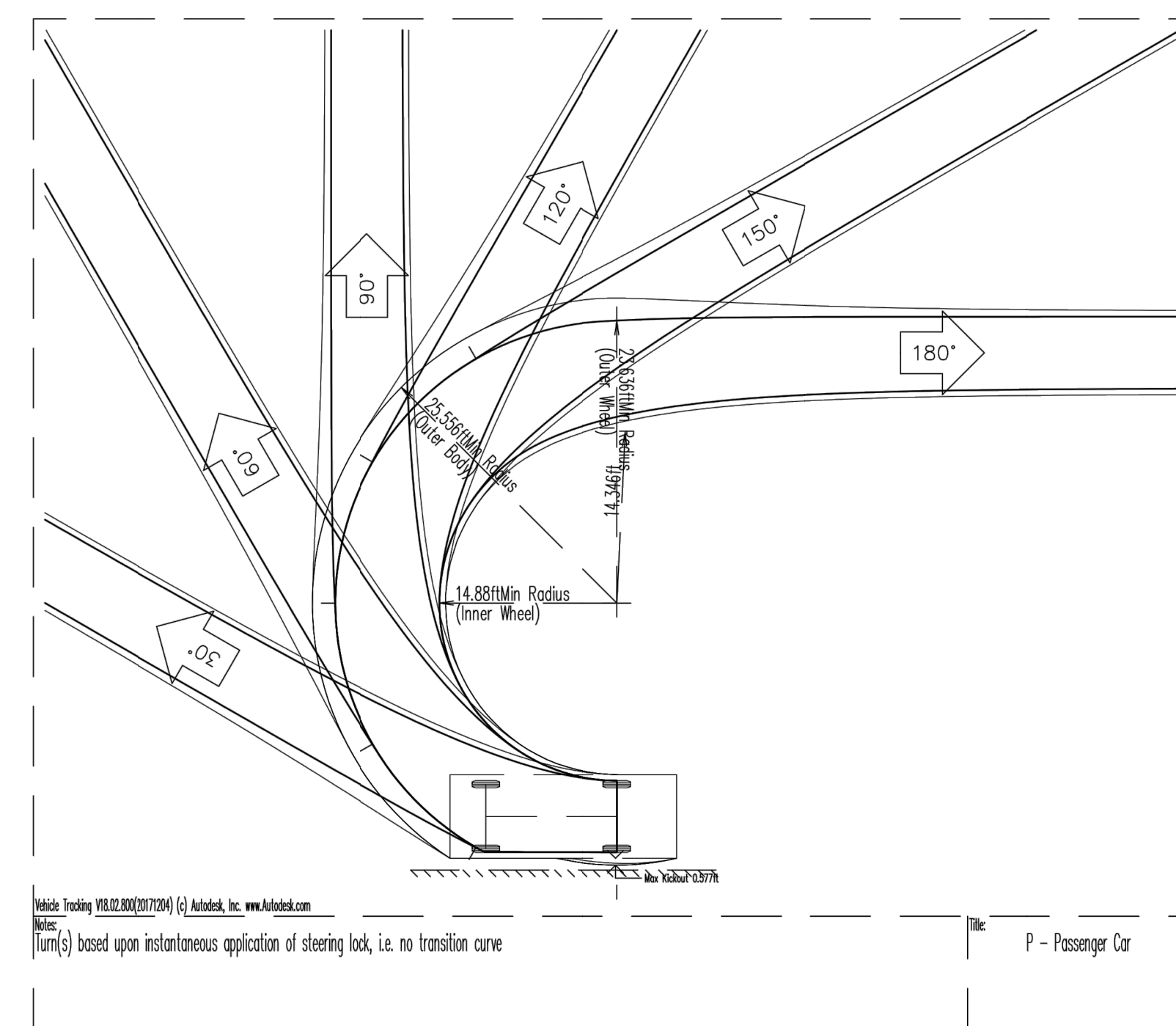
**TOWNHOME ACCESS DRIVE, VEHICLE TURNING AND SIGHT VIEWS**  
JEWELL MAPLE DEVELOPMENT

CITY OF PLYMOUTH  
WAYNE COUNTY  
MICHIGAN

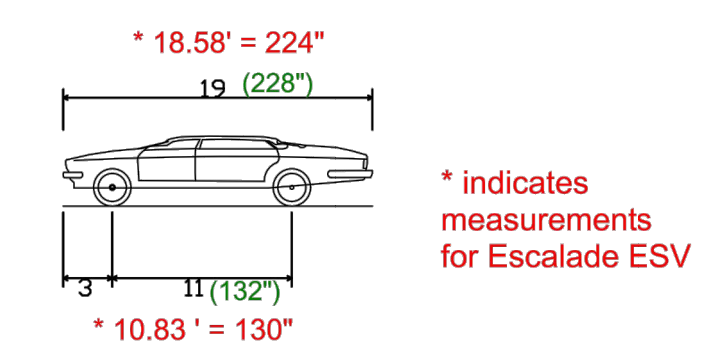
Date:	07.22.19
Scale:	NA
Sheet:	C8
Project:	19699.00



DRIVE SIGHT LINE SKETCH

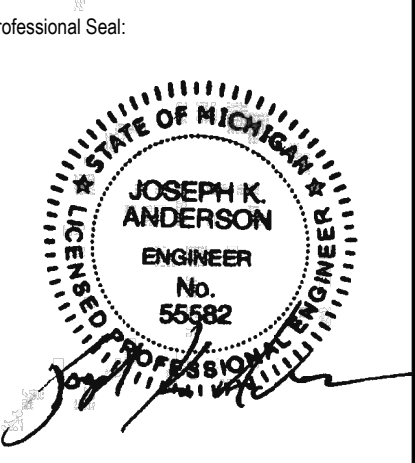


VEHICLE TURNING TEMPLATE



P - Passenger Car	19.000ft
Overall Length	7.000ft
Overall Width	4.300ft
Overall Body Height	1.115ft
Min Body Ground Clearance	6.000ft
Track Width	4.00s
Lock-to-lock time	31.60°
Max Steering Angle (Virtual)	

Executive: J.N.R.  
Manager: A.L.G.  
Designer: K.P.R.  
Quality Control: A.L.G.  
Section: 26  
T-01-S R-08-E



Know what's below.  
Call before you dig.

DATE:	ISSUE:
12.23.2019	RESUBMIT PLANNER REVIEW
01.29.2020	RESUBMIT PLANNER REVIEW

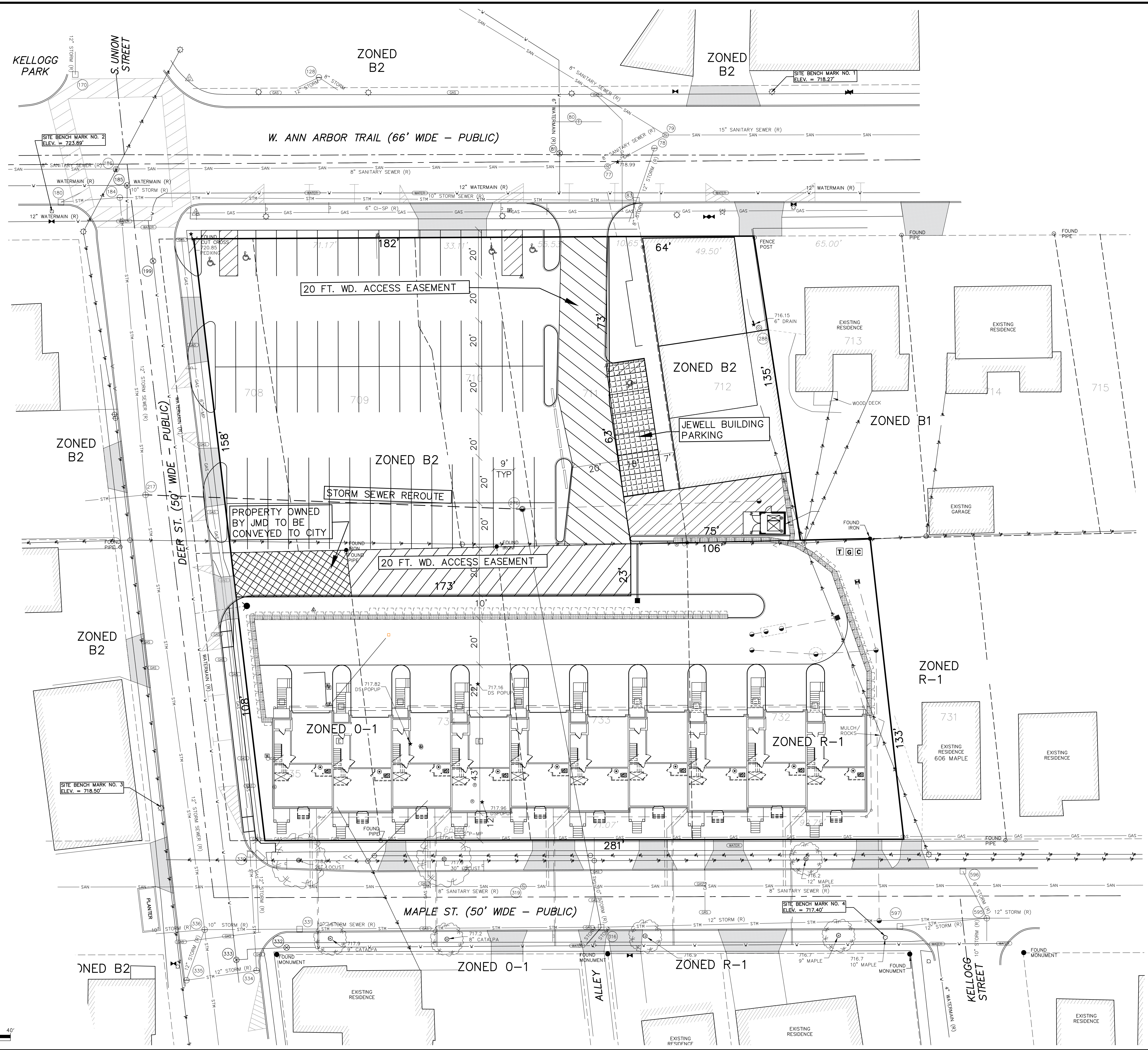
**JEWELL MAPLE**  
101 N. MAIN STREET,  
SUITE 350  
ANN ARBOR, MI 48104

**CROSS USE  
EXHIBIT**

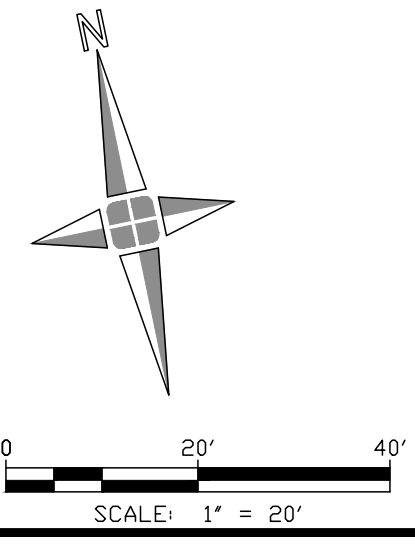
JEWELL MAPLE  
DEVELOPMENT

CITY OF PLYMOUTH  
WAYNE COUNTY  
MICHIGAN

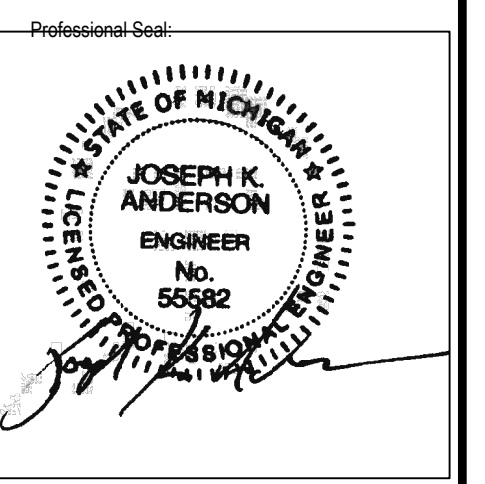
Date: 10.02.19  
Scale: 1"=20'  
Sheet: C9  
Project: 19699.00



H:\19196001\19699.00\_Savon\_Townhomes\_Plymouth\Design\CADD\Construction\docs\C9\_Cross\_Use\_Exhibit\_10-02-2019.dwg



Executive:	MP
Manager:	JKA
Designer:	JKA
Quality Control:	MP
Section:	26
	T-01-S R-08-E



Know what's below.  
Call before you dig.

DATE:	ISSUE:
07.22.2019	PRELIMINARY PUD PLAN SUBMITTAL
08.21.2019	PRELIMINARY PUD REVISIONS FOR PUBLIC HEARING
09.23.2019	RESUBMIT TO P.C.
12.16.2019	SUBMIT FOR FINAL PUD
12.23.2019	RESUBMIT PLANNER REVIEW
01.29.2020	RESUBMIT PLANNER REVIEW

Developed For:  
**JEWELL MAPLE**

101 N. MAIN STREET,  
SUITE 350  
ANN ARBOR, MI 48104

**LANDSCAPE PLAN**

**JEWELL MAPLE DEVELOPMENT**

CITY OF PLYMOUTH  
WAYNE COUNTY  
MICHIGAN

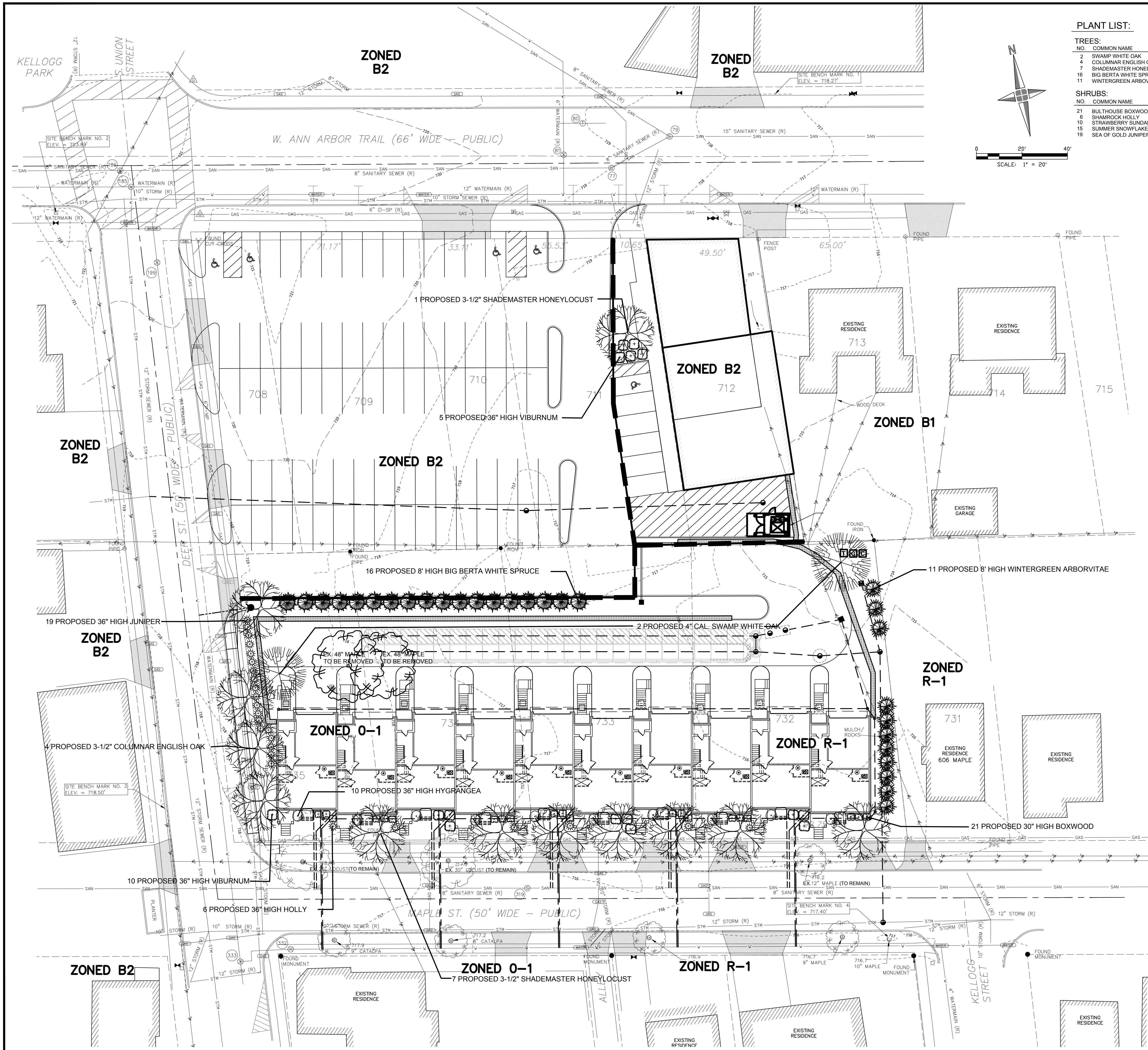
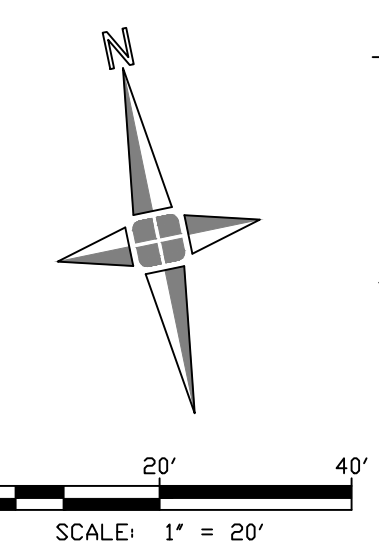
Date:	07.22.19
Scale:	1" = 20'
Sheet:	L1
Project:	19699.00

Copyright © 2019 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.

**PLANT LIST:**

TREES:	COMMON NAME	BOTANICAL NAME	SIZE
2	SWAMP WHITE OAK	QUERCUS BICOLOR	4" CAL. B&B
4	COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	3-1/2" CAL. B&B
7	SHADEMASTER HONEYLOCUST	GLEDITSIA T. 'SHADEMASTER'	3-1/2" CAL. B&B
16	BIG BERTA WHITE SPRUCE	PICEA GLAUCA 'BIG BERTA'	8' HT. B&B
11	WINTERGREEN ARBOVITAE	THUJA OCCIDENTALIS HETZ WINTERGREEN	8' HT. B&B

SHRUBS:	COMMON NAME	BOTANICAL NAME	SIZE
21	BULHOUSE BOXWOOD	BUXUS MICROPHYLLA 'BULHOUSE'	30" HT. B&B
6	SHAMROCK HOLLY	ILEX GLABRA 'SHAMROCK'	36" HT. B&B
10	STRAWBERRY SUNDAY HYDRANGEA	HYDRANGEA PEEGEE 'STRAWBERRY SUNDAY'	36" HT. B&B
15	SUMMER SNOWFLAKE VIBURNUM	VIBURNUM V. PLICATUM 'SUMMER SNOWFLAKE'	36" HT. B&B
19	SEA OF GOLD JUNIPER	JUNIPERUS X. PFRITZ. MONSANTO	36" HT. B&B



**PLANT KEY:**

- DECIDUOUS SHADE TREE 4" CAL.
- DECIDUOUS SHADE TREE 3-1/2" CAL.
- NARROW EVERGREEN TREE 8' HIGH
- UPRIGHT EVERGREEN SHRUB 36" HIGH
- DECIDUOUS SHRUB 30" HIGH
- DECIDUOUS SHRUB 36" HIGH
- DECIDUOUS SHRUB 36" HIGH

**PLANTING CALCULATIONS:**

- NORTH BUFFER LANDSCAPING:**  
1 EVERGREEN TREE PER 15 L.F. STAGGERED  
240 L.F. / 15 = 16 REQUIRED TREES  
16 PROPOSED 8' HIGH NARROW EVERGREEN TREES
- EAST BUFFER LANDSCAPING:**  
1 EVERGREEN TREE PER 15 L.F. STAGGERED  
160 L.F. / 15 = 11 REQUIRED TREES  
11 PROPOSED 8' HIGH NARROW EVERGREEN TREES
- MAPLE STREET FRONTAGE LANDSCAPING:**  
1 REQUIRED DECIDUOUS SHADE TREE PER UNIT (APPROXIMATELY 1 PER 30 L.F.)  
5 REQUIRED SHRUBS PER 30 L.F.  
280 L.F. / 30 = 10 REQUIRED SHADE TREES & 47 REQUIRED SHRUBS  
7 PROPOSED 3-1/2" DECIDUOUS SHADE TREES (3 EXISTING) = 10 TOTAL  
21 PROPOSED 30" HIGH SHRUBS, 26 PROPOSED 36" HIGH SHRUBS
- DEER STREET FRONTAGE LANDSCAPING:**  
1 REQUIRED DECIDUOUS SHADE TREE PER 30 L.F.  
5 REQUIRED SHRUBS PER 30 L.F.  
110 L.F. / 30 = 4 REQUIRED SHADE TREES & 19 REQUIRED SHRUBS  
4 PROPOSED 3-1/2" DECIDUOUS SHADE TREES  
19 PROPOSED 36" HIGH SHRUBS
- PARKING LOT LANDSCAPING:**  
1 DECIDUOUS SHADE TREE PER 10 PARKING SPACES  
20 PROPOSED PARKING SPACES / 10 = 2 TREES  
2 PROPOSED 4" CAL. SHADE TREES

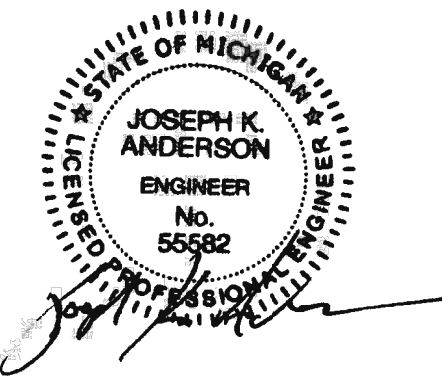
**NOTE:**

- TWO LARGE EXISTING SILVER MAPLE TREES ON SITE, 42" AND 48" ARE PLANNED TO BE REMOVED.
- THESE TREES HAVE BEEN EVALUATED AS BEING IN GOOD AND FAIR HEALTH RESPECTIVELY.
- SILVER MAPLE TREES ARE LISTED IN THE CITY ORDINANCE AS BEING PROHIBITED FOR PLANTING.
- THE NORTH BUFFER LANDSCAPING (16, 8' HT. EVERGREEN TREES) ARE BEING OFFERED AS REPLACEMENTS FOR THE REMOVAL OF THE TWO LARGE SILVER MAPLES.

H:\19196001\19699.00 Savon Townhomes Plymouth\Design\CAD\Construction\docs\L1 Landscape Plan Level ENG.dwg

Executive:	MP
Manager:	JKA
Designer:	JKA
Quality Control:	MP
Section:	26
	T-01-S R-08-E

Professional Seal:



Know what's below.  
Call before you dig.

DATE:	ISSUE:
07.22.2019	PRELIMINARY PUD PLAN SUBMITTAL
08.21.2019	PRELIMINARY PUD REVISIONS FOR PUBLIC HEARING
09.23.2019	RESUBMIT TO P.C.
12.16.2019	SUBMIT FOR FINAL PUD
12.23.2019	RESUBMIT PLANNER REVIEW
01.29.2020	RESUBMIT PLANNER REVIEW

Developed For:

JEWELL MAPLE

101 N. MAIN STREET,  
SUITE 350  
ANN ARBOR, MI 48104

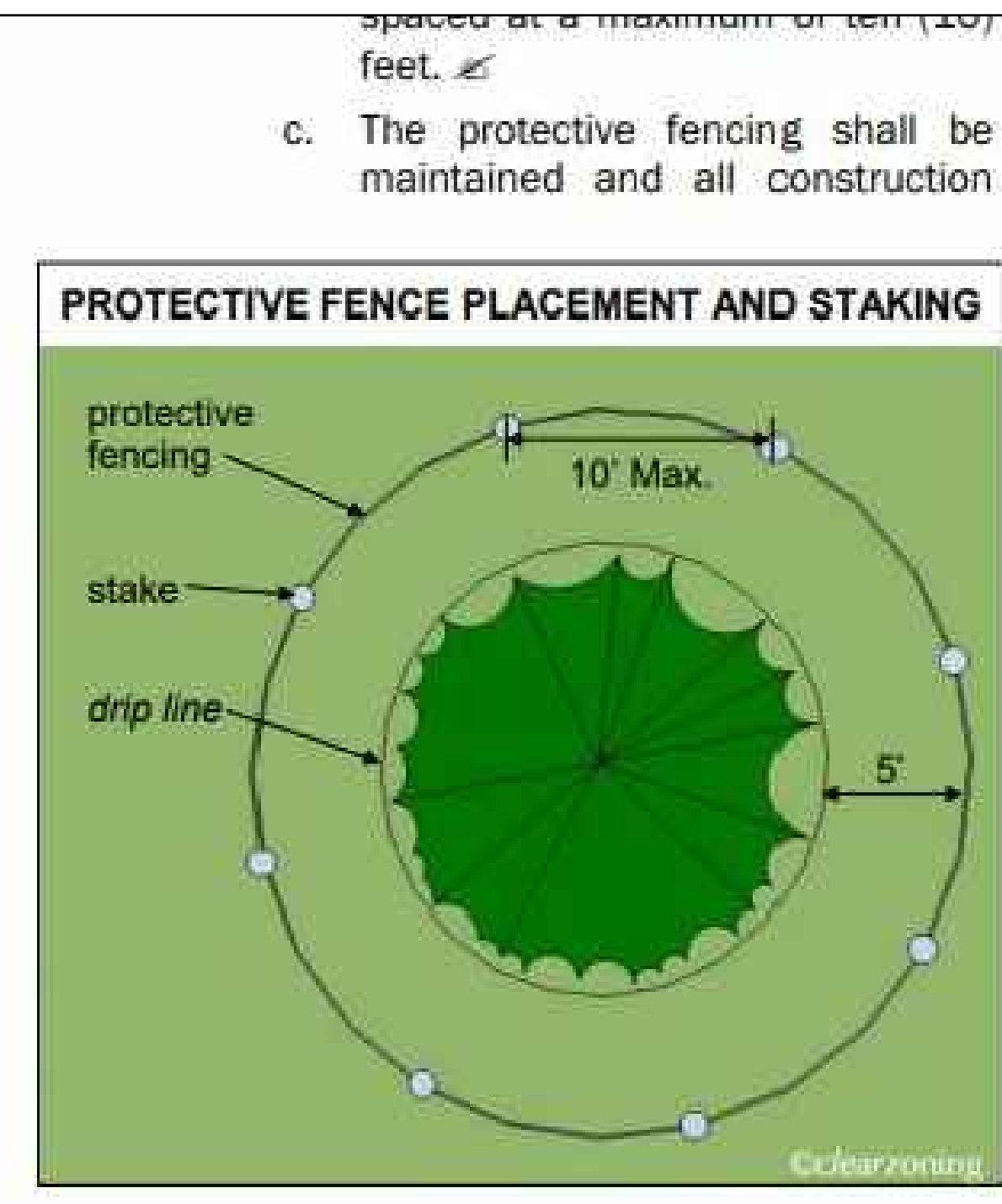
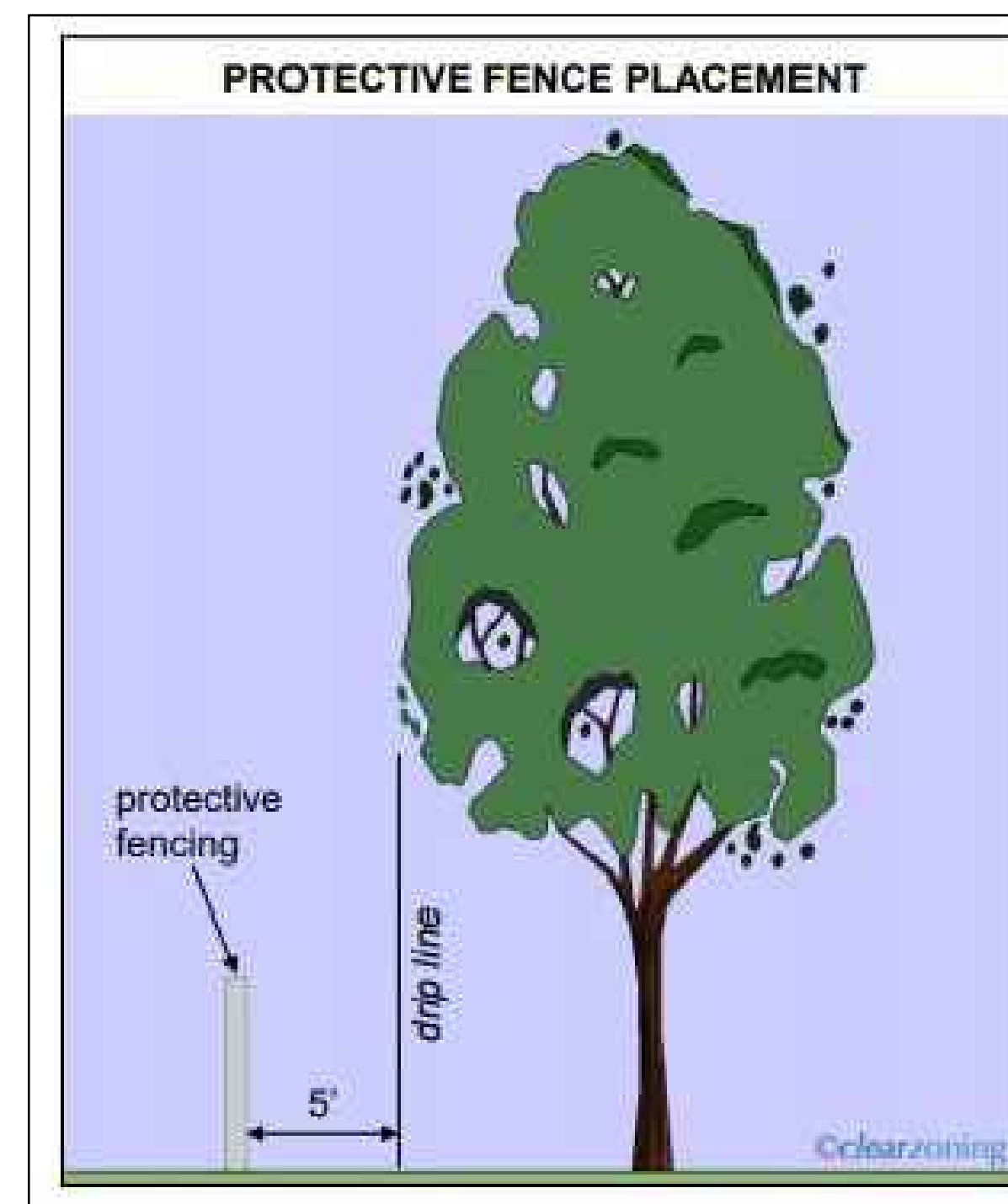
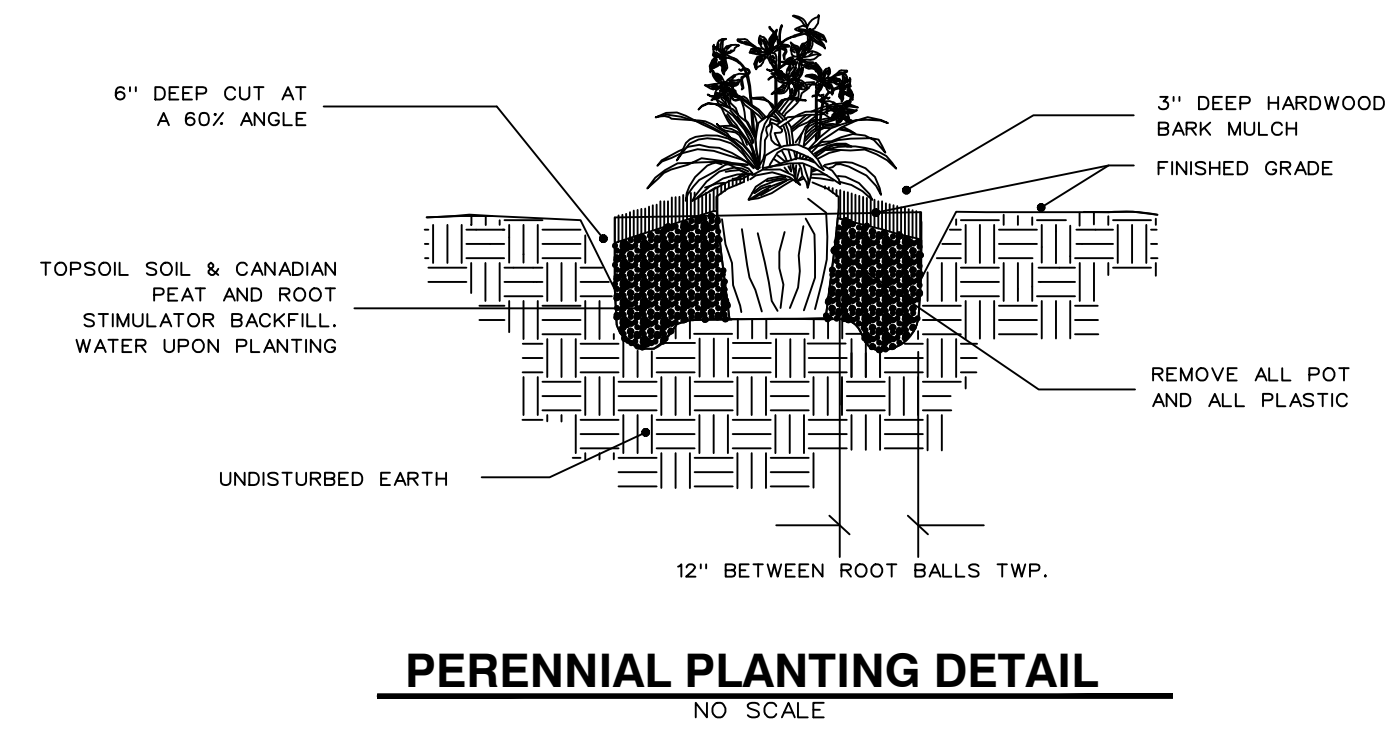
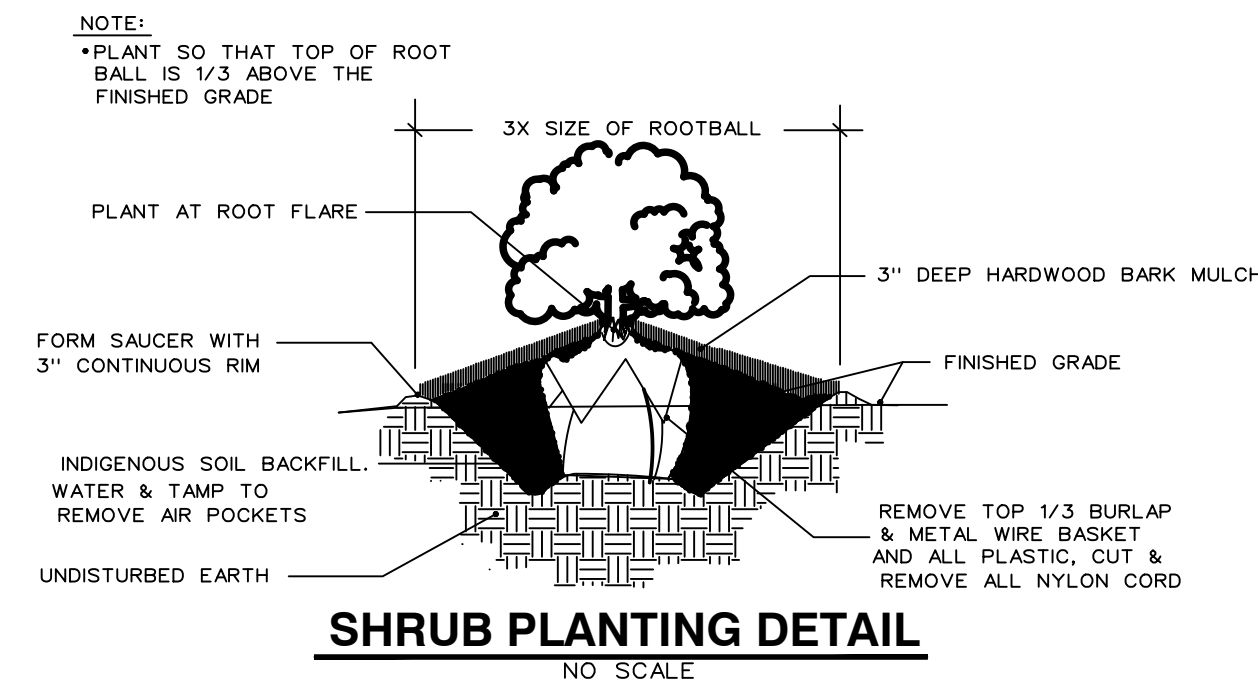
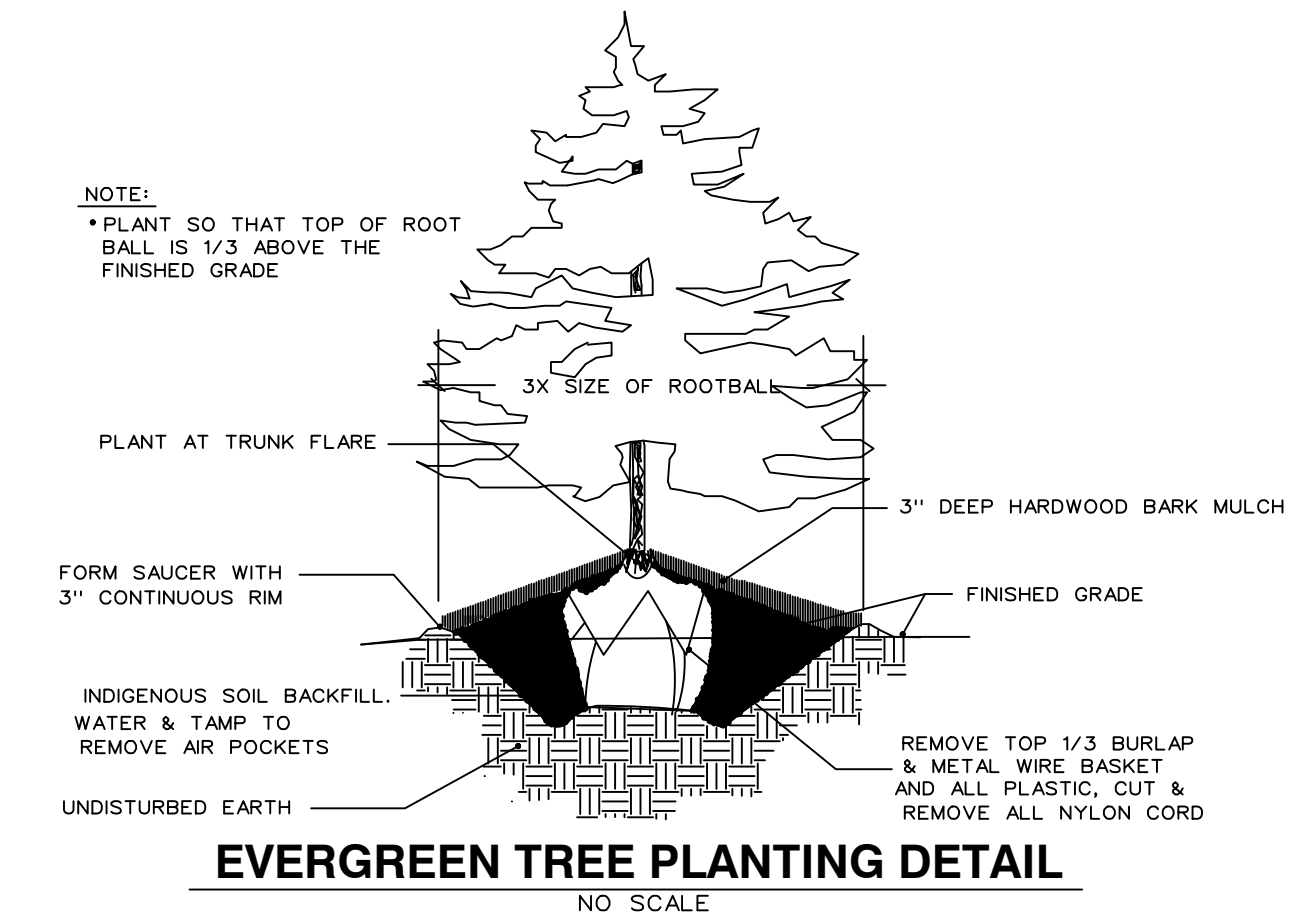
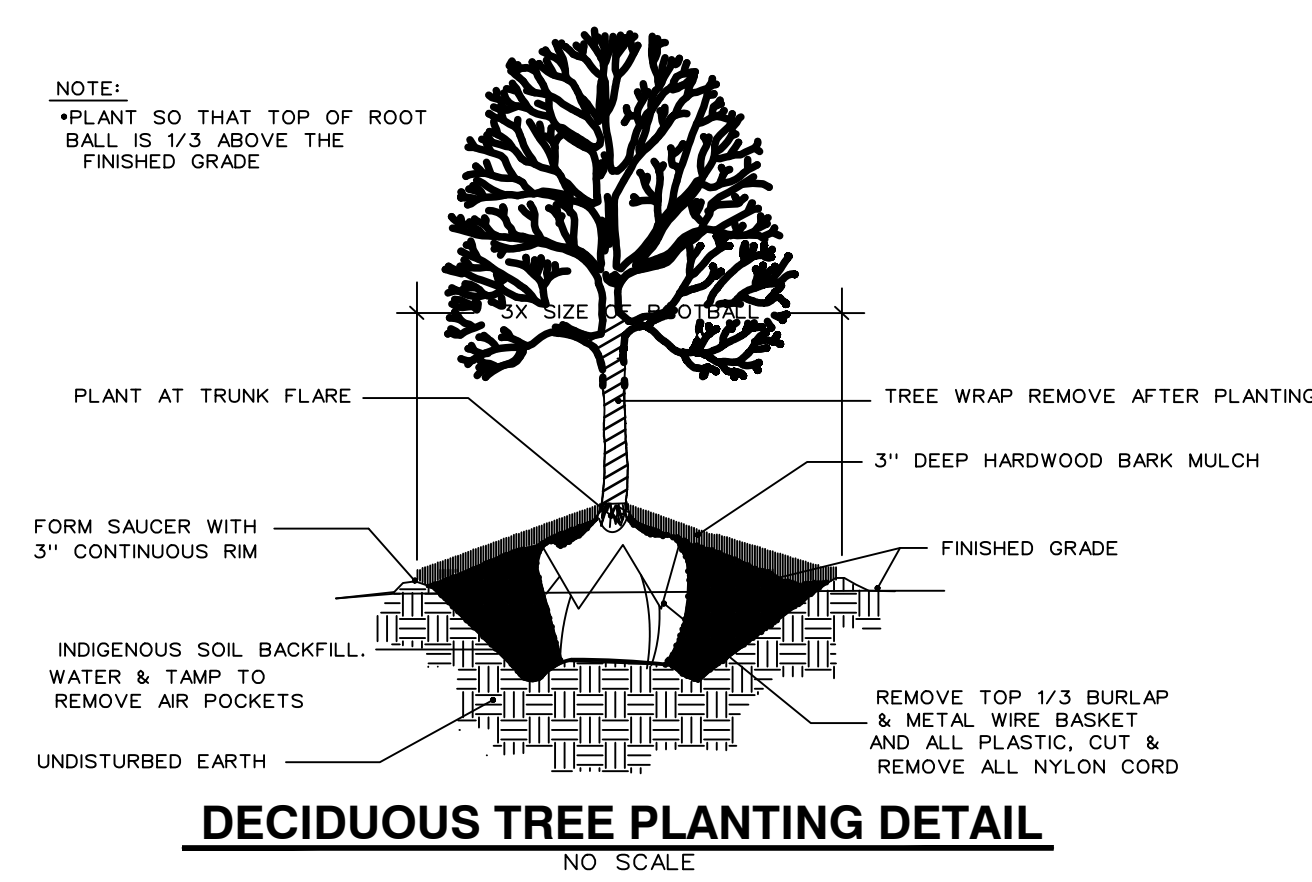
LANDSCAPE  
NOTES & DETAILS

JEWELL MAPLE  
DEVELOPMENT

CITY OF PLYMOUTH  
WAYNE COUNTY  
MICHIGAN

Date:	07.22.19
Scale:	NA
Sheet:	L2
Project:	19699.00

Copyright © 2019 Giffels Webster.  
No reproduction shall be made without the  
prior written consent of Giffels Webster.



### GENERAL NOTES:

- All Construction shall conform to the current standards and specifications of local ordinances.
- All areas not built, landscaped, or paved upon shall receive seasoned double shredded hardwood bark mulch or top soil and seed/sod. TERRA Seed system or approved equal is encouraged
- All plant bed lawn areas shall be irrigated with an underground automatic irrigation system. Irrigation heads shall be placed such that water will not hit any hard surfaces or structures.
- During installation and construction, the Contractor must provide a temporary watering method for all plant material until the automated irrigation system is in operation.
- Two (2) year guarantee period begins at Final Acceptance of landscape material by the municipality's representative, a landscape architect, and prior to the authorization of the occupancy permit.
- Building Department will not release Construction Bonds until municipality approved landscape architect or nurseryman has inspected the site and approved the installation of plant material in accordance to plans. Final Bond will not be released until the two year guarantee expires and final inspection is made. Owner is then responsible for care and maintenance of all plant material upon return of bonds.
- A minimum of one cultivation in each month of June, July, and August shall be performed within the 2-year warranty period.
- The development of this site will not result in any increase in dust, odor, smoke, fumes, noise, lights, or other objectionable features.

### LANDSCAPE CONTRACTOR'S "TWO-YEAR IRRIGATION REQUIREMENT PERIOD"

It shall be the responsibility of the landscape contractor to program and periodically adjust the irrigation system (provided by others) as required to ensure delivery of proper and adequate water supply to all plant material, and seeded lawn areas serviced by the same irrigation system, to ensure the establishment of healthy plant material and lawn for their first year of growth. Following the landscape contractor's two-year irrigation requirement period, the contractor shall provide the owner with suggested irrigation maintenance schedule for their use.

### PLANT NOTES:

- Plant materials shall be sound, healthy, vigorous, free from plant diseases and insects or their eggs, and shall have normal, healthy root systems. Caliper measurements shall be taken 6" above the ground level. All other measurements shall be in accordance with the latest edition of "American Standard for Nursery Stock" (ANSI Z-60.1 + A3002004).
- Planting bed soil shall be an equal mix of screened organic topsoil, sphagnum peat moss, and clean sand. To deter weed growth during establishment, apply a pre-emergent ('Preen' or equal) after planting, 2-3 times per growing season, at the rate recommended by product manufacturer.
- Planting pockets shall be no deeper than twice the height of the root ball.
- All tree wrap shall be removed upon planting.
- Mulch shall be double shredded seasoned hardwood bark mulch. Application of mulch shall be per planting details. Contractor to submit sample for approval by landscape architect/civil engineer prior to placement.
- Plants shall be guaranteed for two complete growing seasons (24 months). Dead material shall be replaced as needed prior to expiration of the guarantee period.
- Remove the top 1/3 of burlap, twine and/or metal cage on root ball. If wrapped in plastic covering or nylon cording, all of these types of material should be removed.
- Plant material shall be used in compliance with provisions of the local ordinance and shall be nursery grown, free of pests and diseases, hardy in this county, in conformance with the Standards of the American Association of Nurserymen, and shall pass inspections required under state regulations. In addition, plant materials shall be northern grown, No.1 Grade.
- Plant material shall be planted within the annual planting window of March 15 through November 15.
- All plant ID tags are to remain until all plants are accepted on site.
- Grass seed shall be certified turf grass seed complying with A.S.P.A. Specifications, and free of weed seeds and undesirable native grasses. Seeded areas shall not be permitted to dry out. All lawn areas shall be fertilized and watered as required during the first growing season to maintain a dense and vigorous growing lawn.
- Any plant substitutions must be submitted in writing and approved by the landscape architect prior to installation.



# Plymouth Planning Commission Notice

Wednesday, February 12, 2020 - 7:00 p.m.  
Plymouth City Hall Commission Chambers

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234 x 232

A regular meeting of the Planning Commission will be held on Wednesday, February 12, 2020 at 7:00 P.M. in the Commission Chambers of the City Hall, 201 S. Main Street, Plymouth, MI, to consider the following:

**PUBLIC HEARING FOR:**

PUD 19-02 Preliminary Planned Unit Development Review  
230 Wilcox (Wilcox Mill)  
Zoned: R-1, Single-Family Residential  
Applicant: Mill on Rouge, LLC

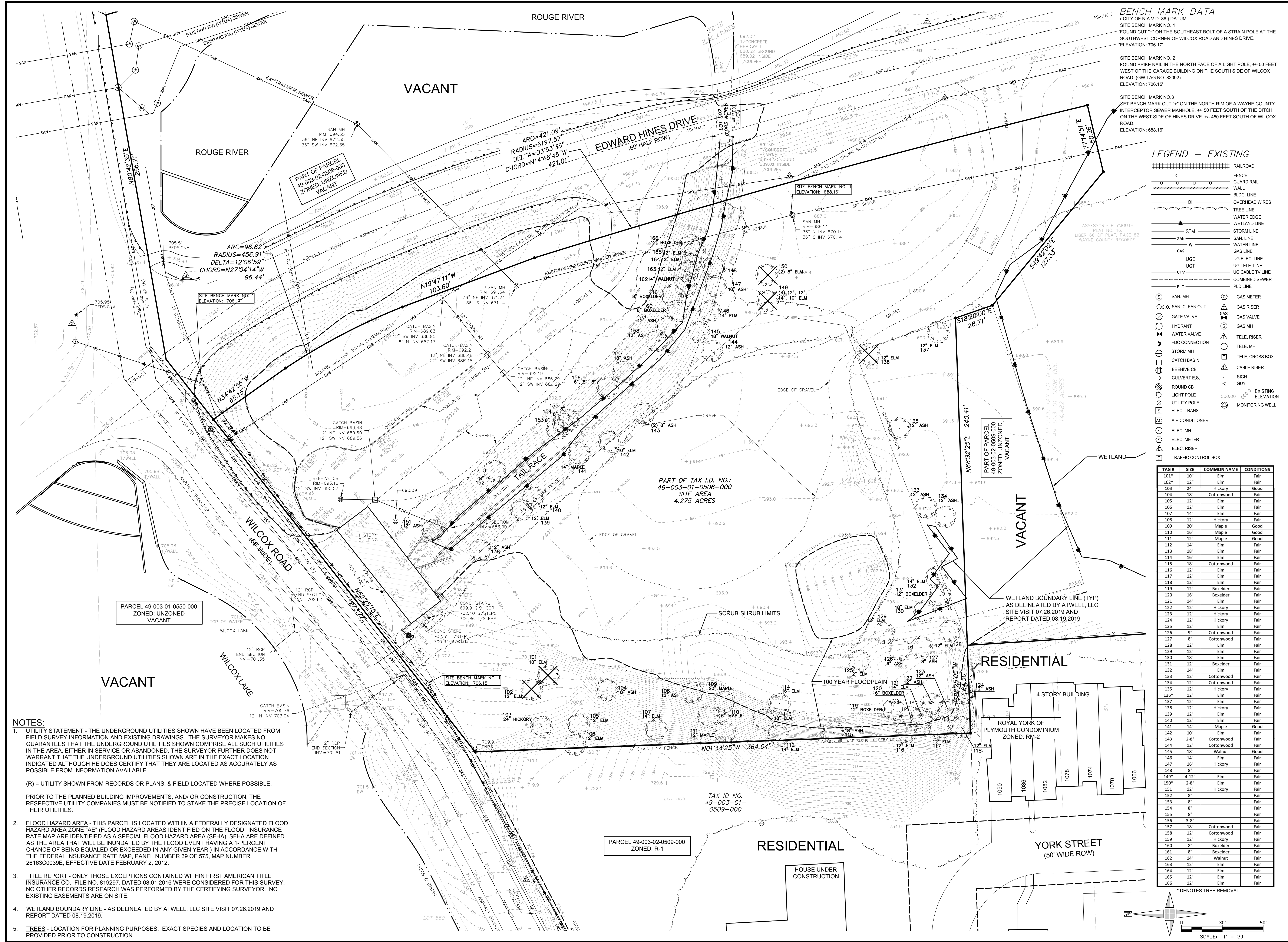
All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the following:

Maureen Brodie, ADA Coordinator  
201 S. Main Street  
Plymouth, MI 48170, (734) 453-1234, Ext. 234

Published: Sunday, January 26, 2020





**BENCH MARK DATA**  
 (CITY OF N.Y.D. 88) DATUM  
 SITE BENCH MARK NO. 1  
 FOUND CUT "X" ON THE SOUTHEAST BOLT OF A STRAIN POLE AT THE SOUTHWEST CORNER OF WILCOX ROAD AND HINES DRIVE.  
 ELEVATION: 706.17'  
 SITE BENCH MARK NO. 2  
 FOUND SPIKE NAIL IN THE NORTH FACE OF A LIGHT POLE, +.50 FEET WEST OF THE GARAGE BUILDING ON THE SOUTH SIDE OF WILCOX ROAD. (GW TAG NO. 82092)  
 ELEVATION: 706.15'  
 SITE BENCH MARK NO. 3  
 SET BENCH MARK CUT "X" ON THE NORTH RIM OF A WAYNE COUNTY INTERCEPTOR SEWER MANHOLE, +.45 FEET SOUTH OF THE DITCH ON THE WEST SIDE OF HINES DRIVE, +.50 FEET SOUTH OF WILCOX ROAD.  
 ELEVATION: 688.16'

**LEGEND - EXISTING**

=====	RAILROAD
-----	FENCE
-----	GUARD RAIL
-----	WALL
-----	BLDG. LINE
-----	OVERHEAD WIRES
-----	TREE LINE
-----	WATER EDGE
-----	WETLAND LINE
-----	STORM LINE
-----	SAN. LINE
-----	WATER LINE
-----	GAS LINE
-----	UG ELEC. LINE
-----	UG TELE. LINE
-----	UG CABLE TV LINE
-----	COMBINED SEWER
-----	PLD LINE
○	SAN. MH
○	C.O. SAN. CLEAN OUT
○	GATE VALVE
○	HYDRANT
○	WATER VALVE
○	FDC CONNECTION
○	STORM MH
○	CATCH BASIN
○	BEEHIVE CB
○	CULVERT E.S.
○	ROUND CB
○	LIGHT POLE
○	UTILITY POLE
○	ELEC. TRANS.
○	AIR CONDITIONER
○	ELEC. MH
○	ELEC. METER
○	ELEC. RISER
○	TRAFFIC CONTROL BOX
○	GAS METER
○	GAS RISER
○	GAS VALVE
○	GAS MH
○	TELE. RISER
○	TELE. MH
○	TELE. CROSS BOX
○	CABLE RISER
○	SIGN GUY
○	EXISTING ELEVATION
○	MONITORING WELL

TAG #	SIZE	COMMON NAME	CONDITIONS
101*	10"	Elm	Fair
102*	12"	Elm	Fair
103	24"	Hickory	Good
104	18"	Cottonwood	Fair
105	12"	Elm	Fair
106	12"	Elm	Fair
107	14"	Elm	Fair
108	12"	Hickory	Fair
109	20"	Maple	Good
110	18"	Maple	Good
111	12"	Maple	Good
112	14"	Elm	Fair
113	18"	Elm	Fair
114	16"	Elm	Fair
115	18"	Cottonwood	Fair
116	12"	Elm	Fair
117	12"	Elm	Fair
118	12"	Elm	Fair
119	12"	Boxelder	Fair
120	16"	Boxelder	Fair
121	14"	Maple	Fair
122	12"	Hickory	Fair
123	12"	Hickory	Fair
124	12"	Hickory	Fair
125	12"	Elm	Fair
126	9"	Cottonwood	Fair
127	8"	Cottonwood	Fair
128	12"	Elm	Fair
129	12"	Elm	Fair
130	18"	Elm	Fair
131	12"	Boxelder	Fair
132	14"	Elm	Fair
133	12"	Cottonwood	Fair
134	12"	Cottonwood	Fair
135	12"	Hickory	Fair
136*	12"	Elm	Fair
137	12"	Elm	Fair
138	12"	Hickory	Fair
139	12"	Elm	Fair
140	12"	Elm	Fair
141	14"	Maple	Good
142	10"	Elm	Fair
143	2'-8"	Cottonwood	Fair
144	12"	Cottonwood	Fair
145	18"	Walnut	Good
146	14"	Elm	Fair
147	16"	Hickory	Fair
148	8"	Elm	Fair
149*	4-12"	Elm	Fair
150*	2'-8"	Elm	Fair
151	12"	Hickory	Fair
152	8"	Fair	
153	8"	Fair	
154	8"	Fair	
155	8"	Fair	
156	3-8"	Fair	
157	18"	Cottonwood	Fair
158	12"	Cottonwood	Fair
159	12"	Hickory	Fair
160	8"	Boxelder	Fair
161	8"	Boxelder	Fair
162	14"	Walnut	Fair
163	12"	Elm	Fair
164	12"	Elm	Fair
165	12"	Elm	Fair
166	12"	Elm	Fair

**NOTES:**  
 1. UTILITY STATEMENT - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.  
 (R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.  
 PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.  
 2. FLOOD HAZARD AREA - THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "AE" (FLOOD HAZARD AREAS IDENTIFIED ON THE FLOOD INSURANCE RATE MAP ARE IDENTIFIED AS A SPECIAL FLOOD HAZARD AREA (SFHA). SFHA ARE DEFINED AS THE AREA THAT WILL BE INUNDED BY THE FLOOD EVENT HAVING A 1-PERCENT CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 39 OF 575, MAP NUMBER 26163C0039E, EFFECTIVE DATE FEBRUARY 2, 2012.  
 3. TITLE REPORT - ONLY THOSE EXCEPTIONS CONTAINED WITHIN FIRST AMERICAN TITLE INSURANCE CO., FILE NO. 819297, DATED 08.01.2016 WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR. NO EXISTING EASEMENTS ARE ON SITE.  
 4. WETLAND BOUNDARY LINE - AS DELINEATED BY ATWELL, LLC SITE VISIT 07.26.2019 AND REPORT DATED 08.19.2019.  
 5. TREES - LOCATION FOR PLANNING PURPOSES. EXACT SPECIES AND LOCATION TO BE PROVIDED PRIOR TO CONSTRUCTION.

**giffels webster**  
 Engineers  
 Surveyors  
 Planners  
 Landscape Architects  
 1025 East Maple Road  
 Suite 100  
 Birmingham, MI 48009  
 p (248) 852-3100  
 f (313) 962-5068  
 www.giffelswebster.com

Executive: MP  
 Manager: NS  
 Designer: NS  
 Quality Control: MP  
 Section: 23  
 T-01-S R-08-E



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

DATE:	ISSUE:
11.18.2019	SUBMIT PUD PRELIMINARY PLAN
12.10.2019	REVISE PLANS PER PLANNING REVIEW
12.16.2019	RESUBMIT PUD PRELIMINARY PLAN

Developed For:  
**MILL ON ROUGE, LLC**  
 180 ADAMS STREET  
 PLYMOUTH, MI 48170  
 734.431.2918

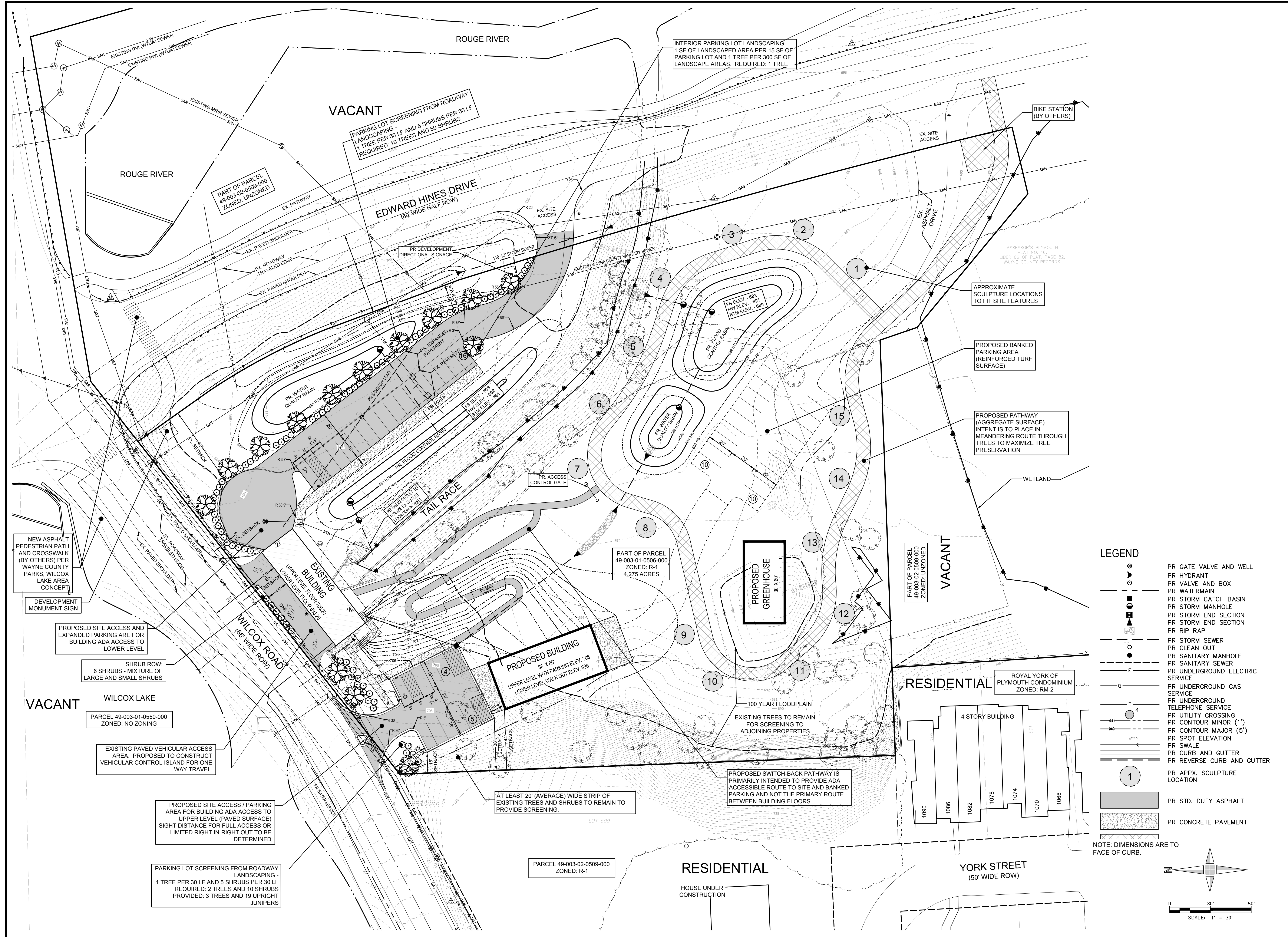
**TOPOGRAPHIC AND BOUNDARY SURVEY**

MILL ON ROUGE  
 230 WILCOX ROAD

CITY OF PLYMOUTH  
 WAYNE COUNTY  
 MICHIGAN

Date: 11.18.2019  
 Scale: 1"=30'  
 Sheet: C2  
 Project: 19612.00

Copyright © 2019 Giffels Webster. No reproduction or use without the prior written consent of Giffels Webster.



**giffels webster**

Engineers  
Surveyors  
Planners  
Landscape Architects

1025 East Maple Road  
Suite 100  
Birmingham, MI 48009  
p (248) 852-3100  
f (313) 962-5068  
www.giffelswebster.com

Executive: MP  
Manager: NS  
Designer: NS  
Quality Control: MP  
Section: 23  
T-01-S R-08-E



DATE:	ISSUE:
11.18.2019	SUBMIT PUD PRELIMINARY PLAN
12.10.2019	REVISE PLANS PER PLANNING REVIEW
12.16.2019	RESUBMIT PUD PRELIMINARY PLAN

Developed For:

**MILL ON ROUGE, LLC**  
180 ADAMS STREET  
PLYMOUTH, MI 48170  
734.431.2918

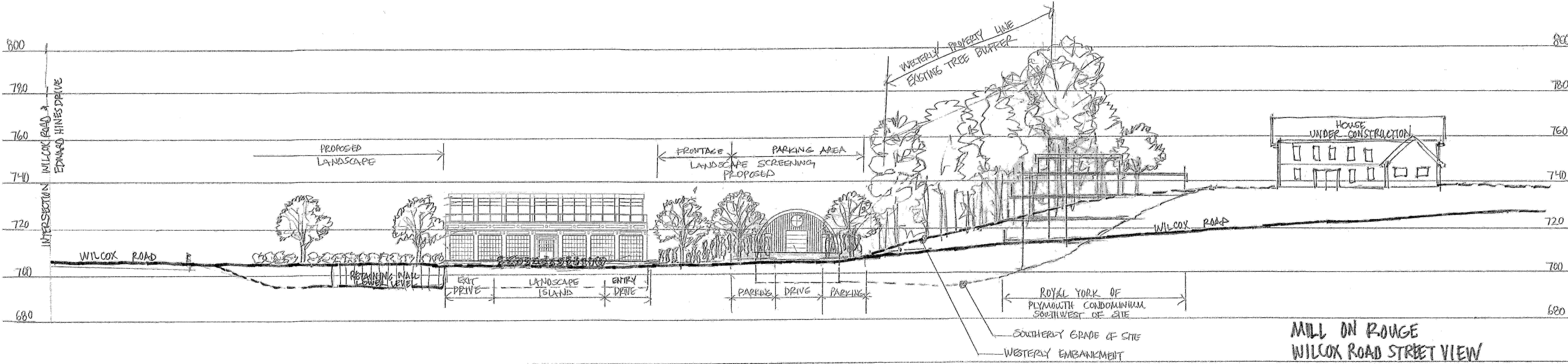
**SITE PLAN**

**MILL ON ROUGE**  
230 WILCOX ROAD

CITY OF PLYMOUTH  
WAYNE COUNTY  
MICHIGAN

Date: 11.18.2019  
Scale: 1"=30'  
Sheet: C3  
Project: 19612.00

Copyright © 2019 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.



MILL ON ROUGE  
 WILCOX ROAD STREET VIEW  
 SCALE HORZ 1" = 20'  
 VERT 1" = 20'



	Engineers Surveyors Planners Landscape Architects	1025 East Maple Road Suite 100 Birmingham, MI 48009 p (248) 852-3100 f (313) 962-5068 www.giffelswebster.com	<table border="1"> <thead> <tr> <th>DATE</th> <th>ISSUE</th> <th>DATE</th> <th>ISSUE</th> </tr> </thead> <tbody> <tr> <td>11.18.2019</td> <td>SUBMIT PUD PRELIMINARY PLAN</td> <td></td> <td></td> </tr> <tr> <td>12.10.2019</td> <td>REVISE PLANS PER PLANNING REVIEW</td> <td></td> <td></td> </tr> <tr> <td>12.16.2019</td> <td>RESUBMIT PUD PRELIMINARY PLAN</td> <td></td> <td></td> </tr> </tbody> </table>	DATE	ISSUE	DATE	ISSUE	11.18.2019	SUBMIT PUD PRELIMINARY PLAN			12.10.2019	REVISE PLANS PER PLANNING REVIEW			12.16.2019	RESUBMIT PUD PRELIMINARY PLAN			Developed For: MILL ON ROUGE, LLC 180 ADAMS STREET PLYMOUTH, MI 48170 734.431.2918	<b>WILCOX ROAD STREET VIEW</b> MILL ON ROUGE 230 WILCOX ROAD CITY OF PLYMOUTH WAYNE COUNTY MICHIGAN	Date: 11.18.2019 Scale: H: 1"=20' V: 1"=20' Sheet: C4 Project: 19612.00 <small>Copyright © 2019 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.</small>
	DATE	ISSUE	DATE	ISSUE																		
	11.18.2019	SUBMIT PUD PRELIMINARY PLAN																				
	12.10.2019	REVISE PLANS PER PLANNING REVIEW																				
12.16.2019	RESUBMIT PUD PRELIMINARY PLAN																					

**MICHAEL A. BOGGIO ASSOCIATES**

30150 Telegraph Rd.  
Suite 150  
Bingham Farms, MI 48025  
248.258.5155  
BOGGIOARCHITECTS@COMCASTNET

ADDITION TO:  
**MILL ON ROUGE**  
230 WILCOX RD.  
PLYMOUTH, MI  
48170

FOR  
MILL ON ROUGE LLC.  
180 ADAMS STREET  
PLYMOUTH, MI 48170

Sheet Title:  
**EXISTING BUILDING RESTORATION AND RENOVATIONS FLOOR PLANS & ELEVATIONS**

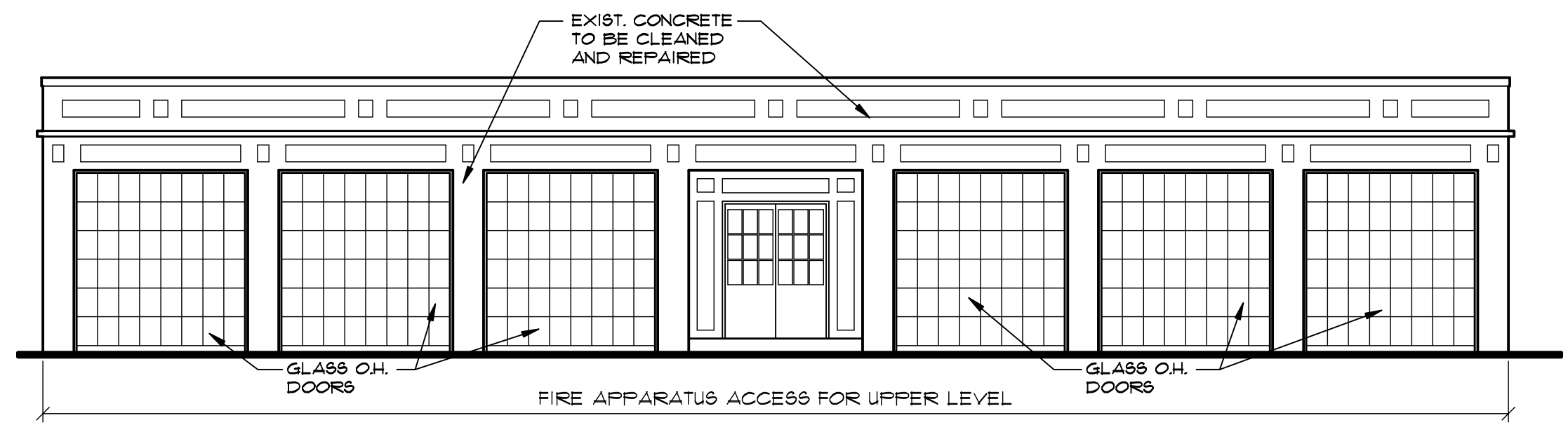
Issued For:

11-18-19  
12-10-19

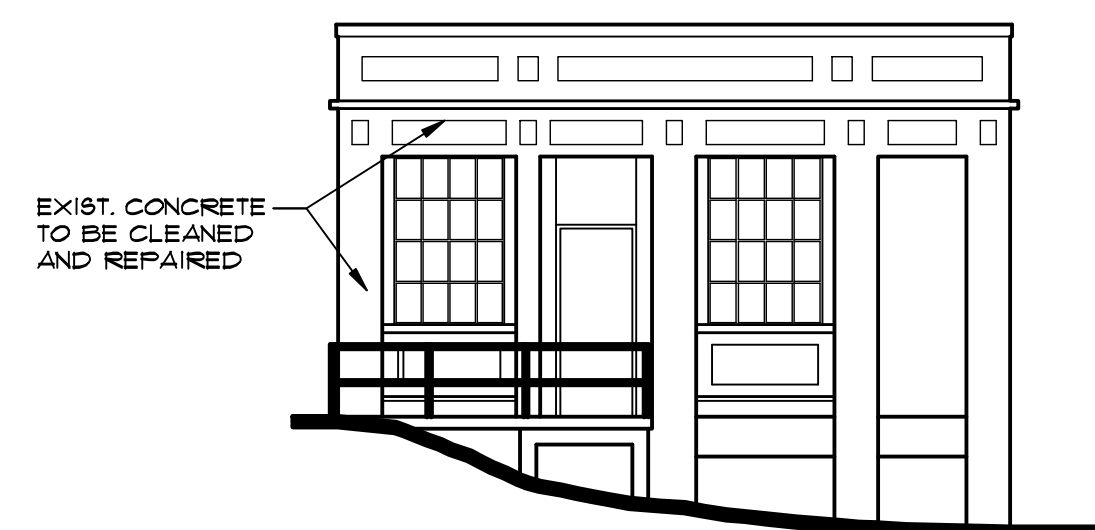
This document and the subject matter contained therein is proprietary and is not to be used or reproduced without the written permission of MBA Architects.

Sheet No.

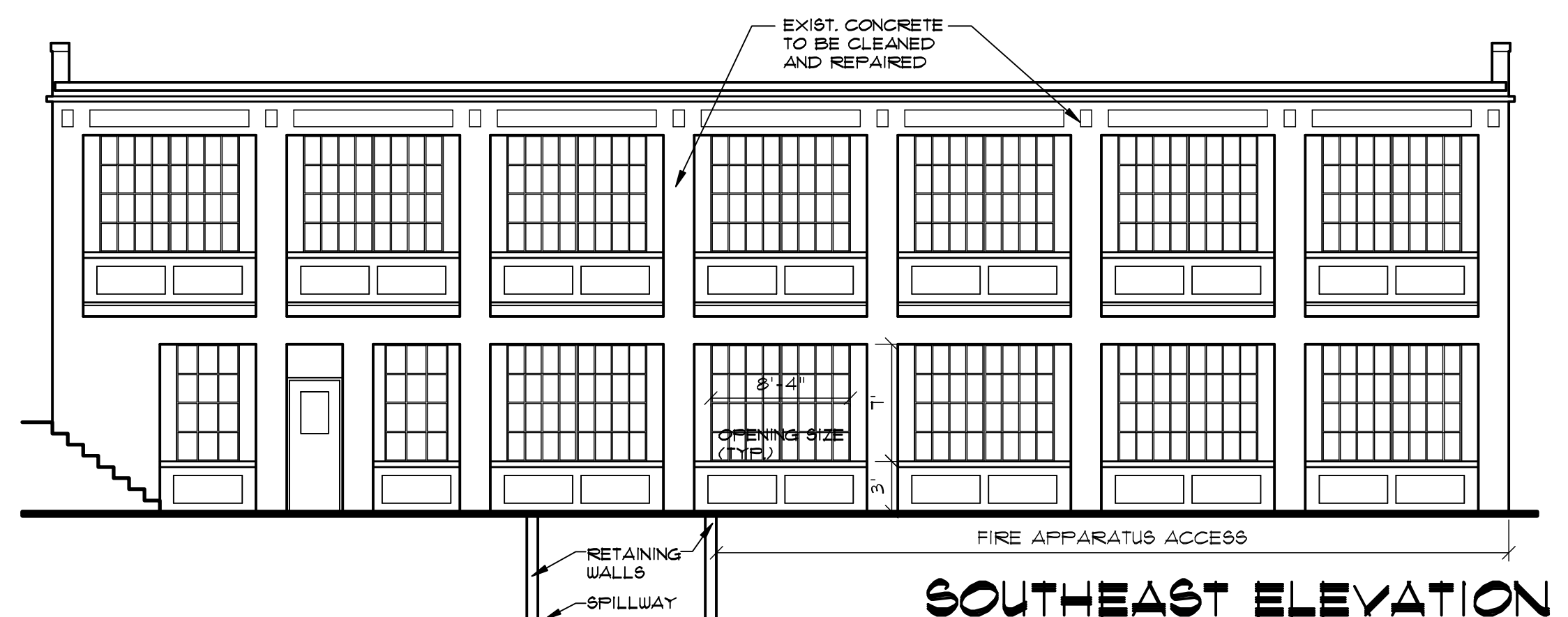
1 = 1



**NORTHWEST ELEVATION**  
1/8"=1'-0"



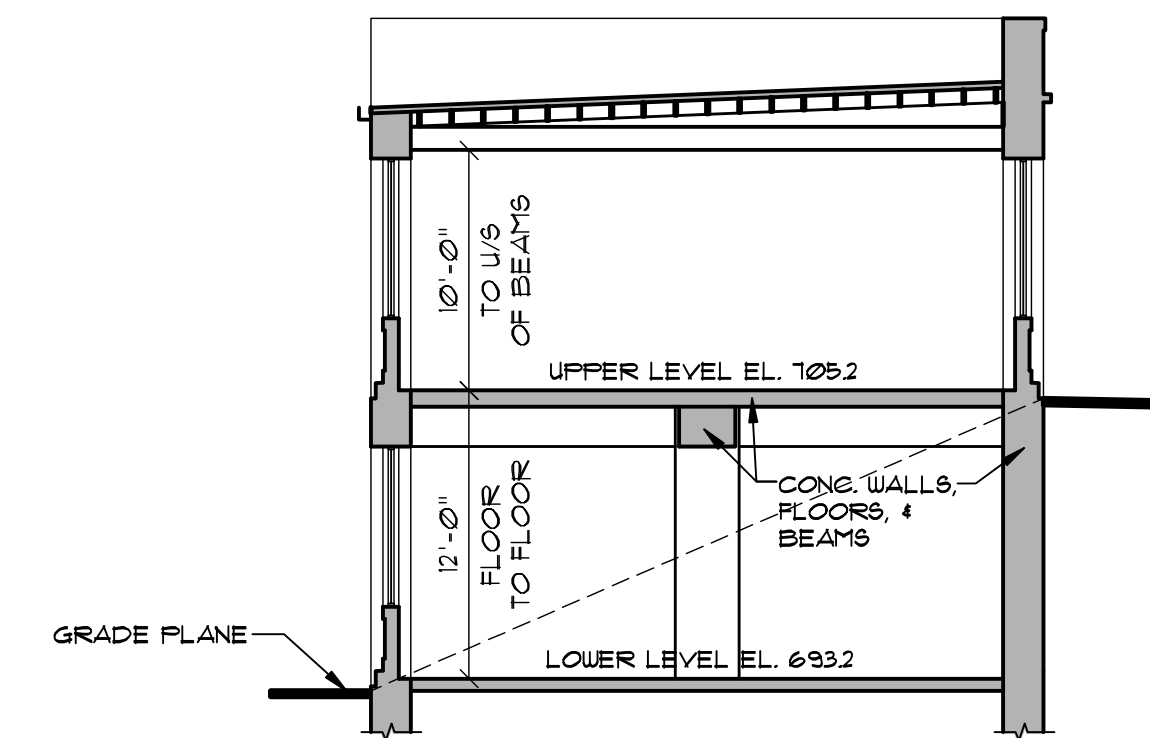
**SOUTHWEST ELEVATION**  
1/8"=1'-0"



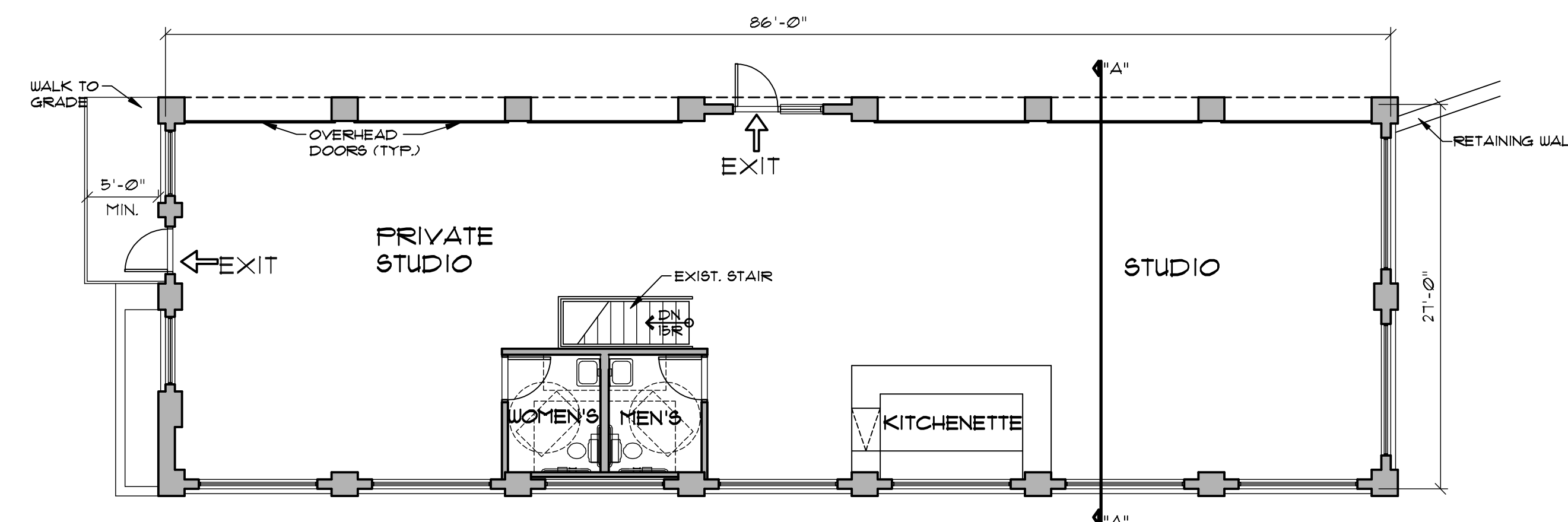
**SOUTHEAST ELEVATION**  
1/8"=1'-0"



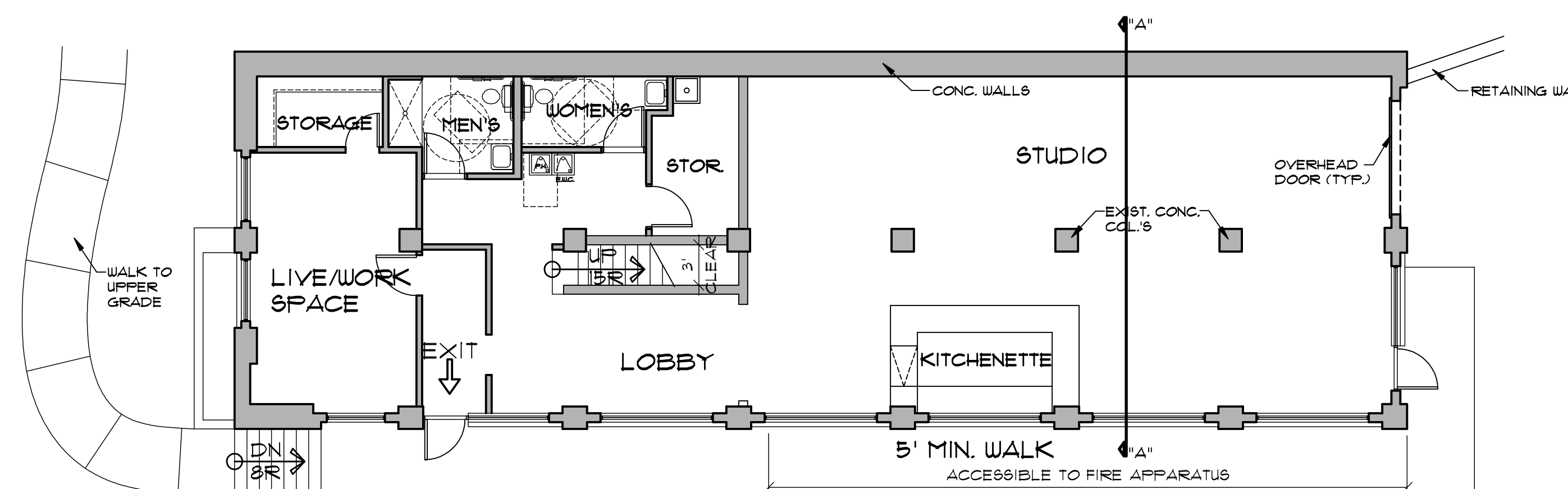
**NORTHEAST ELEVATION**  
1/8"=1'-0"



**SECTION "A"**  
1/8"=1'-0"



**UPPER LEVEL FLOOR PLAN**  
2,400 S.F.  
1/8"=1'-0"



**LOWER LEVEL FLOOR PLAN**  
1/8"=1'-0"

ADDITION TO:

**MILL ON ROUGE**  
230 WILCOX RD.  
PLYMOUTH, MI  
48170

FOR  
MILL ON ROUGE LLC.  
180 ADAMS STREET  
PLYMOUTH, MI 48170

Sheet Title:

EXISTING BUILDING  
TOP FLOOR ADDITION  
SCHEMATIC FLOOR  
PLAN & ELEVATIONS

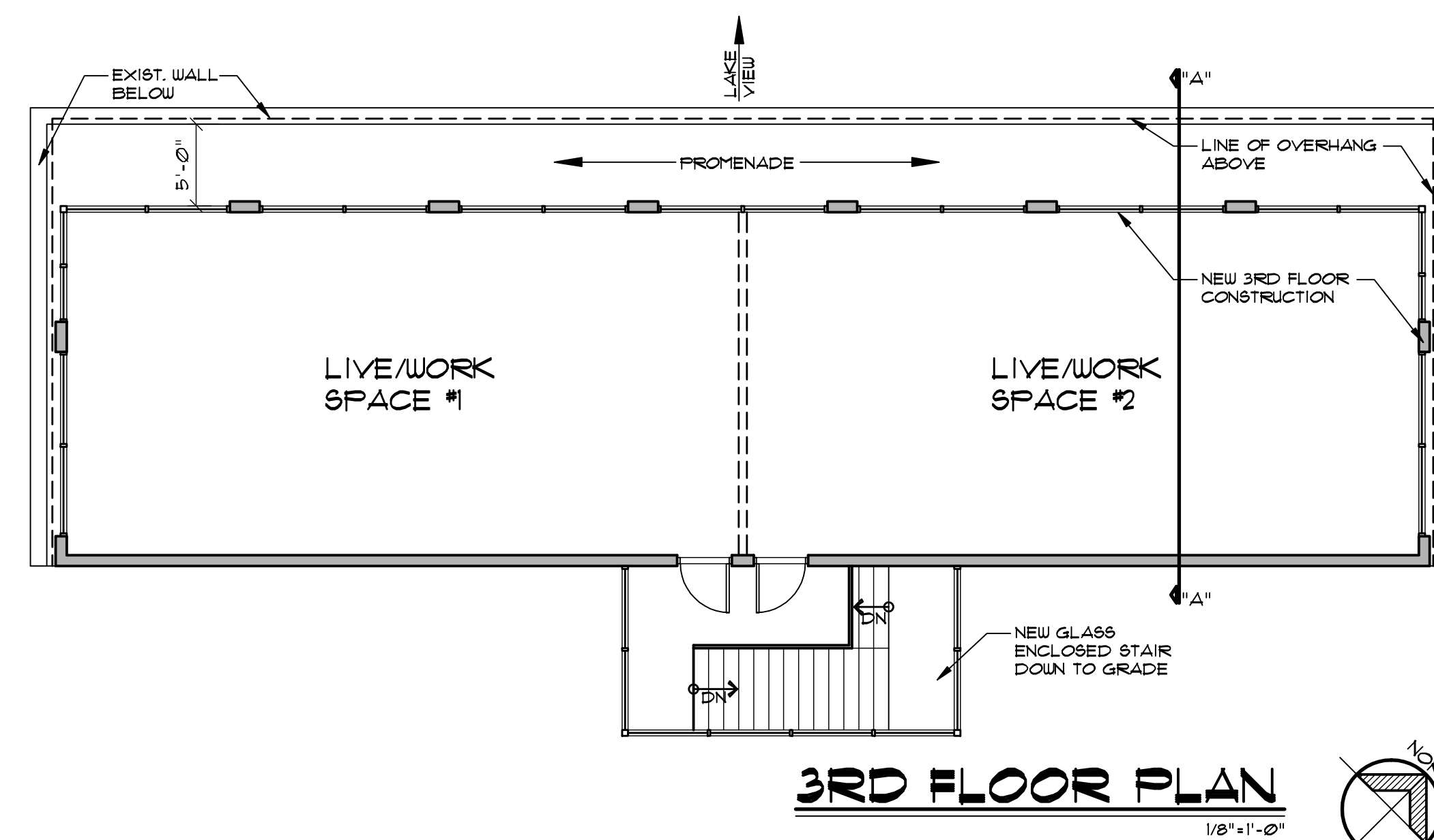
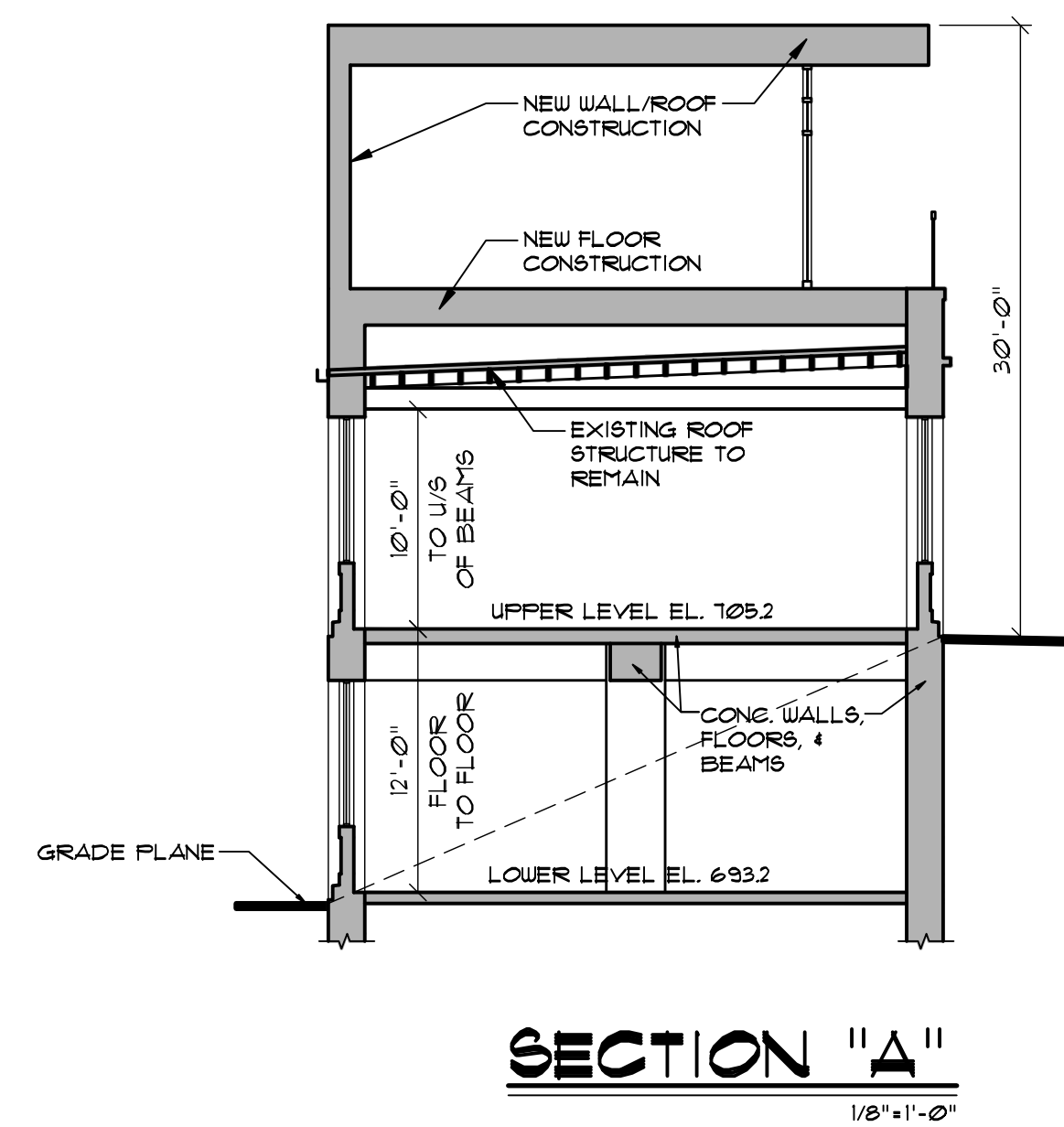
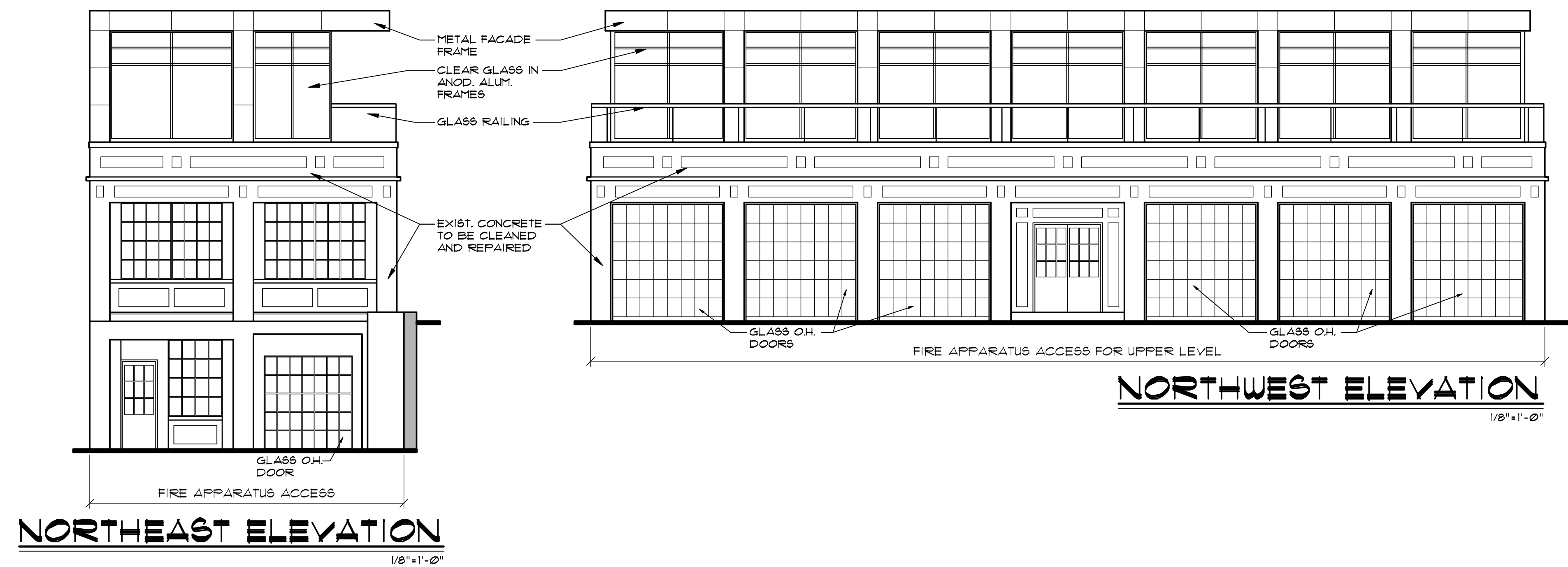
Issued For:

11-18-19

This document and the  
subject matter contained  
therein is proprietary and is  
not to be used or  
reproduced without the  
written permission of MBA  
Architects.

Sheet No.

$\Delta = 2$



ADDITION TO:  
**MILL ON ROUGE**  
230 WILCOX RD.  
PLYMOUTH, MI  
48170

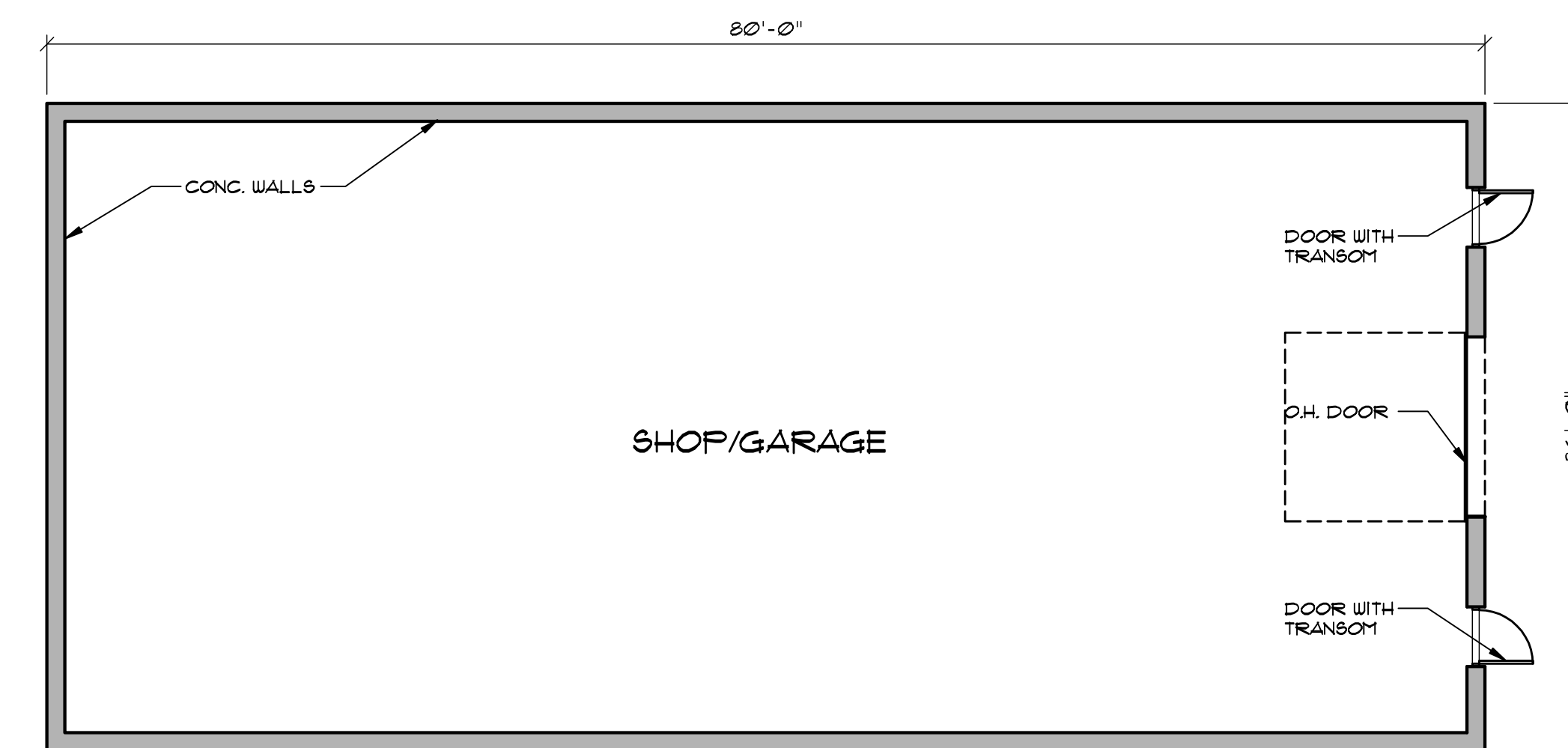
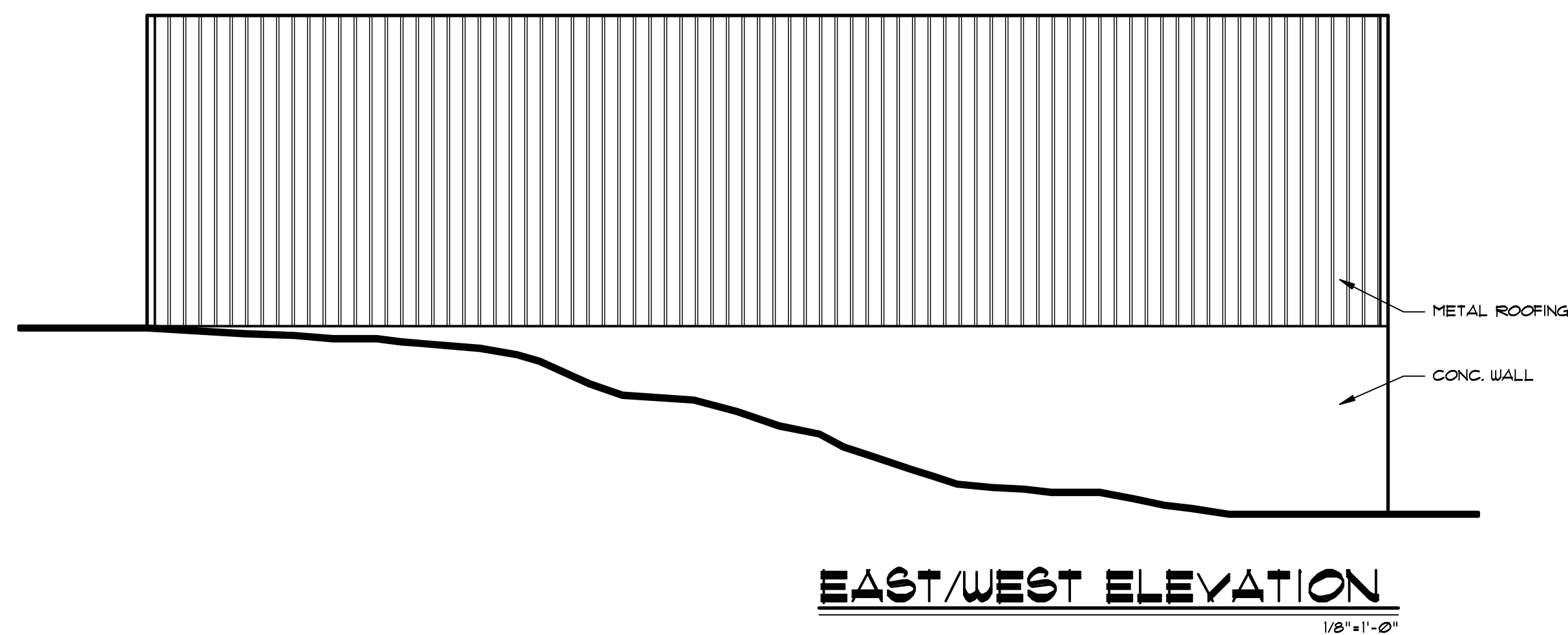
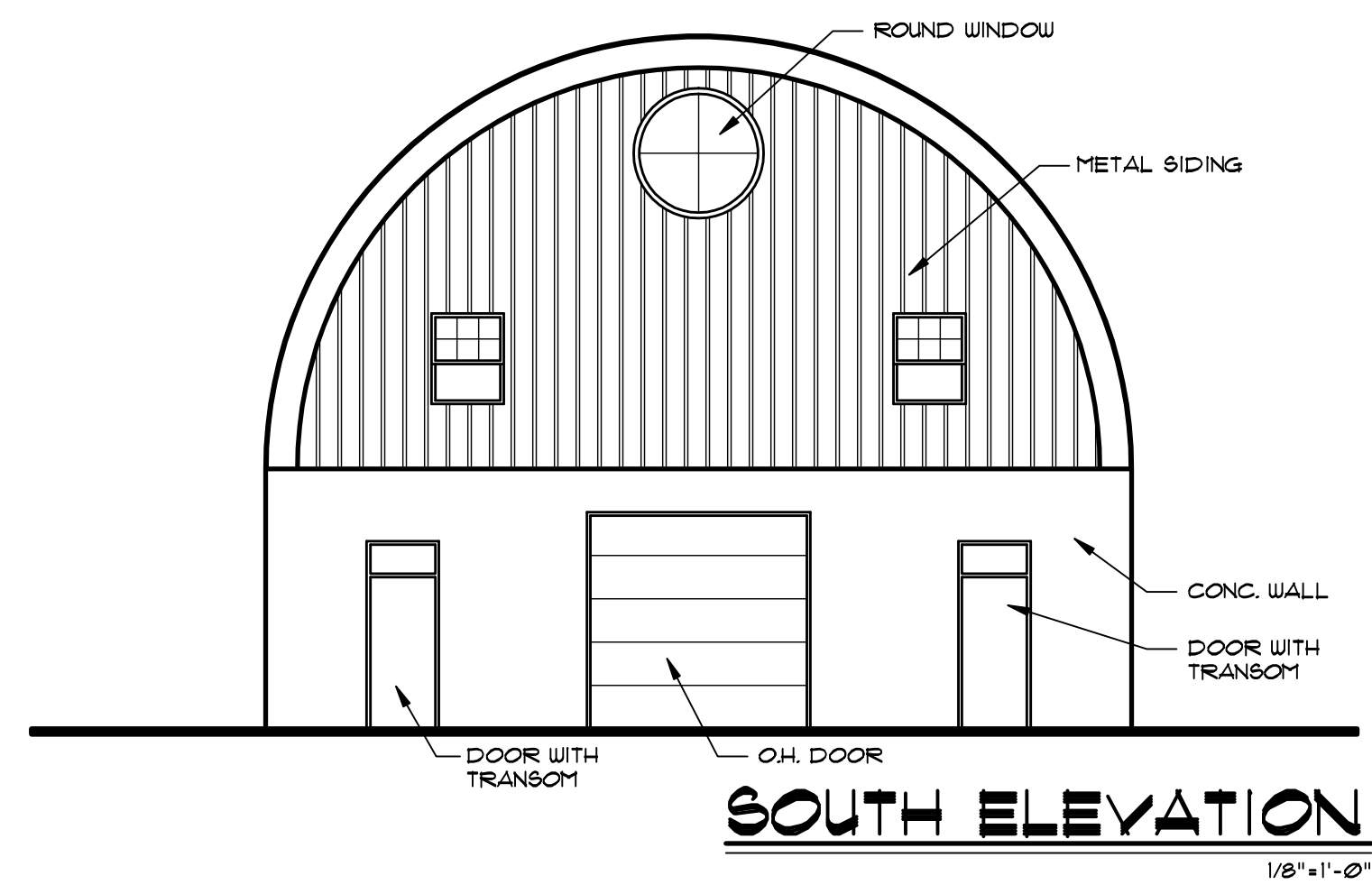
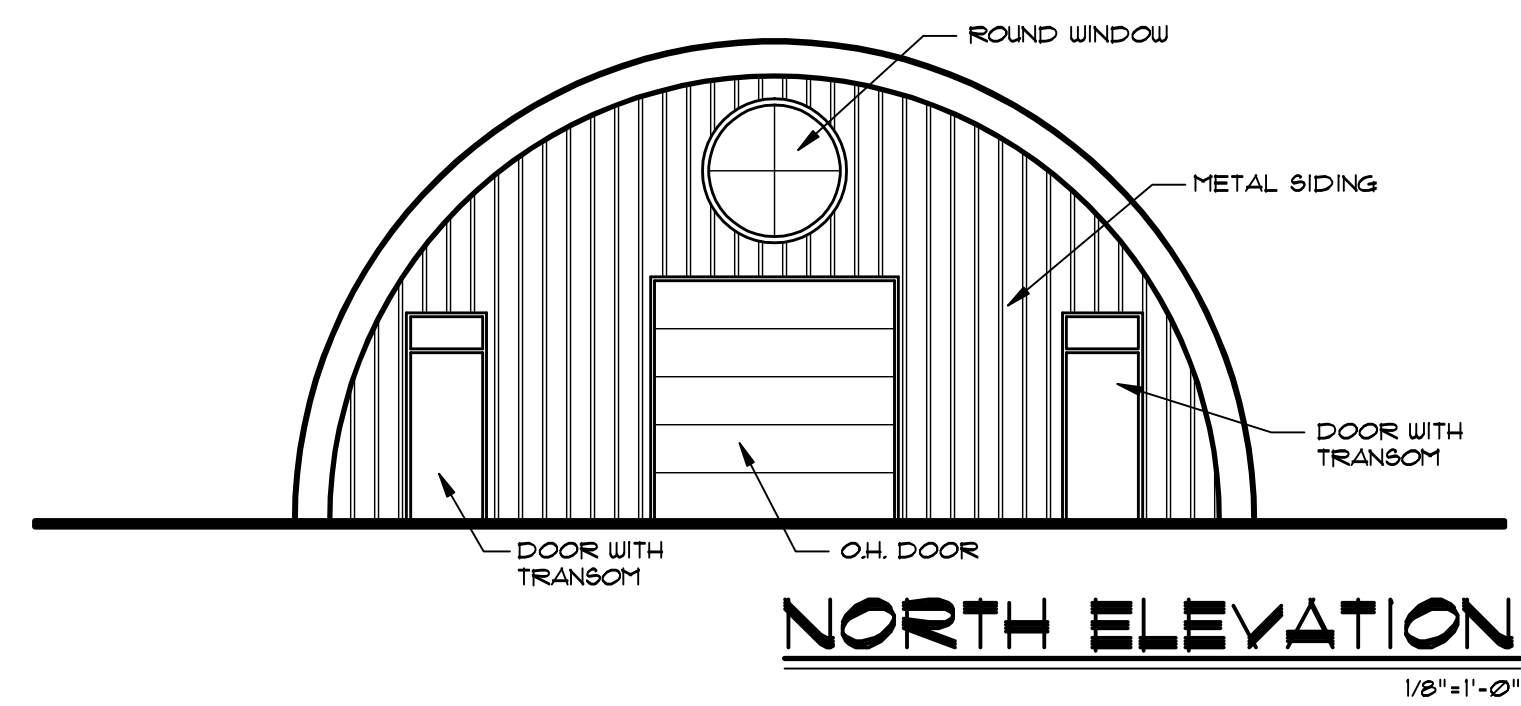
FOR  
MILL ON ROUGE LLC.  
180 ADAMS STREET  
PLYMOUTH, MI 48170

Sheet Title:  
**PROPOSED  
BUILDING SCHEMATIC  
FLOOR PLANS  
& ELEVATIONS**

Issued For:  
11-18-19  
12-12-19 REV.

This document and the  
subject matter contained  
therein is proprietary and is  
not to be used or  
reproduced without the  
written permission of MBA  
Architects.

Sheet No.





**Dykema Gossett PLLC**  
39577 Woodward Avenue  
Bloomfield Hills, MI 48304  
WWW.DYKEMA.COM

Tel: (248) 203-0700  
Fax: (248) 203-0763

**Stephen R. Estey**  
Direct Dial: (248) 203-0538  
Direct Fax: (855) 232-1793  
Email: SEstey@dykema.com

December 16, 2019

Planning Commission  
City of Plymouth  
201 South Main Street  
Plymouth, MI 48170

***Re: REVISED AND RESTATED SUBMISSION of Application by Mill on Rouge, LLC for Planned Unit Development and Site Plan Approval for 230 Wilcox Road, Plymouth, MI ("Application")***

Dear Planning Commission:

As you know, Mill on Rouge, LLC ("Applicant") appeared before the City of Plymouth ("City") Planning Commission on December 11, 2019 ("Meeting"). In light of the comments received at the Meeting, for clarity and simplicity, the Applicant is restating its Application and related materials to clarify and respond to the issues raised by certain members of the Planning Commission in a single submission. Attached hereto are the following:

1. Application for Planned Unit Development;
2. Letter of Authority from Wayne County;
3. Site Plan and Tree Inventory;
4. Elevation showing additional proposed building from street view;
5. A list of pertinent provisions from the Approval of the Sale of the Wilcox Mill Building, 230 Wilcox, Plymouth, MI, as it relates to development restrictions;
6. Updated Wetland Delineation/Determination Report prepared by Atwell;
7. Proposed Construction Phases;

8. A list of community project partners and supporters; and
9. Rehabilitation Standards and Guidelines.

Since the submission of the Original Application, the Applicant has made the following revisions to the Site Plan:

- i. Labeled all current land uses of abutting properties;
- ii. Noted on Sheet C-2 that the parcel is within the 100-year floodplain. The floodplain boundary is located on the plans. (However, as noted at the Meeting, the County has applied for a floodplain map amendment and the Applicant believes the Property will be removed from the floodplain);
- iii. The coffee areas have been revised to indicate that they are kitchenettes;
- iv. The additional proposed building has been reduced in size and labeled as a proposed building; and
- v. The parking area on the North along Wilcox has been moved back and additional vegetative screening has been added.

We again want to reiterate that we are delighted to be able to bring this once in a lifetime project to the City. For years the aging former Plymouth Engine Tap Plant located at 230 Wilcox Road, Plymouth, MI 48170 (“Property”), also known as the Wilcox Mill (“Mill”) has languished, failing into disrepair. The Applicant was recently awarded a public-private partnership by Wayne County after a lengthy review process through the County for a rehabilitation and adaptive reuse of the historic the Mill (“Project”).<sup>1</sup>

The Property is 4.275 acres and the Mill located thereon is a nearly 100-year-old historic structure designed by Albert Kahn for Henry Ford, and originally powered by a Thomas Edison hydroelectric generator. This site has both regional and national historic significance through its roles in both the automotive industry, as a Ford Motor Company part factory from 1923 to 1947, and as part of the “Arsenal of Democracy” during World War II when production was converted to engine parts for the B24 Liberator Bomber.

---

<sup>1</sup>The Property cannot be sold or developed without approval from Wayne County, which is a complex and lengthy process subject to multiple competing bids.

The building and surrounding Property are in desperate need of rehabilitation, remediation, and revitalization, and the site is not currently open to the public or accessible access.<sup>2</sup> The Applicant is proposing a comprehensive rehabilitation and adaptive reuse of the building and grounds into a dynamic campus to foster the arts, including a large area which may be utilized as a sculpture garden and is intended to be a park like space, while also tying into the Hines Parkway recreation and greenspace. These uses will be coupled with residential living space, including for the artist in residence, Tony Roko, who is an award-winning, world class artist along with other complimentary uses to support the financial model of the Project. Tony's profile will serve as a creative engine and attraction for this space and the community at large.

Specifically, this project will transform the currently vacant and blighted site into an exciting new beacon of arts, culture, and Plymouth and Wayne County heritage. The main components of the development include:

- The historical rehabilitation and adaptive reuse of the Plymouth Mill Building into a mixed-use building in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as defined by the United States Department of the Interior.
- Residential living space available for lease from Mill on Rouge, LLC which will provide a portion of the income stream to support the Project.
- Art Foundation, a 501(c) nonprofit will provide art training to underserved youth populations, local students, and others in the community.
- The Art Foundation Gallery – showcasing the artwork of AF Students as well as openings for other artists.
- First floor and outdoor space which may be leased for parties and receptions by community residents and others.
- An arts education flex space for arts programming and on-going art entrepreneurial training.
- Available space on the first floor for lease to support the underlying mission, as well as temporary pop-up retail booths;

---

<sup>2</sup> There are No Trespassing signs posted on the Property. Notwithstanding this fact, we understand that from time to time various people have attempted to use the site as a parking area for fishing.

- A small gift shop for the Art Foundation to assist in raising funds for its educational mission.
  
- Outdoor features that integrate this Project into the Hines Park and recreation areas including:
  - Protection of a vast number of natural woodlands and trees on the Property. Only a limited number of trees will be removed of the 40 trees having an average dbh of 12” or greater, with most all being preserved.
  
  - An open space area called the “Inner Child Sculpture Garden” (“Sculpture Garden”) will be provided by the Applicant with contributions from the Art Foundation. It is anticipated that the Art Foundation will be providing sculptures as funding permits through its 501(c)(3) company. The vision contemplates that sculptures would be designed by AF students (and/or donated by other third parties) and the winning designs created by these children would then be translated into life-size sculptures that look like the child’s design by a third party vendor, with student design winners potentially earning a design stipend. This Sculpture Garden will be an evolving concept and, while privately owned, operated and maintained by the Applicant, will be integrated into the Hines Parkway and open for visitors to the extent possible and when not in private use.
  
  - A dedicated bike air-fill station and repair area for the benefit of cyclist traveling along the Hines Parkway will be provided by the Applicant, which will be open from dawn to dusk.
  
  - Outdoor programming space and rentals for events and activities relating to the educational and community benefits of the Project. These may include local community art shows, auto shows, merchant markets, historical and Property tours, weddings, presentations, talks, art fairs, food truck events, local school field trips, and other events. Each of these uses will be provide income and funding to help sustain the Project. An additional banked parking area is proposed to accommodate parking for this type of programming as well as community events.
  
  - Coordination of partnership events with local schools (i.e. Starkweather) and local businesses such as Westborn Market and others.

- A greenhouse on site which will be provided to grow vegetables and flowers and plants for sale at local farmers markets and potentially at Westborn Market in Downtown Plymouth. This will further enhance the agricultural components of the site, and is a further connection to the original vision of Henry Ford in the creation of the Village Industry Mills to integrate the automotive industry with agriculture.
- An additional proposed building, which will provide needed storage for event equipment as well as maintenance vehicles for the Sculpture Garden and greenspace areas as well as a framing studio for the artists. The building's design pays homage to the industrial design and legacy of Albert Kahn and the historical use by Ford Motor Company.
- The Property contains a 0.02 acres of wetland and a 0.03 acres of wetland (total of 0.05), which comprises a negligible area of the total site and will be regulated by EGLE. The wetlands are not impacted, as no improvements are proposed for the wetlands.
- The Art of RoKo Studio for RoKo and his apprentices, students, and visiting artists.
- A live-work space for Tony RoKo, the artist in residence which will support the mission of the Art Foundation and creative components of the overall project.

Mill on Rouge, LLC will be the sole owner of the Property. The Art Foundation and Tony Roko will each lease space from Mill on Rouge, LLC as tenants. The resulting arts campus and Sculpture Garden will serve as the new gateway to Plymouth, at the same location where the existing "Welcome to Old Village Plymouth" sign is located, creating better connectivity between the town and Hines Parkway system, while also helping to create better cultural and creative connectivity between the Plymouth Community and all of the communities of Wayne County.

The chief creative engine of this project is Tony RoKo, who will be the artist in residence living and working at the Property. It is critical to incorporate adequate living space in the Mill for this purpose. Tony is an acclaimed artist and life-long Plymouth resident. His high profile will energize and elevate the activities at this space and fuel its underlying mission.

This Project presents a dynamic and exciting opportunity for the City, which will ensure a commitment to the protection and preservation of the living artwork of Albert Kahn's architectural

legacy, while leveraging a world-class artist to provide significant community outreach as outlined above and a one of a kind showcase development for the City.

## I. THE PLANNED UNIT DEVELOPMENT ELIGIBILITY & SITE PLAN:

Given the unique challenges facing this Property, the Planned Unit Development (“PUD”) provides the necessary design and planning options to permit flexibility and encourage the innovated uses proposed by the Applicant in order to, at the same time, preserve and protect the significant historical and architectural features of the Mill, among other things. Under the City’s Zoning Ordinance (“Ordinance”), a PUD may be applied for in any zoning district and any land use may be authorized under the PUD. *See* Ordinance, Section 78-311. The Applicant clearly meets the eligibility requirements as it must only meet one of the below criteria, and it satisfies all four:

Article XXIV. Sec. 78-311

*(C) The applicant for a planned unit development must demonstrate all of the following criteria as a condition to being entitled to planned unit development treatment:*

*(1) Grant of the planned unit development will result in one of the following:*

*a. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;*

The Project meets this criterion as it will rehabilitate a neglected historic structure and transform a blighted, postindustrial lot into green space with a park like area, featuring agricultural installations and plantings, walking paths through the Sculpture Garden, a dedicated air-fill station for cyclist, and reinforced turf areas for outdoor programming. The design of the Project and planned uses will aid in supporting the overall mission of the Project.

*b. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;*

The Project meets this criterion as it includes the preservation of the non-invasive trees on the site (most all of the trees with a dbh above 10” are proposed to be preserved), as well as the reintroduction of native flowering grasses and flowers after clearing of blight and debris and regrading for stormwater compliance. The Project also includes the protection of any existing wetlands, as well as the protection of the historic tailrace structure.

- c. Long-term protection of historic structures or significant architecture worthy of historic preservation; or*

While the Applicant has demonstrated it meets PUD eligibility under (a) and (b) above, it must be noted that PUD eligibility is met by criteria (c) alone and that no other criteria need be met as the Project centers on the rehabilitation and adaptive reuse of the historic Mill, a nearly 100-year-old historic structure, designed by Albert Kahn for Henry Ford, and originally powered by a Thomas Edison-designed hydroelectric generator. The test here is not whether any developer of this site would protect this historic structure, but whether the Project will do so. The Applicant was specifically selected by Wayne County for this express purpose after an exhaustive review.

The rehabilitation of the Mill will all be done according to the Secretary of Interior Standards for Rehabilitation to best preserve the historical integrity of the building, and is a deed restriction included in the development agreement with Wayne County. These measures are also part of the longer sustainability plan for the site.

- d. A nonconforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.*

The site will be more conforming in that the existing storm water management is currently nonconforming and this Project will bring that storm water management into conformity with the Ordinance. Moreover, the rehabilitation and removal of blight will render the site less offensive.

- (2) The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities.*

The Project will not create an increased burden on public services or facilities. The proposed use requires less water and sewer usage and fewer vehicular trips than allowed under current zoning. In fact, if the site were developed as currently zoned (Single Family Residential) it would likely yield 12-15 single family units. The site is served by public streets and will be served by public utilities. The site plan includes bringing the site into compliance with applicable stormwater and floodplain regulations with the addition of stormwater quality and flood storage facilities. This will be the first time the site will be in compliance with any such regulations.

- (3) The proposed planned unit development shall be consistent with the public health, safety and welfare of the city.*

The Project will be consistent with the public health, safety and welfare of the City. In fact, the proposed development will dramatically improve the public health and safety of the site over its current state through the removal of debris, rusted metal structures and fencing, and blight. The

Project will also remove the existing public safety hazards related to the neglected structure and improve stormwater quality.

- (4) *The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land.*

The Project will have a very positive environmental impact with implementation of stormwater best management practices to the site. The proposed development also includes the preservation, rehabilitation, and adaptive reuse of a deteriorated historic structure, guided by the Secretary of Interior Standards for Rehabilitation. The Project will transform a blighted lot into a passive area with walking trails, Sculpture Garden, as well as provide an art showcase.

- (5) *The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties.*

The Project will eliminate the public works compost and storage yard, which is a current eyesore to surrounding properties, converting it into green space with a Sculpture Garden. The existing historic structure will be rehabilitated and activated, rather than being boarded up and closed or demolished. And new pedestrian access will be created on the site through the Sculpture Garden. These site improvements have no anticipated negative economic consequences on the surrounding properties.

- (6) *The proposed planned unit development shall be under single ownership and/or control such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with this article.*

The Project will be under single ownership of Mill on Rouge LLC with various entities that will lease from Mill on Rouge, LLC, such as the Art Foundation and Tony Roko, among others.

- (7) *The proposed planned unit development shall be consistent with the goals and policies of the city master plan.*

The Project meets the spirit of the master plan through the preservation and repurposing of the Mill and the creation and maintenance of a park like green space area.

- (8) *The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts.*

The Project will reactivate the existing historic building with the addition of a proposed building all being less intense than what could be developed under current zoning (R-1) and what is currently existing on one adjacent parcel (RM-2) with existing 4-story elevation.

- (9) *A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.*

Again, the PUD zoning is necessary to accomplish the rehabilitation and preservation of the historic structure, as well as the implementation and operation of the various art programs in the proposed development through a mixed-use environment. Given the significant challenges of developing this site, a PUD is the best vehicle to facilitate its return to beauty and grandeur.

## II. RESPONSES TO CWA REPORT:

Below are direct responses to the Carlisle Wortman Associates, Inc. (“CWA”) report prepared on December 6, 2019 (“Report”):

1. What is the regulatory status of tail race (i.e. Is it regulated by EGLE?) and regulatory status of large wetland that straddles the southeast corner of the project site.

**RESPONSE:** Atwell, LLC’s Updated “Wetland Determination/Delineation Assessment Report” states that it’s their professional opinion that the wetland should be considered regulated by EGLE. Application has been made by the Applicant to EGLE for wetland confirmation and tail race jurisdiction.

2. Provide a fuller description of proposed uses including:

- a. Will the lower level public studio be used as a retail art gallery, classroom, event space? If so, the number of events/classes per month need to be provided.

**RESPONSE:** See above. The lower level studio will be utilized for art education and training by the Art Foundation, Tony Roko and visiting artists. It may also be leased for various events, all of which will support the Project. It is anticipated that there will be 1-2 monthly events and some signature events throughout the year to promote and advance the mission of the Art Foundation. There may also be private showings and the gallery will be open to the public on certain days of the month.

- b. Is the lower level live/work unit an office?

**RESPONSE:** Yes. This space is intended for use by the artist in residence as both a living area and work area. The artist in residence, Tony Roko, will provide a creative engine to the project as well as national name recognition.

- c. How will be coffee stations be used? Are these spaces actually kitchens?

**RESPONSE: These areas are actually kitchenettes and have been relabeled as such on the updated site plan.**

- d. Will the upper level private studio also be used for events/classes? If so, the number of events/classes per month needs to be provided.

**RESPONSE: This area will be reserved for private exhibitions only with occasional private events being held in the space to promote the artist and his work.**

- e. Where will the occupants of the new third floor live/work units work? Will these units only have one-bedroom?

**RESPONSE: This is additional space for the artist in residence as part of the living area provided in the building.**

3. Locate easement of tail race on site plan, if any.

**RESPONSE: No easement is required. The tail race is not functional and has been closed for many years.**

4. Consider locating gravel trail on other side of entry drive to move further away from southern wetland.

**RESPONSE: The Applicant has considered this, but believes the current location is sufficient as there is no impact on the wetland. The other side of the entry drive would require significant grading impacts and is not desirable.**

5. Provide description of how proposed grading and greenhouse will impact the floodway.

**RESPONSE: Any fill that occurs in the floodplain will receive compensating excavation to offset any loss of flood storage volume. The Applicant will obtain a permit from EGLE to insure there is no impact to the neighboring sites.**

6. Whether the proposed utilities meet the criterion needs to be confirmed by the City's Engineer and an opinion provided at this stage of the project review.

**RESPONSE:** There is sanitary sewer on the Property as noted on the site plan. In addition, all franchised utilities (electricity, gas, etc.) are present on the Property. As noted on the Site Plan, domestic water service will be extended from the main located at Holbrook and Wilcox.

7. Provide description of contamination on this site, and EGLE's role in overseeing the remediation approach and/or implementation.

**RESPONSE:** As addressed at the Meeting, the Applicant is reviewing this with Wayne County, but does not believe there is contamination on site based on the preliminary information provided to date. Further clarification on this issue will be provided as the PUD and Site Plan process progresses.

8. Will the property owner be the one principal in control and subject to the development agreement?

**RESPONSE:** Yes. Mill on Rouge, LLC will be the sole owner in control of the Property subject to the Development Agreement. The Art Foundation and Tony Roko will lease space from the Mill on Rouge, LLC.

9. The need for such a large accessory building needs to be further described.

**RESPONSE:** As discussed at the Meeting, the building is now identified as a proposed building and not an accessory structure. It is necessary to provide storage for event equipment as well as site maintenance equipment and storage for vehicles. The upper level will be utilized for vehicular and equipment storage along with an area for framing. The lower area will primarily store event and other site related equipment. However, the Applicant has considered the comments of the Planning Commission, and, as a result, reduced the size of the additional proposed building and provided an elevation to better visualize it in relation to the Mill.

- C. **Schedule of Regulations.** Proposed building height/number of stories of renovated historic building.

**RESPONSE:** The proposed third level to the existing building will bring the total number of stories to two stories (north side), three stories (south side), and an average of 2.5 stories as noted on the plans. The additional living space is necessary for the artist in residence and to support the Project and its mission. With regard to the third floor, we have attached a copy of the outline of the rehabilitation standards and guidelines. It is the Applicant's

position that the third floor meets rules 9 and 10 exactly and is ADA compliant. The live work unit in the existing building will be completely barrier free and therefore the additional residential area on the third floor will not be required to be accessible. In addition, the Michigan Building Code provides: "An accessible route is not required to stories and mezzanines that have an aggregate area of not more than 3000 sq. ft. and are located above and below accessible levels." An elevator is part of an accessible route when there are multiple floors. Since each floor of the existing building are accessible via the parking areas located on each side of the Mill, the upper (third) floor is exempt and an elevator is not required. The building renovations will include all other barrier free items, such as accessible parking, ramps, entrances, doorways, maneuvering space, plumbing fixtures, toilet rooms, electrical apparatus, kitchen cabinets, countertops and appliances.

- D. **Parking/Loading.** 1. Planning Commission to determine if banked parking needed to accommodate future uses. 2. Reduce size of accessory building and move banked parking closer to building (and out of trail loop/trees). 3. Add loading/unloading space to site plan; show turning movements of truck types expected to make deliveries/pick-ups.

**RESPONSE:** The Applicant believes that banked parking will be necessary to accommodate event parking from time to time. Larger events will be important to supporting the overall Project model. Deliveries / pick-ups will be made by pickup truck or short body delivery van. Deliveries/pick-ups will be made to the east side of the lower level using the circular area for turn-around.

- E. **Circulation.** 1. Need for Wayne County Road Commission approval of new use of existing driveway, and drop-off area/Wilcox parking lot. 2. Recommend that drop-off lane be narrowed so that partition between this lane and Wilcox Road can be widened to accommodate trees and landscape screening. 3. Additional justification for one-way in and one-way out configuration of Wilcox parking lot.

**RESPONSE:** The Applicant understands the need for Wayne County approval. The drop off lane needs to be a minimum of 15' wide for safe use. The island will be 5' wide to allow for some planting of shrubs for screening.

- F. **Sidewalks.** 1. Pedestrian connection to the building along south side of Wilcox Road from Hines Drive. 2. Need for elevator to meet Americans with Disabilities Act requirements.

**RESPONSE:** The Applicant does not believe that this is necessary at this time as the additional crossings and improvements have not been constructed by Wayne County. Moreover, the existing conditions, including limited space, a guard rail, and steep embankment, among other factors, make connection to the building on the south side impractical. Further, this would add a significant expense that would otherwise impact the feasibility of other critical components of the Project. The Applicant will be providing a pedestrian pathway for the Sculpture Garden.

G. **PUD Agreement.** Develop PUD Agreement with performance guarantees for public benefits.

**RESPONSE:** The Applicant will cooperate in developing a PUD Agreement which is in compliance with the requirements of the City's Ordinance.

G. [sic] **Architectural Elevations.** 1. Applicant to describe how restoration standards of the historic building will be enforced/approved.

**RESPONSE:** These items are addressed in Tab 5.

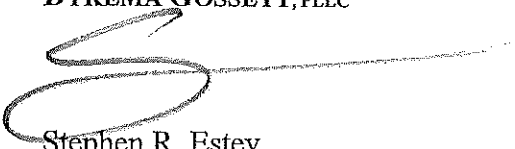
### III. CONCLUSION:

Due to the public-private partnership structure with Wayne County and the terms of the underlying acquisition, we would respectfully request that this matter be scheduled for public hearing as soon as practicable.

We trust the foregoing adequately addresses the issues discussed at the Meeting and will further assist the Commission in reviewing this matter. We will address any further questions as it relates to these issues at the Planning Commission Meeting on January 8, 2019.

Regards,

**DYKEMA GOSSETT, PLLC**



Stephen R. Estey

Enclosure

# Exhibit 1

CITY OF PLYMOUTH  
201 S. MAIN STREET  
PLYMOUTH, MI 48170  
PHONE (734) 453-1234  
FAX (734) 455-1892

**APPLICATION FOR SITE PLAN REVIEW**

**MUST HAVE A PRE-APPLICATION MEETING PRIOR TO SUBMITTAL  
UNLESS WAIVED BY THE COMMUNITY DEVELOPMENT DIRECTOR**

**ALL SITE PLAN APPLICATIONS “MUST” MEET THE DEADLINE AND BE PAID BY 3PM.  
THERE WILL BE “NO” EXCEPTIONS**

(Required for all Multiple Family Residential, Single Family Cluster Residential, and all Non-Residential development.)

**GENERAL INFORMATION**

Site plans for all Multiple Family Residential, Single Family Cluster Residential, and all Non-Residential developments must be reviewed and approved by the City of Plymouth Planning Commission before building permits may be issued.

This application and all necessary supportive documentation must be submitted with **SIXTEEN (16) COPIES FOLDED AND STAPLED** to the Building and Engineering Department before the review process can begin. Site plans submitted for review must be in the hands of the City **BY 3:00 PM THE DEADLINES FOR THE PLANNING COMMISSION MEETINGS ARE LISTED ON THE WEB SITE.** **SITE PLAN REVIEW FEE \$1,500.00 Plus \$50/acre or fraction thereof**

Applicants seeking site plan approval are encouraged to familiarize themselves with the City of Plymouth Zoning Ordinance, Zoning Map, and Master Plan in order to assure that:

1. The land is properly zoned to permit the use proposed for development of the site; and,
2. The building height, bulk, density, area, off-street parking, landscaping and screening requirements of the zoning ordinance are met.

Copies of the Zoning Ordinance, Zoning Maps and Master Plans may be obtained from the Building Department. The Zoning Ordinance is also available from the City's website at <http://www.ci.plymouth.mi.us>

**Applicant MUST receive invoice from Comm. Dev. Dept. before payment**

**REVIEW PROCESS**

This application will be initially reviewed for completeness by the Building and Engineering Department. Applications, which are incomplete, will be returned for modification.

Following receipt, applications are distributed to City department heads and to the City's planning consultant where they are reviewed for compliance with City codes and ordinances.

The Building and Engineering Department notifies applicants of the date and time of the Planning Commission meeting during which the application will be reviewed. They will also provide applicants with a copy of the planning consultant's comments and recommendations concerning the application. **UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH THE CHAIRMAN IN ADVANCE, THE PLANNING COMMISSION WILL NOT REVIEW A SITE PLAN UNLESS THE APPLICANT OR HIS/HER AUTHORIZED REPRESENTATIVE IS PRESENT AT THE MEETING.**

**THE PLANNING COMMISSION MEETINGS ARE THE SECOND WEDNESDAY OF THE MONTH IN THE CITY OF PLYMOUTH COMMISSION CHAMBERS, 201 S. MAIN STREET, PLYMOUTH, MI AT 7:00 PM.**

**CITY OF PLYMOUTH  
APPLICATION FOR SITE PLAN REVIEW**

- A. THE FOLLOWING INFORMATION IS TO BE COMPLETED BY THE BUILDING AND ENGINEERING DEPARTMENT AT THE TIME OF APPLICATION SUBMITTAL:

SITE PLAN NUMBER: \_\_\_\_\_

- B. THE FOLLOWING IS TO BE COMPLETED BY APPLICANT PRIOR TO SUBMITTAL OF SITE PLAN (PLEASE PRINT OR TYPE).

<b>ADDRESS OF DEVELOPMENT</b>	<b>PROPOSED</b>
1.	230 Wilcox Rd Plmyouth, MI 48170
Developers Name	Mill on Rouge, LLC. - Owner: Tony Roko
Address	1182 Roosevelt St. Plymouth, MI 48170
Phone/Fax Number	734-576-2600
Email Address	info@artofroko.com

**(ALL CORRESPONDENCE FROM THE CITY WILL BE MAILED TO THIS ADDRESS)**

2.	Legal Property Owner	Wayne County (see attached authorization letter)
	Address	500 Griswold Detroit, MI 48226
	Phone/Fax Number	p: 313-967-1034 / f: 313-224-8458
	Email Address	krahal@waynecounty.com (Khalil Rahal - Assistant County Executive)

3.	Site Plan Designers Name	_____
	Firm Name	Giffels Webster / Michael Boggio Architects
	Address	1025 E. Maple Rd., Suite 100 Birmingham, MI 48009
	Phone/Fax Number	p: 248-852-3100 / f: 248-852-6372
	Registration No	Please see plans for seals
	Email Address	mpolmear@giffelswebster.com - Mike Polmear - Principle

**Applicant MUST receive invoice from Comm. Dev. Dept. before payment**



refreshment, dance halls, and assembly halls without fixed seats.

Number of persons allowed within the maximum occupancy load as established by the fire marshal.

n/a People

e. For auto washes.

Number of employees and the number and length of wash lines.

n/a Employees

n/a Feet of lines

f. For beauty parlors, barbershops, bowling alleys, laundromats and coin operated dry cleaners, motels or hotels, motor vehicle sales and service establishments and banks.

n/a Number of chairs

n/a Number of lanes

n/a Number of washing (or dry-cleaning) and drying machines

n/a Number of auto service stalls in the service room

n/a Number of teller cages/windows

g. For gasoline/service stations.

Number of lubrication stalls, racks or pits and number of gasoline pump stands.

n/a Lubrication stalls

n/a Pump stands

h. For professional offices of doctors, dentists or similar professions.

Number of examining rooms, dental chairs or similar use areas.

n/a \_\_\_\_\_ Chairs

- i. For industrial, furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician or similar trade, shoe repair and other similar uses.

Maximum number of shift employees per shift.

n/a \_\_\_\_\_ Employees

Prior to submittal of a site plan, the applicant shall review the following elements for inclusion, where applicable, on the proposed plan. All such required information shall be clearly noted on the site plan, and not on any attachment to the site plan, and shall be in sufficient detail to meet the intent and purpose of the review process.

The applicant shall make a check mark in the left hand column marked "Applicant" only and shall mark all applicable elements. If a particular item is not applicable to the site plan, the letters "n/a" should be written in the space. A check mark by the applicant for each of the applicable elements shall indicate that the applicant has checked that element against the site plan and that the information called for in that particular element is properly noted on the site plan.

If the applicant is satisfied that all such information required herein is properly noted on the site plan, the applicant shall sign and date the check list in the place provided and submit the signed application with the site plan to the Building and Engineering Department.

**Element to be included on Site Plan**

**Checked by Applicant**

1.	Name of Development	Mill on Rouge	
2.	Name, address & phone number of:		
	a. Developer	Mill on Rouge. LLC	
	b. Legal owner	Wayne County (see attached authorization letter)	
	c. Designer/firm	Giffels Webster / Michael Boggio Architects	
	d. Designer's registration number and seal (*)	Please see plans for seals	

(\*) If the designer is a registered professional, the site plan shall include the designer's seal. For projects of less than \$15,000 and single family residential buildings of less than 3,500 square

feet, the designer need not be a registered professional, but should have sufficient experience and knowledge of site plan design to satisfactorily prepare a plan in accordance with the guidelines set forth herein. A seal of a registered professional is required on all Multiple Residential and all Non-Residential projects greater than \$15,000.

3. Scale of Drawing/Paper Size

a. Scale - Engineers scale on plan view appropriate to size of site to adequately detail the layout but in no case less than 1"=100'.

Building elevations (exterior wall facade) drawings and floor plans may use architects scale of 1/8"=1' or a suitable scale of similar size.

b. Paper size – **not to exceed 24" x 36**

4. Date                      See drawings

**Element to be included on  
Site Plan**

**Checked by  
Applicant**

- 
5. North Point see drawings
6. Complete legal description of the entire site (i.e. Metes and Bounds) description if acreage parcel, lot number(s), and subdivision name. All legal descriptions shall include:
- a. Gross number of acres see drawings
  - b. Net usable acres see drawings
  - c. Section Number see drawings
7. Vicinity sketch or site location map which does not have to be drawn to scale.
8. The location of all existing and proposed in ground and above ground on site utility easements including their connection capability to off-site utility easements. The applicant shall provide a statement verifying that he has researched the availability of all public utilities involved in the site development and is satisfied that same is available and of adequate capacity to meet development needs (\*).

(\*) The applicant may want to retain the services of a professional engineer to conduct a utility feasibility survey for the site. When such studies are made, a copy shall be submitted as a part of this check list. The site plan should also include a dimensional survey

9. The provision of a water supply adequate to serve the development for both potable water and for fire emergency use shall be satisfactorily shown to exist or to be provided for.

The location of all existing fire hydrants within 300 feet of the development shall be shown on the site plan.

**Element to be included on  
Site Plan**

**Checked by  
Applicant**

- |   |                     |       |
|---|---------------------|-------|
| 10. Grading plan and floor elevations. Drainage of the site shall be shown to adequately assure storm water run-off will not adversely effect off-site properties                 | <u>see drawings</u> | _____ |
| 11. Water retention or detention ponds are designed to provide a natural appearing pond with side slopes of no greater than 6 on 1 appropriately landscaped and without fencing   | <u>see drawings</u> | _____ |
| 12. Location of woodlands, wetlands and waterways shall be shown on the site plan and on property immediately abutting the site under consideration at the adjacent property line | <u>see drawings</u> | _____ |
| 13. Existing zoning classification  | <u>see drawings</u> | _____ |
| 14. Existing zoning classification of adjacent parcels  | <u>see drawings</u> | _____ |
| 15. Existing land use on adjacent parcels   | <u>see drawings</u> | _____ |
| 16. The location of all existing buildings and structures within 100' of the parcel   | <u>see drawings</u> | _____ |
| 17. The location of all buildings and structures on site including photos of such structures if they are to remain (*).   | <u>see drawings</u> | _____ |

(\*) Photographs are optional - they will be useful in the review process if provided.

**Element to be included on  
Site Plan**

**Checked by  
Applicant**

18. All building structure heights. (Existing & Proposed)	<u>see drawings</u>	_____
19. Location of all off-street parking spaces, including required handicapped spaces, vehicle maneuvering lanes, and service drives.	<u>see drawings</u>	_____
20. Location of all loading/unloading facilities.	N/A	_____
21. Location of all driveways, drives and turning lanes.	<u>see drawings</u>	_____
22. Location of all drives, driveways and intersections across abutting streets from parcel.	<u>see drawings</u>	_____
23. Names, locations, existing and projected right-of-way widths as shown on City, County thoroughfare ROW plans, centerline, and pavement widths of all bordering roads, streets, and easements.	<u>see drawings</u>	_____
24. Location of all sidewalks, footpaths and bikeways.	see drawings	

\_\_\_\_\_

**Element to be included on  
Site Plan**

**Checked by  
Applicant**

- |   |                     |       |
|---|---------------------|-------|
| 25. Critical site dimensions:   | <u>see drawings</u> | _____ |
| a. Along property lines.  | <u>see drawings</u> | _____ |
| b. Between buildings.   | <u>see drawings</u> | _____ |
| c. Between parking and buildings.   | <u>see drawings</u> | _____ |
| d. Between parking and parcel lines.  | <u>see drawings</u> | _____ |
| e. Between principal and accessory buildings.   | <u>see drawings</u> | _____ |
| f. Parking space width and length (typical).  | <u>see drawings</u> | _____ |
| g. Vehicle maneuvering lane/service drive widths.   | <u>see drawings</u> | _____ |
| h. Curb radius (entrances).   | <u>see drawings</u> | _____ |
| i. Between buildings and parcel lines.  | <u>see drawings</u> | _____ |
| j. Between buildings and retention/detention ponds.   | <u>see drawings</u> | _____ |
| 26. Building layouts (typical floor plan) including:  | <u>see drawings</u> | _____ |
| a. Principal entrances and service entrances.   | <u>see drawings</u> | _____ |
| b. The relationship between units within a building.  | <u>see drawings</u> | _____ |
| c. Exterior building wall facade drawings of all exposed walls.   | <u>see drawings</u> | _____ |
| 27. The type and color of exterior building wall facade materials to be used.   | see drawings        | _____ |
| 28. The location and extent of any outdoor storage areas noted on site plan. If no outdoor storage is proposed it shall be so noted on the site plan. | To be determined    | _____ |

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

**Element to be included on  
Site Plan**

**Checked by  
Applicant**

29. The type, height and extent of screening for outdoor storage areas.	<u>see drawings</u>	_____
30. The type and height of screening for trash receptacles including the types of materials to be used in the screen and the color of the material, and the location of the receptacle and screen on the site.	n/a	_____
31. The location, type and extent of any required screening devices. When architectural masonry walls are used a section drawing of the wall shall be provided detailing footings, the type of wall materials to be used, color and height. When landscaped earth berms are used, they shall be shown on the site plan.	<u>n/a</u>	_____
32. A complete landscape planting plan identifying all landscape plantings by location, type and height. Where earth berms are used, their height and width shall be noted and a cross section of the berm included. Plant material sizes shall be noted on the site plan.	<u>To be shown in final site plan</u>	_____
33. The location and type of all outdoor lighting by symbol denoting location or by a typical detail drawing of the lighting standard proposed, its lumination power, its height and color of standard, including a photometric layout of the site	<u>To be shown in final site plan</u>	_____
_____	_____	_____
_____	_____	_____

**Element to be included on Site Plan**

**Checked by Applicant**

- |  |  |  |
|--|--|--|
| <p>34. If a site is to be developed in phases each phase shall be clearly identified on the site plan.</p>   | <p><u>see narrative</u></p>                              | <p>_____</p>                           |
| <p>35. This section is for Multiple Dwelling and Cluster Housing Developments.</p> <p>a. The maximum lot coverage of all buildings shown</p> <p>b. Formula for distances between buildings shown</p> <p>c. Site density computations including total number of dwelling units and number of bedrooms per unit. When development is in phases, the requirements for b. and c. above shall be shown for each phase. Each phase shall meet density requirements or an appropriate guarantee acceptable to the City shall be provided assuring that suitable open space shall be reserved and improved to meet density requirements for the phase under development.</p> | <p><u>n/a</u></p> <p>_____</p> <p>_____</p> <p>_____</p> | <p>_____</p> <p>_____</p> <p>_____</p> |
| <p>36. The size, and location of any and all signs to be used on the site are clearly noted on the site plan.</p>  | <p><u>To be shown in final site plan</u></p>             | <p>_____</p>                           |

**Element to be included on Site Plan**

**Checked by Applicant**

- |  |  |
|--|--|
| <p>37. FOR NON-RESIDENTIAL USES</p> <p>a. Proposed use</p> <p>b. Gross and net usable square footage of floor area</p> <p>c. Seating capacity or maximum</p> | <p>d. occupancy permitted<br/>Number of medical examining rooms, dental chairs, and square footage of waiting rooms or beds</p> <p>e. Number of employees in</p> |
|--|--|

largest working shift

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

I certify hereon that I have read and understand the above check list items and that those items that apply are included on the site plan submitted.



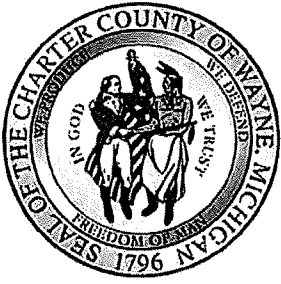
Tony RoKo -Mill on Rouge LLC Owner

Signature of Applicant

11-18-2019

Date

# Exhibit 2



**Warren C. Evans**  
County Executive

November 7, 2019

City Of Plymouth  
Planning Commission  
201 S Main  
Plymouth MI 48170

To whom it may concern:

The County is in the process of presenting a purchase and development agreement for the sale of the Wilcox Mill to the County Commission for their approval.

This letter serves to authorize Mill on Rouge, LLC, and its contracted legal, engineering, and architecture representatives, to begin the Planned Unit Development rezoning application with the City of Plymouth for 230 Wilcox Rd. Plymouth, MI 48170, on behalf of the current owner Wayne County.

With Sincere Thanks,

Khalil Rahal  
Assistant County Executive

# Exhibit 3

TAG #	SIZE	COMMON NAME	CONDITIONS	INTENT
101	10"	Elm	Fair	Remove
102	12"	Elm	Fair	Remove
103	24"	Hickory	Good	Save
104	18"	Ash	Fair	Save
105	12"	Elm	Fair	Save
106	12"	Elm	Fair	Save
107	14"	Elm	Fair	Save
108	12"	Ash	Fair	Save
109	20"	Maple	Good	Save
110	16"	Maple	Good	Save
111	12"	Maple	Good	Save
112	14"	Elm	Fair	Save
113	18"	Elm	Fair	Save
114	16"	Elm	Fair	Save
115	18"	Ash	Fair	Save
116	12"	Elm	Fair	Save
117	12"	Elm	Fair	Save
118	12"	Elm	Fair	Save
119	12"	Boxelder	Fair	Save
120	16"	Boxelder	Fair	Save
121	14"	Elm	Fair	Save
122	12"	Ash	Fair	Save
123	12"	Ash	Fair	Save
124	12"	Ash	Fair	Save
125	12"	Elm	Fair	Save
126	9"	Ash	Fair	Save
127	8"	Ash	Fair	Save
128	12"	Elm	Fair	Save
129	12"	Elm	Fair	Save
130	18"	Elm	Fair	Save
131	12"	Boxelder	Fair	Save
132	14"	Elm	Fair	Save
133	12"	Ash	Fair	Save
134	12"	Ash	Fair	Save
135	12"	Ash	Fair	Save
136	12"	Elm	Fair	Remove
137	12"	Elm	Fair	Save
138	12"	Ash	Fair	Save
139	12"	Elm	Fair	Save
140	12"	Elm	Fair	Save
141	14"	Maple	Good	Save
142	10"	Elm	Fair	Save
143	2-8"	Ash	Fair	Save
144	12"	Ash	Fair	Save
145	18"	Walnut	Good	Save
146	14"	Elm	Fair	Save
147	16"	Ash	Fair	Save
148	8"		Fair	Save
149	4-12"	Elm	Fair	Remove
150	2-8"	Elm	Fair	Remove

<b>TAG #</b>	<b>SIZE</b>	<b>COMMON NAME</b>	<b>CONDITIONS</b>	<b>INTENT</b>
151	12"	Ash	Fair	Save
152	8"		Fair	Save
153	8"		Fair	Save
154	8"		Fair	Save
155	8"		Fair	Save
156	3-8"		Fair	Save
157	18"	Ash	Fair	Save
158	12"	Ash	Fair	Save
159	12"	Ash	Fair	Save
160	8"	Boxelder	Fair	Save
161	8"	Boxelder	Fair	Save
162	14"	Walnut	Fair	Save
163	12"	Elm	Fair	Save
164	12"	Elm	Fair	Save
165	12"	Elm	Fair	Save
166	12"	Elm	Fair	Save

**SITE PLAN IS  
ATTACHED  
IN FULL SIZE  
FORMAT  
SEPARATELY**

# Exhibit 4

# Exhibit 5

## WAYNE COUNTY DEVELOPMENT RESTRICTIONS

**\*Purchaser is Mill on Rouge, LLC**

**\*\*Seller is Wayne County**

1. After Closing, Purchaser agrees that it will maintain the portions of Property that are designated as wetlands and/or floodplain as required by applicable laws, rules, and regulations.
2. Purchaser agrees to allow the Seller access to the Property as necessary for maintenance of its right of way or existing utilities.
3. Purchaser agrees to rehabilitate the Property in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as defined by the United States Department of the Interior.
4. The Purchaser agrees to pursue listing the Property on the National Park Service's National Register of Historic Places within forty-eight (48) months of Closing..
5. In the event that the Purchaser sells the Property, the Purchaser agrees to place the following restrictive covenants verbatim or by express reference in any subsequent deed or other legal instrument by which Purchaser divests itself of an interest in the Property or any part thereof, and Purchaser shall ensure that any lease or all or a portion of the Property shall not provide lessees with any rights to use the Property in any manner inconsistent with the following restrictions, stipulations, and covenants:
  - i. Wilcox Mill may not be demolished, removed, deconstructed, or moved from its present location, unless such action is consistent with the Secretary of the Interior's Standards for Rehabilitation.
  - ii. Any improvements to the exterior or façade of the Wilcox Mill must be in accordance and consistent with the Secretary of the Interior's Standards for Rehabilitation as defined by the United States Department of the Interior.
  - iii. Purchaser and subsequent owners of the Property shall notify the County in writing of any proposed sale or transfer of the Property.
  - iv. The Purchaser agrees to utilize the land, to the extent possible and when not in private use, as park property accessible to the public as outlined in the Purchaser's proposal.

# Exhibit 6



ONE COMPANY.  
INFINITE SOLUTIONS.

December 16, 2019

Mr. Greg Hoffman  
180 Adams Street  
Plymouth, Michigan 48170

**Atwell, LLC Project No. 19002926**

**Re: Wetland Determination/Delineation and Threatened and Endangered Species Assessment  
Wilcox Mill Project  
City of Plymouth, Wayne County, Michigan**

Mr. Hoffman:

Art Foundation (Client) contracted Atwell, LLC (Agent) to conduct a wetland delineation/determination and threatened and endangered species (TES) assessment for an approximately 4.3-acre parcel in Section 23 of Township 01 South, Range 08 East, Wayne County, Michigan (hereinafter referred to as "Site") to support a proposed redevelopment project. The Site is located directly southwest of the intersection of Wilcox Road and Edward N Hines Drive. Refer to the enclosed *Site Location Map*.

The purpose of the wetland determination and delineation was to determine if wetlands, watercourses, and/or bodies of water are present on the Site and, if found, to establish whether they fall under the jurisdiction of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) by Part 303, Wetlands Protection; Part 301, Inland Lakes and Streams; or Part 31, Water Resources Protection, of the *Natural Resources and Environmental Protection Act, 1994 PA 451 (NREPA)*, as amended; and/or local ordinances.

In addition, Atwell reviewed the following data for any ecological and environmental constraints: aerial photography, U.S. Geological Survey (USGS) 7.5-Minute Topographic Maps, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Maps, Flood Insurance Rate Maps (FIRMs) provided by the Federal Emergency Management Agency (FEMA), and county soil data from the Natural Resources Conservation Service (NRCS).

The purpose of the TES assessment was to determine if the Site contains habitat suitable for supporting TES and to determine the likely presence or absence of listed TES on the Site. To complete the TES review, the USFWS Information for Planning and Conservation (IPaC) and the Michigan Natural Features Inventory (MNFI) databases were reviewed followed by an on-site visit to assess the Site for potential TES habitat and potential occurrence of TES species. The results of the wetland delineation and TES site visit conducted on July 26, 2019 are summarized below.

### **Site Setting and Characteristics**

A review of aerial photography and a site visit were conducted to characterize the Site and surrounding area. The surrounding landscape consists of residential development, commercial development, Interstate 275, Interstate 96, the Rouge River, Wilcox Lake, and wetlands. The Site itself contains the abandoned Ford's Village Industries Wilcox Mill Plant with associated tail race, maintained upland grassy areas, scrub-shrub and forested areas, wetlands, a watercourse, and floodplain areas. Common upland tree species found on-site include black walnut (*Juglans nigra*), box elder (*Acer negundo*), and hickories (*Carya spp.*). Common scrub-shrub species found on-site include prickly ash (*Zanthoxylum americanum*), common buckthorn (*Rhamnus cathartica*), honeysuckle (*Lonicera spp.*), and autumn olive (*Elaeagnus umbellata*). Common herbaceous vegetation includes Kentucky blue grass (*Poa pratensis*), chicory (*Cichorium intybus*), Queen Anne's-Lace (*Daucus carota*), and common plantain (*Plantago major*).

### **Wetland Delineation**

The wetland delineation was performed in accordance with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest (Version 2.0)* (USACE 2012). The delineation of any wetland depends on three basic parameters: 1) the presence of hydrophytic vegetation (plants adapted to living in saturated soils), 2) hydric soils (distinctive soil types that develop under saturated conditions), and 3) wetland hydrology (the presence of water at or near the surface for a specific period of time). The above parameters are virtually always inter-related and present in wetland systems.

In Michigan, wetlands are regulated by EGLE under Part 303, Wetlands Protection, of the NREPA. A wetland is considered regulated by EGLE if it is five acres in size or larger, and/or if it is connected to or located within 500 feet of a lake, pond, river, or stream. Watercourses (rivers or streams) are regulated by EGLE under Part 301, Inland Lake or Streams, of the NREPA, if the body of water contains defined banks, a bed, and visible evidence of continued flow or continued occurrence of water. *The State definition of lake, pond, river and stream is found in Parts 301 and 303 of PA 631 of Public Acts of 2018, amending NREPA, 1994 PA 451.*

In addition, an artificial or natural lake, pond, impoundment or wetland that is regulated under the current federal Waters of the United States (WOTUS) Rule is also considered regulated by EGLE. This includes features that meet any of the following criteria:

- A pond or wetland located within the 100-year floodplain of a tributary and within 1,500 feet of the ordinary high-water mark of that tributary.
- A pond or wetland located within 1,500 feet of the ordinary high-water mark of the Great Lakes.
- A pond or wetland located within the 100-year floodplain of a Section 10 or Interstate water and has a case-specific significant nexus to a Section 10 or Interstate water.

Mr. Greg Hoffman

August 19, 2019

Page 3 of 9

- A pond or wetland located within 4,000 feet of the ordinary high-water mark of a tributary or Section 10 or Interstate water and has a case-specific significant nexus to a Section 10 or Interstate water.
- A pond or wetland that is an Interstate water.

The federal definition of WOTUS is found in the *U.S. Code of Federal Regulations Title 33. Navigation and Navigable Waters. Chapter II. Corps of Engineers, Dept. of the Army, Dept. of Defense, Part 328. Definition of Waters of the United States. Section 328.3. Definitions (CFR § 328.3 - Definitions.)*. The definition of tributary is also included in this section.

Atwell conducted a wetland determination and delineation for the Site on July 26, 2019 and identified two wetlands (Wetland 1-2) on the Site, totaling approximately 0.05 acres. Please refer to the enclosed *Wetland Location Map* for information and locations of the on-site wetlands. Refer to the *Photographic Log* for site conditions and physical characteristics at the time of inspection.

Wetland 1 is a Palustrine Emergent (PEM)/Palustrine Scrub-Shrub (PSS)/Palustrine Forested (PFO) wetland that is located in the western central portion of the Site. Wetland hydrological indicators such as surface saturation, sediment deposits, drift deposits, sparsely vegetated concave surface, water stained leaves, drainage patterns, and geomorphic position were present in the wetland at the time of the site inspection. Tree species found in Wetland 1 include American elm (*Ulmus americana*; FACW), Eastern cottonwood (*Populus deltoides*; FAC), green ash (*Fraxinus pennsylvanica*; FACW), and black willow (*Salix nigra*; FACW). Scrub-shrub vegetation present includes glossy buckthorn (*Frangula alnus*; FACW), sandbar willow (*Salix interior*; FACW), grey dogwood (*Cornus racemosa*; FAC), and green ash saplings (*Fraxinus pennsylvanica*; FACW). Herbaceous species present include common reed (*Phragmites australis*; FACW), spotted touch-me-not (*Impatiens capensis*; FACW), and reed canary grass (*Phalaris arundinacea*; FACW). These species range in wetland indicator status from Facultative (FAC) to Facultative-wetland (FACW), indicating that these species can be found in wetlands. The soils present within the wetlands are clayey and loamy, indicating hydric soils. Wetland 1 is within 500-feet of Wilcox Lake, and therefore Wetland 1 is likely considered regulated by EGLE.

Wetland 2 is a PEM/PSS/PFO wetland located in the southern portion of the Site. Wetland hydrological indicators such as surface water, high water table, surface saturation, water marks, water stained leaves, aquatic fauna, oxidized rhizospheres on living roots, drainage patterns, crayfish burrows, and geomorphic position were present in the wetland at the time of site inspection. Tree species found in Wetland 2 include green ash, Eastern cottonwood, American elm, black willow, and American sycamore (*Platanus occidentalis*; FACW). Scrub-shrub vegetation present includes sandbar willow, highbush-cranberry (*Virburnum opulus*; FAC), red osier dogwood (*Cornus alba*; FACW), and southern arrowwood (*Viburnum dentatum*; FAC). Herbaceous species present includes cattails (*Typha glauca*; OBL), common reed, spotted touch-me-not, tussock sedge (*Carex stricta*; OBL), path rush (*Juncus tenuis*; FAC), Torrey's rush (*Juncus torreyi*; FACW), and purple loosestrife (*Lythrum salicaria*; OBL). These species range in wetland indicator status from FAC to Obligate (OBL), indicating that these species are often found or commonly occur in wetlands. The soils present within Wetland 2 are clayey and loamy, indicating hydric

Mr. Greg Hoffman

August 19, 2019

Page 4 of 9

soils. Wetland 2 is within 500-feet of the Middle Branch of Rouge River, and therefore Wetland 2 is likely considered regulated by EGLE.

According to the U.S. Department of Agriculture (USDA) NRCS Web Soil Survey, the soils contained within the Site have been mapped as Cohoctah fine sandy loam, frequently flooded (Cc) and Boyer loamy sand, 0 to 6 percent slopes (BnB). Both soil types have hydric components. Hydric soils are conducive to the growth and regeneration of hydrophytic vegetation by their ability to hold water for extended periods of time (USDA-NRCS 2010).

FEMA FIRMs were reviewed to determine if portions of the Site are mapped as floodplains, floodways, or other flood prone areas. These maps record the following data: 100-year (1% chance of annual flooding) and 500-year (0.2% annual chance of flooding) floodplains, the height of the base flood elevation, and the risk to premium areas developed across a floodplain. Based on FEMA FIRM Panel #26163C0039E, FEMA mapped a large majority of the Site as Zone AE. Zone AE indicates a floodplain area where base flood elevations (BFEs) are provided.

#### ***Threatened and Endangered Species Habitat Review***

Federally listed species are protected by federal law under the Endangered Species Act (ESA) of 1973 (16 U.S.C §1531-1544). In Michigan, Part 365, Endangered Species Protection, of the NREPA confers legal protection to state listed species, including plants and animals. NREPA does not provide legal protection for species listed as special concern; however, their status is typically a reflection of declining populations, and they have the potential to be listed under Part 365 in the future.

The USFWS IPaC database was reviewed to obtain a preliminary list of federally threatened, endangered, proposed, and candidate species for the Site. The USFWS IPaC results are provided for analysis and initial planning purposes. IPaC results list six threatened or endangered species: the Indiana bat (*Myotis sodalis*; federally and state endangered), northern long-eared bat (*Myotis septentrionalis*; federally threatened and state special concern), red knot (*Calidris canutus rufa*; federally threatened), eastern massasauga rattlesnake (*Sistrurus catenatus*; federally threatened and state special concern), northern riffleshell (*Epioblasma torulosa rangiana*; federally and state endangered), and eastern prairie fringed orchid (*Platanthera leucophaea*; federally threatened and state endangered) (USFWS 2019). Refer to the *IPaC Results* enclosed with this letter.

MNFI's online database indicates that the Site is located within the range of one state listed threatened or endangered species: showy orchis (*Galearis spectabilis*; state threatened) (MNFI 2019). Refer to the *MNFI Results* enclosed with this letter.

It is Atwell's professional opinion that suitable habitat for the red knot, eastern massasauga rattlesnake, northern riffleshell, eastern prairie fringed orchid, and showy orchis are not present on the Site. Habitat types that these species prefer include rich deciduous woods, floodplain forests, small rivers, large creeks, tallgrass prairies, undisturbed open wetlands, oak barrens/savannas. Habitat types within the Site consist of low quality wetlands dominated by common and invasive species, stagnant water associated with the race, upland forested and scrub-shrub areas, and maintained grassy and fallow field

Mr. Greg Hoffman

August 19, 2019

Page 5 of 9

areas. Therefore, due to the lack of potentially suitable habitat required to support these species, it is Atwell's professional opinion that development of the Site is unlikely to impact these TES or their preferred habitats.

Michigan is within the range of both the Indiana bat and northern long-eared bat, which utilize trees for roosting and/or maternity sites. Both of these species hibernate colonially during winter in caves or abandoned mines and during summer months roost underneath loose bark and/or in cavities of both dead and live trees. Although Indiana bats generally roost underneath loose, peeling bark of dead trees, they have also been observed utilizing live trees, such as shagbark hickory (*Carya ovata*) and white oak, which have exfoliating bark and crevices ideal for habitation (USFWS 2007). It is recognized that the northern long-eared bat has been observed occupying a broader range of habitats than the Indiana bat, as it more frequently utilizes live trees for roosting (Kurta 2008a).

Indiana bats typically select semi-open forested areas with open understories, forest edges, and riparian areas for foraging habitat (USFWS 2007); however, research indicates that upland forests, old fields, wooded fencerows, and open pastures with isolated trees may also provide foraging habitat (Menzel et al. 2001). The Indiana bat prefers not to cross large, open expanses (USFWS 2007); but, research suggests that foraging over open fields or bodies of water does occur, although less commonly than in forested sites or along forest edges (Menzel et al. 2001; USFWS 2007). In Michigan, savanna habitats adjacent to riparian corridors may have been historically important for roost sites, because Indiana bats are thought to favor sun-exposed trees for warmth at the northern limit of their range (USFWS 2007).

Northern long-eared bats appear to be more flexible than Indiana bats when selecting roost trees, selecting trees ranging in size from very small ( $\geq 3$  inches diameter at breast height [dbh]) to large and roosting in crevices or cavities more often than Indiana bats (USFWS 2014). However, in Michigan, this species is more common in northern Michigan, where abundant forests and potential hibernation sites are relatively close to each other (Kurta 2008a). Additionally, Dr. Dale Sparks, Ph.D., of Environmental Services, Inc. (ESI) has indicated that northern long-eared bats are potentially present in any woodland in Michigan that is 50 acres in size or larger (Dale Sparks, Pers. Comm.).

No maternity colonies or other summer records of Indiana bats have been documented in Wayne County (USFWS 2007; Kurta 2008b; MNFI 2018); however, one maternity colony has been documented approximately 13 miles to the northwest in Livingston County (USFWS 2007). The location is not publicly available. No known northern long-eared bat hibernacula or roost trees have been documented in Wayne County. The nearest known northern long-eared bat roost trees are located in Pittsfield and Lyndon Townships in Washtenaw County (USFWS 2016a); however, the exact locations and types of roosts are not publicly available.

Forested habitat exists within the Site and suitable habitat for Indiana bat and northern long-eared bat was identified during site reconnaissance. Trees with exfoliating bark, such as hickories, were found throughout upland wooded areas across the Site. While the area is largely developed, the Site and neighboring areas have a mix of upland forested areas, riparian areas, and open areas which could provide suitable foraging habitat.

Mr. Greg Hoffman

August 19, 2019

Page 6 of 9

The USFWS advises that if the proposed project includes tree clearing activities within suitable Indiana bat habitat, then tree clearing activities should be conducted between October 1st and March 31st in order to avoid potential impacts to this species. It should also be noted that if tree clearing impacts more than 10% of the existing forested habitat within the Site and a half-mile buffer, EGLE will red file the project. When a project is red filed, EGLE forwards the permit application to federal agencies such as the United States Environmental Protection Agency (USEPA), United States Army Corps of Engineers (USACE), and the USFWS for review.

The northern long-eared bat is listed as federally threatened by the USFWS, primarily due to the threat posed by the white-nose syndrome (WNS), a fungal disease that has affected several bat populations (USFWS 2016b). The decision to list the bat as threatened with a 4(d) rule provides sufficient protection to address conservation needs of this bat species. The major provisions of the 4(d) rule prohibit the purposeful "take" (defined under the federal Endangered Species Act as harming, harassing, or killing) of this species throughout its range. In areas not yet affected by WNS, there are no prohibitions on incidental take resulting from lawful activities. In counties/districts that have confirmed WNS records or in U.S. counties located within 150 miles of confirmed WNS records, incidental take is prohibited under the following circumstances:

- 1) If it occurs within a hibernaculum.
- 2) If it results from tree removal activities and
  - a. The activity occurs within 0.25-mile of a known, occupied hibernaculum; or
  - b. The activity cuts or destroys a known, occupied maternity roost tree or other trees within a 150-foot radius from the maternity roost tree during the pup season from June 1 through July 31(USFWS 2016b).

WNS records have been documented in Michigan, primarily in northern Lower Michigan and in the Upper Peninsula, and all Michigan counties lie within the 150 mile white nose-syndrome buffer zone per the final 4(d) rule (USFWS 2018b).

The project is not proposed within or near a known northern long-eared bat hibernaculum and will not alter the entrance or environment of a hibernaculum. Based on available data for Michigan, the nearest known hibernaculum is approximately 160 miles to the west and there are no recorded northern-long eared bat roost trees in Oakland County. The project does not involve removing a northern long-eared bat known occupied maternity roost tree or any trees within 150 feet of a known occupied maternity roost tree from June 1 through July 31; and does not involve removing any trees within 0.25 miles of a known northern long-eared bat hibernaculum at any time of year. Therefore, it is Atwell's professional opinion that the development of the Site is not subject to incidental take prohibitions under the final 4(d) rule for the northern-long eared bat and that the proposed project is not likely to impact this species.

**Conclusions and Recommendations**

In conclusion, based on the desktop review of online databases and a site visit, the Site contains two wetlands (Wetland 1-2) and no watercourses. It is Atwell's professional opinion that both of the wetlands within the Site appear to meet the requirements of Part 303, Wetlands Protection, of NREPA. Therefore, Wetlands 1 and 2 should be considered regulated by EGLE. Based on FEMA FIRM Panel #26163C0039E, FEMA mapped a large majority of the Site as Zone AE. Zone AE indicates a floodplain area where base flood elevations (BFEs) are provided.

A permit is required by EGLE for any proposed work (*e.g.*, filling, dredging, construction, draining, and/or other development) that takes place within the boundaries of a regulated wetland, watercourse, lake, pond, or floodplain. Although most construction activities that take place outside of these boundaries do not require a permit from EGLE, EGLE has the final authority on the extent of regulated wetlands, lakes, streams, ponds, and floodplains in the State of Michigan. Atwell strongly recommends additional reconnaissance with EGLE prior to any activities on-site.

In addition, it is Atwell's professional opinion that the Site does not appear to contain suitable habitat for the above listed TES. The Site contains forested areas which could potentially serve as roosting and/or foraging habitat for Indiana bats and/or northern long-eared bats. If any proposed tree clearing for this project takes place between October 1<sup>st</sup> and March 31<sup>st</sup> and tree clearing impacts are not more than 10% of the existing forested habitat within the Site and a half-mile buffer, the proposed project is not likely to impact Indiana bats or northern long-eared bats. Additionally, it is Atwell's professional opinion that the development of the Site is not subject to incidental take prohibitions under the final 4(d) rule for the northern-long eared bat and therefore the proposed project should not have reasonable potential to affect the federally listed northern long-eared bat.

We appreciate the opportunity to be of service to you on this project. Should you have any questions, please contact us at (248) 447-2000.

Sincerely,

**ATWELL, LLC**



Brittany Wenzel-Zachariahs  
Environmental Technician  
Environmental Services Group



Don Berninger  
Team Leader  
Environmental Services Group

Mr. Greg Hoffman

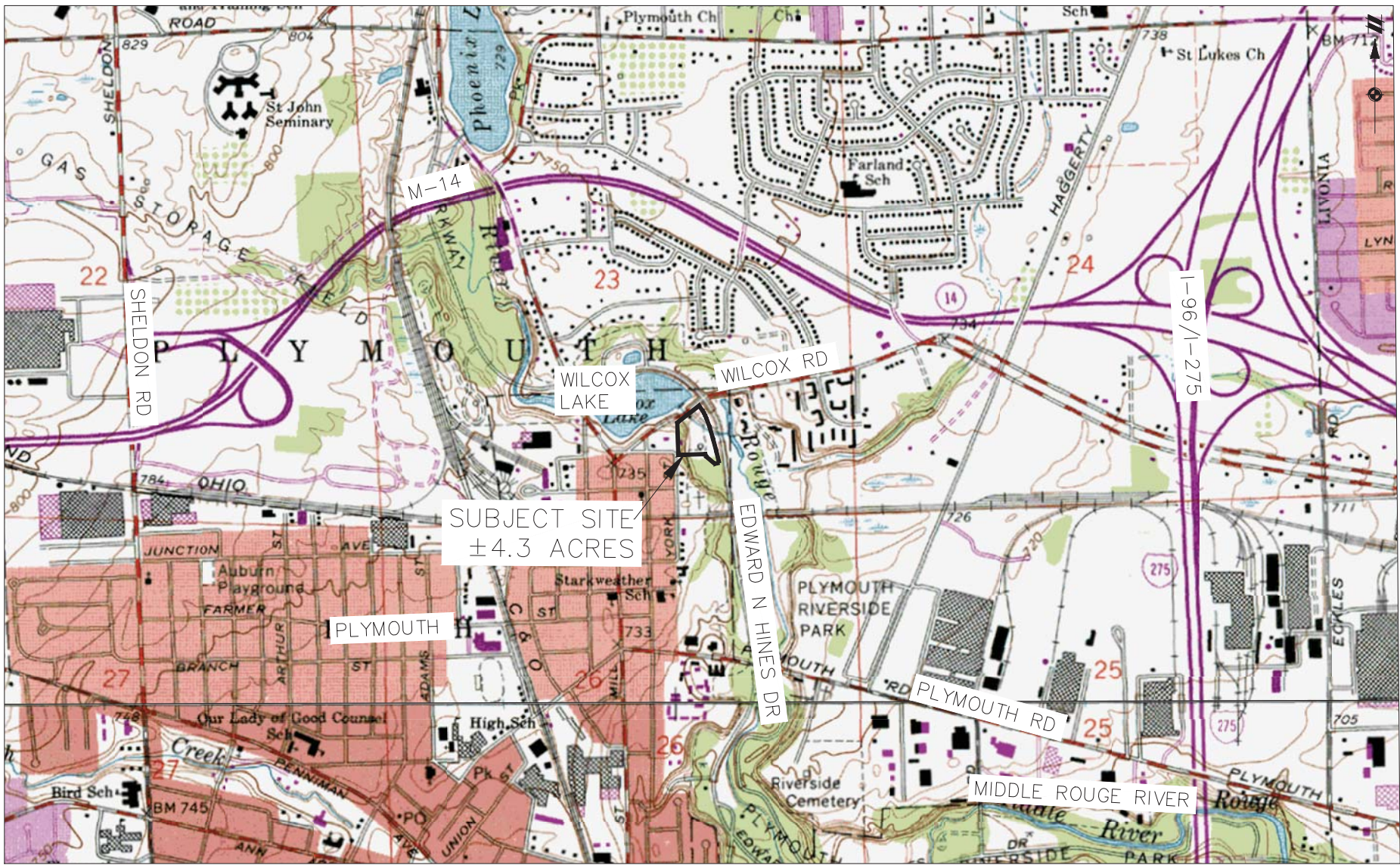
August 19, 2019

Page 8 of 9

Enclosures:    Site Location Map  
                  Wetland Location Map  
                  Photographic Log  
                  Wetland Data Forms  
                  Upland Data Form  
                  IPaC Database Results  
                  MNFI Database Results

## REFERENCES

- Kurta, Allen. 2008a. Bats of Michigan. Indiana State University, Center for North American Bat Research and Conservation.
- . 2008b. Bats of Michigan. Publication No. 2. Indiana State University Center for North American Bat Research and Conservation.
- Menzel, Michael A., Jennifer M. Menzel, Timothy C. Carter, W. Mark Ford, and John Edwards. 2001. "Review of the Forest Habitat Relationships of the Indiana Bat (*Myotis Sodalis*)." General Technical Report NE-284. USDA Forest Service.
- MNFI. 2009. "Michigan's Rare Animals." Michigan Natural Features Inventory. 2009.
- . 2019. "Michigan Natural Features Inventory." Web Database Search. 2019. <http://mnfi.anr.msu.edu/search/login.cfm>.
- USACE. 2012. "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)." ERDC/ EL TR-12-1. U.S. Army Engineer Research and Development Center. [http://www.usace.army.mil/missions/civilworks/regulatoryprogramandpermits/reg\\_supp.aspx](http://www.usace.army.mil/missions/civilworks/regulatoryprogramandpermits/reg_supp.aspx).
- USDA-NRCS. 2010. "Field Indicators of Hydric Soils in the United States (Version 7.0)." [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1046970.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1046970.pdf).
- USFWS. 2007. "Indiana Bat (*Myotis Sodalis*) Draft Recovery Plan: First Revision." Fort Snelling, Minnesota, USA: U.S. Fish and Wildlife Service. [http://www.fws.gov/midwest/endangered/mammals/inba/pdf/inba\\_fnldrftrecpln\\_apr07.pdf](http://www.fws.gov/midwest/endangered/mammals/inba/pdf/inba_fnldrftrecpln_apr07.pdf).
- . 2014. "Northern Long-Eared Bat Interim Conference and Planning Guidance." U.S. Fish and Wildlife Service. <https://www.fws.gov/northeast/virginiafield/pdf/NLEBinterimGuidance6Jan2014.pdf>.
- . 2015. "Proposed 4(d) Rule for the Northern Long-Eared Bat: Questions and Answers (Revised June 17, 2015)." U.S. Fish and Wildlife Service.
- . 2016a. "Northern Long-Eared Bat 4(d) Rule and Private Landowners in Michigan." U.S. Fish and Wildlife Service. <https://www.fws.gov/midwest/EastLansing/te/nleb/pdf/MINLEBFactSheet22July2016.pdf>.
- . 2016b. Endangered and Threatened Wildlife and Plants; Threatened Species Status for the Northern Long-Eared Bat With 4(d) Rule. 50 CFR Part 17 Vol. 81 No. 9. <https://www.fws.gov/midwest/endangered/mammals/nleb/pdf/FRnlebFinal4dRule14Jan2016.pdf>.
- . 2018b. "Northern Long-Eared Bat Final 4(d) Rule: White-Nose Syndrome Buffer Zone Around WNS/Pd Positive Counties/Districts." <https://www.fws.gov/Midwest/endangered/mammals/nleb/pdf/WNSZone.p>
- . 2019. "IPaC - Information for Planning and Consultation." Environmental Conservation Online System. 2019. <http://ecos.fws.gov/ipac/>.



**LEGEND**

— SITE (±4.3 ACRES)

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

THE LOCATION OF UTILITIES AND THE DEPTH OF UTILITIES ARE NOT GUARANTEED BY THE CITY OF PLYMOUTH. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF ALL UTILITIES AND AGREE TO BE FULLY RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR STRUCTURES CAUSED BY THE CONTRACTOR'S FAILURE TO LOCATE OR MARK UTILITIES PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES.

NOTICE: CONSTRUCTION OF THIS ATWELL LLC NO REPRESENTATIVE SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO LOCATE OR MARK UTILITIES PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES.

**ATWELL**  
ATWELL LLC  
1000 WILCOX MILL DRIVE  
PLYMOUTH, MI 48170  
TEL: 313.447.2000

SECTION: 23	TOWNSHIP: ROBE
CITY OF PLYMOUTH	WAYNE COUNTY, MI

CLIENT: WILCOX MILL  
SITE LOCATION MAP

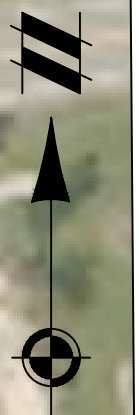
DATE: AUGUST 14, 2019

REVISIONS

SCALE 0 30 60  
1" = 60 FEET

DR. IS OR ---  
P.M. DB OR ---  
BOOK ---  
JOB ---  
SHEET NO. 01

CAD FILE: WILCOX.MXD



Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY IN THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2019 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

**ATWELL**  
www.atwell-group.com  
866.850.4200  
TWO TOWNE SQUARE, SUITE 700  
SOUTHFIELD, MI 48076  
248.447.2000

SECTION: 23
T01S, ROSE
CITY OF PLYMOUTH
WAYNE COUNTY, MI

CLIENT	WILCOX MILL
DATE	AUGUST 14, 2019
REVISIONS	

SCALE	0 30 60		
1" = 60 FEET			
DR.	JB	CH.	--
P.M.	DB		
BOOK	--		
JOB			
SHEET NO.	01		

**LEGEND**



- SITE (±4.3 ACRES)
- EXISTING WETLAND
- ABANDONED TAIL RACE CENTERLINE

NOTE: THIS ILLUSTRATION IS AN APPROXIMATE DEPICTION OF THE WETLANDS THAT APPEAR TO BE LOCATED ON THE SUBJECT PROPERTY AS DELINEATED BY ATWELL ON JULY 26, 2019. THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) HAS THE FINAL AUTHORITY ON THE EXTENT OF REGULATED WETLANDS, LAKES, AND STREAMS IN THE STATE OF MICHIGAN.



K:\WILCOX MILL TEMPORARY HOLDING\DWG\WILCOX\_MILL\WILCOX\_MILL\WILCOX\_MILL.dwg 12/16/2019 10:36 AM ALEX KROSS

CAD FILE: WILCOX\_MILL.dwg



**PHOTOGRAPHIC LOG**

<p><b>Photo #1</b></p> <p>Date: 07/26/19</p> <p>Feature: Northern Boundary</p> <p>Direction: East</p> <p>Description: A representative photo of the northern boundary along Wilcox Road.</p>	
<p><b>Photo #2</b></p> <p>Date: 07/26/19</p> <p>Feature: Wilcox Lake</p> <p>Direction: North</p> <p>Description: A representative photo of Wilcox Lake, located off-site to the north.</p>	



**PHOTOGRAPHIC LOG**

<p><b>Photo #3</b></p> <p>Date: 07/26/19</p> <p>Feature: Rouge River</p> <p>Direction: East</p> <p>Description: A representative photo of the Rouge River, located off-site to the east.</p>	
<p><b>Photo #4</b></p> <p>Date: 07/26/19</p> <p>Feature: Existing Mill Building</p> <p>Direction: South</p> <p>Description: A representative photo looking south from Wilcox Lake across Wilcox Road toward the existing Mill Building, located on the northern portion of the property.</p>	


**PHOTOGRAPHIC LOG**

<p><b>Photo #5</b></p> <p>Date: 07/26/19</p> <p>Feature: Maintained Upland</p> <p>Direction: North</p> <p>Description: A representative photo of maintained upland areas and existing parking along the eastern boundary south of the Mill Building.</p>	
<p><b>Photo #6</b></p> <p>Date: 07/26/19</p> <p>Feature: Abandoned Mill Race</p> <p>Direction: South</p> <p>Description: A representative photo of the abandoned mill race inlet off-site at edge of Wilcox Lake north of Wilcox Road.</p>	

**PHOTOGRAPHIC LOG**

<p><b>Photo #7</b></p> <p>Date: 07/26/19</p> <p>Feature: Abandoned Tail Race</p> <p>Direction: North</p> <p>Description: A representative photo of the abandoned tail race as it exits under the existing Mill Building.</p>	
<p><b>Photo #8</b></p> <p>Date: 07/26/19</p> <p>Feature: Abandoned Tail Race</p> <p>Direction: South</p> <p>Description: A representative photo of the abandoned tail race as it heads south toward Hines Road.</p>	

**PHOTOGRAPHIC LOG**

<b>Photo #9</b>	
Date: 07/26/19	
Feature: Wetland 2	
Direction: West	
Description: A representative photo of Wetland 2, a PEM/PSS/PFO wetland within the southern portion of the Site that is likely regulated by EGLE.	

## WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Wilcox Mill City/County: City of Plymouth/Wayne County Sampling Date: 7-26-19  
 Applicant/Owner: Wayne County Road Commission State: MI Sampling Point: WL-1  
 Investigator(s): C. Kunkle, D. Berninger - Atwell, LLC Section, Township, Range: 01S, 08E, 23  
 Landform (hillside, terrace, etc.): Floodplain, depression Local relief (concave, convex, none): Concave  
 Slope (%): 0-5 Lat: 43.382861 Long: -83.457812 Datum: NAD 83  
 Soil Map Unit Name: Cohoctah fine sandy loam, frequently flooded (Cc) NWI classification: PEM/PSS/PFO

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u>    </u> Hydric Soil Present? Yes <u>X</u> No <u>    </u> Wetland Hydrology Present? Yes <u>X</u> No <u>    </u>	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No <u>    </u>
Remarks:	

### VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>    </u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Salix nigra</u>	30	Yes	OBL	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. <u>Populus deltoides</u>	30	Yes	FAC																	
3. <u>Fraxinus pennsylvanica</u>	20	Yes	FACW																	
4. <u>Ulmus americana</u>	10	No	FACW																	
5. <u>    </u>	90	=Total Cover																		
<b>Sapling/Shrub Stratum (Plot size: <u>    </u>)</b>				<b>Prevalence Index worksheet:</b> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>30</u></td> <td>x 1 = <u>30</u></td> </tr> <tr> <td>FACW species <u>125</u></td> <td>x 2 = <u>250</u></td> </tr> <tr> <td>FAC species <u>50</u></td> <td>x 3 = <u>150</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>205</u> (A)</td> <td><u>430</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.10</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>30</u>	x 1 = <u>30</u>	FACW species <u>125</u>	x 2 = <u>250</u>	FAC species <u>50</u>	x 3 = <u>150</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>205</u> (A)	<u>430</u> (B)	Prevalence Index = B/A = <u>2.10</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>30</u>	x 1 = <u>30</u>																			
FACW species <u>125</u>	x 2 = <u>250</u>																			
FAC species <u>50</u>	x 3 = <u>150</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>205</u> (A)	<u>430</u> (B)																			
Prevalence Index = B/A = <u>2.10</u>																				
1. <u>Cornus racemosa</u>	20	Yes	FAC																	
2. <u>Frangula alnus</u>	20	Yes	FACW																	
3. <u>Salix interior</u>	10	No	FACW																	
4. <u>Fraxinus pennsylvanica</u>	5	No	FACW																	
5. <u>    </u>	55	=Total Cover																		
<b>Herb Stratum (Plot size: <u>    </u>)</b>				<b>Hydrophytic Vegetation Indicators:</b> <u>    </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <u>    </u> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <u>    </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1. <u>Phragmites australis</u>	40	Yes	FACW																	
2. <u>Impatiens capensis</u>	10	No	FACW																	
3. <u>Phalaris arundinacea</u>	10	No	FACW																	
4. <u>    </u>																				
5. <u>    </u>																				
6. <u>    </u>																				
7. <u>    </u>																				
8. <u>    </u>																				
9. <u>    </u>																				
10. <u>    </u>	60	=Total Cover																		
<b>Woody Vine Stratum (Plot size: <u>    </u>)</b>				<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No <u>    </u>																
1. <u>    </u>																				
2. <u>    </u>																				
=Total Cover																				
Remarks: (Include photo numbers here or on a separate sheet.)																				

**SOIL**

Sampling Point: WL-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-2	10YR 6/2	100					Loamy/Clayey	Small gravel
2-12	10YR 4/2	90	10YR 7/6	10			Loamy/Clayey	Small gravel

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils <sup>3</sup> :	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Depleted Matrix (F3)		
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)		
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)		
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Redox Depressions (F8)		

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>
---	--

Remarks:  
 This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. ([http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_051293.docx](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx))

**HYDROLOGY**

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input checked="" type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input checked="" type="checkbox"/> Saturation (A3)	<input checked="" type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input checked="" type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Crayfish Burrows (C8)
<input checked="" type="checkbox"/> Drift Deposits (B3)	<input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input checked="" type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)

<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?        Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

## WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Wilcox Mill City/County: City of Plymouth/Wayne County Sampling Date: 7-26-19  
 Applicant/Owner: Wayne County Road Commission State: MI Sampling Point: WL-2  
 Investigator(s): C. Kunkle, D. Berninger - Atwell, LLC Section, Township, Range: 01S, 08E, 23  
 Landform (hillside, terrace, etc.): Floodplain, depression Local relief (concave, convex, none): Concave  
 Slope (%): 0 Lat: 42.382431 Long: -83.456491 Datum: NAD 83  
 Soil Map Unit Name: Cohoctah fine sandy loam, frequently flooded (Cc) NWI classification: PEM/PSS/PFO

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u>    </u> Hydric Soil Present? Yes <u>X</u> No <u>    </u> Wetland Hydrology Present? Yes <u>X</u> No <u>    </u>	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No <u>    </u>
Remarks: WL-2 is mosaic of PSS with a few interior areas of PEM (standing water) with PFO fringe	

### VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>    </u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Fraxinus pennsylvanica</u>	10	Yes	FACW	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>8</u> (A) Total Number of Dominant Species Across All Strata: <u>9</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>88.9%</u> (A/B)																
2. <u>Salix nigra</u>	5	Yes	OBL																	
3. <u>Populus deltoides</u>	5	Yes	FAC																	
4. <u>Platanus occidentalis</u>	5	Yes	FACW																	
5. <u>Ulmus americana</u>	5	Yes	FACW																	
	30	=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>    </u> )																				
1. <u>Salix interior</u>	10	Yes	FACW	<b>Prevalence Index worksheet:</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Total % Cover of:</td> <td style="text-align: center;">Multiply by:</td> </tr> <tr> <td>OBL species <u>37</u></td> <td style="text-align: center;">x 1 = <u>37</u></td> </tr> <tr> <td>FACW species <u>62</u></td> <td style="text-align: center;">x 2 = <u>124</u></td> </tr> <tr> <td>FAC species <u>11</u></td> <td style="text-align: center;">x 3 = <u>33</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td style="text-align: center;">x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td style="text-align: center;">x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>110</u> (A)</td> <td style="text-align: center;"><u>194</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>1.76</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>37</u>	x 1 = <u>37</u>	FACW species <u>62</u>	x 2 = <u>124</u>	FAC species <u>11</u>	x 3 = <u>33</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>110</u> (A)	<u>194</u> (B)	Prevalence Index = B/A = <u>1.76</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>37</u>	x 1 = <u>37</u>																			
FACW species <u>62</u>	x 2 = <u>124</u>																			
FAC species <u>11</u>	x 3 = <u>33</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>110</u> (A)	<u>194</u> (B)																			
Prevalence Index = B/A = <u>1.76</u>																				
2. <u>Viburnum trilobum</u>	5	Yes	FAC																	
3. <u>Cornus alba</u>	2	No	FACW																	
4. <u>Viburnum dentatum</u>	1	No	FAC																	
5. <u>    </u>																				
	18	=Total Cover																		
Herb Stratum (Plot size: <u>    </u> )																				
1. <u>Typha X glauca</u>	20	Yes	OBL	<b>Hydrophytic Vegetation Indicators:</b> <u>    </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <u>    </u> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <u>    </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Phragmites australis</u>	15	Yes	FACW																	
3. <u>Impatiens capensis</u>	10	No	FACW																	
4. <u>Lythrum salicaria</u>	5	No	OBL																	
5. <u>Carex stricta</u>	5	No	OBL																	
6. <u>Juncus torreyi</u>	5	No	FACW																	
7. <u>Juncus tenuis</u>	5	No	FAC																	
8. <u>Carex lacustris</u>	2	No	OBL																	
9. <u>    </u>																				
10. <u>    </u>																				
	67	=Total Cover																		
Woody Vine Stratum (Plot size: <u>    </u> )																				
1. <u>    </u>				<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No <u>    </u>																
2. <u>    </u>																				
		=Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																				

**SOIL**

Sampling Point: WL-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)							
Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>		
0-4	10YR 5/2	100					Loamy/Clayey
4-14	10YR 4/2	95	10YR 7/6	5			Loamy/Clayey

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

<b>Hydric Soil Indicators:</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)		<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input checked="" type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)		<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b> <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Iron-Manganese Masses (F12) <input type="checkbox"/> Red Parent Material (F21) <input type="checkbox"/> Very Shallow Dark Surface (F22) <input type="checkbox"/> Other (Explain in Remarks)	
---	--	---	--	--	--

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

Remarks:  
 This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. ([http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_051293.docx](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx))

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>	
<input checked="" type="checkbox"/> Surface Water (A1)	<input checked="" type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input checked="" type="checkbox"/> High Water Table (A2)	<input checked="" type="checkbox"/> Aquatic Fauna (B13)	<input checked="" type="checkbox"/> Drainage Patterns (B10)	
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input checked="" type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input checked="" type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Sediment Deposits (B2)	<input checked="" type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)		

<b>Field Observations:</b> Surface Water Present?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>36</u> Water Table Present?      Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u> Saturation Present?        Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

## WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Wilcox Mill City/County: City of Plymouth/Wayne County Sampling Date: 7-26-19  
 Applicant/Owner: Wayne County Road Commission State: MI Sampling Point: UP-1  
 Investigator(s): C. Kunkle, D. Berninger - Atwell, LLC Section, Township, Range: 01S, 08E, 23  
 Landform (hillside, terrace, etc.): Floodplain Local relief (concave, convex, none): Concave  
 Slope (%): 0 Lat: 42.383216 Long: -83.456909 Datum: NAD 83  
 Soil Map Unit Name: Cohoctah fine sandy loam, frequently flooded (Cc) NWI classification: UPL

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>    </u> No <u>X</u> Hydric Soil Present? Yes <u>    </u> No <u>X</u> Wetland Hydrology Present? Yes <u>    </u> No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes <u>    </u> No <u>X</u>
Remarks:	

### VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>    </u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Fraxinus pennsylvanica</u>	2	No	FACW	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)																
2. <u>Juglans nigra</u>	1	No	FACU																	
3. <u>Ulmus americana</u>	1	No	FACW																	
4. <u>    </u>																				
5. <u>    </u>																				
	4	=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>    </u> )																				
1. <u>Elaeagnus umbellata</u>	10	Yes	UPL	<b>Prevalence Index worksheet:</b> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Total % Cover of:</th> <th style="text-align: left;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>3</u></td> <td>x 2 = <u>6</u></td> </tr> <tr> <td>FAC species <u>100</u></td> <td>x 3 = <u>300</u></td> </tr> <tr> <td>FACU species <u>13</u></td> <td>x 4 = <u>52</u></td> </tr> <tr> <td>UPL species <u>12</u></td> <td>x 5 = <u>60</u></td> </tr> <tr> <td>Column Totals: <u>128</u> (A)</td> <td><u>418</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.27</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>3</u>	x 2 = <u>6</u>	FAC species <u>100</u>	x 3 = <u>300</u>	FACU species <u>13</u>	x 4 = <u>52</u>	UPL species <u>12</u>	x 5 = <u>60</u>	Column Totals: <u>128</u> (A)	<u>418</u> (B)	Prevalence Index = B/A = <u>3.27</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>3</u>	x 2 = <u>6</u>																			
FAC species <u>100</u>	x 3 = <u>300</u>																			
FACU species <u>13</u>	x 4 = <u>52</u>																			
UPL species <u>12</u>	x 5 = <u>60</u>																			
Column Totals: <u>128</u> (A)	<u>418</u> (B)																			
Prevalence Index = B/A = <u>3.27</u>																				
2. <u>Lonicera</u>	10	Yes	FACU																	
3. <u>Cornus racemosa</u>	5	No	FAC																	
4. <u>Rhamnus cathartica</u>	5	No	FAC																	
5. <u>    </u>																				
	30	=Total Cover																		
Herb Stratum (Plot size: <u>    </u> )																				
1. <u>Poa pratensis</u>	90	Yes	FAC	<b>Hydrophytic Vegetation Indicators:</b> <u>    </u> 1 - Rapid Test for Hydrophytic Vegetation <u>    </u> 2 - Dominance Test is >50% <u>    </u> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <u>    </u> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <u>    </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Cichorium intybus</u>	2	No	FACU																	
3. <u>Daucus carota</u>	2	No	UPL																	
4. <u>    </u>																				
5. <u>    </u>																				
6. <u>    </u>																				
7. <u>    </u>																				
8. <u>    </u>																				
9. <u>    </u>																				
10. <u>    </u>																				
	94	=Total Cover																		
Woody Vine Stratum (Plot size: <u>    </u> )																				
1. <u>    </u>				<b>Hydrophytic Vegetation Present?</b> Yes <u>    </u> No <u>X</u>																
2. <u>    </u>																				
		=Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																				

**SOIL**

Sampling Point: UP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-6	10YR 6/3	100					Loamy/Clayey	
6-12	10YR 6/6	100					Loamy/Clayey	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:			Indicators for Problematic Hydric Soils <sup>3</sup> :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)				
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Redox Depressions (F8)				

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
---	---

Remarks:  
 This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. ([http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_051293.docx](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx))

**HYDROLOGY**

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)	

<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?        Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

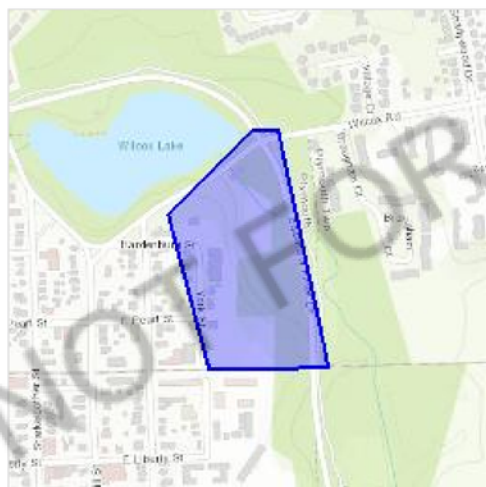
# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Wayne County, Michigan



## Local office

Michigan Ecological Services Field Office

☎ (517) 351-2555

📠 (517) 351-1443

2651 Coolidge Road Suite 101  
East Lansing, MI 48823-6360

<http://www.fws.gov/midwest/endangered/section7/s7process/step1.html>

# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Mammals

NAME

STATUS

Indiana Bat *Myotis sodalis* Endangered  
 There is **final** critical habitat for this species. Your location is outside the critical habitat.  
<https://ecos.fws.gov/ecp/species/5949>

Northern Long-eared Bat *Myotis septentrionalis* Threatened  
 No critical habitat has been designated for this species.  
<https://ecos.fws.gov/ecp/species/9045>

## Birds

NAME	STATUS
Red Knot <i>Calidris canutus rufa</i> This species only needs to be considered if the following condition applies: <ul style="list-style-type: none"> <li>Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30.</li> </ul> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/1864">https://ecos.fws.gov/ecp/species/1864</a>	Threatened

## Reptiles

NAME	STATUS
Eastern Massasauga (=rattlesnake) <i>Sistrurus catenatus</i> This species only needs to be considered if the following condition applies: <ul style="list-style-type: none"> <li>All Projects: Project is Within EMR Range</li> </ul> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/2202">https://ecos.fws.gov/ecp/species/2202</a>	Threatened

## Clams

NAME	STATUS
Northern Riffleshell <i>Epioblasma torulosa rangiana</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/527">https://ecos.fws.gov/ecp/species/527</a>	Endangered

## Flowering Plants

NAME	STATUS
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/601">https://ecos.fws.gov/ecp/species/601</a>	Threatened

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

<p><b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i>  This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.  <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a></p>	Breeds Dec 1 to Aug 31
<p><b>Bobolink</b> <i>Dolichonyx oryzivorus</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 20 to Jul 31
<p><b>Least Bittern</b> <i>Ixobrychus exilis</i>  This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA  <a href="https://ecos.fws.gov/ecp/species/6175">https://ecos.fws.gov/ecp/species/6175</a></p>	Breeds Aug 16 to Oct 31
<p><b>Lesser Yellowlegs</b> <i>Tringa flavipes</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.  <a href="https://ecos.fws.gov/ecp/species/9679">https://ecos.fws.gov/ecp/species/9679</a></p>	Breeds elsewhere
<p><b>Red-headed Woodpecker</b> <i>Melanerpes erythrocephalus</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 10 to Sep 10
<p><b>Rusty Blackbird</b> <i>Euphagus carolinus</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds elsewhere
<p><b>Willow Flycatcher</b> <i>Empidonax traillii</i>  This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA  <a href="https://ecos.fws.gov/ecp/species/3482">https://ecos.fws.gov/ecp/species/3482</a></p>	Breeds May 20 to Aug 31

**Wood Thrush** *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

### Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

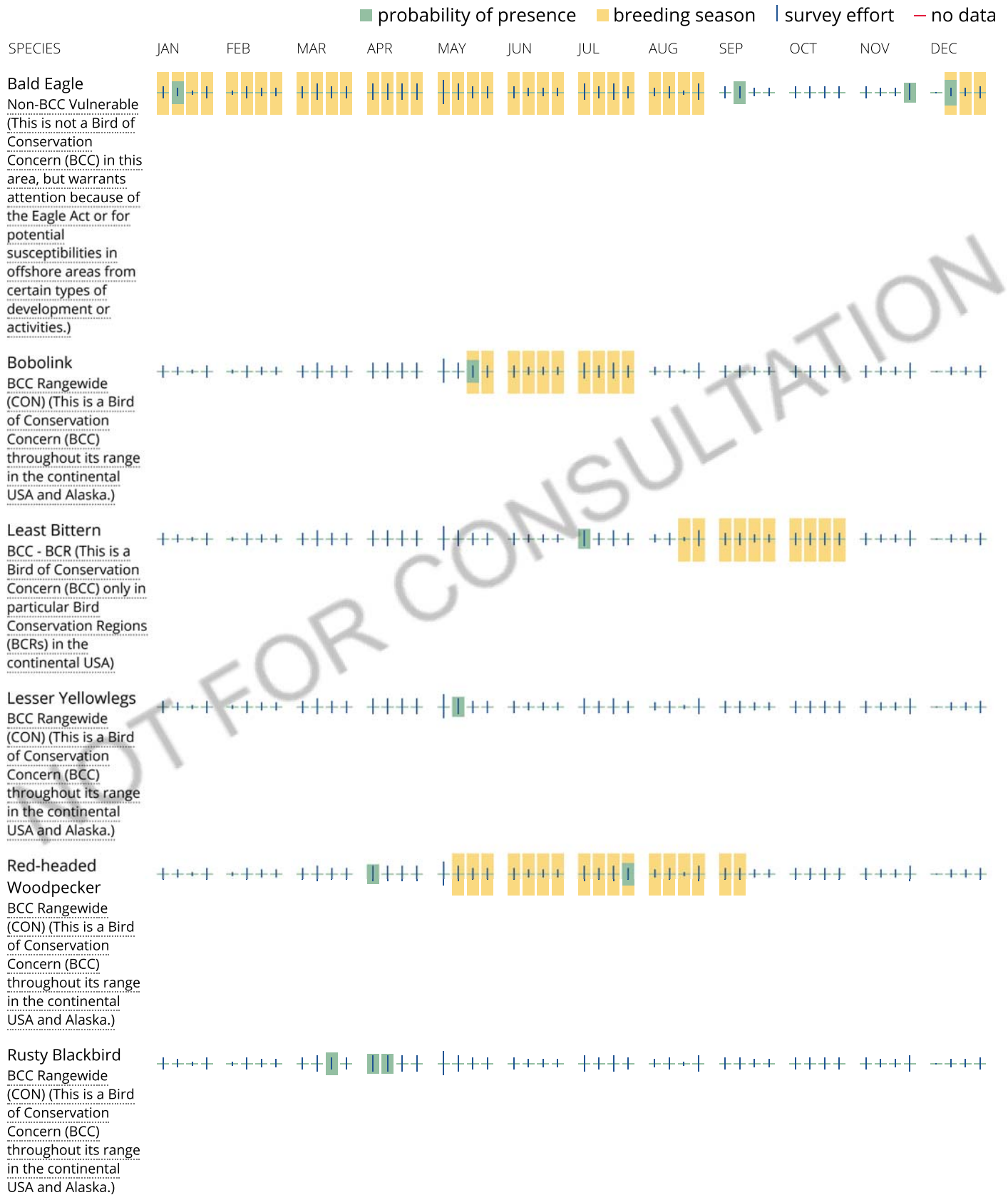
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

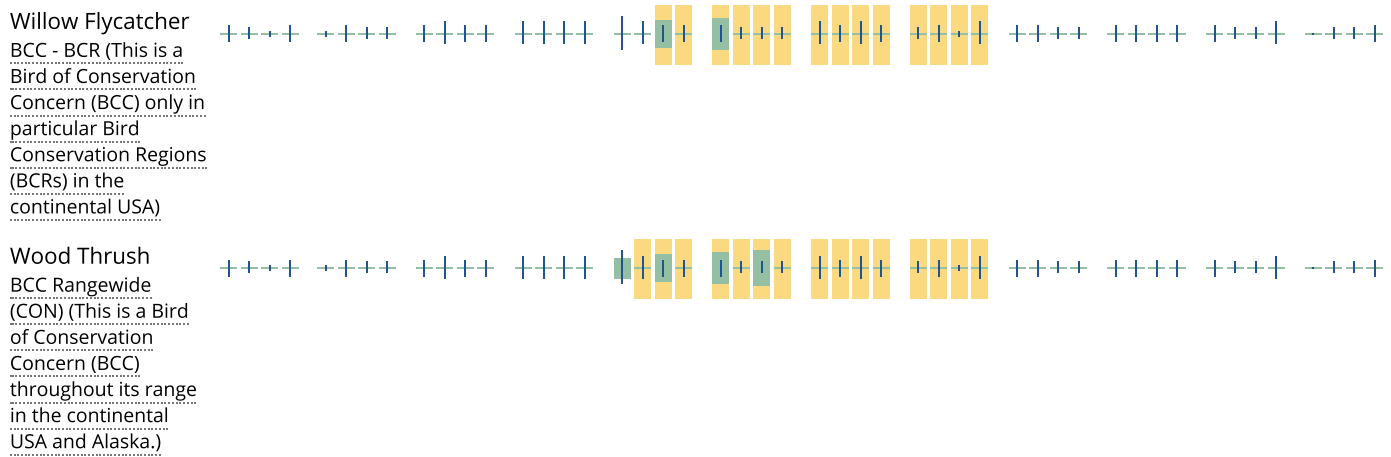
### No Data (—)

A week is marked as having no data if there were no survey events for that week.

### Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the migratory birds potentially occurring in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

**What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

**How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?**

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds](#)

[guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

### What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

### Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize

potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

### Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

### Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER POND

[PUBGh](#)

RIVERINE

[R2UBH](#)

[R5UBH](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

#### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

### **Data exclusions**

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

### **Data precautions**

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



Michigan Natural Features Inventory

Web Database Search



Search Results for Town 01S, Range 08E, Section 23

Query Results Generated on Aug 13, 2019

Displaying Record 1 to 4 of 4 Records Found

Database Updated on Aug 01, 2019

[New Search](#) [Refine Search](#) [◀ Previous 25 Records](#) [Next 25 Records ▶](#)

Common Name	Scientific Name	State Status	Federal Status	Last Observed Date	Element Category	Mapping Precision	Site of Observation	Best Documentation of EO	Town	Range	Section	County
Little brown bat	Myotis lucifugus	SC		1928-08-09			Northville/South Lyon	UMMZ online catalog for all collections of the species Myotis lucifugus, downloaded from VertNet (www.vertnet.org) 2015-06-17 for the State of Michigan. Saved in Excel spreadsheet. Also point and polygon shapefiles created from the database catalogue.	01S	08E	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24	Wayne
Nodding mandarin	Prosartes maculata	X		1922-05-07	Plant	GX	Farmington	Farwell, O.A., and Mrs. Cahn. 1922. BLH	01S	08E	1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, 24	Wayne
Showy orchis	Galearis spectabilis	T		1933-07-11	Plant	GX	Livonia		01S	08E	1, 11, 12, 13, 14, 22, 23, 24, 25, 26, 27, 34, 35, 36	Wayne
Showy orchis	Galearis spectabilis	T		1928-05-22	Plant	GX	Plymouth		01S	08E	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36	Wayne

[New Search](#) [Refine Search](#) [◀ Previous 25 Records](#) [Next 25 Records ▶](#)

# Exhibit 7

November 18, 2019

Plymouth Planning Commission

201 South Main St. Plymouth, MI 48170

**Applicant:**

Mill on Rouge, LLC.

1182 Roosevelt St. Plymouth, MI 48170

**Proposed Construction Phases**

Total estimated timeline: 48 months (construction to begin with 12 months of final PUD approval adhering to Sec. 78-316.b of Plymouth Municipal Code pertaining to PUD time guidelines.

***Development and Construction Phase 1 (Month 0-18 after final PUD approval):***

- Building Rehabilitation
  - Foundation and structural integrity repairs
  - Re-creation of the original façade on the Wilcox Street face of the building and on the lower east-facing side of the building, converting the garage doors back to a re-creation of the original windows and concrete of the building
  - Installation of water/sewage
- Site Work
  - Grading of the parcel for storm-water and floodplain compliance
  - Excavation and installation of storm-water treatment basins and release mechanisms to discharge into the existing tail race structure
  - Construction of campus accessory building for maintenance equipment storage.
- Blight Removal and soil preparation
  - Completion of the removal of debris, blight, and rusted fencing and other structures on the lot.
  - Mitigation and removal of invasive plant species
  - Soil remediation through phytoremediation by planting native species flora.

***Development and Construction Phase 2 (Month 18-24 after final PUD approval)***

- Building Mechanical, Electrical, Engineering, HVAC, and Plumbing Installation
  - Installation of plumbing for art studio, bathrooms, and kitchen facilities
  - Electrical work on building interior
  - Interior wall and partition construction to create bathrooms, kitchen facilities, offices, live-work amenities, and the gallery and educational flex-space.
  - Certificate of Occupancy application and review

***Development and Construction Phase 3 (Month 24-30 after final PUD approval)***

- Outdoor site preparation and updates
  - Resurfacing existing impermeable parking surfaces, graded to flow into storm-water basins
  - Expansion of parking through the installation of permeable parking surfaces, including gravel and reinforced turf parking
  - Reinforcing the turf of the outdoor event space area in the westerly portion of the parcel

***Development and Construction Phase 4 (Month 30-36 after final PUD approval)***

- Installation of agricultural and horticultural amenities
- Installation of walking paths, park benches, and other exterior amenities for the sculpture garden
- Installation of bicycle comfort station with inflation and repair station for Hines Dr. cyclists.
- Sculpture installations ongoing beyond the 48-month timeline.

# Exhibit 8

# ARTFOUNDATION

by RvKo

## LIST OF AGENCY PARTNERS FOR PROGRAMMING

- The Boys and Girls Club of Southeast Michigan
- The Girl Scouts of America
- The Detroit Historical Society
- Mack Alive
- Wolverine Human Services
- Karmanos Cancer Center Healing Arts Program
- The Rhonda Walker Foundation
- Plymouth Community Arts Council
- The Partnership for the Arts & Humanities
- R3 Cycling Club
- Clean Detroit

## SELECTED LIST OF NOTABLE SUPPORTERS AND PARTNERS

- Plymouth Mayor Oliver Wolcott
- Plymouth Township Supervisor Kurt Heise
- Canton Township Supervisor Pat Williams
- The Plymouth Democratic Club
- The Canton Democratic Club
- The Michigan Historic Preservation Network
- Henry Ford Heritage Association
- The MotorCities National Heritage Area Partnership
- Plymouth Preservation Network
- 35th District Court Judge Jim Plakas
- 3rd Judicial Circuit Judge Catherine Heise
- 35th District Court Judge Ronald Lowe
- The Plymouth Preservation Network
- The Plymouth Downtown Development Authority
- Plymouth Chamber of Commerce
- Plymouth-Canton Community Schools Arts Academy
- Jason Hall of Slow Roll and RiDetroit
- Carol Kahn, granddaughter of Albert Kahn
- The Boys and Girls Club of Southeast Michigan
- Richard Cox and Greg D'Onofrio of the Phoenix Mill
- The Plymouth Rotary Club
- The Kiwanis Club of Plymouth
- The Karmanos Cancer Institute Healing Arts Program
- The Rhonda Walker Foundation
- Wolverine Human Services
- R3 Cycling Club
- Emily Gail of Say Nice Things About Detroit
- Bees in the D
- Solid Rock Church of Plymouth
- Clean Detroit
- Richard Bardelli, Project Director of the Michigan Central Train Station
- Bob Bury, CEO of Historic Ford Estates
- Annie Rubel, Project Director for the Fairlane Estate: Home of Henry and Clara Ford
- Jim and Linda Demmer of Demmer Automotive Group
- Don Nicholson, MotorCities Board Member and Hines Park Cruise Founder
- Hines Park Lincoln Dealership
- Detroit Historical Society
- Detroit Foundation Hotel
- HOUR Media
- Art Foundation
- Art of RoKo
- Dance Beat Studios
- Guilt Chocolates
- Motor City Hot Rod
- Hardcore Meals Performance Nutrition
- And countless professional preservationists, historians, Plymouth and Canton business owners, and other community stakeholders and Wayne County voters and taxpayers.

# Exhibit 9



[Home](#) > [The Standards](#) > Rehabilitation Standards and Guidelines

## Rehabilitation Standards and Guidelines

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the [Historic Preservation Tax Incentives program](#). The Guidelines for Rehabilitating Historic Buildings and the Guidelines on Sustainability for Rehabilitating Historic Buildings, which assist in applying the Standards, are advisory.

### [Applying the Standards for Rehabilitation](#)

[Guidelines for Rehabilitating](#)

[Historic Buildings](#)

[Guidelines on Sustainability](#)

[Guidelines on Flood Adaptation for Rehabilitating Historic Buildings](#)

### Other Standards and Guidelines:

[Four Treatment Standards: Preservation, Rehabilitation, Restoration, and Reconstruction](#)

[Guidelines for the Treatment  
of Historic Properties](#)

[History of the Standards](#)

## Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **Guidelines for Rehabilitating Historic Buildings**

The [Guidelines](#) assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in [PDF format](#).

The [Guidelines on Sustainability for Rehabilitating Historic Buildings](#) stress the inherent sustainability of historic buildings and offer specific guidance on "recommended" rehabilitation treatments and "not recommended" treatments, which could negatively impact a building's historic character. These Guidelines are also available as an [interactive web feature](#).



## Planning Commission Annual Goals 2020

1. Complete streets policy drafted and adopted OR Multi-modal transportation policy drafted and adopted
2. Rezoning priorities set and written based on data
3. Define and adopt overlay districts



**CITY OF PLYMOUTH**  
**Community Development Department**

201 South Main Street  
Plymouth, Michigan 48170  
Phone: (734) 453-1234 ext. 232  
www.plymouthmi.gov

**City of Plymouth Planning Commission**  
**2019 Annual Report**

The City of Plymouth Planning Commission is made up of nine members. They regularly meet on the second Wednesday of the month at 7:00 pm in the Commission Chambers at City Hall located at 201 S. Main. A typical meeting consists of public comments, review of the previous meetings minutes, commissioner comments, public hearings, new and/or old business, and reports and correspondence from staff. Planning Commission members for the 2019 year included: Karen Sisolak (Chair), Jennifer Kehoe (Vice Chair), Joe Hawthorne, Shannon Adams, Scott Silvers, Chuck Myslinski, Adam Offerman, Tim Joy, and Hollie Saraswat.

The Planning Commission met fifteen times during 2019. Of those fifteen meetings, eleven were regular meetings, one was a special meeting, one was a study session, and two were training sessions. This meets the requirements of the Michigan Planning Enabling Act (MPEA) for the minimum number of meetings (4).

The main purpose of this report is to meet the requirements of the MPEA. However, this report increases information sharing between staff, boards, commissions, and the City Commission. This report anticipates upcoming issues and asks the Planning Commission to identify priorities so that staff may appropriately allocate time and resources. Lastly, it is the opportunity to reflect on the hard work of the past year and thank our dedicated appointed and elected officials for their support of the City’s planning and zoning efforts.

The Planning Commission’s primary accomplishment for the year was the completion of the sign ordinance update. This ordinance updates the sign section to be compliant with the 2015 Supreme Court case Reed vs. Town of Gilbert, AZ.

Tables of Contents

Planning Commission Goals.....2  
Master Plan Review.....2  
Master Plan Implementation Matrix.....3  
Zoning Ordinance Amendments.....4  
Development Reviews.....5  
Variance Requests.....6  
Action by City Commission.....7  
Zoning Map.....7  
Trainings.....7  
Joint Meetings.....7

## Planning Commission 2019 Goals

1. Develop a Master Plan Overview Presentation and present to all City Boards and Commissions to gain alignment and commitment towards utilization during and prior to their respective decision making.
  - a. IN PROGRESS: Chair Sisolak and Comm. Saraswat presented the Master Plan to the DDA Board on September 9, 2019.
2. To create the new zoning districts that are necessary in order to bring the zoning map in line with the master plan and to update the permitted uses matrix.
  - a. IN PROGRESS: Comm. Kehoe, Comm. Offerman, and Comm. Joy met throughout the year to establish new districts and to identify permitted and special land uses for each new future land use designation.
3. Collaborate with the City Commission and other City boards to create a comprehensive non-motorized plan and implement tactical steps as opportunities are identified.
  - a. NOT STARTED
4. Research the use of form-based codes and overlay districts in the appropriate areas identifying appropriate incremental changes for a pilot implementation of form-based coding principles.
  - a. IN PROGRESS: Chair Sisolak and Comm. Silvers met throughout the year to establish a plan and educational material to present and adopt overlay districts.

### Master Plan Review

The Planning Commission and City Commission adopted the Master Plan update on August 15, 2018 and September 17, 2018, respectively.

Below are the Master Plan goals

CC Strategic Plan Goal Topics	Guiding Master Plan Goals for Land Use
Goal I: Quality of Life	<ul style="list-style-type: none"> <li>• Encourage appropriate home sizing &amp; massing</li> <li>• Create lifelong neighborhoods of diverse housing for various income levels</li> <li>• Maintain and enhance the tree canopy</li> <li>• Encourage historic preservation</li> </ul>
Goal II: Financial Stability	<ul style="list-style-type: none"> <li>• Plan for a variety of land uses that creates a dynamic environment supportive of residences, community institutions, and businesses</li> </ul>
Goal III: Economic Vitality	<ul style="list-style-type: none"> <li>• Promote a welcoming environment for commercial business &amp; industry</li> <li>• Encourage environmentally sensitive/context sensitive and sustainable development</li> </ul>
Goal IV: Service Infrastructure	<ul style="list-style-type: none"> <li>• Improve street mobility, connectivity &amp; safety</li> <li>• Plan for vehicular needs, including parking</li> </ul>

### Reflection:

In order to accomplish the various goals outlined in the document, the Planning Commission needs to identify their top priority (topic) out of the Implementation Matrix of the Master Plan and the Master Plan Goals for Land Use. Once this is identified, the Planning Commission, with the help of Community Development staff and approval of the City Commission, can take steps to implement those goals. The next page includes some of the actions identified in the Master Plan Implementation Matrix that could be selected as accomplishable tasks during 2020.

## Master Plan Implementation Matrix

Below is a portion of the Implementation Matrix from the Master Plan. Included are the items that have been designated as “Immediate” or “Short Term” priorities and the Planning Commission is one of the responsible parties.

Action	Priority Term	City Commission Goal Area				Responsibility	Funding
		I	II	III	IV		

### Regulatory and Policy Change

#### *Redevelopment Ready Communities*

Ensure clear definitions and requirements are included in necessary sections of the ordinance	Short	X				PC, CDD	CDD
Review the Zoning Map annually, update if and as necessary	Cont.	X				PC	CDD
Review and clarify special land use approval processes	Short				X	PC, CDD	CDD
Ensure industrial districts allow for compatible new economy-type businesses	Short				X	PC	CDD
Allow for non-traditional housing types in appropriate areas	Short	X		X		PC	CDD

#### *Site Design*

Adopt clear, concise, enforceable ordinance requirements for landscaping, signage, lighting, parking, and access management for Commercial/Business districts	Short	X		X		PC	CDD
Adopt standards that encourage shared parking access and locates parking behind buildings	Short				X	PC	CDD
Adopt ordinance requirements that accommodate pedestrian activity within and around development	Short				X	PC	CDD
Adopt flexible parking standards	Short				X	PC	CDD

#### *Residential*

Monitor and encourage appropriate home sizing and massing	Immed.	X				PC, CDD	CDD
Research requirements that would promote housing options for lifetime neighborhoods (i.e. ancillary dwelling units)	Short	X		X		PC, CDD	CDD

#### *Environmental*

Maintain and enhance the City's tree canopy	Immed.	X				PC, CDD, DMS	CDD, DMS
Adopt standards that require low-impact development, sustainability, and energy conservation practices.	Short	X				PC	CDD

#### *Transportation*

Adopt Complete Streets policies	Short	X			X	PC, CC	CDD
---------------------------------	-------	---	--	--	---	--------	-----

### Partnerships, Programs, and Promotion

Become a Redevelopment Ready Community through MEDC	Short			X		CDD, PC, CC	CDD, CC
Identify priority redevelopment sites/transitional properties and determine desired future use and development	Cont.	X				PC, CDD	CDD
Develop a clear vision for development outcomes and criteria for priority sites	Short	X				PC, CDD	CDD

## **Zoning Ordinance Amendments**

The Planning Commission approved two zoning ordinance text amendments during the 2019 calendar year. The first was the sign ordinance and the second is the parks and open space district.

Community Development staff expects 2020 to include continued discussion and research into zoning ordinance amendments. The ordinances listed below include some of the sections the Planning Commission may wish to examine and discuss further.

Ordinances that have received three or more variance requests:

1. Fences in front yards (Section 78-208)

Ordinance language that Community Development staff has fielded questions on:

1. Creation of non-conforming parcels (Section 78-351)
2. Parking requirements across the City (Section 78-270 through 78-275)
3. Projections into yards (Section 78-217)
4. Permitted and special land uses within each zoning district (Various sections)
5. FAR for zoning districts that allow single family as a special land use (Various sections)
6. Temporary uses
7. Mobile and temporary sales

Ordinances that the ZBA has asked the Planning Commission to review and potentially eliminate:

1. Use variance requests (Section 78-411 (1))

The Planning Commission, through their 2020 Goal Setting session, may choose to address some, all, or other ordinances during the 2020 calendar year. There may be some ordinances that can be “batched” together in order to expedite the ordinance amendment process. Additionally, staff is suggesting setting a priority and only discussing ordinances in order to meet that priority.

## Development Reviews

Project Type	Location	Description	Meeting Outcome	Fwd. to CC?	Date of Action
PUD – Final PUD Review	639 S. Mill & 166 E. Ann Arbor Trail	60,000 SF in 2 new mixed-use buildings: 2,796 SF of retail/office and 57 apartments	Approved with conditions	Yes	Feb. 13
Site Plan Review & Special Land Use	305 Fleet (306 S. Main)		Set public hearing for special land use	N/A	Apr. 10
Site Plan Review & Special Land Use	305 Fleet (306 S. Main)		Approved with conditions	N/A	May 8
Site Plan Review & Special Land Use	471 W. Ann Arbor Trail		Postponed	N/A	May 8
ARC Sign Review	110 W. Ann Arbor Rd.		Postponed	N/A	July 10
ARC Sign Review	110 W. Ann Arbor Rd.		Approved with conditions	N/A	Aug. 14
Site Plan Review & Special Land Use	471 W. Ann Arbor Trail		Approved with conditions	N/A	Aug. 14
PUD	587 W. Ann Arbor Trail, 686 Maple, & 674 Maple	Partial demolition, 10 attached townhomes	Preliminary PUD approved with conditions and set public hearing	N/A	Aug. 14
PUD	587 W. Ann Arbor Trail, 686 Maple, & 674 Maple	Partial demolition, 10 attached townhomes	Public Hearing	N/A	Sept. 11
Site Plan Review	1250 S. Main	Change of use – salon	Approved with conditions	N/A	Nov. 13
PUD	Wilcox Mill		No action taken	N/A	Dec. 11

## Variance Requests

Variance Type	Location	Description	Meeting Outcome	Date of Action
Non-Use	990 Linden	Fence in front yard exceeding 30" height	Approved with conditions	Jan. 3
Non-Use	813 Forest	Side yard setback	Approved with conditions	Jan. 3
Non-Use	1331 Hartsough	Front yard setback and floor area ratio	Tabled	Feb. 7
Non-Use	1331 Hartsough	Front yard setback and floor area ratio	Front yard – approved with conditions; FAR - denied	Mar. 7
Non-Use	920 Fairground	Fence in front yard exceeding 30" height	Approved with conditions	May 2
Non-Use	1142 N. Holbrook	Front yard setback with lot split	Determined condition was legal, non-conforming	May 2
Non-Use	271 S. Main	Ground sign in front yard setback	Approved with conditions	May 2
Non-Use	546 Roe	Deck in rear yard setback	Approved with conditions	June 6
Non-Use	500 S. Harvey	Fence in front yard exceeding 30" height	Approved with conditions	Jul. 11
Non-Use	1341 Palmer	Rear yard setback	Denied	Aug. 1
Non-Use	1341 Palmer	Rear yard setback	Approved with conditions	Sept. 9
Non-Use	288 W. Ann Arbor Trail	Side yard setback	Denied	Oct. 3
Non-Use	294 W. Ann Arbor Trail	Side yard setback	Denied	Oct. 3
Non-Use	303 Maple	Rear yard setback and front yard setback	Approved with conditions	Dec. 5
Non-Use	250 N. Main	Wall sign	Tabled	Dec. 5
Non-Use	546 Roe	Lot split creating 2 non-conforming parcels	Approved with conditions	Dec. 5

## Actions by City Commission

The following list includes all the planning and development related actions taken by the City Commission during 2019.

Description	Date of Action
Approval of \$1M loan and \$1M grant from MDEQ for 100 S. Mill (Pulte Homes project)	Feb. 18
Floor Area Ratio (FAR) Report presented	Mar. 4
Rezoning 100 S. Mill to PUD (first reading)	Mar. 18
Rezoning 639 S. Mill and 166 E. Ann Arbor Trail to PUD (first reading)	Mar. 18
Rezoning approved for 100 S. Mill to PUD (second reading)	Apr. 1
Rezoning approved for 639 S. Mill and 166 E. Ann Arbor Trail to PUD (second reading)	Apr. 1
Letter of Intent approved for City-owned Saxton's property	Apr. 1
PUD Agreement approved for 100 S. Mill	Apr. 15
PUD Agreement approved for 639 S. Mill and 166 E. Ann Arbor Trail	Apr. 15
Public Hearing and approval of 100 S. Mill (Pulte Homes) Brownfield Plan	May 6
Approval of \$1M grant from MDEQ for 100 S. Mill (Pulte Homes project) (revision to Feb. 18 approval)	May 6
Approval of Community Development Department fee schedule update	May 20
Approval of contract for Building Official and Inspection services	May 20
Approval of authorization to execute brownfield redevelopment/EGLE grant agreement	June 17
Approval of MOU for 100 S. Mill (Pulte Homes) brownfield reimbursement	June 17
Approval of payment in lieu of parking for 305 Fleet	July 1
Approved Saxton's agreement extension	Aug. 5
Approved long-term stormwater maintenance agreement with 110 W. Ann Arbor Rd (Shops of Plymouth)	Aug. 19

## Zoning Map

100 S. Mill was rezoned from I-2, Heavy Industry to PUD, Planned Unit Development.

639 S. Mill and 166 E. Ann Arbor Trail was rezoned from B-3, General Business to PUD, Planned Unit Development.

## Trainings

On June 12 the Planning Commission received training from the City's Attorney, Bob Marzano that covered the following topics: ethics, liability and indemnity, press and media relations, Freedom of Information Act (FOIA) and Open Meetings Act (OMA), and boundaries.

On October 23 the Planning Commission received a training from Doug Lewan of Carlisle-Wortman Associates that covered the following topics: site plan review 101, special process requirements, zoning standards, conditional rezonings, and long-term record keeping.

Potential training(s) in 2020 include additional Carlisle-Wortman Associates session(s) and Michigan Municipal League (MML) and Michigan Association of Planning (MAP) conferences and sessions.

## Joint Meetings

There were no joint meetings during the 2019 calendar year.



**CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT**  
201 South Main Street Plymouth, MI 48170  
Ph. 734-453-1234 ext. 232  
Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

TO: All Commissioners  
FROM: Greta Bolhuis, AICP, Assistant Community Development Director  
DATE: January 16, 2020  
RE: Sharing Lessons Learned from Training Sessions

As you are aware the City is engaged in Redevelopment Ready Communities program. The RRC certification process requires the city to evaluate policies and procedures to meet the six best practices. One of the best practices is Education and Training. A step to complete this best practice is to share lessons learned from training sessions and conferences across elected and appointed officials, and staff.

This memo has been written to formalize the communication that is already occurring between elected and appointed boards and between the boards and administration. At the conclusion of each training session or conference it is expected that a single page synopsis shall be presented to the other boards that may share an interest in the topic(s) covered. This synopsis could include key takeaways, questions that were asked and answered, something that was surprising, or any other lessons learned. It is expected that when "Lessons Learned" are presented, it will be part of each board's reports and correspondence agenda item whether an individual is presenting the synopsis, or it is just presented in written form.

Should you have any questions regarding this agenda item, please contact me directly.