City of Plymouth Planning Commission
Regular Meeting Agenda
Wednesday, April 8, 2020 – 7:00p.m.
Zoom Meeting: https://zoom.us/j/955390212

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

Topic: Planning Commission – Regular Meeting
Time: April 8, 2020 at 7:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
Website – https://zoom.us
Meeting ID – 955 390 212

Statement of explanation of the reason why the public body is meeting electronically:

On March 10, 2020 the Governor of the State of Michigan declared a State of Emergency across the State of Michigan under section 1 of Article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 – 421, and the Emergency Powers of the Governor Act of 1945, 1945 PA 302, as amended, MCL10.31 – 33. These sections provide the governor with broad powers and duties to cope with dangers to this state or to the people of the state.

As a part of the response to the emergency, the Governor has deemed it reasonable and necessary to temporarily suspend rules and procedures relating to physical presence at meetings and hearings of public bodies and other governmental entities in Michigan. These public bodies and entities must continue to conduct public business during this emergency. Due to the emergency situation and the request of the Governor to not gather in groups of 10 or more it is necessary for some public boards to meet electronically.

1. CALL TO ORDER
   a. Pledge of Allegiance
   b. Roll Call
2. CITIZENS COMMENTS
3. APPROVAL OF THE MINUTES
   a. Approval of the March 11, 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. REPORTS AND CORRESPONDENCE
9. 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, March 11, 2020 – 7:00 P.M.
City Hall Commission Chambers

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201 S. Main
Plymouth, Michigan 48170

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1. ROLL CALL
Chair Sisolak called the meeting to order at 7:01 P.M.
The Board said the Pledge of Allegiance.

PRESENT: Chuck Myslinski, Scott Silvers, Tim Joy, Jennifer Kehoe, Shannon Adams, Adam Offerman, and Karen Sisolak.
ABSENT: Hollie Saraswat and Joe Hawthorne
Also present was John Buzuvis, Community Development Director; Sally Elmiger, Planning Consultant; Nick Moroz, City Commission Liaison; Bob Marzano, City Attorney; and Shawn Keough, City Engineer.

2. CITIZEN COMMENTS
Mark Menuck, 990 Pierce, provided an update on Starkweather School explaining that the building is near completion and he offered the Commission a tour.

3. APPROVAL OF MINUTES
a) Comm. Joy, supported by Comm. Myslinski, made a motion to approve the February 12, 2020 regular meeting minutes, as amended.
MOTION APPROVED 7-0

4. APPROVAL OF AGENDA
Comm. Kehoe, supported by Comm. Myslinski, made a motion to approve the agenda, as amended to switch old and new business.
MOTION APPROVED 7-0

5. COMMISSIONER COMMENTS
Comm. Myslinski was grateful to see the Starkweather School project near completion and that it was a successful preservation effort.
Comm. Adams asked about the City's protocol surrounding public meetings amid the coronavirus.
Bob Marzano explained this is something the City will be monitoring closely to ensure everyone's safety.
Chair Sisolak encouraged everyone to sign up for the City's news alerts to stay informed.

6. NEW BUSINESS
a) PUD15-01: 550 N. Holbrook, PUD Amendment

Sally Elmiger, Planning Consultant, presented her review. She explained that the PUD was reviewed in 2016 and three public benefits were offered: preservation of Starkweather School, this green/park area, and an easement for future access to Hines Drive. She explained this amendment is a slight change from the previous amendment requested in 2018. She explained the area of amendment is the 3,300 square feet to the east of the Parkview parking lot. She evaluated the request based on the PUD criteria and believed that the proposed modification makes the park less usable. She raised five issues in her review and did not recommend approval.
Comm. Kehoe asked what the Board's options were.

Ms. Elmiger explained that they could approve, approve with conditions, postpone, or deny.

Mark Menuck presented his case. He explained the success of the building, located at 409 Plymouth Rd., has caused the need for additional parking spaces. He responded to each of Sally's review items. He clarified the calculation of encroachment is less than what was presented on the original plans. He suggested a new parking lot layout that would reduce the encroachment further and increase the depth of the parking spaces to the required 20 feet. Mr. Menuck suggested making the area more welcoming like a garden style entrance. He explained a letter summarizing specifications for what is required to build and park over the pipe. He suggested planting trees over the pipe or elsewhere on the site. He is agreeable to installing a screen wall or fence, which could be installed to ensure there is no conflict with the pipe. Mr. Menuck explained the existing parking lot lights will illuminate into the proposed addition area. He explained if additional parking lot lighting was required, they would install light blockers or other shielding. He explained the lots could be reduced to add greenspace and still have useable lots.
Garth Jackson presented his case. He explained why parking on the side would not be feasible. He explained the proposed lighting changes and how lower poles and different lighting technologies would benefit both properties. He explained the light dimming system.

Citizen Comments
None.

Board Discussion
Ms. Elmiger explained that if the Board were to support the project, they would need to schedule a public hearing. She explained the 409 Plymouth Rd. property must then also submit a site plan review for expansion of parking.
Comm. Silvers believed that the proposal created a more contiguous piece of parkland. He explained his critical desire was to ensure an easement to access Hines Drive.
Comm. Myslinski explained he initially suggested sacrificing lot 19. He felt that it was an infringement on an otherwise open and accessible greenspace. He expressed concerns with the proposed changes to the parking space layout as offered verbally by the applicant.
Comm. Kehoe agreed with Comm. Myslinski' s comments. She saw the proposed project as diminishing the public benefit. She was not in support of the amendment.
Comm. Myslinski felt that the benefit of the park was just an addition, because the primary public benefit was the preservation of the old school.
Chair Sisolak wanted corrected drawings to be presented to the Board prior to a decision.
Comm. Silvers felt that providing a smaller area up front allowed for more space and a logical access point to Hines Drive which would accommodate a pathway that took advantage of the steep grade.
Comm. Myslinski disagreed and countered that the finished elevation would not be able to change due to the underground detention.
Comm. Silvers wanted a gateway to be provided off the road.
Comm. Kehoe did not agree with requesting a PUD amendment based on the change in tenancy in the Parkview building. She felt that it could easily swing back to not requiring as much parking. She did not want to sacrifice the PUD for an insignificant addition of parking.
Comm. Silvers asked what the required number of parking spaces was for the office building. It was confirmed that 59 or 60 parking spaces was required and provided currently.

A motion was made by Comm. Joy, seconded by Comm. Silvers, to postpone the PUD amendment of PUD15-01 Starkweather School (550 N. Holbrook). The conditions of postponement include re-submission of accurate drawings and a submittal packet that addresses the issues raised by the Planner as well as discussed by the board.

7. OLD BUSINESS

a) PUD 19-01: 587 W. Ann Arbor Trail Zoned B-2, 686 Maple & 674 Maple Zoned O-1 (Final Site Plan Review – Discussion Only)

Ms. Elmiger explained that the aim of the discussion is to make the list of outstanding items easier to see and organize for the Board to consider.
Mike Ferrantino and Mark Abanatha explained the changes necessary to accommodate 9-foot-wide porches.
Comm. Kehoe asked about adding a railing. It was confirmed that a railing was not necessary because the porch height did not require a railing by code.
Comm. Silvers asked about the window spacing. It was confirmed that was done to accommodate the shed roof detail.
Comm. Myslinski asked about the multiple steps up to the porches. It was explained that there is a grade change that accommodates that number of steps. He asked about limiting the artificial grade change because it is not appropriate. He asked for clarification on if that meets the ordinance or not.
Mr. Ferrantino explained that all the homes in the area are built up, likely due to where the water table is.
The Board discussed the riser height and the grade.
Ms. Elmiger explained how existing grade was calculated. She explained that the height of the building must be 30 feet tall based on the zoning ordinance.
Shawn Keough asked about the below grade window well.
The Board discussed the location of the egress windows on the front of the building.
Ms. Elmiger explained that if the proposed egress window did not meet the projections into setback ordinance, it would be added as a deviation for the Board to consider as part of the PUD.
Comm. Kehoe believed the usefulness of the porch was questionable but was fulfilled as an ask of the Board.
Mr. Ferrantino explained the changes proposed to the ramp to accommodate pedestrian access. The changes include moving the dumpster and ensuring clear views to possible pedestrians.
Comm. Kehoe asked for the Engineer's opinion about pedestrian safety on the ramp.
Mr. Keough explained that typically people and cars should not be in the same spot. He explained that having a driveway off Maple would have been a much simpler solution to the ramp.
Bob Marzano explained that the responsibility is on the resident to be aware of vehicles. He suggested warning signage but recognized that residents must be aware of the condition that exists in their backyard.
Comm. Myslinski clarified that there is no curbed, separated access for pedestrians – just pavement markings.
Comm. Silvers asked for signage distinguishing the property and access as private property.
Mr. Ferrantino asked if the site plan could be critiqued at this time in the process. He explained that he believed the ramp had been approved on October 9, 2019.
Comm. Kehoe read the motion from the October meeting minutes and explained that approval had been conditioned on many things. She explained that the Board's concerns and questions are requesting a change to the site plan, not an explanation from the applicant.
Comm. Myslinski explained that he felt the preliminary site plan approval was an approval of the concept and the idea of townhouses. He was still not in favor of the ramp or depressing an otherwise flat site.
Mr. Ferrantino explained that the intent was always to maximize the amount of City property dedicated to parking and preservation of the Jewell building. He explained that they must have 10 units to make the project economically feasible and setbacks and greenspace was not able to be increased because of this.
Chair Sisolak explained the Board's responsibility is to review the PUD with a long-term vision of the City. She wanted to be clear on exactly what the applicant is proposing and the tradeoffs the Board is considering.
The Board discussed ideas how to make the gate and ramp safer. Those ideas included warning signs, programming the gate to reduce car conflicts, moving the gate, adding a red light to indicate the presence of pedestrians, traffic management, and eliminated landscaping.
Ms. Elmiger suggested adding a symbol of a light to the site plan and a note explaining how it operates and how it helps people navigate the ramp.

Ms. Elmiger took a straw poll. She asked if the three proposed traffic management ideas proposed (1. Addition of warning signs, 2. If a car is coming up the ramp, the gate will be programmed not to open, and 3. Red and green lights added at the bottom of the ramp to give people permission to proceed) would make the ramp palatable to the Board. A majority voted in the affirmative.
Comm. Kehoe asked that the structural engineer's report affirming the Jewell building can be restored would be a condition of the PUD agreement.
The Board discussed receiving an official report or an opinion letter from the Structural Engineer. They agreed they would accept a letter.
Ms. Elmiger went through the CWA review. She asked that the curb cuts/access be shown on the demolition plan. It was clarified that that change would be indicated on revised drawings.
Ms. Elmiger asked for a photometric plan including foot-candles.
The Board clarified that most lighting is building-mounted and other lighting is within the retaining wall.
Ms. Elmiger asked that the screen wall extend the entire length of the property.
The Board discussed and requested screening of the transformer box.
Chair Sisolak expressed concern with lack of greenspace on the site. She also believed that the basement room with the window well should be counted towards the total density calculation.
Ms. Elmiger agreed that the extra room in the basement would be counted toward the total density calculation.
The Board discussed density calculation, density as described in the future land use categories, and the zoning plan. They further discussed green space and the impact of it on height and building massing.
Comm. Silvers did not believe that lack of greenspace was an issue on an urban site like this one.
Comm. Kehoe had an issue with the amount of concrete.
Ms. Elmiger explained the density deviation would be a five-room deviation, which is above the 25% density bonus provided in the PUD ordinance. It was clarified that 36 rooms are permitted, and 50 rooms are proposed.
Ms. Elmiger listed the proposed deviations. They include 1. Density 2. 2.5-foot side yard setback deviation 3. The amount of open space (4,500 SF required; 1,800 SF proposed) 4. Landscape strip on the north side of the townhomes is 10 feet instead of 15 feet 5. Clear vision area 6. Egress window well in the front yard setback. She believed that numbers 2, 3, 4, 5, and 6 are insignificant in nature. She believed that the density is what is desired as outlined in the Master Plan.
Chair Sisolak disagreed with Ms. Elmiger' s assessment of density outlined in the Master Plan.
Mr. Ferrantino explained that should the City elect to develop the parking lot there would be additional greenspace provided by parking lot islands.
Comm. Silvers shared a SketchUp model he developed of the proposed townhomes and its impact on the adjacent single-family home.

8. REPORTS AND CORRESPONDENCE

Mr. Buzuvis reminded the Board to turn in their signature pages to receive their City-issued email address.

9. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Silvers, supported by Comm. Myslinski to adjourn the meeting at 10:18 PM.
MOTION APPROVED 7-0

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: City of Plymouth Planning Commission

FROM: Sally M. Elmiger, AICP, LEED AP

DATE: March 13, 2020

RE: Jewell-Maple Project Workshop Notes

The Planning Commission held a discussion with the applicant of the Jewell-Maple project on March 11, 2020 to identify and try to resolve the outstanding issues. The following issues were discussed. If potential solutions were identified during the discussion, they are also described below. Note that the Planning Commission did not make any formal motions or decisions about the project during this discussion.

1. Add the following to the list of PUD deviations: window wells located in the front yard setback.

2. Add the following items to the site plan to provide traffic management on the ramp leading to the townhome garages:
   a. Add signs at the top of the vehicle ramp identifying the ramp as private property. The purpose of the sign is to ensure the public doesn't attempt to walk down the ramp.
   b. Add a note to the plans indicating that the gate at the top of the ramp will be programed to stay closed to incoming cars if another vehicle is traveling up the ramp to leave the site. The gate will only open in this type of situation once the car traveling up the ramp crosses a sensor near the top of the ramp.
   c. Add a flashing warning light at the bottom of the ramp to warn vehicles that another car is coming down the ramp. This warning light was described as similar to flashing lights located on the side of a building abutting a sidewalk, notifying pedestrians that a car is about to exit a parking structure.

3. Provide an opinion letter from Structural Engineer providing an opinion regarding restoration potential of the Jewell-Blaich building.

4. Show necessary curb removal to Demolition Plan sheet where curb will be modified to provide vehicle access to the Jewell-Blaich parking spaces (on Ann Arbor Trail), and to the garage ramp (Deer Street).

5. Show new curb on Site Plan sheet on the north side of the new driveway to garage ramp (off of Deer Street).

6. Add lighting information to the Site Plan package, in sufficient detail to allow us to confirm that the ordinance requirements in Section 78-204 have been met. A Photometric Plan should also be provided.

7. Add shrubs around electrical boxes at east property line.

8. Applicant to offer ideas for adding landscaping to the site to soften the extensive use of concrete. Suggested that some trees with height/shade potential be added in the landscape buffer between the garages and public parking lot.

9. Density of the townhome portion of the project is still an open issue.

Please don't hesitate to contact me at 734-662-2200 if you have any questions.

Sally M. Elmiger

CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

Cc: John Buzuvis, Community Development Director

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: December 30, 2019
Rev.: February 5, 2020
Rev.: April 1, 2020

Final Planned Unit Development For City of Plymouth, Michigan

GENERAL INFORMATION

Applicant: Jewell Maple Development
101 N. Main St.
Ann Arbor, MI 48104

Project Name: Jewell Maple PUD

Plan Date: July 22, 2019

Latest Revision: March 13, 2020

Location: 583, 585 W. Ann Arbor Trail; 686, 674, 624 Maple St.

Zoning: B-2, Central Business District (along Main St.)
O-1, Office Service District and R-1, Single-Family Residential District (along Maple St.)

Action Requested: Final PUD Approval

PROJECT DESCRIPTION

The applicant has submitted a Planned Unit Development (PUD) application for a project on the land currently occupied by the City parking lot, Saxton's, and the Jewell-Blaich building on W. Ann Arbor Trail, and abutting single-family and vacant properties on Maple Street. The applicant and City are proposing to reconfigure the lots by splitting off the east and south sections of the City's property and transferring this land to the developer. (Note: Lot splits are handled administratively.)

The developer then is proposing to remove the modern Saxton's building, refurbish the historic Jewell-Blaich building, and construct 10 townhome units along Maple Street. Access to parking for the Jewell-Blaich building and the rear garages of the townhomes would be via the City-owned lot.

An aerial of the proposed project area is shown on the next page.

The property within the project area (white outline) is owned by three entities. The developer owns the lot at the corner of Maple and Deer streets (shown in blue). The City of Plymouth owns the rest, except for 30-feet at the intersection of W. Ann Arbor Trail and Deer St. (shown in yellow). This piece is owned by a third property owner. Any re-development of the "yellow" property will need to be coordinated with this property owner. However, physical re-development of the City's parking lot as a parking lot is not part of this proposal.

PUD PROCESS AND PLAN REQUIREMENTS

The Historic District Commission approved all aspects of this project, except for the signage and the lighting for the signage, at the Jewell-Blaich building. These last items will be addressed once tenants for the retail spaces have been identified.

The Planning Commission granted Preliminary PUD Approval at the October 9, 2019 meeting. This approval determined that the preliminary plan meets the criteria in the ordinance. This action also approves the uses and design concept illustrated in the preliminary plan, and gives the applicant the right to proceed to preparation of the final plan. The motion to approve was conditioned upon the comments in the Carlisle/Wortman review letter (dated October 2, 2019), and the comments/issues raised by the Planning Commission at the meeting.

The Planning Commission discussed the outstanding issues with the applicant at the March 11, 2020 meeting to identify the outstanding issues and try to resolve these issues. The outstanding issues are listed below. If potential solutions were identified during the discussion, they are also described below. Note that the Planning Commission did not make any formal motions or decisions about the project during this discussion.

1. Add the following to the list of PUD deviations: window wells located in the front yard setback.

2. Add the following items to the site plan to provide traffic management on the ramp leading to the townhome garages:
   a. Add signs at the top of the vehicle ramp identifying the ramp as private property. The purpose of the sign is to ensure the public doesn't attempt to walk down the ramp.
   b. Add a note to the plans indicating that the gate at the top of the ramp will be programed to stay closed to incoming cars if another vehicle is traveling up the ramp to leave the site. The gate will only open in this type of situation once the car traveling up the ramp crosses a sensor near the top of the ramp.
   c. Add a flashing warning light at the bottom of the ramp to warn vehicles that another car is coming down the ramp. This warning light was described as similar to flashing lights located on the side of a building abutting a sidewalk, notifying pedestrians that a car is about to exit a parking structure.

3. Provide an opinion letter from a Structural Engineer providing an opinion regarding restoration potential of the Jewell-Blaich building.

4. Show necessary curb removal to Demolition Plan sheet where curb will be modified to provide vehicle access to the Jewell-Blaich parking spaces (on Ann Arbor Trail), and to the garage ramp (Deer Street).

5. Show new curb on Site Plan sheet on the north side of the new driveway to garage ramp (off of Deer Street).

6. Add lighting information to the Site Plan package, in sufficient detail to allow us to confirm that the ordinance requirements in Section 78-204 have been met. A Photometric Plan should also be provided.

7. Add shrubs around electrical boxes at east property line.

8. Applicant to offer ideas for adding landscaping to the site to soften the extensive use of concrete. Suggested that some trees with height/shade potential be added in the landscape buffer between the garages and public parking lot.

9. Density of the townhome portion of the project is still an open issue.

We have revised this review based on the most current plan set submitted, and evaluated how the plans have been modified to address these outstanding issues.

***Items to be Addressed**: Outstanding issues are discussed throughout this review.*

PUD CRITERIA

Based on the previous discussions of the PUD Criteria, the following are conditions if the Final PUD plan receives a recommendation for approval from the Planning Commission:

1. Jewell-Blaich building must receive a Certificate of Occupancy before any Certificates of Occupancy are issued for townhomes.
2. Applicant contributes to the City's Tree Fund representing the cost to install five (5) deciduous shade trees (minimum of 2.5" caliper in size).
3. Townhome height not to exceed 30-feet, as determined by the Building Official using the requirements in the Zoning Ordinance.

DENSITY ANALYSIS

During the March 11 discussion, the floor plans revealed that there is a "room" (as defined by the ordinance) in the basement level. Therefore, for purposes of calculating density, each unit contains five "rooms" for a total of 50 rooms. Per the RM-1 Multi-Family Residential standards, 36 "rooms," as defined by the ordinance, are permitted on the townhome site.

However, the ordinance allows for up to a 25% density bonus for "design excellence." In our previous review, we supported the 30-foot height, and larger front porches to constitute design excellence. The plans show that the buildings are 30-foot tall (to the midpoint of the roof), and the front porches have been increased to 9 x 6 feet in dimension, which can comfortably accommodate a chair.

Therefore, with the density bonus, the ordinance would allow 45 "rooms." The proposal consists of 50 "rooms," or a five-room (1-unit) deviation.

***Items to be Addressed**: 1. Planning Commission to weigh five-room (or 1-unit) deviation with the public benefit of the PUD.*

SCHEDULE OF REGULATIONS

Section 78-313 states that the schedule of regulations for each respective land use must be met, unless the Planning Commission and City Commission approve deviations that advance the objectives of the Zoning Ordinance. Since the Jewell-Blaich building is not being expanded, we consider this a legally non-conforming building as it is.

The townhomes meet all ordinance requirements, except for the following deviations:

1. **Side Setbacks:** Section 78-191 states that for each story in excess of two-stories, a side yard of 2.5 feet for each additional story shall be provided in addition to the minimum 10-foot setback. Given that the building is considered 2.5 stories tall, the deviation proposed is a 2.5-foot setback. This is a

small distance, and would most likely not make a significant difference to the single-family neighbor. The plans have also been revised to provide sufficient screening along the east property line to mitigate the townhomes from the neighbor.

2. **Usable Open Space:** At the previous meetings, the Planning Commission asked the applicant to provide more green space. No additional green space has been provided. This is a deviation from the requirements, as the applicant states that reducing the number of units to provide more green space is not an option.

3. **Window Well in Front Yard Setback:** This deviation was mentioned at the March 11 Planning Commission meeting. We have looked into the ordinance requirements to determine if the window wells facing Maple Street are located in the front setback.

   The ordinance allows a multi-family building whose front lot line abuts a street to count half of the right-of-way as "front yard setback." Therefore, the proposed front yard setback along Maple St. is calculated as follows:

	Required Front Setback	Provided Front Setback		
		One-half Street Width	Distance between front property line and building (at the window wells)	Total setback provided
Maple St.	25 feet	25 feet	8 feet	33 feet

   Therefore, the window wells are located behind the required front setback, and are not a deviation.

Items to be Addressed*: 1. Planning Commission to consider 2.5-foot side setback deviation along east property line. 2. Planning Commission to consider deviation in amount of open space.*

PARKING, LOADING

The site plan shows the required number of parking spaces.

Access to Parking
As requested, the plans show the access easements across the City's parking lot to both the Jewell-Blaich building and the lower level garages. This easement meets ordinance requirements for maneuvering lane width.

The plans also show curb cut changes on Ann Arbor Trail and Deer Street, and improvements on the City's parking lot to access the Jewell-Blaich parking spaces and the lower level garages. As requested, the following changes have been shown on the plans:

1. Curb removal at the new access point on Ann Arbor Trail has been added to the Demolition Plan (Sheet C3).
2. Curb removal on the north side of the proposed access point off of Deer St. (which is shifted to the north) has been added to the Demolition Plan (Sheet C3).

3. However, new curb has *not* been added to the Final Site Plan (Sheet C5) on the north side of the proposed access point off of Deer St. This needs to be added.

4. One improvement that wasn't mentioned in our review, but is shown on the plans, is new curb and gutter on Ann Arbor Trail where the old, removed driveway was located (Sheet C-5).

Screening of Parking Lots
Section 78-203 requires a 10-foot wide landscape strip to screen all parking lots that are visible from a public right-of-way. It also requires a 15-foot wide landscape strip adjacent to land principally used for residential purposes.

Screening on the north side of the six-space lot next to the Jewell-Blaich building has been added to screen it from Ann Arbor Trail. See our comments under "Landscaping."

The public parking lot will be screened from the townhouse units by a 9-foot wide landscaped area created by a retaining wall. However, this landscaped area is required to be a minimum of 15-feet wide, representing a deviation from the ordinance requirement. We consider the nine-foot width to be sufficient to support narrow evergreen trees. See our comments under "Landscaping."

Loading Space
The Final Site Plan (Sheet C5) shows a loading/unloading area behind the Jewell-Blaich building, next to the dumpster. We confirmed, with turning templates, that a van-style delivery truck will be able to maneuver into and out of this space.

Clear Vision Area
As mentioned in past reviews, the front stoop and stairs to the townhouse front door (western-most unit) are in the clear vision area of the Deer and Maple street intersection. We have deferred evaluation of this to the City Engineer. The City Engineer's review memo (dated February 5, 2020) states that they don't believe the proposed building will interfere with the site distance. However, they recommend that the final landscape plan for the proposed development be reviewed as part of the detailed engineering review so that they can verify that the sight distance is not obstructed by any future plantings.

Items to be Addressed: *1. Add new curb to plans on north side of the vehicle access point on Deer St. as part of project. 2. Planning Commission to consider deviation of landscape strip width on north side of townhouse building. 3. Planning Commission to condition any approval on City Engineer to conduct review of Landscape Plan to confirm clear vision area.*

CIRCULATION

Access to the parking for both the Jewell-Blaich building and the townhouse units will be over the public parking lot. An access easement agreement needs to be obtained from the City of Plymouth to permanently allow this access. We would recommend any approval to be conditioned upon the applicant receiving an access easement from the City.

The vehicle ramp design has been modified from the previous plan set by shifting the retaining wall at the furthest easterly point to the east by approximately 6-feet to accommodate a walking area and the dumpster. The walking area to the dumpster is protected from vehicle encroachment by a guard rail.

The ramp design was discussed at the March 11 meeting, and the following traffic management improvements were agreed to. Our evaluation of the submitted materials is provided after each:

a. **Add signs at the top of the vehicle ramp identifying the ramp as private property. The purpose of the sign is to ensure the public doesn't attempt to walk down the ramp.**

   CWA Comment: Sheet C-10 provides details of the gate at the top of the garage access ramp. It identifies the location of a "sign" next to the gate. This sheet needs to be amended to describe that the sign identifies the ramp as private property to discourage public access.

b. **Add a note to the plans indicating that the gate at the top of the ramp will be programed to stay closed to incoming cars if another vehicle is traveling up the ramp to leave the site. The gate will only open in this type of situation once the car traveling up the ramp crosses a sensor near the top of the ramp.**

   CWA Comment: The narrative submitted with the plans includes a memo behind the tab "Gate Info" that describes how the gate will function. This information should be included on Sheet C-10.

c. **Add a flashing warning light at the bottom of the ramp to warn vehicles that another car is coming down the ramp. This warning light was described as similar to flashing lights located on the side of a building abutting a sidewalk, notifying pedestrians that a car is about to exit a parking structure.**

   CWA Comment: See our comment above.

The Fire Chief has looked at these plans and doesn't see any issues with how first responders would access the Jewell-Blaich building or townhomes.

***Items to be Addressed**: 1. Recommend that any approval be conditioned upon the applicant receiving an access easement agreement from the City. 2. Amend Sheet C-10 to include description of content of "sign" at driveway gate. 3. Add narrative information behind tab labeled "Gate Info" to Sheet C-10.*

SIDEWALKS

Currently, public sidewalks exist along all street frontages. The plans propose to retain these walks.

Stairways are proposed at the rear of the townhouse units. In our opinion, these stairways help to minimize the "vehicular" character of this side of the townhomes and add pedestrian access to this side of the buildings.

***Items to be Addressed**: None.*

LANDSCAPING

A landscape plan has been provided. Section 74-203 lists requirements for parking lot landscaping. We have the following comments:

1. As required, proposed plant species have been provided on the Landscape Plan. The size and spacing of plant material provided on the plan are consistent with the ordinance.

2. The six parking spaces for the Jewell-Blaich building must be screened, as they are visible from a public right-of-way. One tree and five shrubs have been added to the Landscape Plan, providing the required screening. In our previous review, we recommended a shorter, salt-tolerant shrub in this location. The plans have not been changed. The property owner will be required to maintain anything planted here, and ensure it doesn't block sight distances of cars existing the northern-most parking space.

3. Planting details have been provided.

Section 74-206 requires screening between single-family residential uses, and more intense uses. The screen along the easterly property line has been completed, as required.

The following landscape issues were discussed at the March 11 meeting:

1. Add shrubs to screen utility box on the eastern property line. The landscape plan shows evergreen shrubs around the utility box. This will provide year-round screening of this feature.

2. The applicant was asked to offer ideas for additional landscaping to soften the extensive use of concrete. Also, the Planning Commission suggested adding trees with height/shade potential in the landscape buffer between the garages and public parking lot.

   The landscape plan has been revised with:
   a. Three new ornamental trees (Hawthorns with ultimate height approximately 25-35 feet) along the boundary between the parking lot and back of the townhomes.
   b. Four columnar maple trees have been added adjacent to every other rear stairway.
   c. The narrative states that planter boxes will be added to the terraces, and a planter "hedge" added to the end terrace. Is this next to the western unit? A note needs to be added to the landscape plan stating these details. Also, the planter "hedge" needs to be labeled on the landscape plan.

Items to be Addressed*: 1. Alternative shrub at Jewell-Blaich to ensure longevity and no impacts to sight distances of vehicles using northern-most parking space. 2. Add note to landscape plan describing planter boxes on each terrace; label planter "hedge" on the landscape plan.*

LIGHTING

As mentioned in our previous review, lighting information needs to be provided to determine that the requirements of Section 78-204 are met. This includes manufacturer cut sheets of proposed fixtures, pole heights (if any), and photometric plan showing light levels of new lighting across the site and at property lines.

Items to be Addressed*: Provide lighting information, per Section 78-204.*

SIGNAGE

Information regarding proposed signage has not been provided. Any sign erected must receive a sign permit from the Building Official.

Items to be Addressed: *None.*

UTILITIES

Note that the PUD ordinance requires underground installation of utilities, including electricity and telephone.

The plans include notes stating that the project will connect to public water and sewer systems.

Sheet C5 shows installation of a stormwater system that includes underground detention for the lower garage level, a stormwater pump station to move the stormwater up to the storm sewer, and a stormwater treatment chamber that will help to remove pollutants from the stormwater before it is discharged into the remainder of the system (leading to City storm system).

We defer review of the proposed utilities to the City Engineer.

Items to be Addressed: *Defer review of the proposed utilities to the City Engineer.*

PUD AGREEMENT / PHASING

A PUD Agreement will need to be developed prior to final approval. The agreement will specify performance guarantees and phasing, if any.

Items to be Addressed*: Develop PUD Agreement with performance guarantees for public benefits (i.e. Jewell-Blaich renovations completed before certificates of occupancy are issued for townhouse units).*

ARCHITECTURAL ELEVATIONS AND FLOOR PLANS

The submission includes perspective drawings that show details of the townhome units.

The renovations to the Jewell-Blaich building are attractive and coordinate well with other commercial buildings in Plymouth's downtown. As mentioned above, these renovations have been approved by the Historic District Commission.

Items to be Addressed*: None.*

OTHER

Our previous review voiced concerns about the location of the dumpster, and a homeowner traversing the ramp with their garbage cart to reach the dumpster. This set of plans has moved the dumpster to the mid-point of the ramp, and has provided a pathway (protected by a guardrail) to the dumpster. We consider this design to be safer than the previous proposal.

At the last meeting, the Planning Commission requested that the applicant provide a letter from a structural engineer with their opinion regarding whether or not the Jewell-Blaich building could withstand the proposed renovations. A letter from Cheryl Early of WJE is provided in the accompanying narrative, behind the tab labeled "Structural Letter." Ms. Early's letter states that, in her opinion, based on the cursory visual assessment and review of the proposed renovations, this building could be rehabilitated for the proposed new mixed-use (retail/office) purposes.

Items to be Addressed*: None.*

RECOMMENDATIONS

The following summarizes this review, and the remaining issues:

A. Deviations from the Ordinance. The Planning Commission needs to determine if the following deviations are acceptable, and are balanced with the "public benefit" of preserving and renovating the Jewell-Blaich building:
   1. Density (10 units proposed, vs. 9 units permitted in RM-2).
   2. 2.5-foot side (east) setback deviation
   3. Amount of open space (1,800 s.f. vs. 4,500 s.f.)
   4. Landscape strip width (10-feet vs. 15-feet) on north side of townhouse building.
   5. Clear Vision Area deviation

B. Final Site Plan Information. In our opinion, the following needs to be added to the Final Site Plan, as a condition of any final approval:
   1. Add new curb to plans on north side of the vehicle access point on Deer St. as part of project.
   2. Amend Sheet C-10 to include description of content of "sign" at driveway gate.
   3. Add narrative information behind tab labeled "Gate Info" to Sheet C-10.
   4. Alternative shrub at Jewell-Blaich to ensure longevity and no impacts to sight distances of vehicles using northern-most parking space.
   5. Add note to landscape plan describing planter boxes on each terrace; label planter "hedge" on the landscape plan.
   6. Lighting information, per Section 78-204.

C. After Final Site Plan Approval by Planning Commission. PUD Agreements are typically drafted during City Commission consideration of a PUD. The utility review is typically done once City Commission has approved a project.

If the Planning Commission is satisfied with the plans, we would recommend any PUD approval be conditioned upon the following:

1. Jewell-Blaich building must receive a Certificate of Occupancy before any Certificates of Occupancy are issued for townhomes.
2. Applicant contributes to the City's Tree Fund representing the cost to install five (5) deciduous shade trees (minimum of 2.5" caliper in size).
3. Townhome height not to exceed 30-feet, as determined by the Building Official using the requirements in the Zoning Ordinance.
4. City Commission approves access easements from both Deer and Ann Arbor Trail to provide access to Jewell-Blaich parking spaces and townhome lower-level garages.
5. Site Plan is amended per the list of outstanding items (1 – 6) in this review, and the changes are approved administratively before the plans are forwarded to the City Commission.
6. City Engineer to conduct review of Landscape Plan to confirm clear vision area.

Sally M. Elmiger

CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

#152-1902

cc: John Buzuvis
Marleta Barr

BUILDING PLAN - 10 UNITS

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

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SHEET TITLE
BUILDING PLAN

CLIENT/PROJECT
JEWELL MAPLE DEVELOPMENT
TOWNHOMES
PLYMOUTH, MICHIGAN

☐ PRELIMINARY
07-22-2019

■ PRELIM. PRICING
02-14-2020

☐ PERMITS

☐ CONSTRUCTION

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No.
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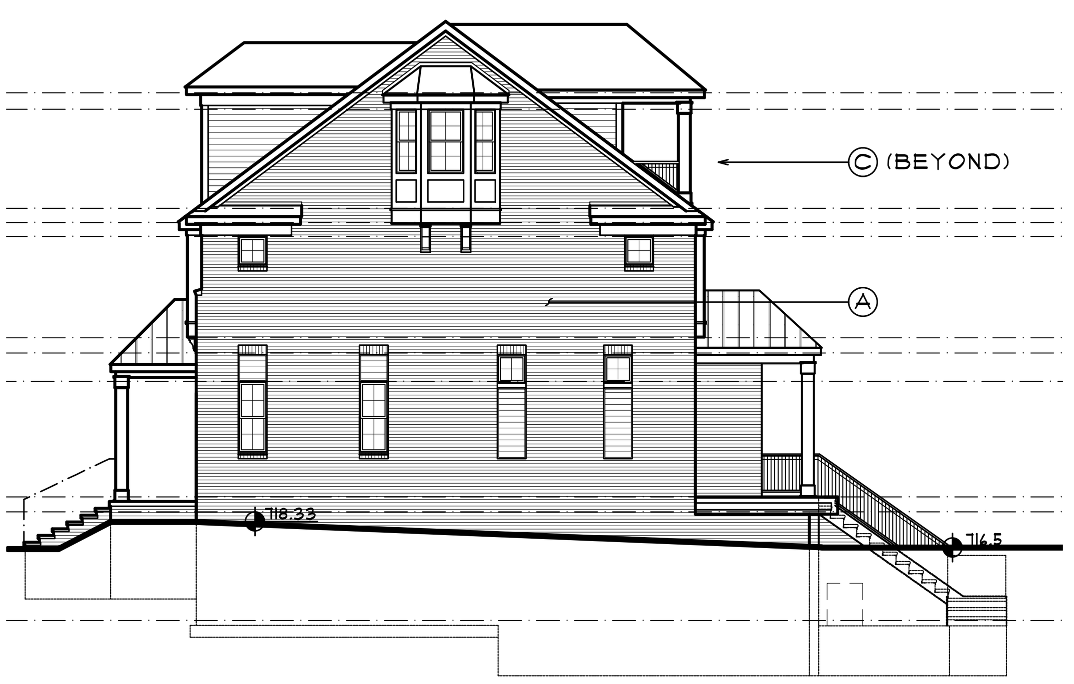


EAST (RIGHT SIDE) BUILDING ELEVATION

SCALE: 3/32" = 1'-0"

NORTH (REAR) BUILDING ELEVATION

SCALE: 3/32" = 1'-0"

WEST (LEFT SIDE/DEER STREET) BUILDING ELEVATION

SCALE: 3/32" = 1'-0"

SOUTH (FRONT/MAPLE STREET) BUILDING ELEVATION

SCALE: 3/32" = 1'-0"

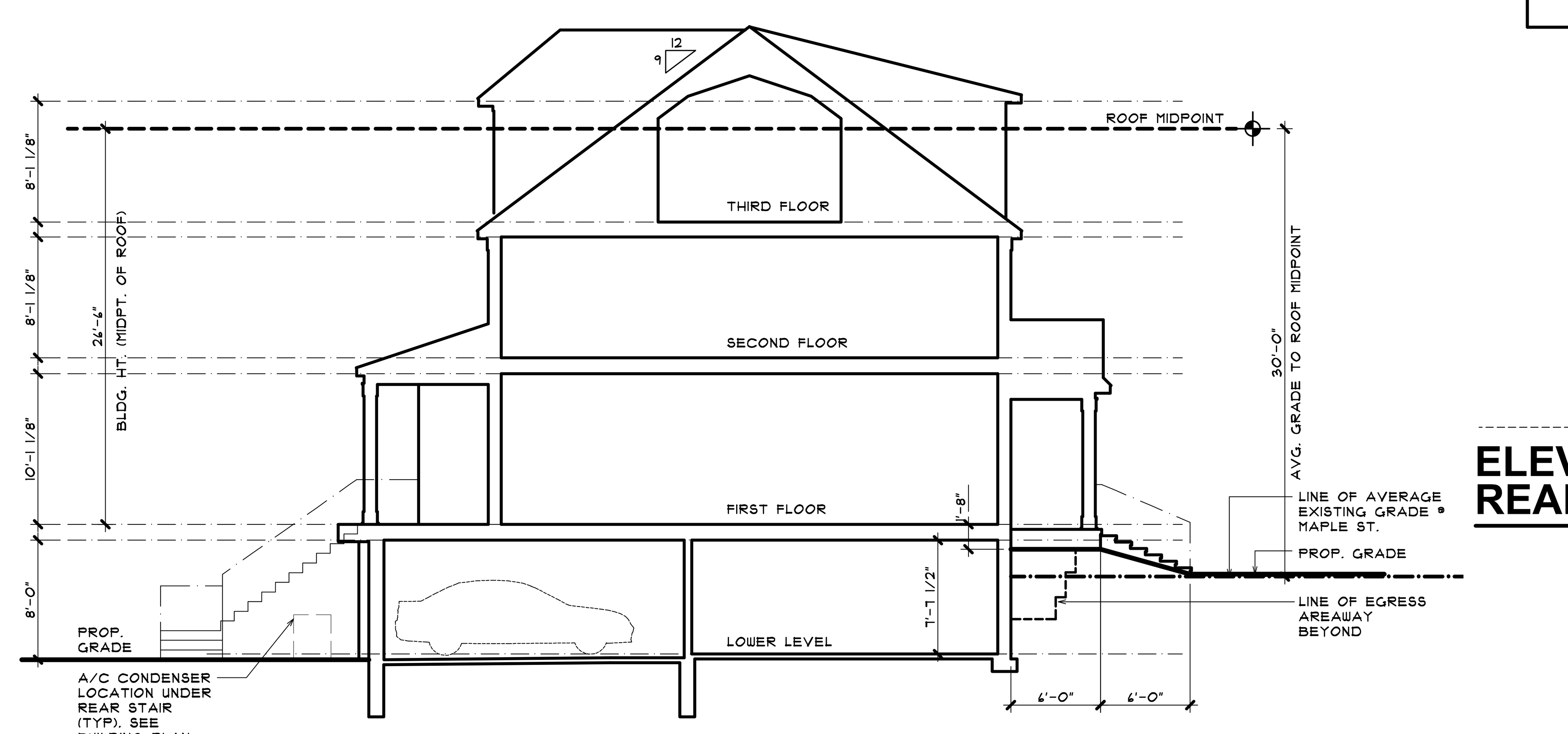
NOTE: GAS AND ELECTRIC METER LOCATIONS @ WEST OR EAST BUILDING END W/ LANDSCAPE SCREENING OR INDIVIDUALLY SET TO EACH UNIT W/ LANDSCAPE SCREENING

EXTERIOR BUILDING MATERIALS*

(SEE ALSO 3-D RENDERINGS)

* NOTE: NEITHER PLASTIC NOR VINYL MATERIALS ARE ALLOWED IN PROJECT. COMPOSITE MATERIALS ARE ALLOWED.

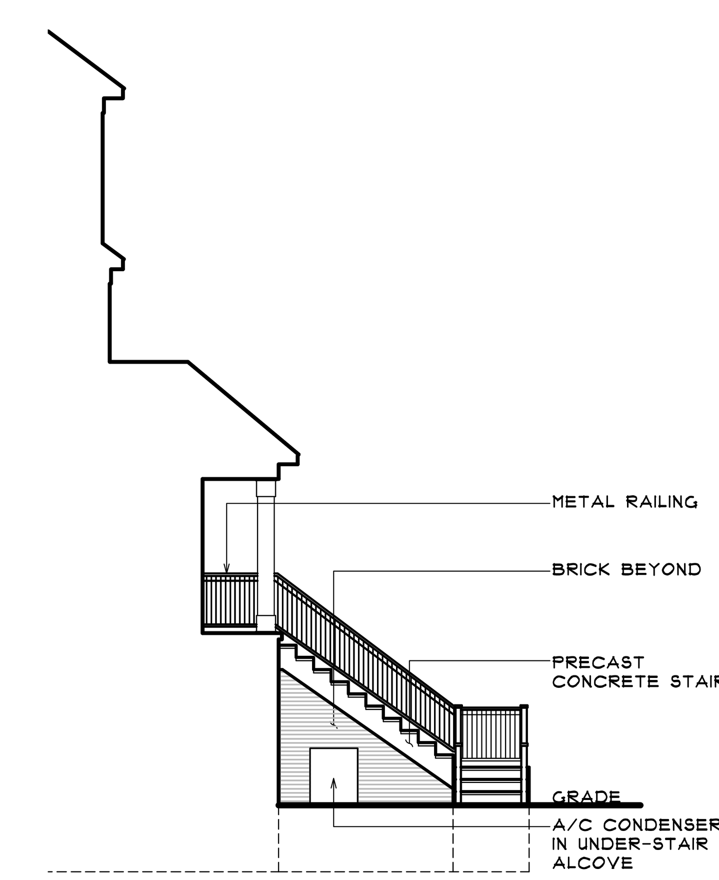
COLOR SCHEME (A)		COLOR SCHEME (B)		COLOR SCHEME (C)	
ASPHALT ROOF SHINGLES	CERTAINTEED LANDMARK SERIES "WEATHERED WOOD"	ASPHALT ROOF SHINGLES	CERTAINTEED LANDMARK SERIES "WEATHERED WOOD"	ASPHALT ROOF SHINGLES	CERTAINTEED LANDMARK SERIES "WEATHERED WOOD"
METAL ROOFING	ATAS #31 "CHAMPAGNE"	METAL ROOFING	ATAS #31 "CHAMPAGNE"	METAL ROOFING	ATAS #31 "CHAMPAGNE"
METAL-CLAD WINDOWS	MARVIN OR EQUAL WHITE	METAL-CLAD WINDOWS	MARVIN OR EQUAL WHITE	METAL-CLAD WINDOWS	MARVIN OR EQUAL WHITE
FASCIA, FRIEZE BOARDS; RAKE & TRIM BOARDS	METAL-CLAD WOOD (SITE PAINTED) BENJAMIN MOORE #OC-65 "CHANTILLY LACE"	FASCIA, FRIEZE BOARDS; RAKE & TRIM BOARDS	METAL-CLAD WOOD (SITE PAINTED) BENJAMIN MOORE #OC-65 "CHANTILLY LACE"	FASCIA, FRIEZE BOARDS; RAKE & TRIM BOARDS	METAL-CLAD WOOD (SITE PAINTED) BENJAMIN MOORE #OC-65 "CHANTILLY LACE"
EXTERIOR RAILINGS	BLACK METAL	EXTERIOR RAILINGS	BLACK METAL	EXTERIOR RAILINGS	BLACK METAL
GUTTERS & DOWNSPOUTS	WHITE METAL	GUTTERS & DOWNSPOUTS	WHITE METAL	GUTTERS & DOWNSPOUTS	WHITE METAL
FRONT ENTRANCE DOORS	INSULATED METAL DOOR W/WOODGRAIN FINISH OR EQUAL. SEE ELEVATION FOR FULL LITE DETAILS	FRONT ENTRANCE DOORS	INSULATED METAL DOOR W/ WOODGRAIN FINISH OR EQUAL. SEE ELEVATION FOR FULL LITE DETAILS	FRONT ENTRANCE DOORS	INSULATED METAL DOOR W/ WOODGRAIN FINISH OR EQUAL. SEE ELEVATION FOR FULL LITE DETAILS
REAR ENTRANCE DOORS	INSULATED METAL DOOR W/ WOODGRAIN FINISH OR EQUAL. SEE ELEVATION FOR SIDE LITE DETAILS	REAR ENTRANCE DOORS	INSULATED METAL DOOR W/ WOODGRAIN FINISH OR EQUAL. SEE ELEVATION FOR SIDE LITE DETAILS	REAR ENTRANCE DOORS	INSULATED METAL DOOR W/ WOODGRAIN FINISH OR EQUAL. SEE ELEVATION FOR SIDE LITE DETAILS
OVERHEAD GARAGE DOORS	WHITE	OVERHEAD GARAGE DOORS	WHITE	OVERHEAD GARAGE DOORS	WHITE
PORCH COLUMNS	METAL-CLAD WOOD OR HARDIE TRIM BOARDS	PORCH COLUMNS	METAL-CLAD WOOD OR HARDIE TRIM BOARDS	PORCH COLUMNS	METAL-CLAD WOOD OR HARDIE TRIM BOARDS
PORCH SOFFITS	MDO BOARD (SITE PAINTED)	PORCH SOFFITS	MDO BOARD (SITE PAINTED)	PORCH SOFFITS	MDO BOARD (SITE PAINTED)
BRICK	GLEN GERY "WYANDOT"	BRICK	PINE HILL BRICK COMPANY "STONINGTON"	BRICK	MERIDIAN BRICK "BRIARWOOD BLEND"
HORIZONTAL SIDING	JAMES HARDIE FIBER CEMENT HORIZONTAL SIDING (SITE PAINTED) BENJAMIN MOORE #OC-15 "BABY FAWN"	SHAKE SIDING	JAMES HARDIE FIBER CEMENT SHAKE SIDING (SITE PAINTED) BENJAMIN MOORE #2108-30 "BROWN HORSE"	HORIZONTAL SIDING (AT PORCH GABLE)	JAMES HARDIE FIBER CEMENT HORIZONTAL SIDING



SECTION THROUGH TOWNHOUSE BUILDING

NOTE: PORCH/STAIR FOUNDATIONS NOT SHOWN FOR CLARITY.

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



ELEVATION AT REAR EXT. STAIR

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

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TOWNHOUSE BUILDING ELEVATIONS

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JEWELL MAPLE DEVELOPMENT TOWNHOMES
PLYMOUTH, MICHIGAN

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☐ CONSTRUCTION

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SHEET NUMBER: T2

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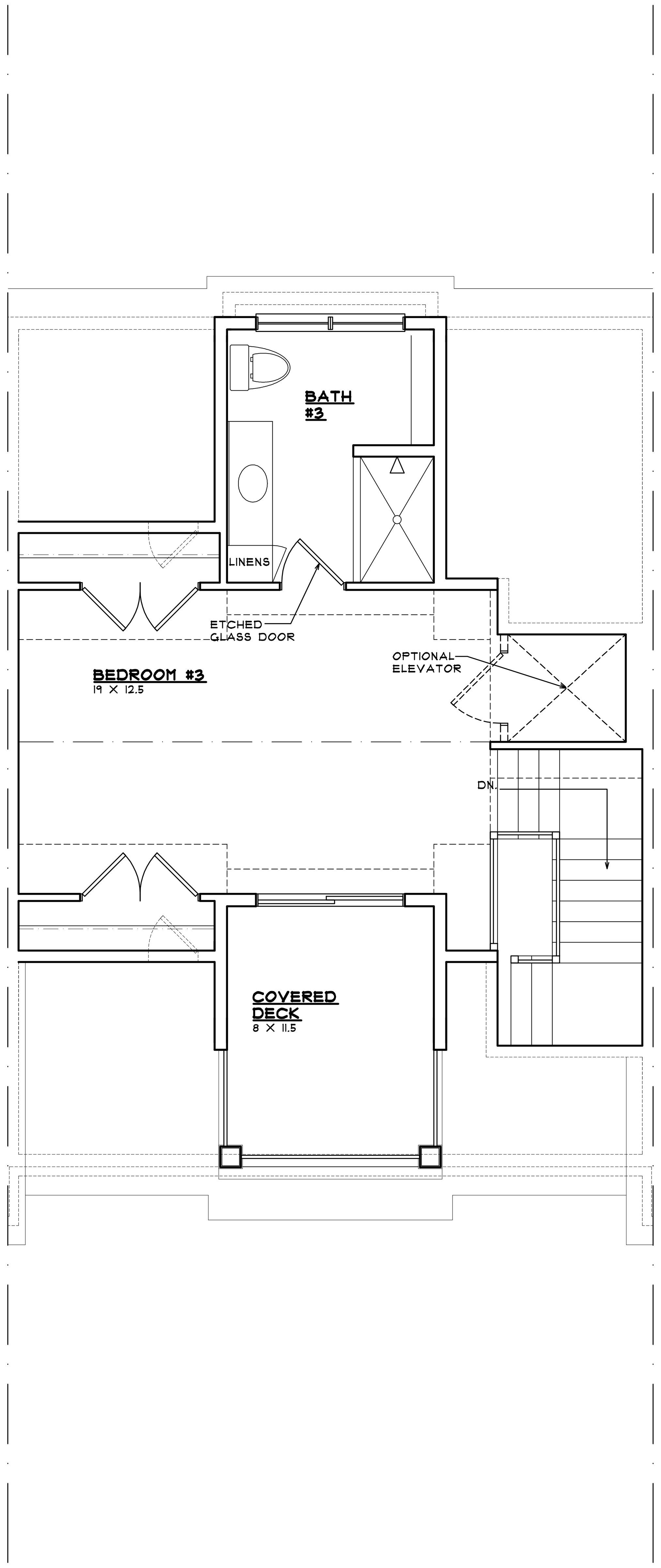
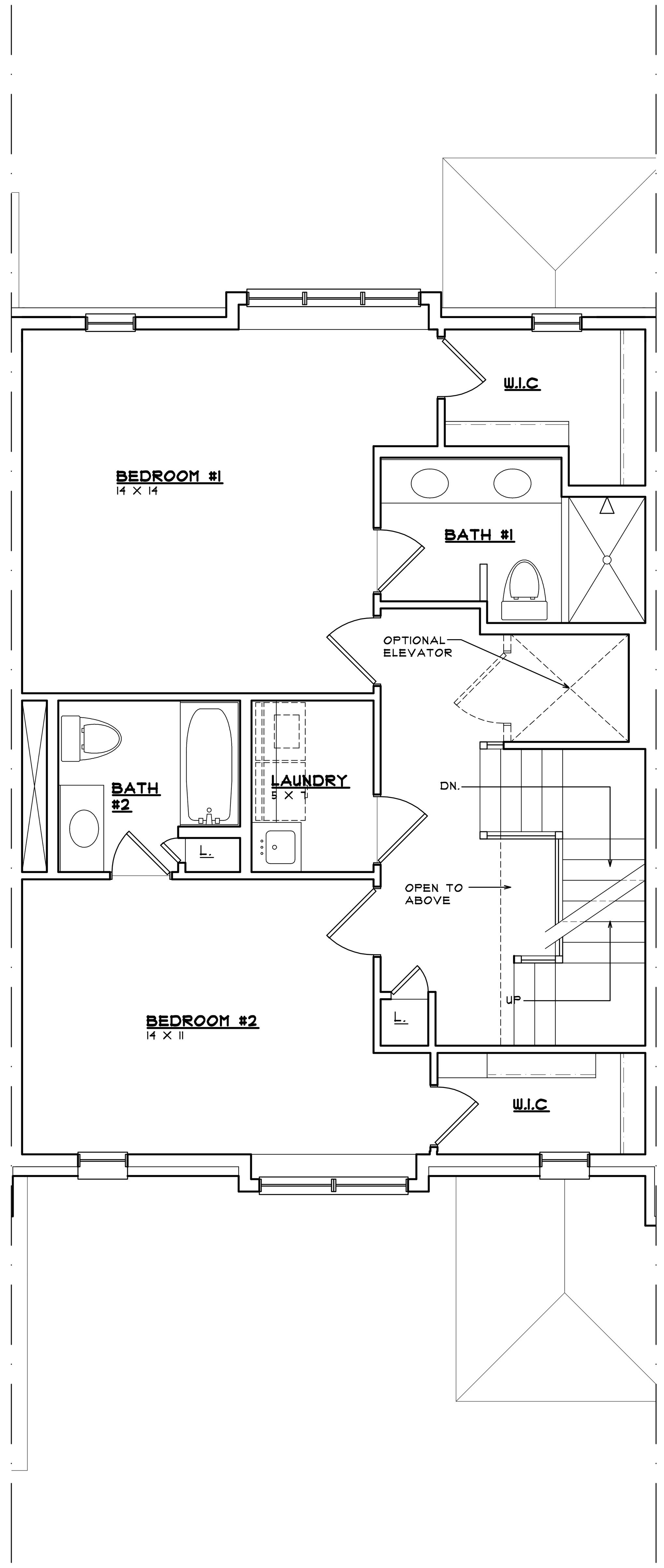
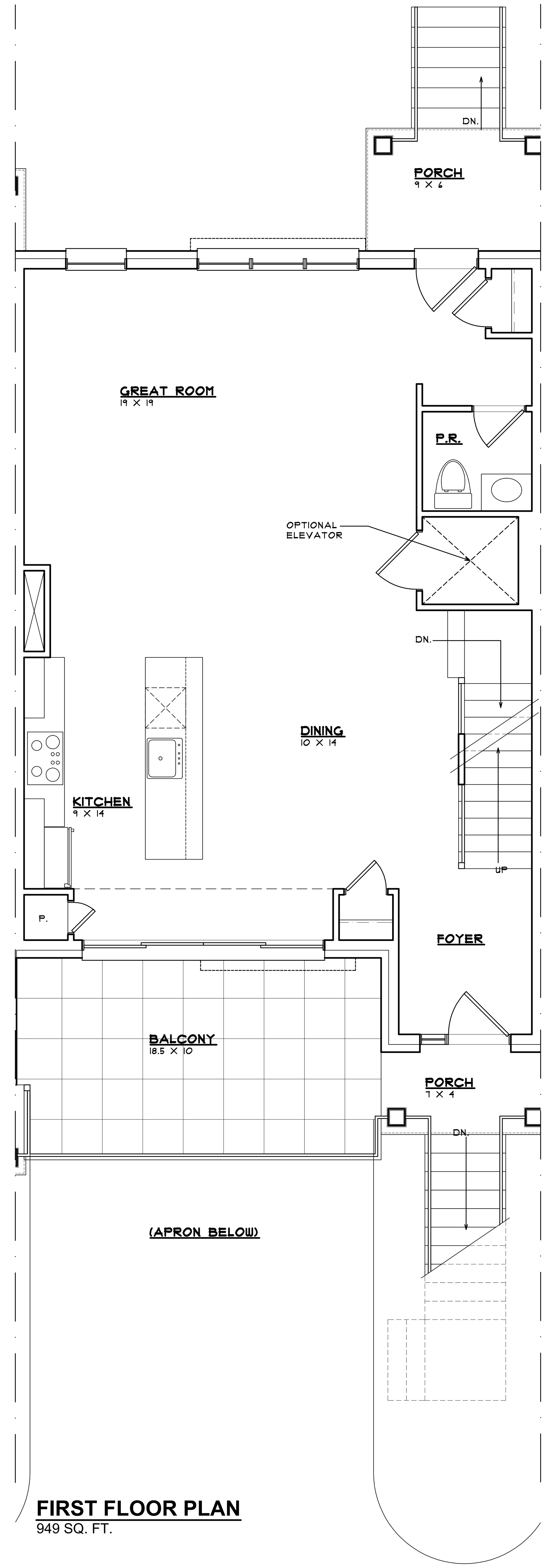


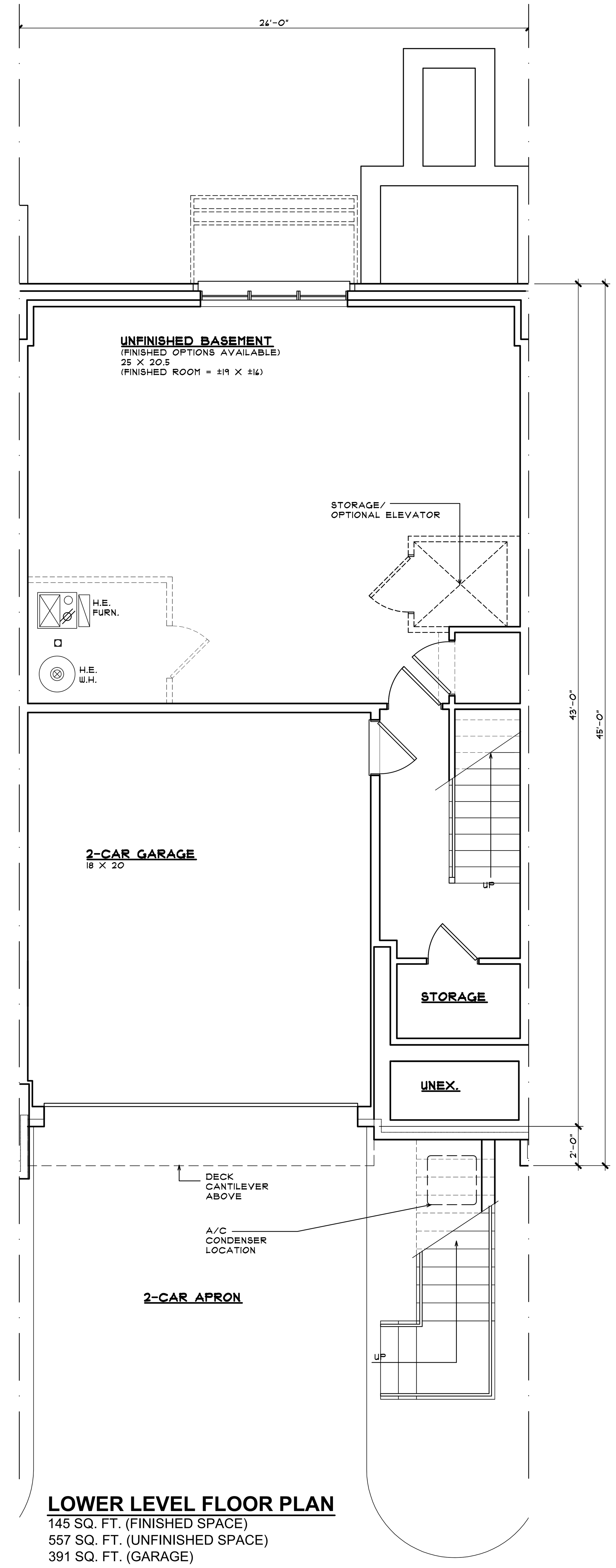
THIRD FLOOR PLAN
482 SQ. FT.



SECOND FLOOR PLAN
915 SQ. FT.



FIRST FLOOR PLAN
949 SQ. FT.



LOWER LEVEL FLOOR PLAN
145 SQ. FT. (FINISHED SPACE)
557 SQ. FT. (UNFINISHED SPACE)
391 SQ. FT. (GARAGE)

UNIT PLAN "A" - INTERIOR UNIT

2491 SQ. FT. (TOTAL - INTERIOR UNIT)

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

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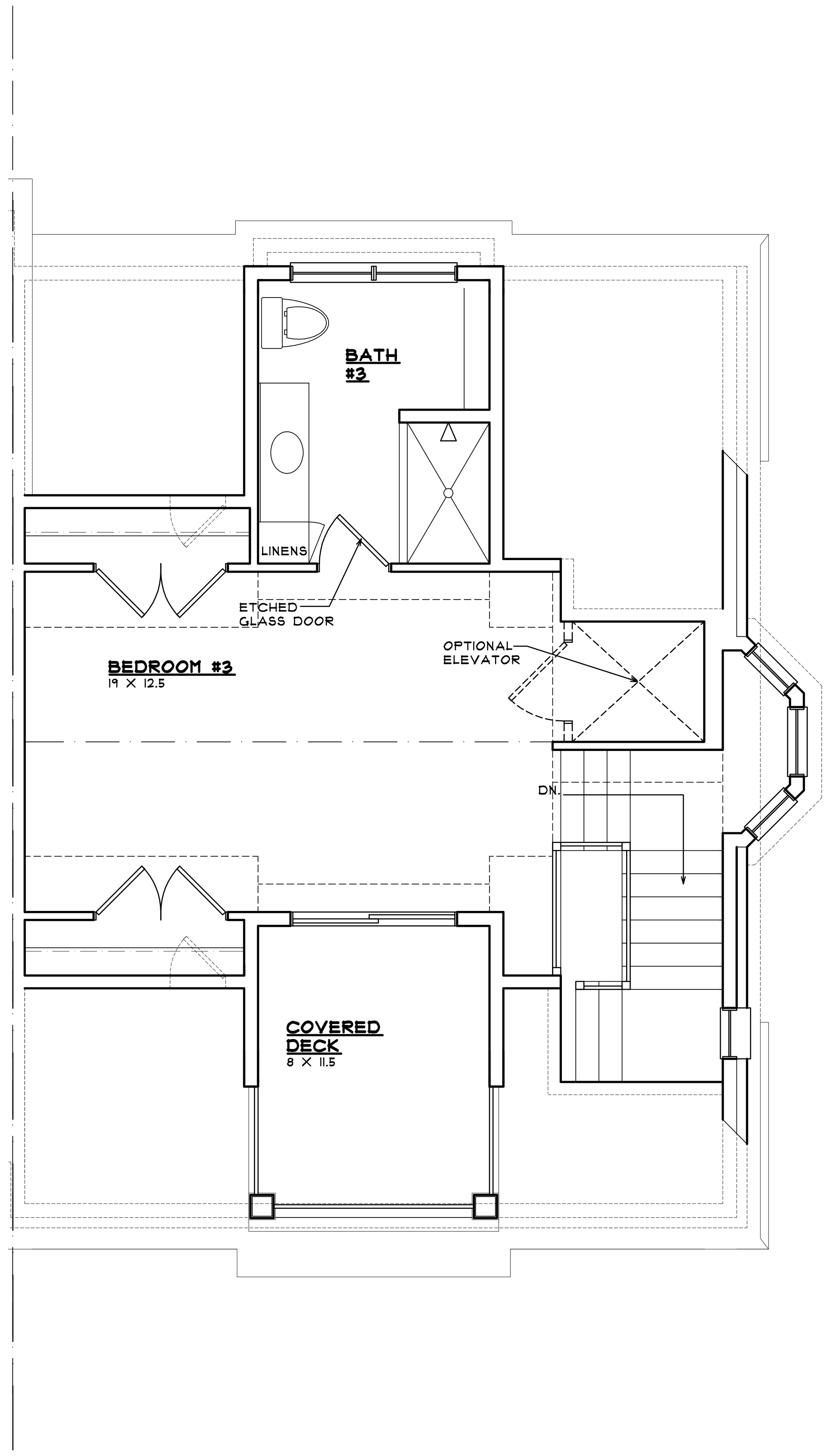

THIRD FLOOR PLAN
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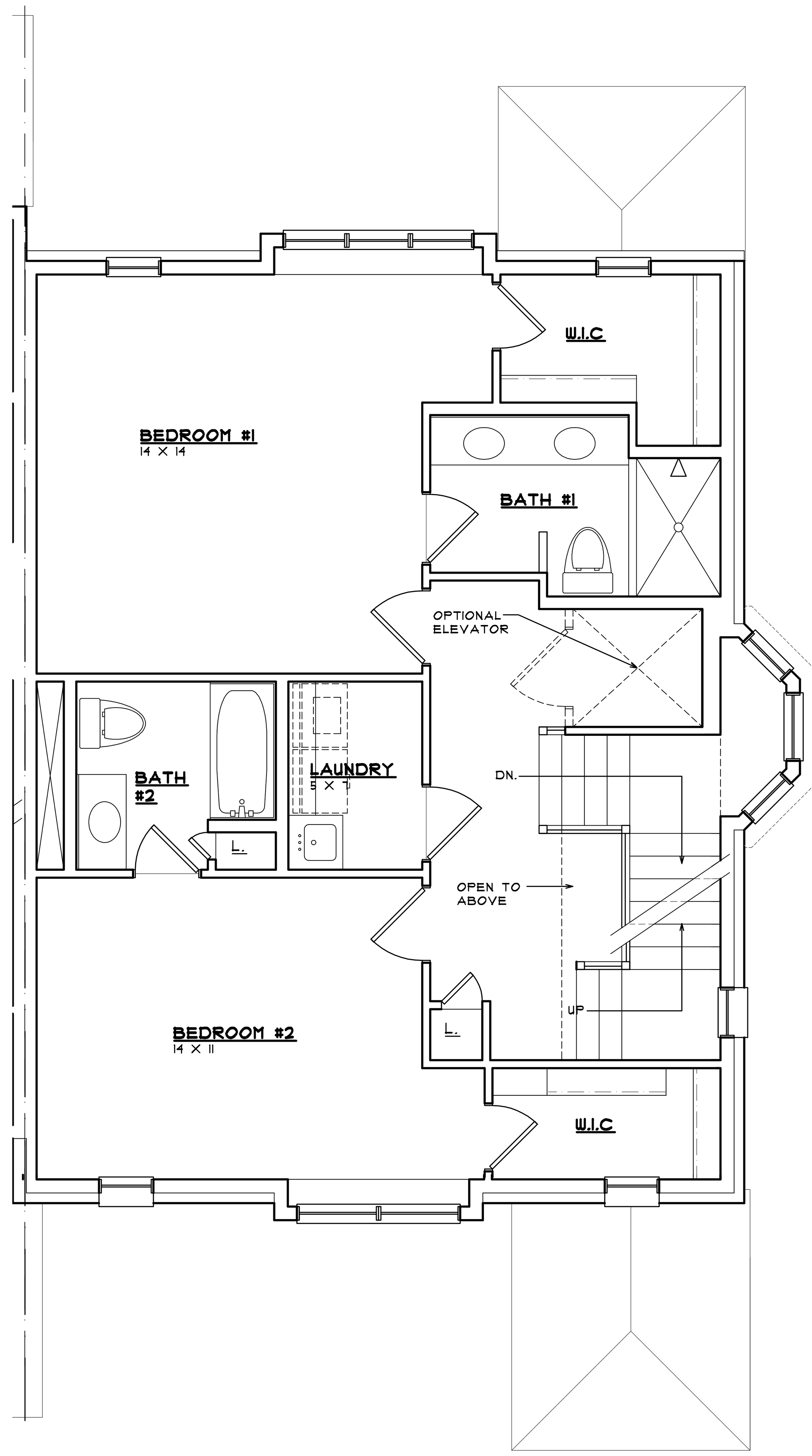
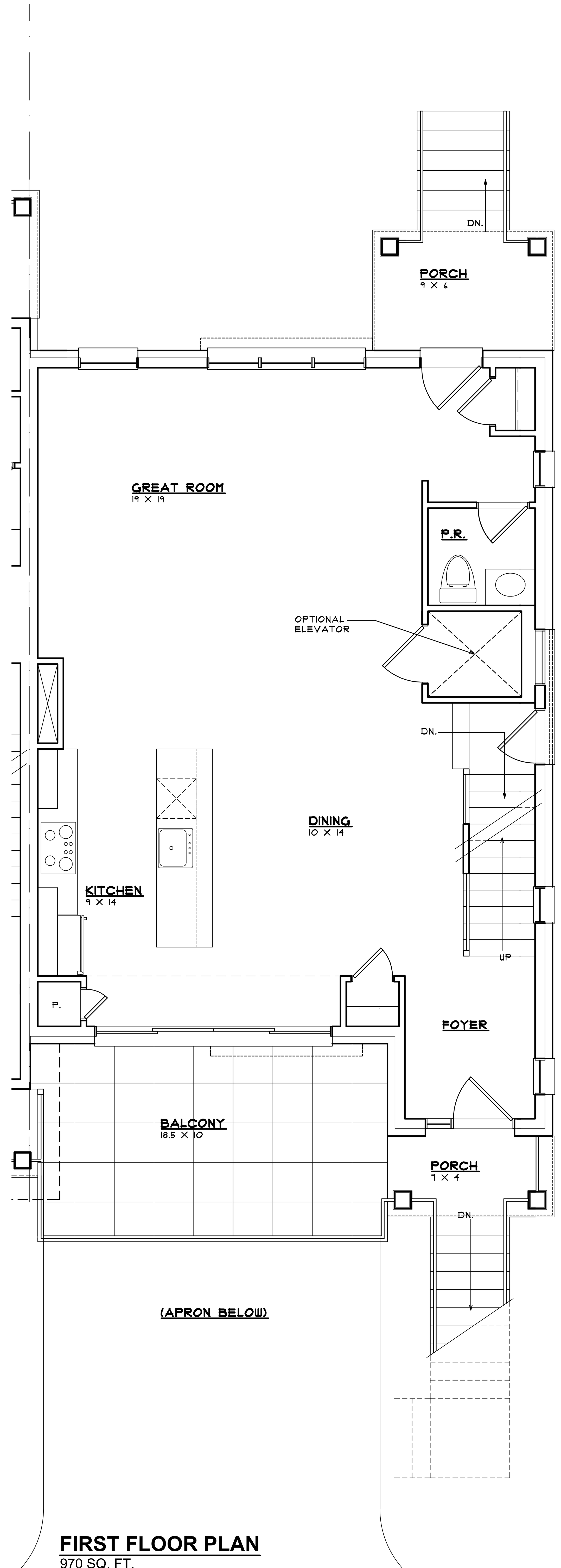
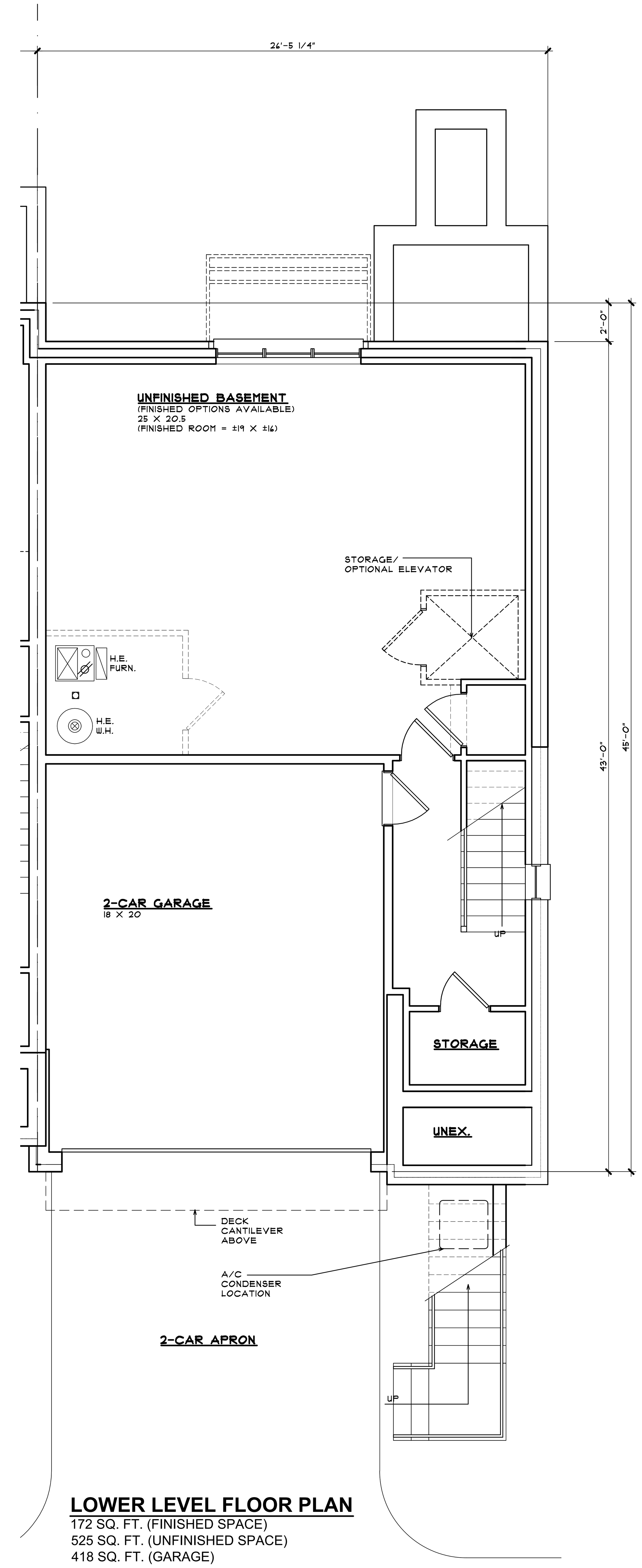


SECOND FLOOR PLAN
934 SQ. FT.



FIRST FLOOR PLAN
970 SQ. FT.



LOWER LEVEL FLOOR PLAN
172 SQ. FT. (FINISHED SPACE)
525 SQ. FT. (UNFINISHED SPACE)
418 SQ. FT. (GARAGE)

UNIT PLAN "A" - WEST END UNIT

2564 SQ. FT. (TOTAL)

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

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SHEET TITLE
UNIT PLANS "A"
AT WEST END

CLIENT/PROJECT
JEWELL MAPLE DEVELOPMENT
TOWNHOMES
PLYMOUTH, MICHIGAN

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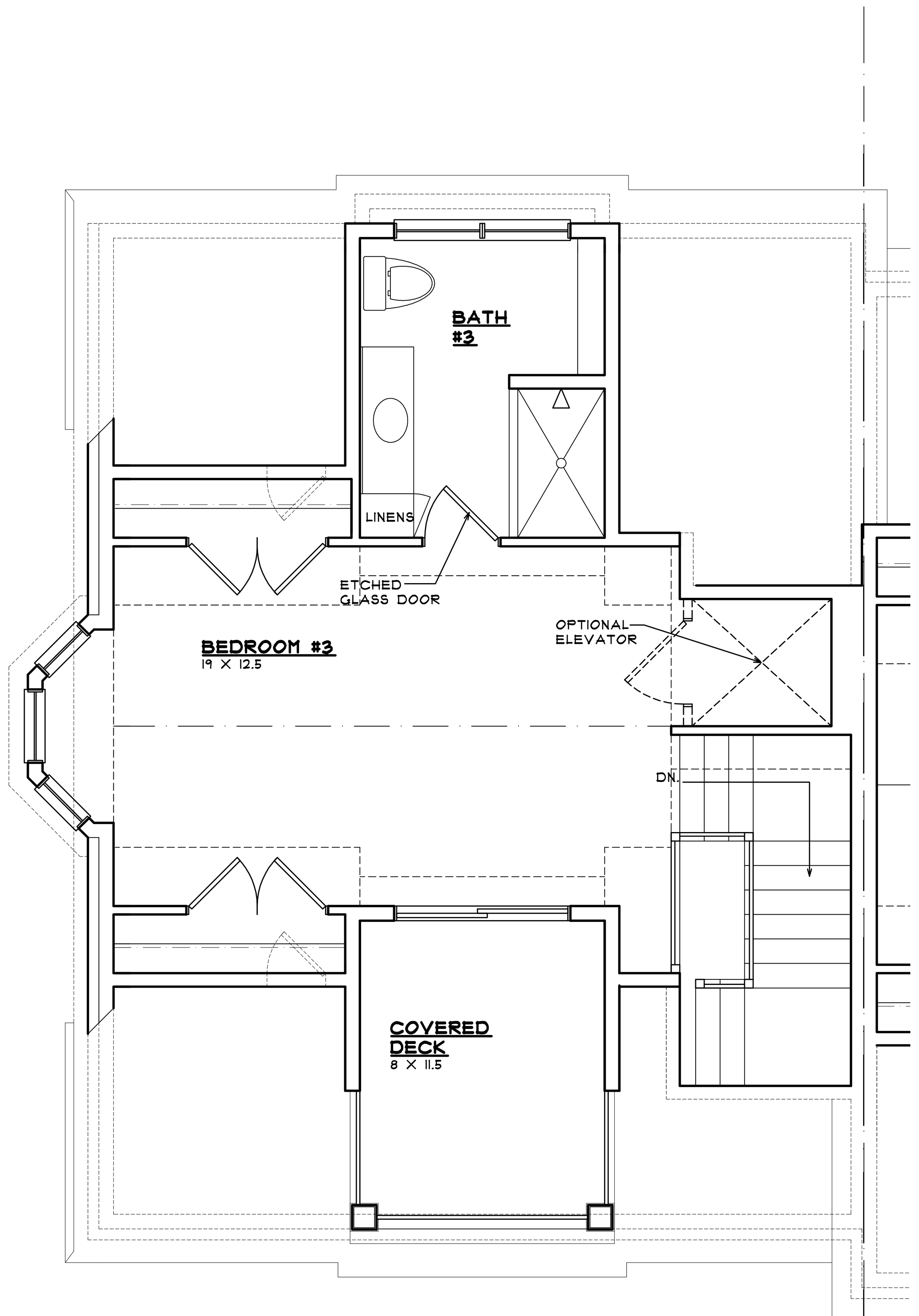

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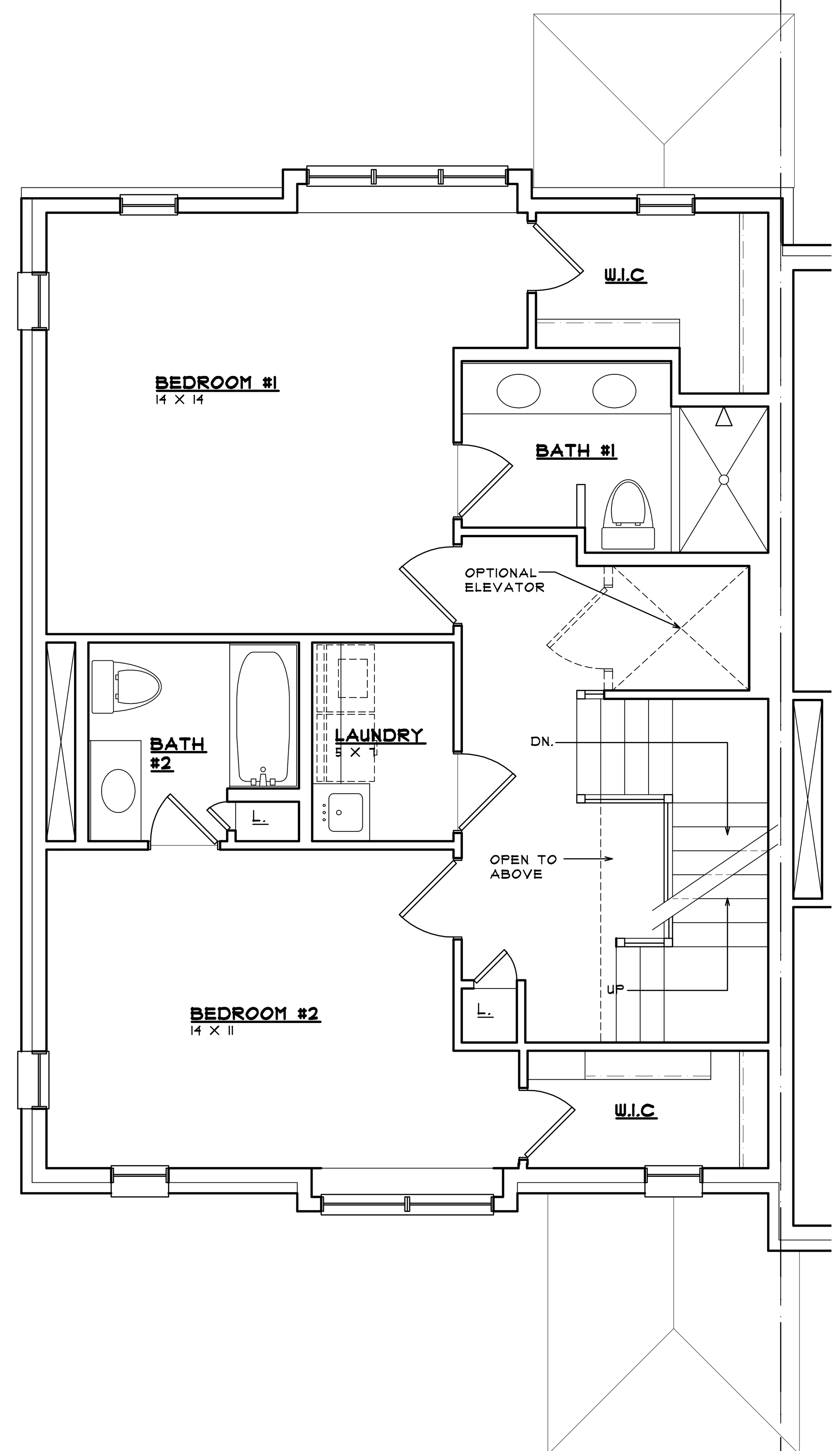
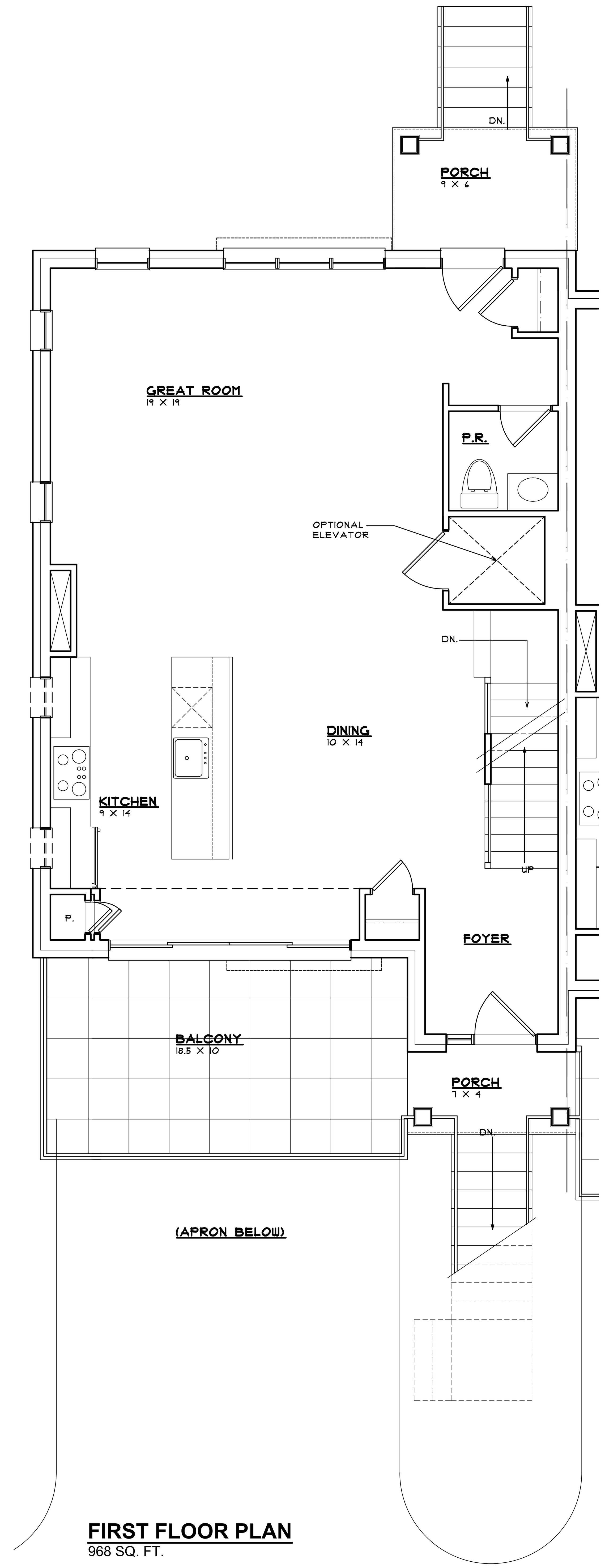


SECOND FLOOR PLAN
934 SQ. FT.



FIRST FLOOR PLAN
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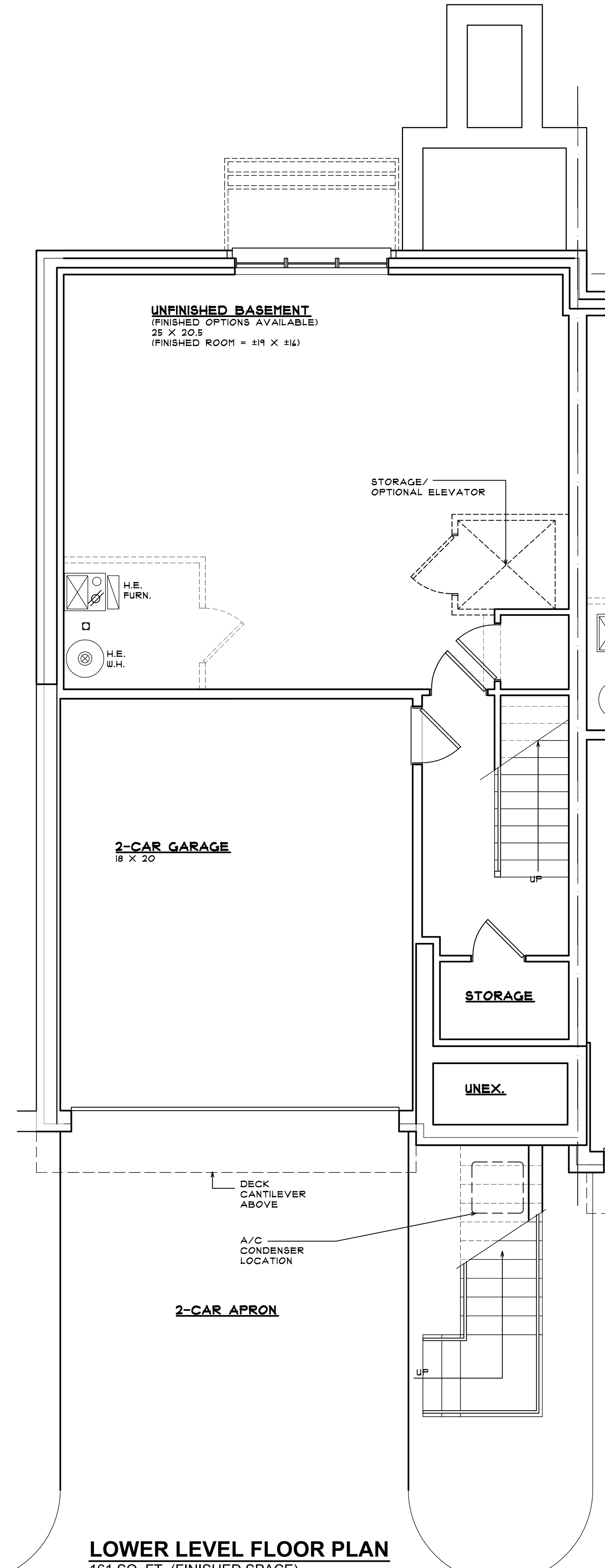

LOWER LEVEL FLOOR PLAN
161 SQ. FT. (FINISHED SPACE)
525 SQ. FT. (UNFINISHED SPACE)
431 SQ. FT. (GARAGE)

UNIT PLAN "A" - EAST END UNIT

2549 SQ. FT. (TOTAL)

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

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SHEET TITLE
UNIT PLANS "A"
AT EAST END

CLIENT/PROJECT
JEWELL MAPLE DEVELOPMENT
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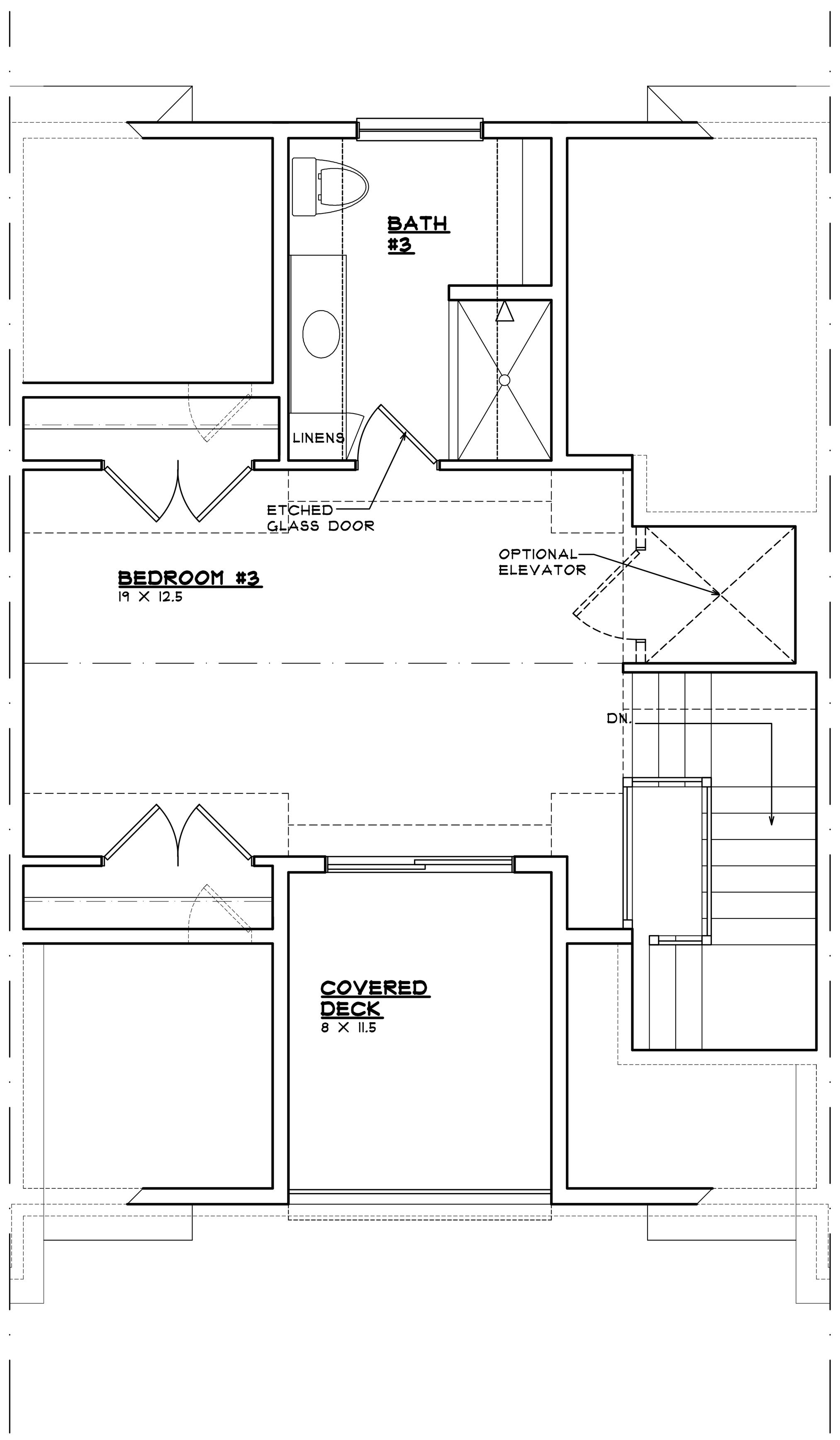

THIRD FLOOR PLAN
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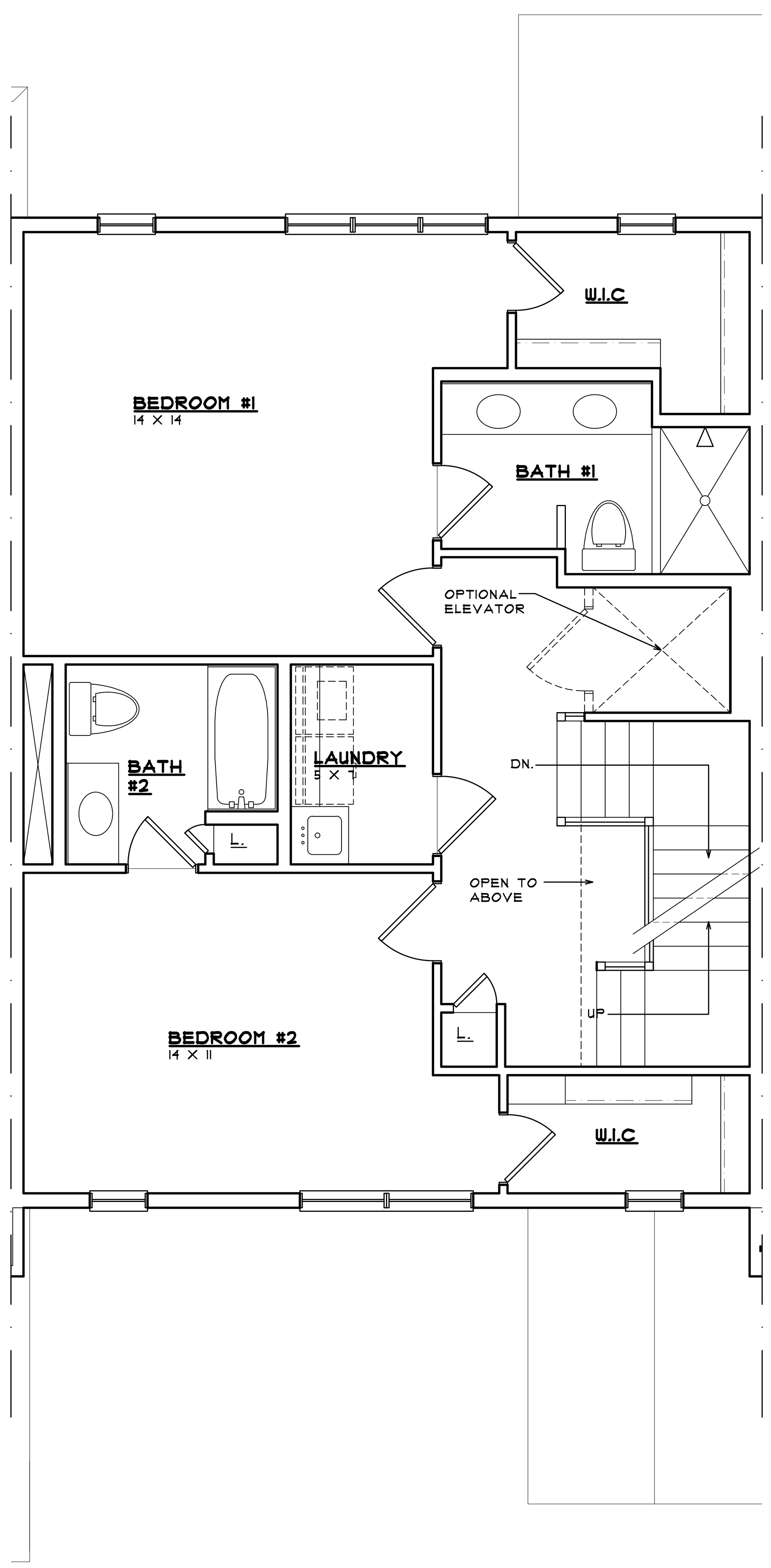
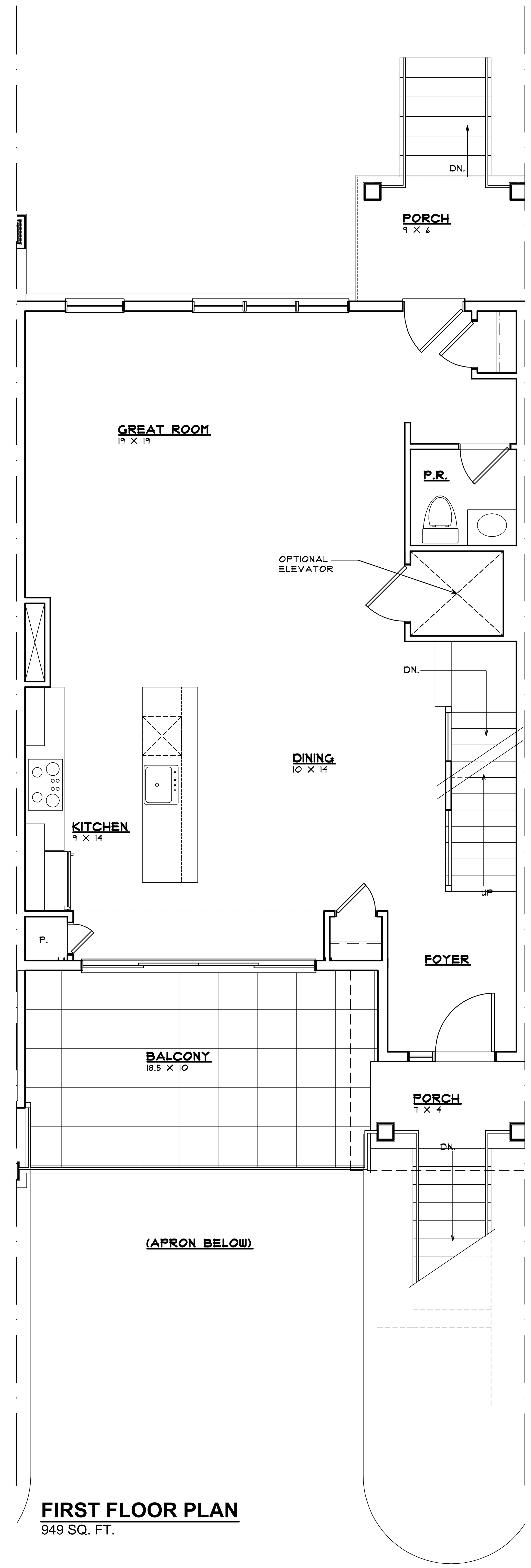
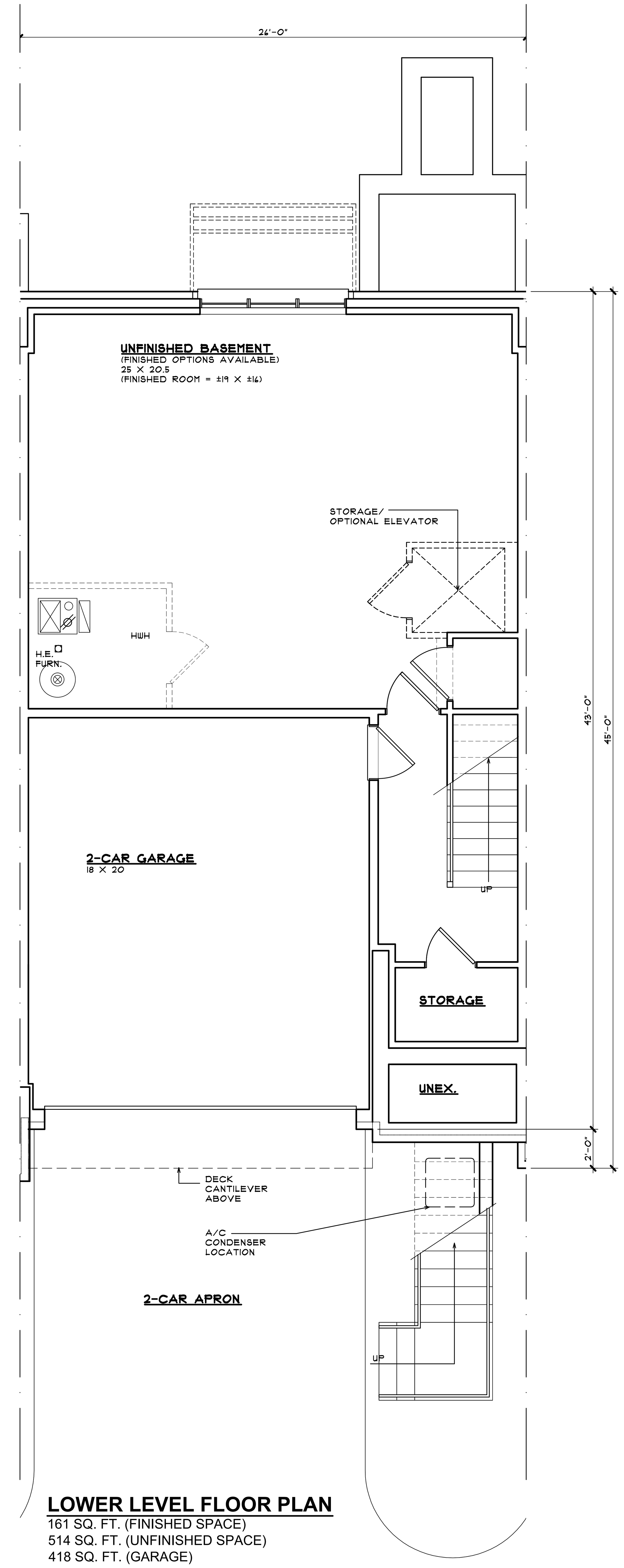


SECOND FLOOR PLAN
891 SQ. FT.



FIRST FLOOR PLAN
949 SQ. FT.



LOWER LEVEL FLOOR PLAN
161 SQ. FT. (FINISHED SPACE)
514 SQ. FT. (UNFINISHED SPACE)
418 SQ. FT. (GARAGE)

UNIT PLAN "B" - INTERIOR UNIT

2479 SQ. FT. (TOTAL)

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

STATE OF MICHIGAN
ALEXANDER V. BOGAERTS
ARCHITECT
No. 1301025132
LICENSED ARCHITECT

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248•334•5000

SHEET TITLE
UNIT PLANS "B"

CLIENT/PROJECT
JEWELL MAPLE DEVELOPMENT
TOWNHOMES
PLYMOUTH, MICHIGAN

☐ PRELIMINARY
07-22-2019

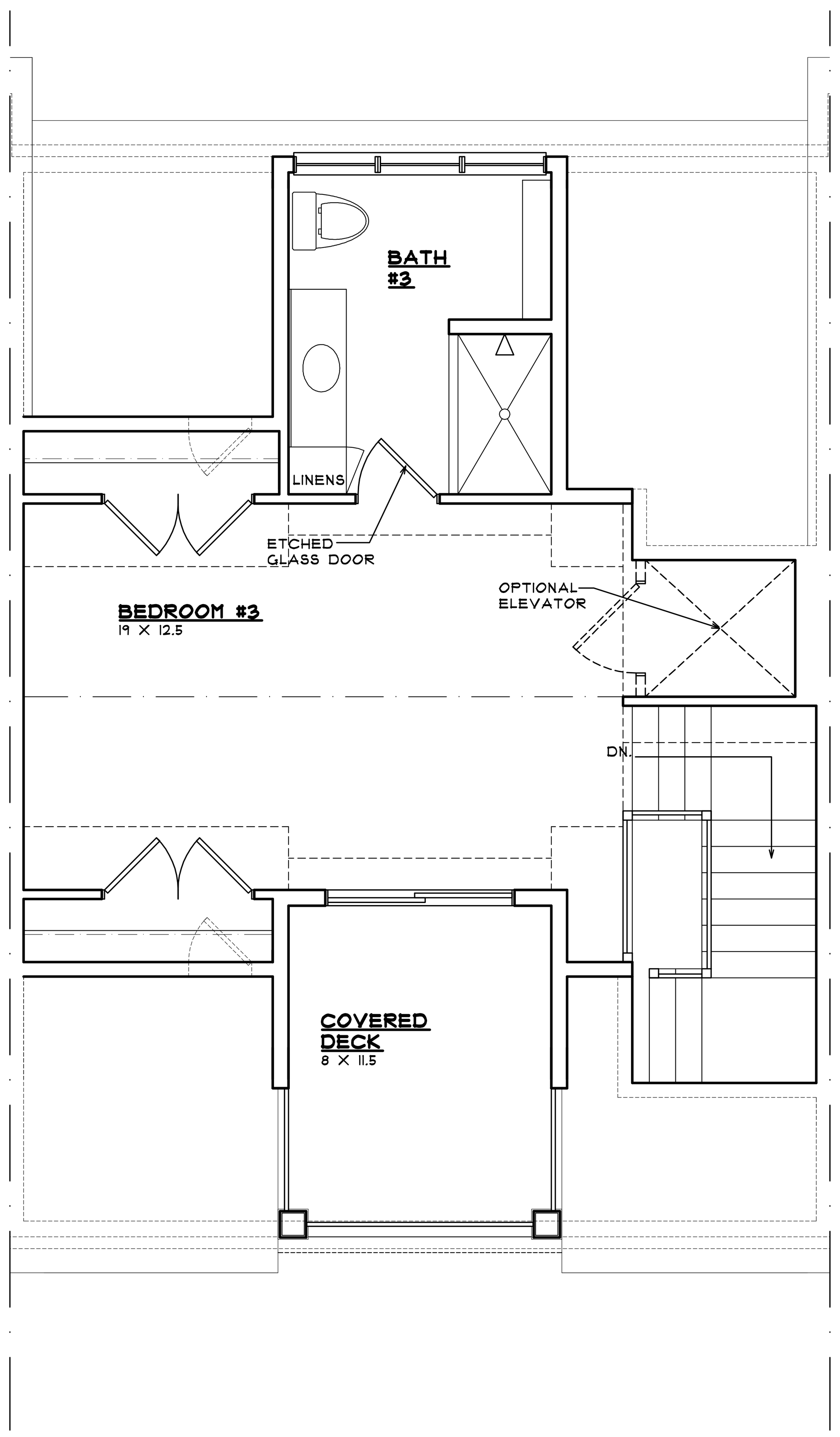
■ PRELIM. PRICING
02-14-2020

☐ PERMITS

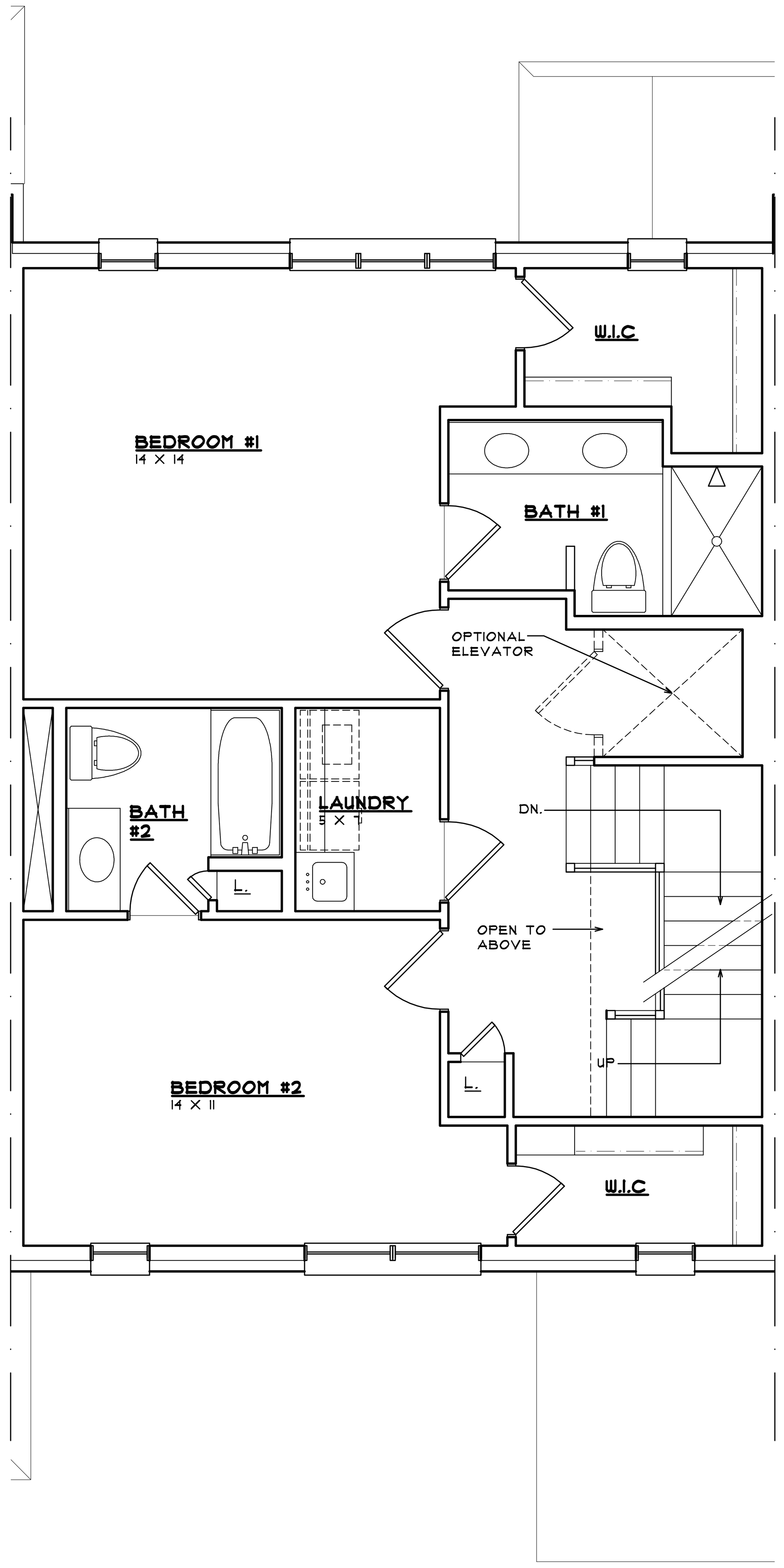
☐ CONSTRUCTION

REVISIONS
FINAL PUD
12-13-2019
HDC
02-13-2020
REVISED PUD
03-16-2020

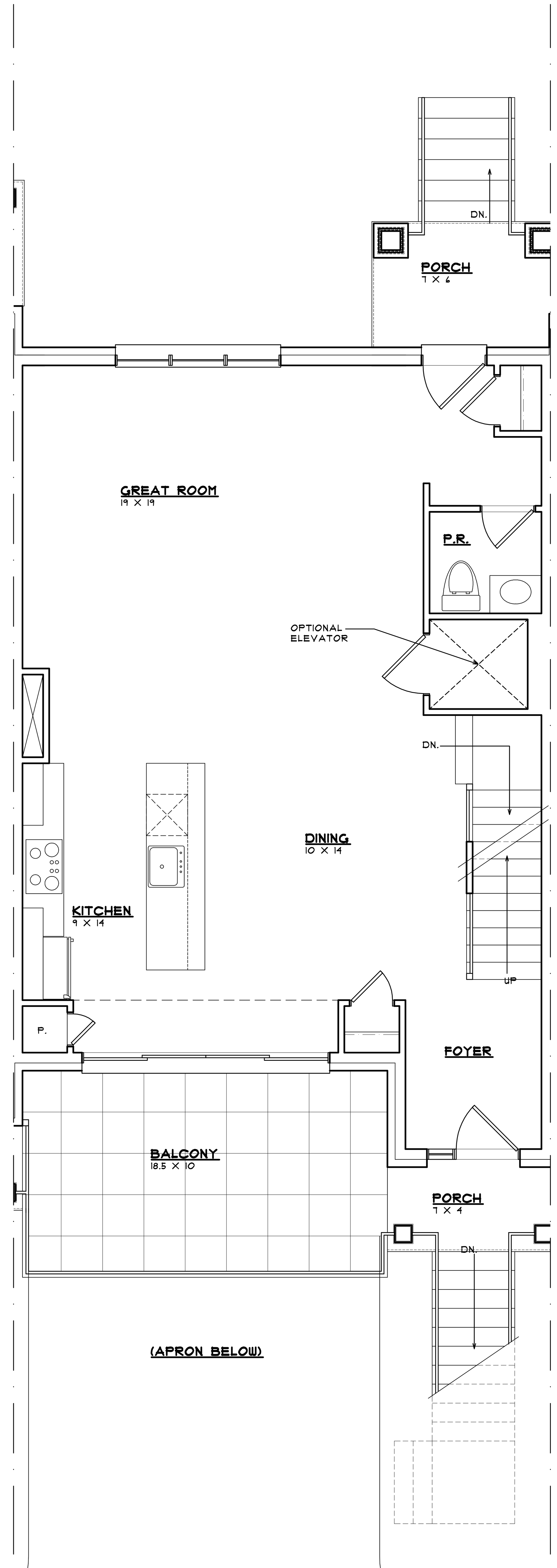
DRAWN BY
AMM, ABR
CAD FILENAME
F5_.dwg
CHECKED BY
JOB NUMBER
1946
DATE
SHEET NUMBER
T6



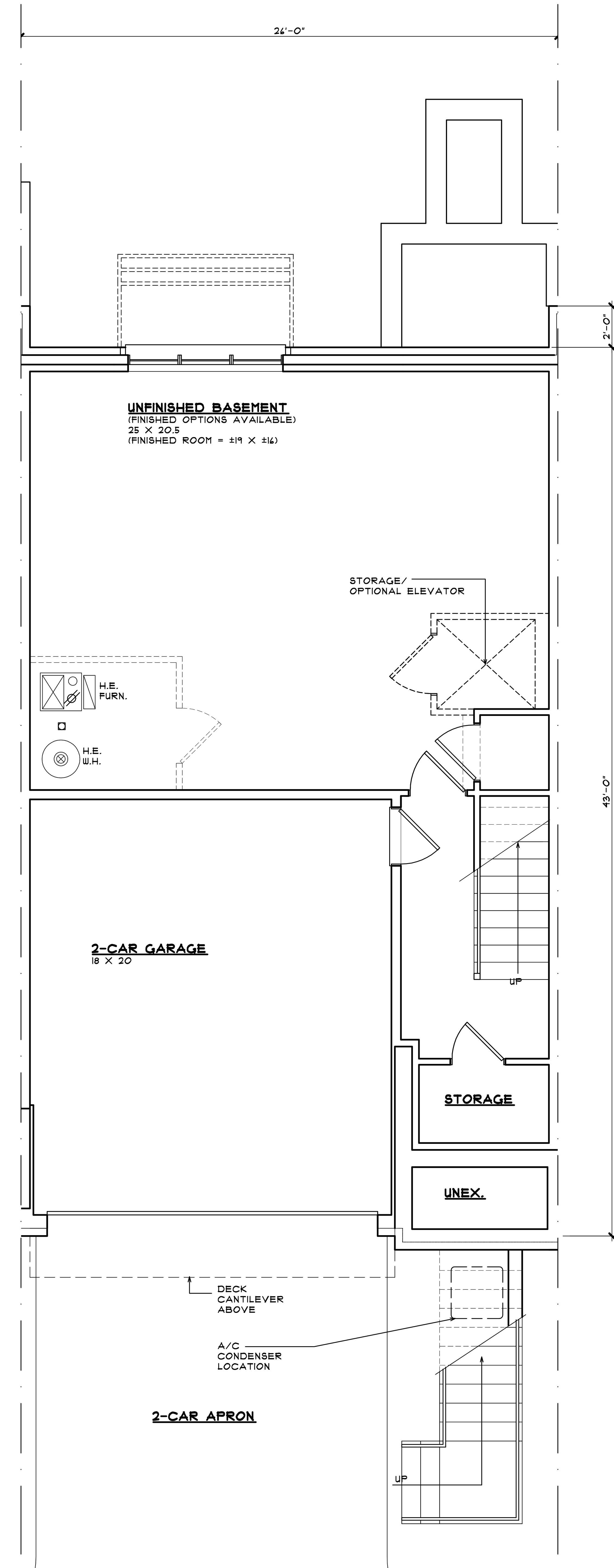
THIRD FLOOR PLAN
478 SQ. FT.



SECOND FLOOR PLAN
910 SQ. FT.



FIRST FLOOR PLAN
949 SQ. FT.



LOWER LEVEL FLOOR PLAN
161 SQ. FT. (FINISHED SPACE)
514 SQ. FT. (UNFINISHED SPACE)
418 SQ. FT. (GARAGE)

UNIT PLAN "C" - INTERIOR UNIT

2498 SQ. FT. (TOTAL)

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

STATE OF MICHIGAN
ALEXANDER V. BOGAERTS
ARCHITECT
No. 1301025132
LICENSED ARCHITECT

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248 • 334 • 5000

SHEET TITLE
UNIT PLANS "C"

CLIENT/PROJECT
JEWELL MAPLE DEVELOPMENT
TOWNHOMES
PLYMOUTH, MICHIGAN

☐ PRELIMINARY
07-22-2019

■ PRELIM. PRICING
02-14-2020

☐ PERMITS

☐ CONSTRUCTION

REVISIONS
FINAL PUD
12-13-2019
HDC
02-13-2020
REVISED PUD
03-16-2020

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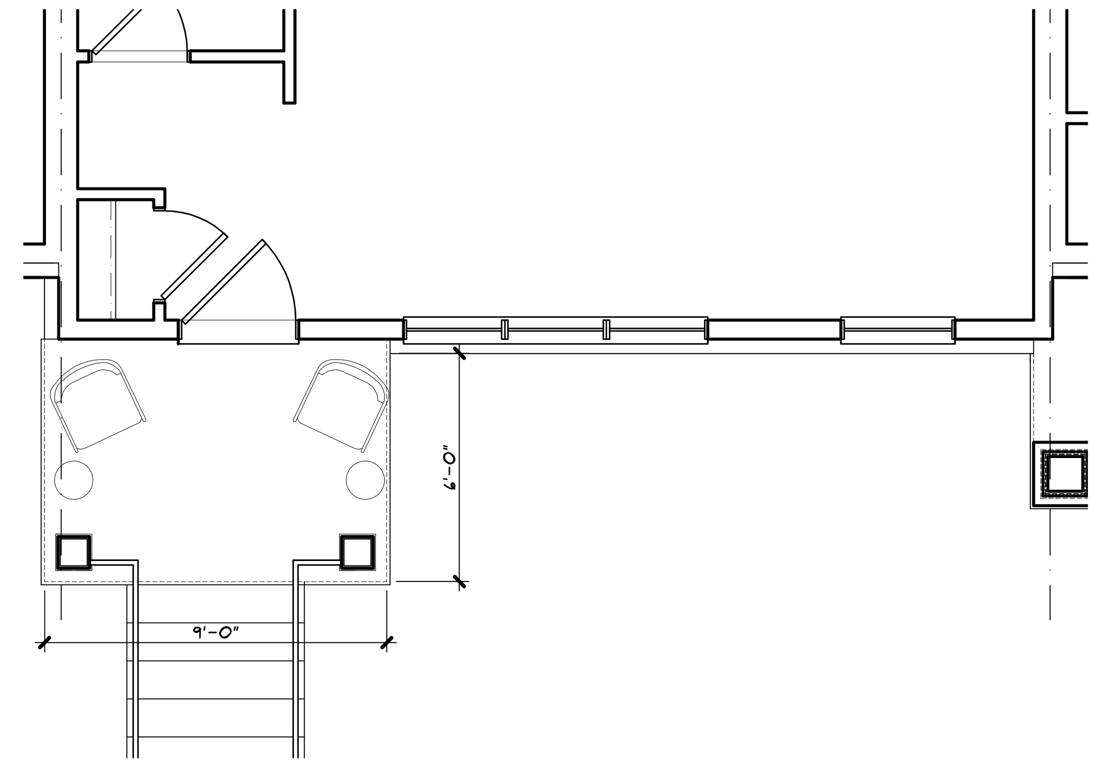
CAD FILENAME
F5_.dwg
CHECKED BY

JOB NUMBER
1946
DATE

SHEET NUMBER
T7



PARTIAL FIRST FLOOR PLAN

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

SOUTH (FRONT/MAPLE STREET) PARTIAL BUILDING ELEVATION

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

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Bloomfield Hills, MI 48302
248•334•5000

SHEET TITLE
TOWNHOUSE PORCHES

CLIENT/PROJECT
JEWELL MAPLE DEVELOPMENT
TOWNHOMES
PLYMOUTH, MICHIGAN

☐ PRELIMINARY
07-22-2019

■ PRELIM. PRICING
02-14-2020

☐ PERMITS

☐ CONSTRUCTION

REVISIONS
FINAL PUD
12-13-2019
HDC
02-13-2020
REVISED PUD
03-16-2020

DRAWN BY
AMM, ABR
CAD FILENAME
F5_.dwg
CHECKED BY

JOB NUMBER
1946
DATE

SHEET NUMBER
T8

STATE OF MICHIGAN
ALEXANDER V. BOGAERTS
ARCHITECT
No.
1301025132
LICENSED ARCHITECT

ENTRY DOOR LANTERN — TEXTURED BLACK

FEISS COLLECTION
THE BELLEVILLE COLLECTION

2 - LIGHT OUTDOOR WALL LANTERN
Textured Black
STYLE NO.: OL15300TXB
BUY LOCAL | BUY ONLINE
DESCRIPTION
DETAILS
DOWNLOADS
MAY WE SUGGEST
Belleville Collection

RECESSED DOWNLIGHT — MW MATTE WHITE

- ROOF SOFFIT AT ENTANCE DOORS (FRONT & REAR)
- UNDERSIDE OF CANTILEVERED DECKS ABOVE GARAGES

Wafer LED Recessed Downlight

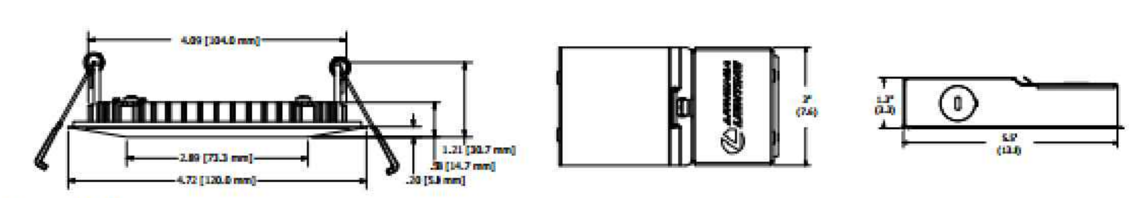
WF4

4" LED Module

IC/Non-IC
New Construction/Remodel

Specifications

Aperture:	3.2 (8.1)
Ceiling opening:	4.2 (10.7)
Overlap trim:	4.7 (12.0)
Height:	1.1 (2.8)



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).** **Example:** WF4 SQB LED 30K MW

Series		LED Lamp		CCT/CRI/W/Lumens[1]		Finish	
WF4 SQ B[2,3]	4" wafer-thin square LED downlight, baffle trim	**LED**	LED	**27K**	2700K/80CRI/10.4W/610L	**MW**	Matte White
WF4 SQ S[4,5,6]	4" wafer-thin square LED downlight, smooth trim			**30K**	3000K/80CRI/10.3W/620L	**MB**	Matte Black
				35K	3500K/80CRI/10.2W/630L	**BN**	Brushed Nickel
				40K	4000K/80CRI/10.28W/650L	**ORB**	Oil-Rubbed Bronze
				50K	5000K/80CRI/10.2W/670L		

Accessories: *Order as separate catalog number.*	
WF4 PAN R12	4" new construction pan, retail pack of 12
WFJB U	Remodel joist bar
WFEXC6 U	6' FT4 cable
WFEXC10 U	10' FT4 cable
WFEXC20 U	20' FT4 cable

Notes
1 Total system delivered lumens.
2 WF SQ B 35K available in MW finish only.
3 WF SQ B 50K available in MW finish only.
4 WF4 SQ S 35K available in MW finish only.
5 WF4 SQ S 40K available in BN, &MB,ORB finish only.
6 WF4 SQ S 50K available in MW only.

RECESSED WALL LIGHT — AWT ARCHITECTURAL WHITE

- ALONG RETAINING WALL

WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

Endurance™ Brick Lights
Opal Step And Wall Light

Model & Voltage	Color Temp & CRI	Lumens	Finish
WL-5105 120 VAC	3000K 90	110	ABK Architectural Black ABZ Architectural Bronze AGH Architectural Graphite AWT Architectural White

Example: WL-5105-30-ABK

DESCRIPTION
Designed for integration into brick walls or vertical risers. The energy-efficient Endurance LED Brick light features a die-cast aluminum housing and integrated LED light engine with a heat resistant opal glass diffuser for a glare-free even spread of light, making outdoor areas safer and more secure.

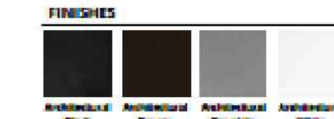
FEATURES
- Frosted tempered glass lens for even illumination
- Factory sealed LED light engine
- 5 year warranty

SPECIFICATIONS

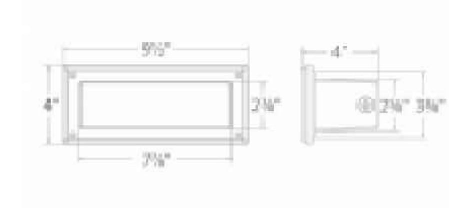
Construction:	Die-cast aluminum (K-Alloy)
Power:	5.5W
Input:	120 VAC, 50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Rated Life:	80000 Hours
Mounting:	Mortar into masonry, screw into wood walls, or retrofit into existing brick light installations, Can be mounted on wall vertically or horizontally
Cut Out:	3 1/4" x 8"
Finish:	Electrostatically Powder Coated Architectural White, Architectural Graphite, Architectural Bronze, Architectural Black
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA

REPLACEMENT PARTS
5105-COV-AWT - Opal Cover Plate AWT
5005-30 - Brick Light Engine 3000K
5005-PLATE - Mini Plate for Light Engine
5105-COV-AGH - Opal Cover Plate AGH
5105-COV-ABZ - Opal Cover Plate ABZ
5105-COV-ABK - Opal Cover Plate ABK

FINISHES



LINE DRAWING



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2445 Franklin Road
Bloomfield Hills, MI 48302
248•334•5000

SHEET TITLE: EXTERIOR LIGHTING

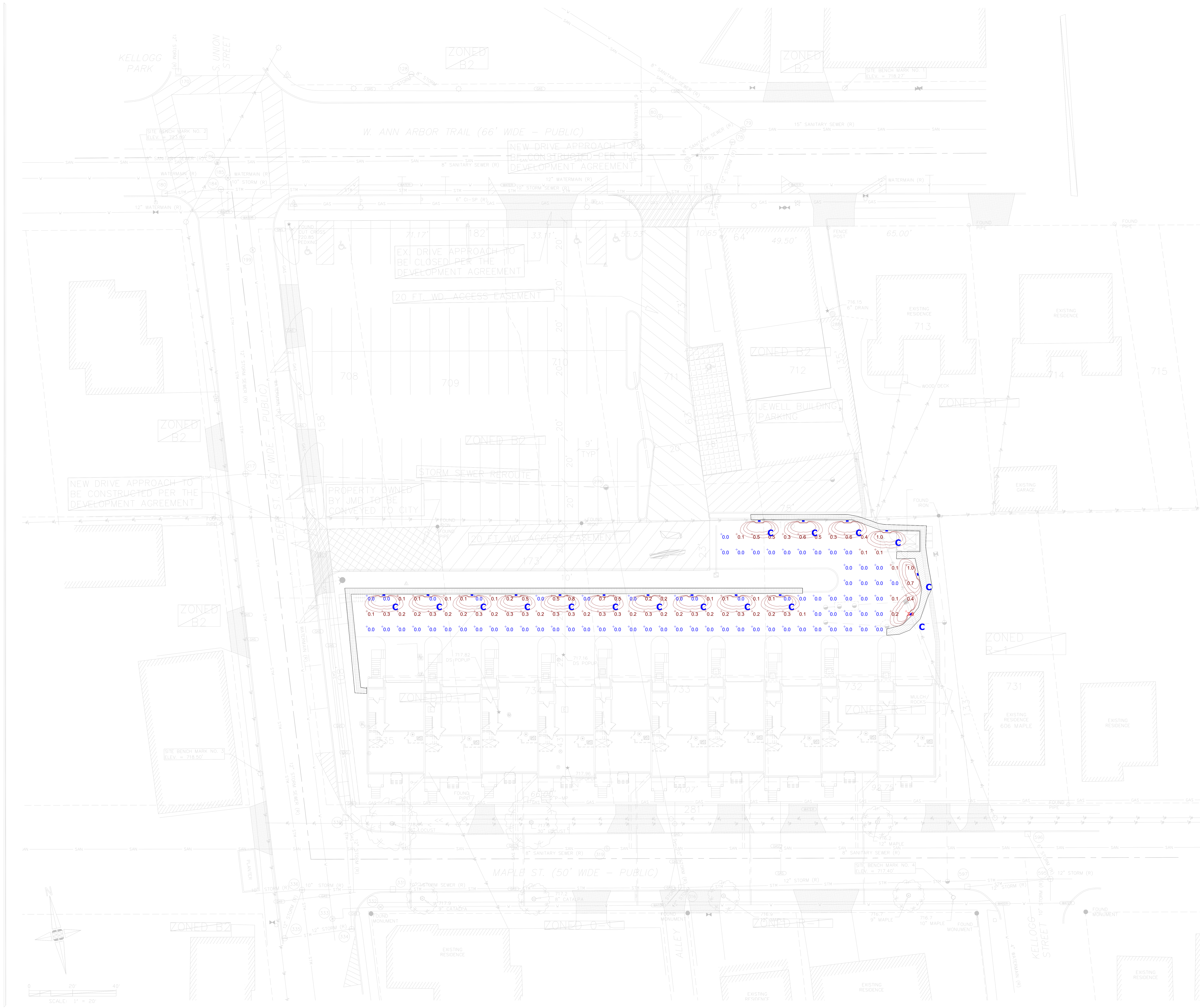
CLIENT/PROJECT: JEWELL MAPLE DEVELOPMENT TOWNHOMES
PLYMOUTH, MICHIGAN

- ☐ PRELIMINARY 07-22-2019
- ■ PRELIM. PRICING 02-14-2020
- ☐ PERMITS
- ☐ CONSTRUCTION

REVISIONS
FINAL PUD 12-13-2019
HDC 02-13-2020
REVISED PUD 03-16-2020

DRAWN BY: AMM, ABR
CAD FILENAME: F5_dwg
CHECKED BY:
JOB NUMBER: 1946
DATE:
SHEET NUMBER: T9

STATE OF MICHIGAN
ALEXANDER V. BOGAERTS
ARCHITECT
No. 1301025132
LICENSED ARCHITECT



Plan View
Scale - 1" = 25ft

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	C	16	TARGETTI	ZEP10FWWDFEL340	ZEDGE PRO WIDE 13W 4K FE	682	1	15

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 fc	3.8 fc	0.0 fc	N/A	N/A

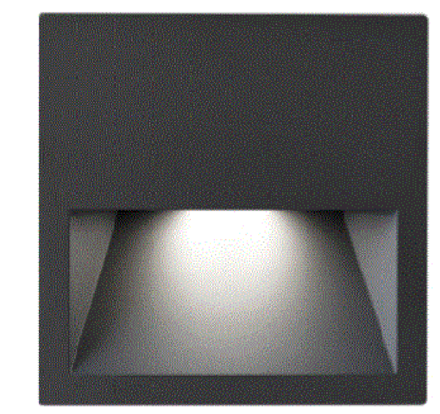
ZEDGE PRO

Professional LED Steplight

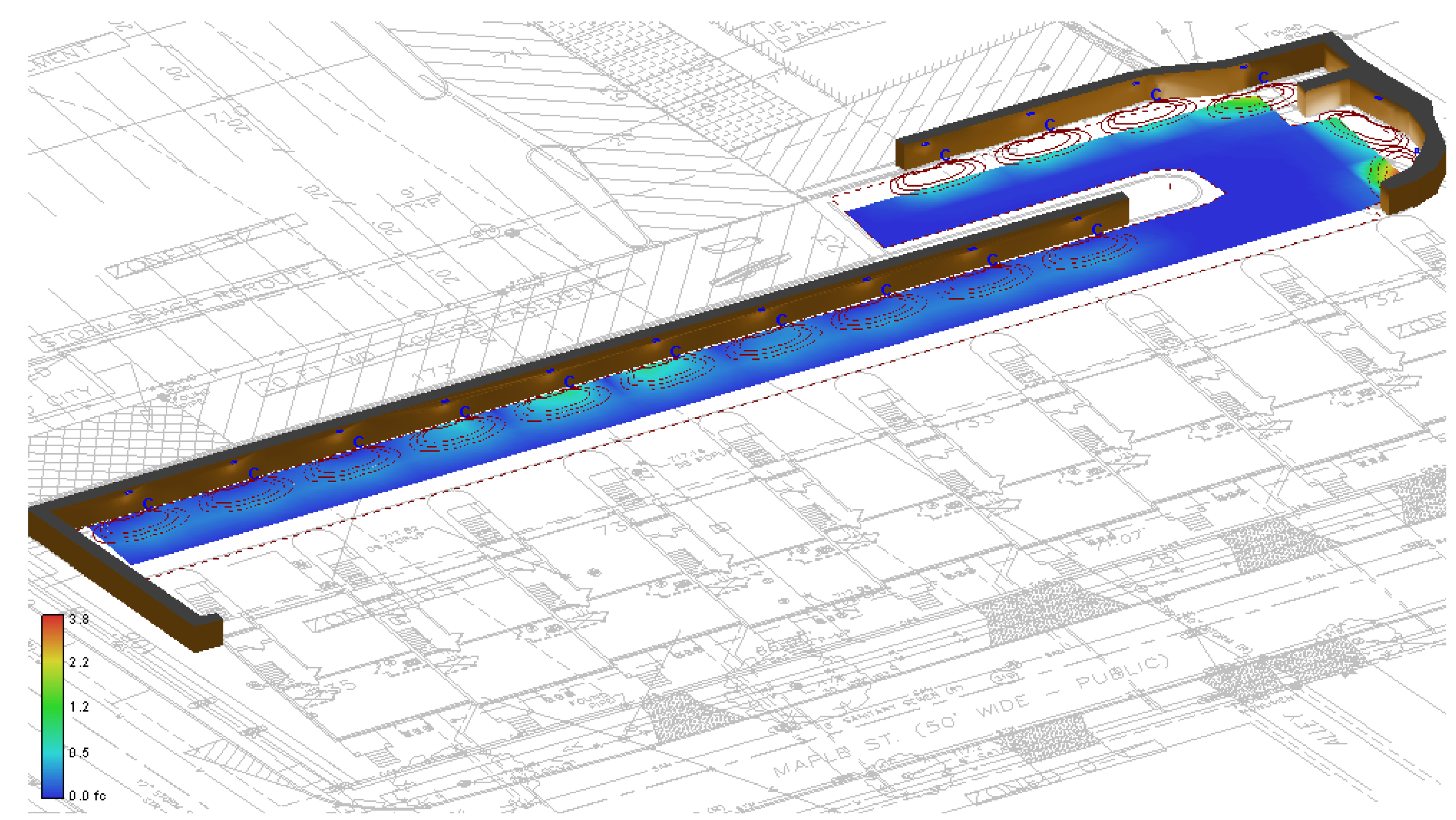
Concept: Recessed LED steplight.
Housing: 7.87" x 7.87" floor wash faceplate available in Ferrite Grey finish.
Materials: The body of the fixture and the external frame are made of powder coated die-cast anodized aluminum. Consult factory for marine grade cataphoresis painting treatment to be used from ocean shoreline to 1/2 mile inland. Fixtures located in marine environments are not to be in direct contact with salt for extended periods of time or used with corrosive agents.
Source: Two high efficiency LED Chip on Board.
Optics: The internal optical system is composed of 2 metallized polycarbonate reflectors coupled to two high reflective anodized aluminum reflectors and holographic filters. Louver screen in silk-screen printed extra-clear glass. Available in three different versions: DEEP – deep beam, WIDE – wide beam, ADJUSTABLE – that allows to change from one beam to the other in a uniform way by adjusting the 2 optical systems.
Mounting: To be completed with a special nylon outer casing.
Driver: Integrated 4/1 driver (Non-dimmable / 0-10V / Reverse Phase / Forward Phase). Dimmable to 1%.
Finish: Ferrite Grey
Wattage: 15W
Color Temperature: 2700°K / 3000°K / 3500°K / 4000°K
CRI: Ra84 (2700K, 3000K, 4000K) / Ra90 (3500K)

Delivered Lumens:	2700°K	3000°K	4000°K
Wide Optic	448Lm	470Lm	482Lm
Deep Optic	682Lm	716Lm	735Lm

Lumen Maintenance (L70): 50,000hrs
Calculation for LED fixtures are based on measurements that comply with IES LM-80.
Voltage: Universal Voltage 120-277V AC 50/60Hz
BUG: B1-U1-G0 (DP Optic) Uplight Distribution: 0.3% / B0-U1-G0 (WD Optic) Uplight Distribution: 0.1%
IP Rating: IP66
Certifications: UL Listed wet location
Tested in accordance with LM-79-08
[A] Title 24 commercial installation compliant.
[B] Consult factory for marine grade cataphoresis treatment.
Warranty: 5 year limited warranty
Designed in collaboration with Gensler as Product Design Consultant



T24 [A] Marine [B] IP66 c UL us



View #2

Jewell Maple

Designer
MLS PDG RE
Date
3/26/2020
Scale
Not to Scale
Drawing No.
101EXT
Summary

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

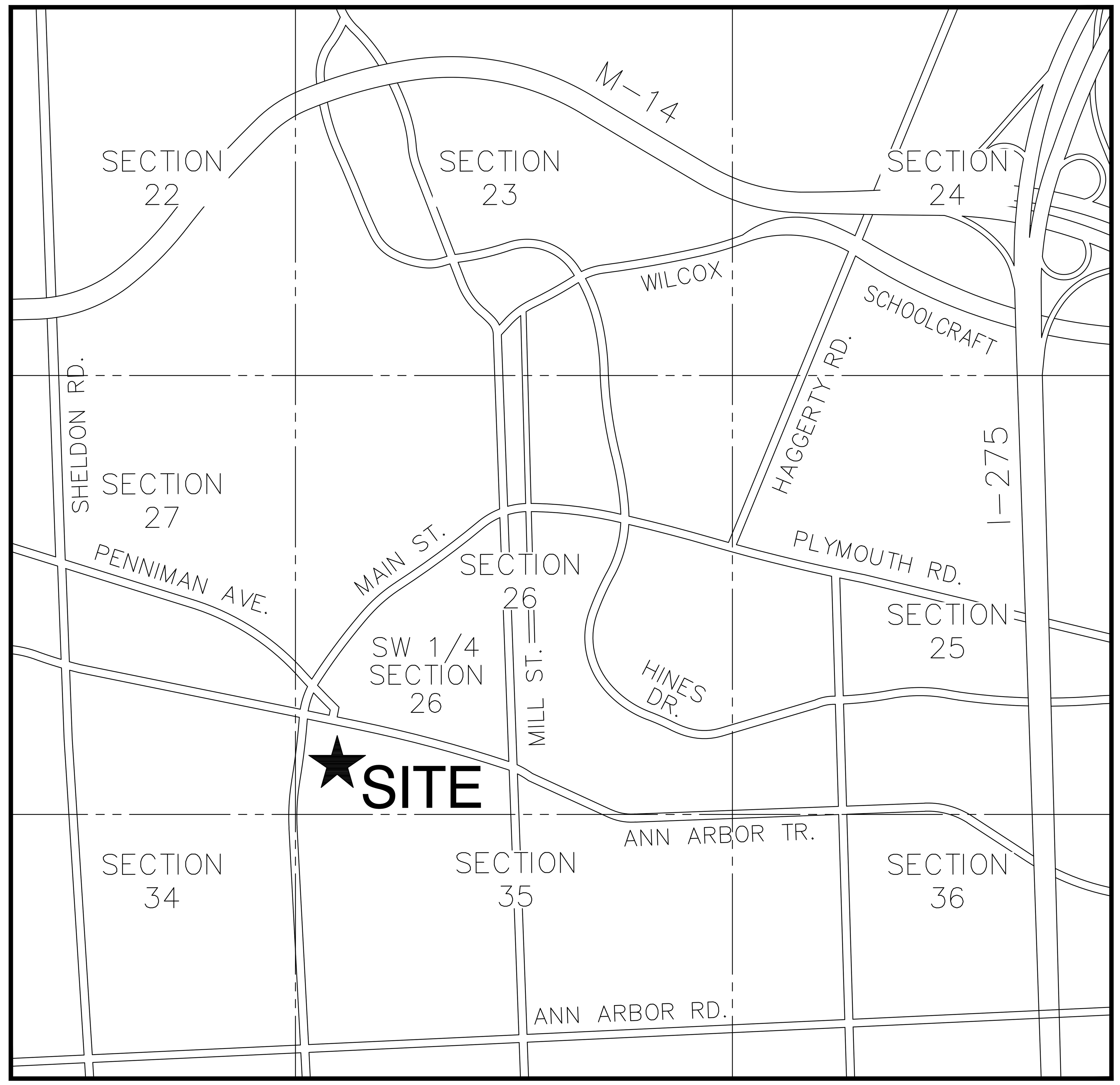
APPLICANT
JEWELL MAPLE
MR. MICHAEL FERRANTINO
101 N. MAIN STREET, SUITE 350
ANN ARBOR, MI 48104

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



LOCATION MAP
SCALE: 1" = 1000'

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
C10	GATE AREA DETAILS

LANDSCAPE

L1	LANDSCAPE PLAN
L2	LANDSCAPE NOTES AND DETAILS

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

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	-	-	-	-

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:
STATE OF MICHIGAN
JOSEPH K. ANDERSON
ENGINEER
No. 55582
LICENSED PROFESSIONAL ENGINEER

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
02.25.2020	REVISED LAYOUT
03.13.2020	REVISED LAYOUT

Developed For:

JEWELL MAPLE

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

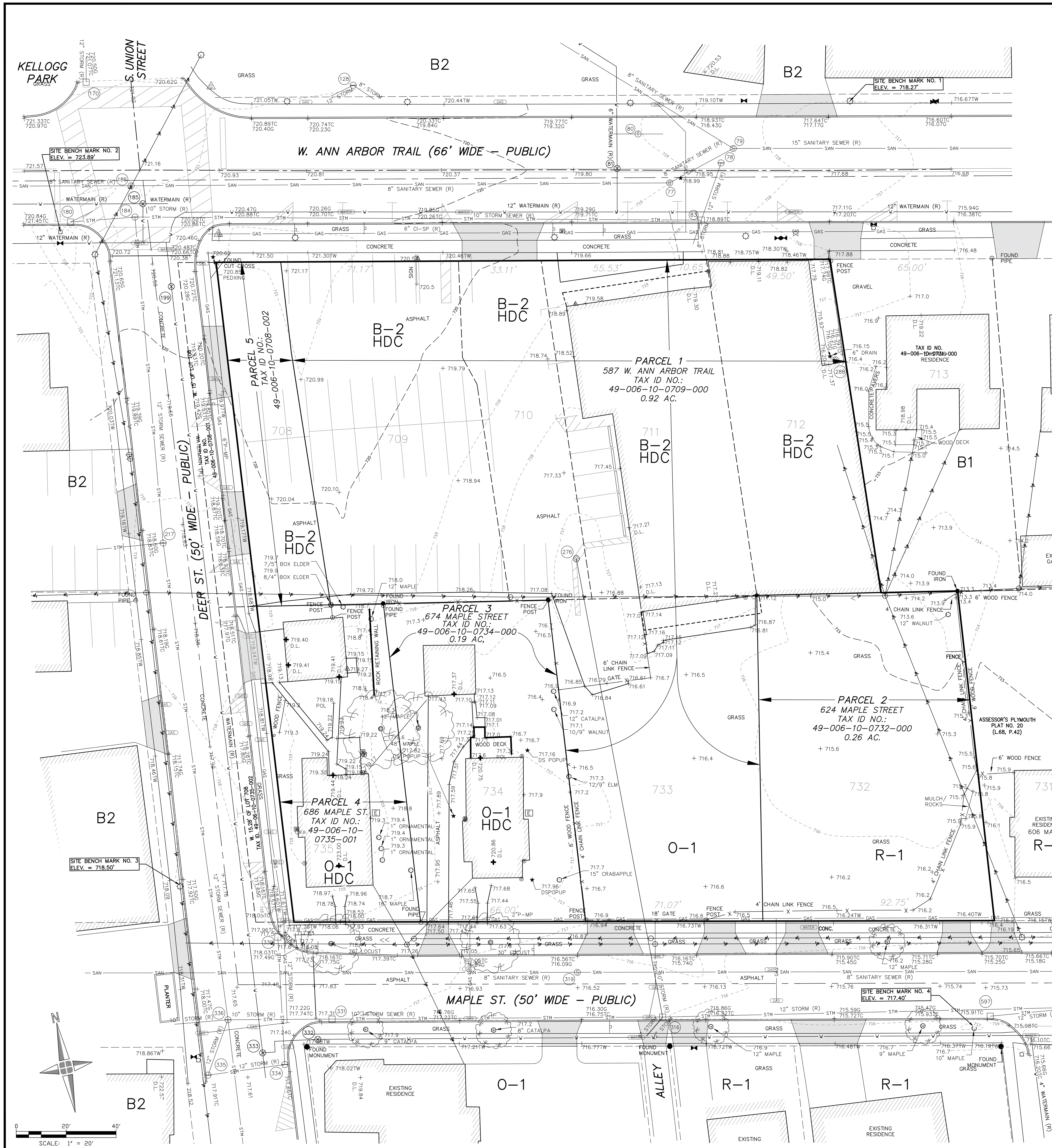
COVER SHEET

JEWELL MAPLE
DEVELOPMENT

CITY OF PLYMOUTH
WAYNE COUNTY
MICHIGAN

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

H:\19\19600\19699.00 Saxon Townhomes Plymouth\Design\CAD\Construction docs\C1 Cover Jewell ENG.dwg



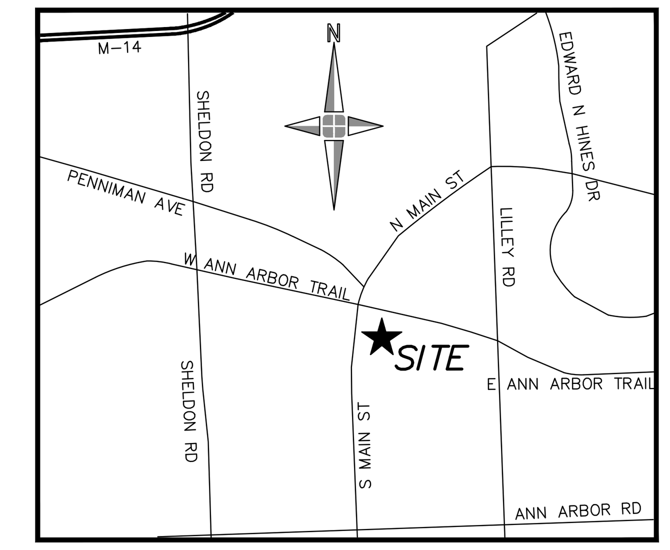
H:\19\19600\19699.00 Saxon Townhomes Plymouth\Design\CAD\Construction docs\C2 Topo Boundary Jewell ENG.dwg

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.



LOCATION MAP
(NOT TO SCALE)

BENCH MARK DATA

NAVD88 DATUM

SITE BENCH MARK NO. 1
SET CUT 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#82097 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#82098 ON NORTH FACE OF 8" MAPLE TREE AT SOUTHWEST CORNER OF KELLOG ST AND MAPLE ST.
ELEV. = 717.40'

LEGEND – EXISTING

SECTION LINE
E/ PAVEMENT
CURB
E/ GRAVEL
CL ROAD
E/ WALK
RAILROAD
E/ BRICK
MISC. LINE
FENCE
GUARD RAIL
WALL
BLDG. LINE
OVERHEAD WIRES
RAILING
OVERHANG LINE
T/ BANK
B/ BANK
CL DITCH/STREAM
SHRUB LINE
TREE LINE
WATER EDGE
WETLAND LINE
STORM LINE
SAN. LINE
WATER LINE
GAS LINE
UG ELEC. LINE
UG TELE. LINE
UG CABLE TV LINE
PAINT STRIPE
COMBINED SEWER
PLD LINE
STEAM LINE
ELECTRIC OVERHEAD
TELEPHONE OVERHEAD
EXISTING SITE ACCESS

SAN. MH
SAN. CLEAN OUT
SAN. RISER
SAN. PUMP STATION
COMB. MH
GATE VALVE
HYDRANT
WATER VALVE
WATER METER
POST INDICATOR VALVE
WELL HEAD
FDC CONNECTION
IRRIGATION CONTROL BOX
STORM MH
CATCH BASIN
BEEHIVE CB
CULVERT E.S.
ROOF/DOWN SPOUT
OVERFLOW/OUTLET STRUCTURE
STORM CLEAN OUT
ROUND CB
LIGHT POLE
UTILITY POLE
ELEC. TRANS.
AIR CONDITIONER
ELEC. MH
ELEC. METER
ELEC. RISER
TRAFFIC CONTROL BOX
STEAM MH
PUBLIC LIGHTING MH

GAS METER
GAS RISER
GAS VALVE
GAS MH
TELE. RISER
TELE. MH
TELE. CROSS BOX
CABLE RISER
PAY PHONE
MANHOLE
SIGN
PROT. POST/GUARD POST
GUY
DECIDUOUS TREE
CONIFEROUS TREE
DEAD TREE
UTILITY FLAG
BLDG. CORNER (FIELD LOCATED)
HANDICAP PARKING
WETLAND FLAG
BUSH/SHRUB
PARKING METER
RESIDENTIAL MAILBOX
U.S. MAILBOX
000.00+ EXISTING ELEVATION
SOIL BORING
MONITORING WELL
LAWN IRRIG. HEAD
CENTERLINE R.R. TRACK

MISC. TOPO. SHOT
SURVEY CONTROL POINT
FOUND IRON
FOUND NAIL
F. CUT CROSS
SECTION COR.
FENCE POST
BENCHMARK
FOUND PIPE
FOUND MON.
ASPH. ASPHALT
CONC. CONCRETE
A.C. AIR CONDITIONER
G.P. GUARD POST
C.L.F. CHAIN-LINK FENCE
D.L. DOOR LEDGE
F.F. FINISHED FLOOR
O.H. OVERHANG
F.I. FOUND IRON
S.I. SET IRON
F.I.P. FOUND IRON PIPE
M. MEASURED
R. RECORD
F.M. FOUND MONUMENT
S.N. SET NAIL
CMP CORREGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
G.L. GROUND LIGHT

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, T1S, R8E, 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 732, 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:
LOT 734, 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. 49-006-10-078-002

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.

giffels webster
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Surveyors
Planners
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Birmingham, MI 48009
p (248) 852-3100
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Section:	26
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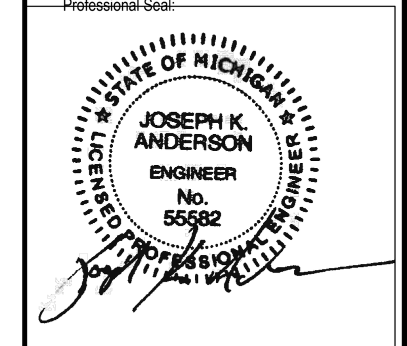
Professional Seal:



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03.13.2020	REVISED LAYOUT

Developed For:

JEWELL MAPLE

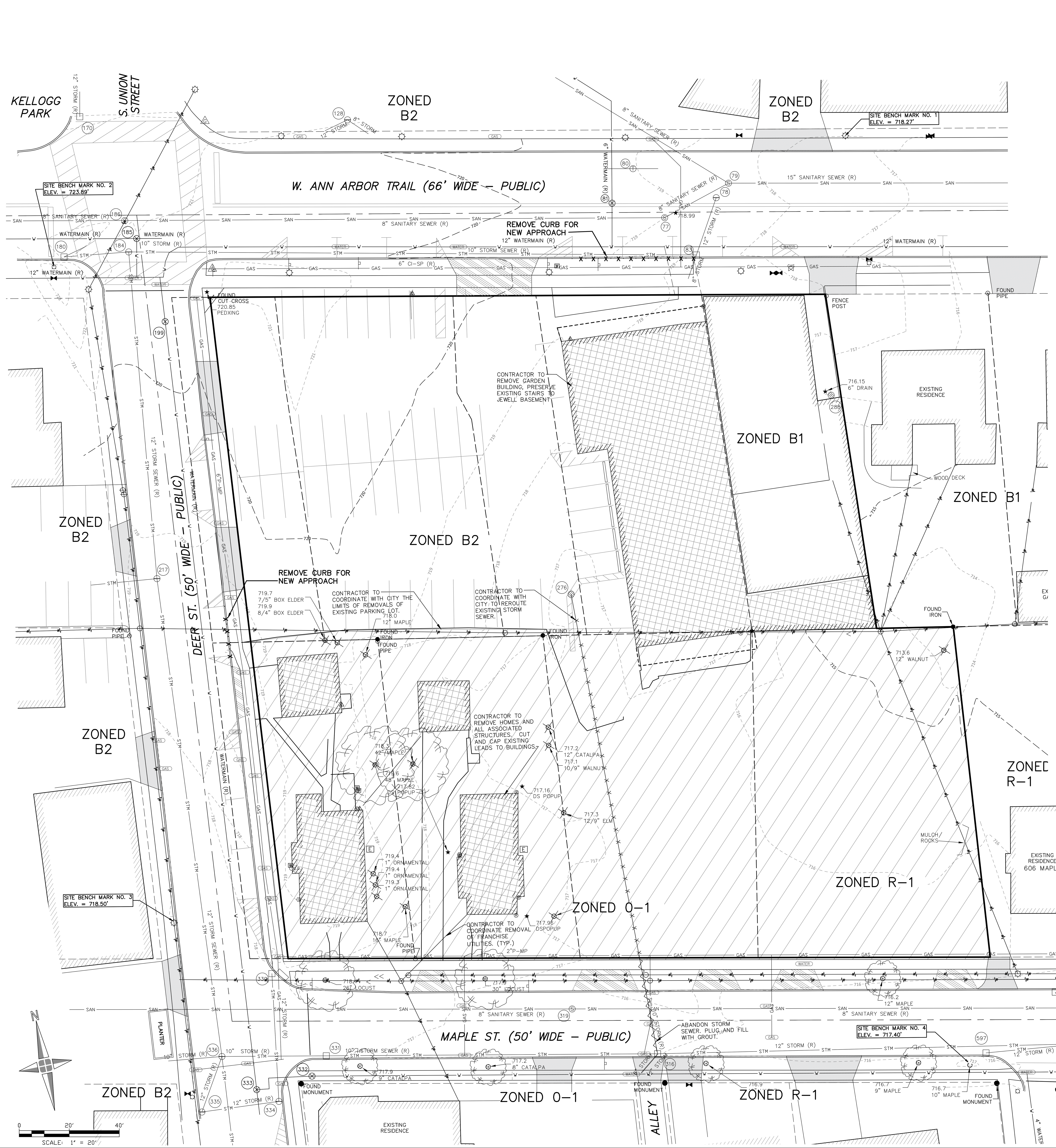
101 N. MAIN STREET, SUITE 350
ANN ARBOR, MI 48104

TOPOGRAPHIC AND BOUNDARY SURVEY

JEWELL MAPLE DEVELOPMENT

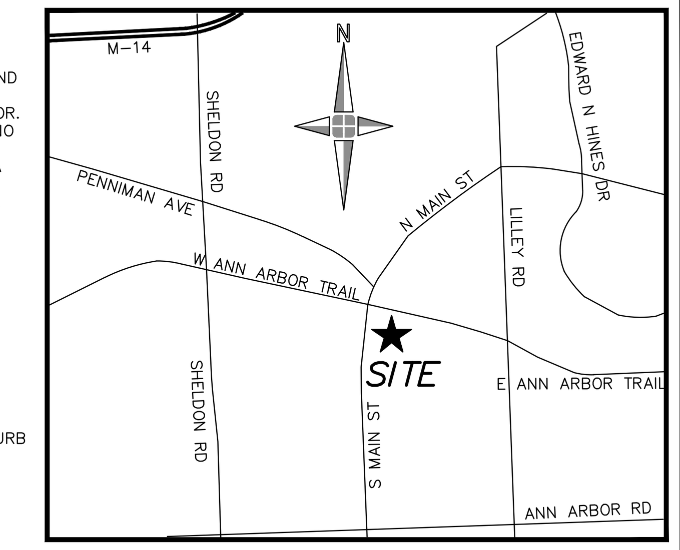
CITY OF PLYMOUTH
WAYNE COUNTY
MICHIGAN

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



DEMOLITION NOTES

1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
2. 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 CONTRACTORS EXPENSE IN A MANNER APPROVED IN ADVANCE BY THE ENGINEER.
3. THE EDGE OF EXISTING PAVEMENT SHALL BE CLEANED OF EARTH AND OTHER FOREIGN MATERIAL BEFORE ADJACENT POURS ARE PLACED.
4. ALL BULKHEADING AND/OR SEWER PIPE REMOVAL NECESSITATED BY THE REMOVAL OF DRAINAGE STRUCTURES SHALL BE INCLUDED IN THE STRUCTURE REMOVAL.
5. STREET SIGNS IN THE WAY OF CONSTRUCTION WILL BE REMOVED AND RESET IMMEDIATELY IN A TEMPORARY LOCATION, AS APPROVED BY ENGINEER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING SIGNS AND POSTS SCHEDULED TO REMAIN, AS DIRECTED BY THE ENGINEER.
7. ALL UNDERGROUND UTILITIES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
8. 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.
9. THE REMOVAL OF PAVEMENT, CURBS AND WALKS SHALL INCLUDE ALL REQUIRED SAWCUTTING. CURB REMOVAL IS INCIDENTAL TO PAVEMENT REMOVAL.



LOCATION MAP

(NOT TO SCALE)

LEGEND - DEMOLITION

REMOVE TREE
REMOVE BUILDING
REMOVE
REMOVE UTILITY STRUCTURE
CLEAR & GRUB
REMOVE DRIVE APRON

STRUCTURE TABLE

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
77	SANITARY MANHOLE		719.05		719.05		TRAFFIC
78	STORM 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	
81	GATE VALVE		719.45		719.45		TRAFFIC
83	CATCH BASIN	8"	718.45	-3.80	714.65	SOUTHWEST	PVC
		12"	718.45	-4.88	713.57	NORTHEAST	TOWARD STRUCTURE 78
128	STORM MANHOLE	8"	721.09	-4.55	716.54	SOUTHEAST	CLAY
		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
184	STORM MANHOLE	10"	720.72	-6.00	714.72	WEST	
		10"	720.72	-7.55	713.17	EAST	
		BULKHEAD	720.72	-7.55	713.17	NORTH	
		12"	720.72	-7.75	712.97	SOUTH	
185	GATE VALVE	T/PIPE	720.91	-4.65	716.26	SOUTH	
		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	
217	STORM MANHOLE	12"	718.66	-6.45	712.21	WEST	
		12"	718.66	-6.45	712.11	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)
316	CATCH BASIN	6"	716.02	-3.10	712.92	SOUTHWEST	
		10"	716.02	-4.15	711.87	WEST	
		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
		10"	717.21	-5.40	711.81	WEST	TO STRUCTURE 336
332	GATE VALVE	T/PIPE	717.87	-6.13	711.74	EAST & WEST	
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	STORM MANHOLE	12"	716.95	-1.70	715.25	NORTH	TOWARD STRUCTURE 330
		12"	716.95	-1.90	715.05	WEST	TO STRUCTURE 330
335	STORM MANHOLE	12"	717.34	-2.95	714.39	EAST	TO STRUCTURE 334
		12"	717.34	-2.95	714.39	NORHTEAST	TO STRUCTURE 336
336	STORM MANHOLE	12"	717.58	-4.10	713.48	SOUTHWEST	TO STRUCTURE 335
		10"	717.58	-5.65	711.93	EAST	CLAY; TO STRUCTURE 331
		10"	717.58	-5.65	711.93	WEST	CLAY
		CL/CHANNEL	717.58	-6.25	711.33	NORTH & SOUTH	12" CHANNEL; FLOWS SOUTH
595	STORM 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
		CL/CHANNEL	715.78	-6.44	709.34	EAST & WEST	FLOWS EAST
596	CATCH BASIN	6"	715.14	-2.27	712.87	SOUTHEAST	PVC
597	CATCH BASIN	6"	715.41	-2.25	713.16	WEST	CPP
		12"	715.41	-3.25	712.16	EAST	TO STRUCTURE 595

LEGEND - EXISTING

SECTION LINE
E/ PAVEMENT
CURB
E/ GRAVEL
CL ROAD
E/ WALK
RAILROAD
E/ BRICK
MISC. LINE
FENCE
GUARD RAIL
WALL
BLDG. LINE
OVERHEAD WIRES
RAILING
OVERHANG LINE
T/ BANK
B/ BANK
CL DITCH/STREAM
SHRUB LINE
TREE LINE
WATER EDGE
WETLAND LINE
STORM LINE
SAN. LINE
WATER LINE
GAS LINE
UG ELEC. LINE
UG TELE. LINE
UG CABLE TV LINE
PAINT STRIPE
COMBINED SEWER
PLD LINE
STEAM LINE
ELECTRIC OVERHEAD
TELEPHONE OVERHEAD
EXISTING SITE ACCESS

SAN. MH
SAN. CLEAN OUT
SAN. RISER
SAN. PUMP STATION
COMB. MH
GATE VALVE
HYDRANT
WATER VALVE
WATER METER
POST INDICATOR VALVE
WELL HEAD
FDC CONNECTION
IRRIGATION CONTROL BOX
STORM MH
CATCH BASIN
BEEHIVE CB
CULVERT E.S.
ROOF/DOWN SPOUT
OVERFLOW/OUTLET STRUCTURE
STORM CLEAN OUT
ROUND CB
LIGHT POLE
UTILITY POLE
ELEC. TRANS.
AIR CONDITIONER
ELEC. MH
ELEC. METER
ELEC. RISER
TRAFFIC CONTROL BOX
STEAM MH
PUBLIC LIGHTING MH

GAS METER
GAS RISER
GAS VALVE
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TELE. MH
TELE. CROSS BOX
CABLE RISER
PAY PHONE
MANHOLE
SIGN
PROT. POST/GUARD POST
GUY
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CONIFEROUS TREE
DEAD TREE
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WETLAND FLAG
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PARKING METER
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MONITORING WELL
LAWN IRRIG. HEAD
CENTERLINE R.R. TRACK

MISC. TOPO. SHOT
SURVEY CONTROL POINT
FOUND IRON
FOUND NAIL
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SECTION COR.
FENCE POST
BENCHMARK
FOUND PIPE
FOUND MON.
ASPH. ASPHALT
CONC. CONCRETE
A.C. AIR CONDITIONER
G.P. GUARD POST
C.L.F. CHAIN-LINK FENCE
D.L. DOOR LEDGE
F.F. FINISHED FLOOR
O.H. OVERHANG
F.I. FOUND IRON
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101 N. MAIN STREET,
SUITE 350
ANN ARBOR, MI 48104

DEMOLITION PLAN

JEWELL MAPLE
DEVELOPMENT

CITY OF PLYMOUTH
WAYNE COUNTY
MICHIGAN

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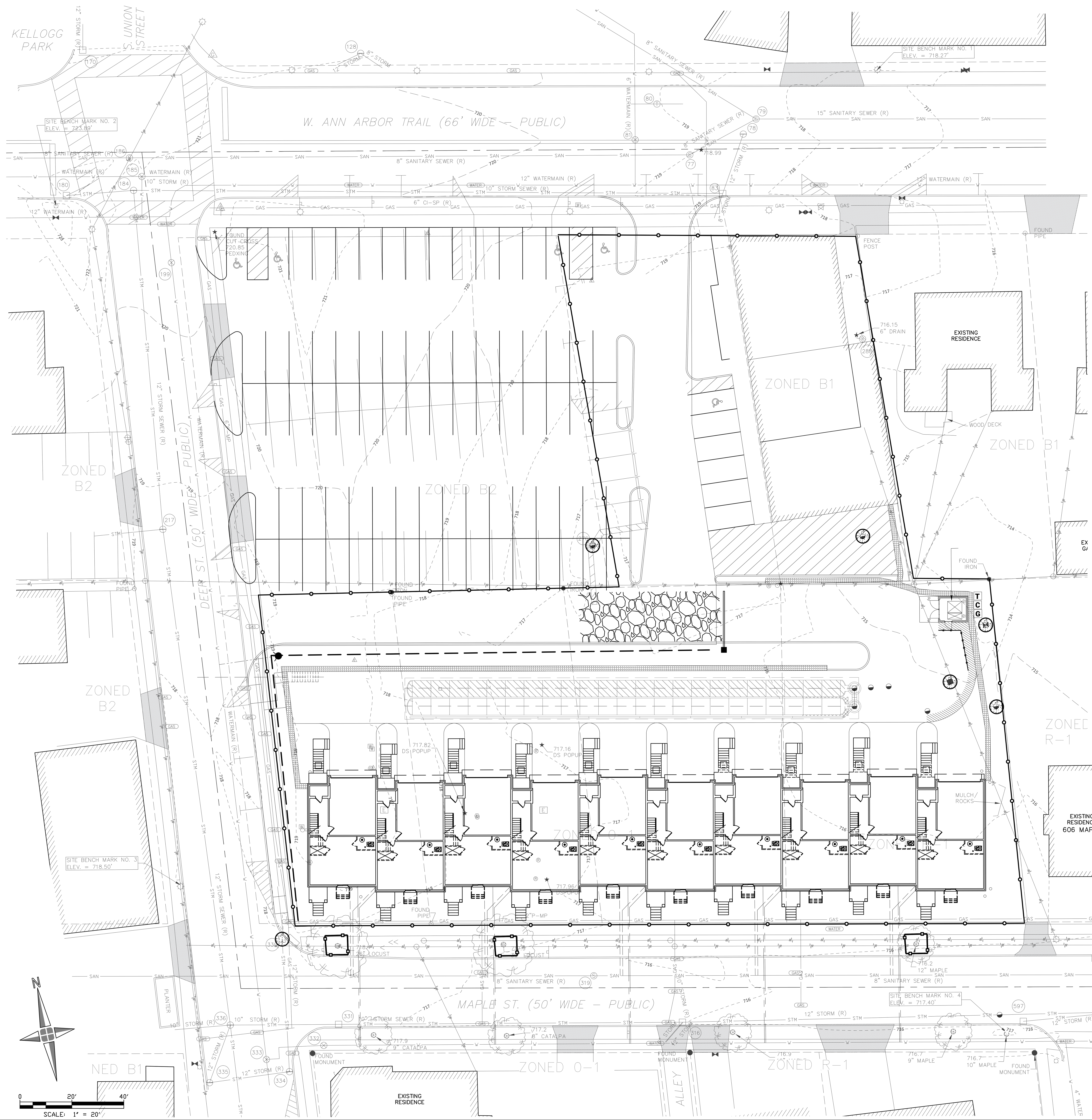
H:\19\19600\19699.00 Saxon Townhomes Plymouth\Design\CAD\Construction docs\C3 Demolition Plan ENG.dwg



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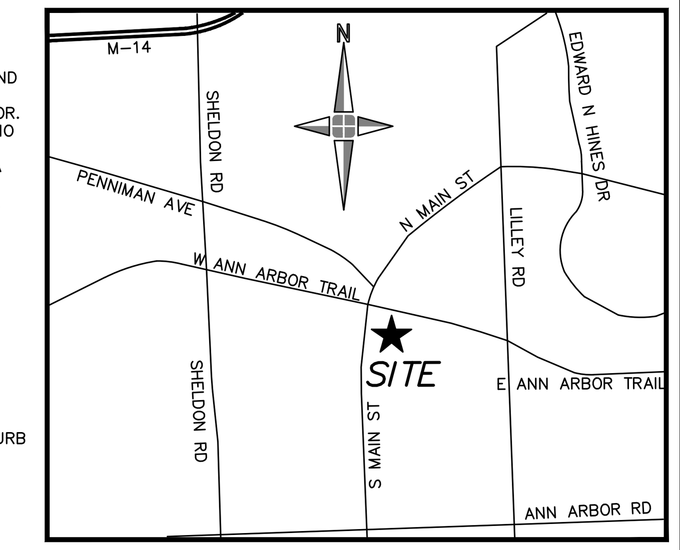

LOCATION MAP
(NOT TO SCALE)

SEQUENCE OF CONSTRUCTION:

A. 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.
B. CONTRACTOR MUST SUBMIT A NOTICE OF COVERAGE APPLICATION WITH DESIGNATED AGENT SIGNATURE 48 HOURS PRIOR TO COMMENCING WORK.
C. CONSTRUCT TEMPORARY CONSTRUCTION DRIVE AT LOCATION SHOWN AND MAINTAIN DAILY. (1 DAY)
D. 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)
E. AFTER INSTALLATION OF THE SOIL EROSION CONTROL MEASURES THE CITY WILL INSPECT AND APPROVE THEM BEFORE CONSTRUCTION CAN BEGIN.
F. REMOVE DESIGNATED TREES (5 DAYS)
G. DEMOLISH SITE AS SHOWN ON DEMOLITION PLAN. (10 DAYS)
H. COMMENCE SITE GRADING AND STOCK PILE TOPSOIL IN LOCATION APPROVED BY OWNER AND ENGINEER.
I. 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)
J. TRANSITION GRADING ACTIVITIES FROM MASS GRADING TO FINE GRADING. (5 DAYS)
K. CONSTRUCT SANITARY SEWER. (3 DAYS)
L. INSTALL WATER MAIN (5 DAYS)
M. 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)
N. 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)
O. 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)
P. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
Q. 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.
R. REMOVE TEMPORARY CONSTRUCTION EXITS ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS (THESE AREAS ARE TO BE PAVED LAST).
S. INSTALL PAVEMENT COMPLETELY, REPAIR OR REPLACE INLET FILTERS AS REQUIRED. (5 DAYS)
T. CARRY OUT FINAL GRADING, SEEDING AND PLANTING. (10 DAYS)
U. 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	6 EA

SESC LEGEND:
- TREE PROTECTION FENCE
- ORANGE CONSTRUCTION FENCE
- SILT FENCE
- DRAINAGE STRUCTURE FILTER
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

LEGEND - EXISTING

SECTION LINE
E/ PAVEMENT
CURB
E/ GRAVEL
CL ROAD
E/ WALK
RAILROAD
E/ BRICK
MISC. LINE
FENCE
GUARD RAIL
WALL
BLDG. LINE
OVERHEAD WIRES
RAILING
OVERHANG LINE
T/ BANK
B/ BANK
CL DITCH/STREAM
SHRUB LINE
TREE LINE
WATER EDGE
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STORM LINE
SAN. LINE
WATER LINE
GAS LINE
UG ELEC. LINE
UG TELE. LINE
UG CABLE TV LINE
PAINT STRIPE
COMBINED SEWER
PLD LINE
STEAM LINE
ELECTRIC OVERHEAD
TELEPHONE OVERHEAD
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SAN. CLEAN OUT
SAN. RISER
SAN. PUMP STATION
COMB. MH
GATE VALVE
HYDRANT
WATER VALVE
WATER METER
POST INDICATOR VALVE
WELL HEAD
FDC CONNECTION
IRRIGATION CONTROL BOX
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TELE. CROSS BOX
CABLE RISER
PAY PHONE
MANHOLE
SIGN
PROT. POST/GUARD POST
GUY
DECIDUOUS TREE
CONIFEROUS TREE
DEAD TREE
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BLDG. CORNER (FIELD LOCATED)
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BUSH/SHRUB
PARKING METER
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U.S. MAILBOX
000.00+000.0 EXISTING ELEVATION
SOIL BORING
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ASPH.	ASPHALT
CONC.	CONCRETE
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C.L.F.	CHAIN-LINK FENCE
D.L.	DOOR LEDGE
F.F.	FINISHED FLOOR
O.H.	OVERHANG
F.I.	FOUND IRON
S.I.	SET IRON
F.I.P.	FOUND IRON PIPE
M.	MEASURED
R.	RECORD
F.M.	FOUND MONUMENT
S.N.	SET NAIL
CMP	CORREGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
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SOIL EROSION AND SEDIMENTATION CONTROL PLAN

JEWELL MAPLE DEVELOPMENT

CITY OF PLYMOUTH
WAYNE COUNTY
MICHIGAN

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Project:	19699.00

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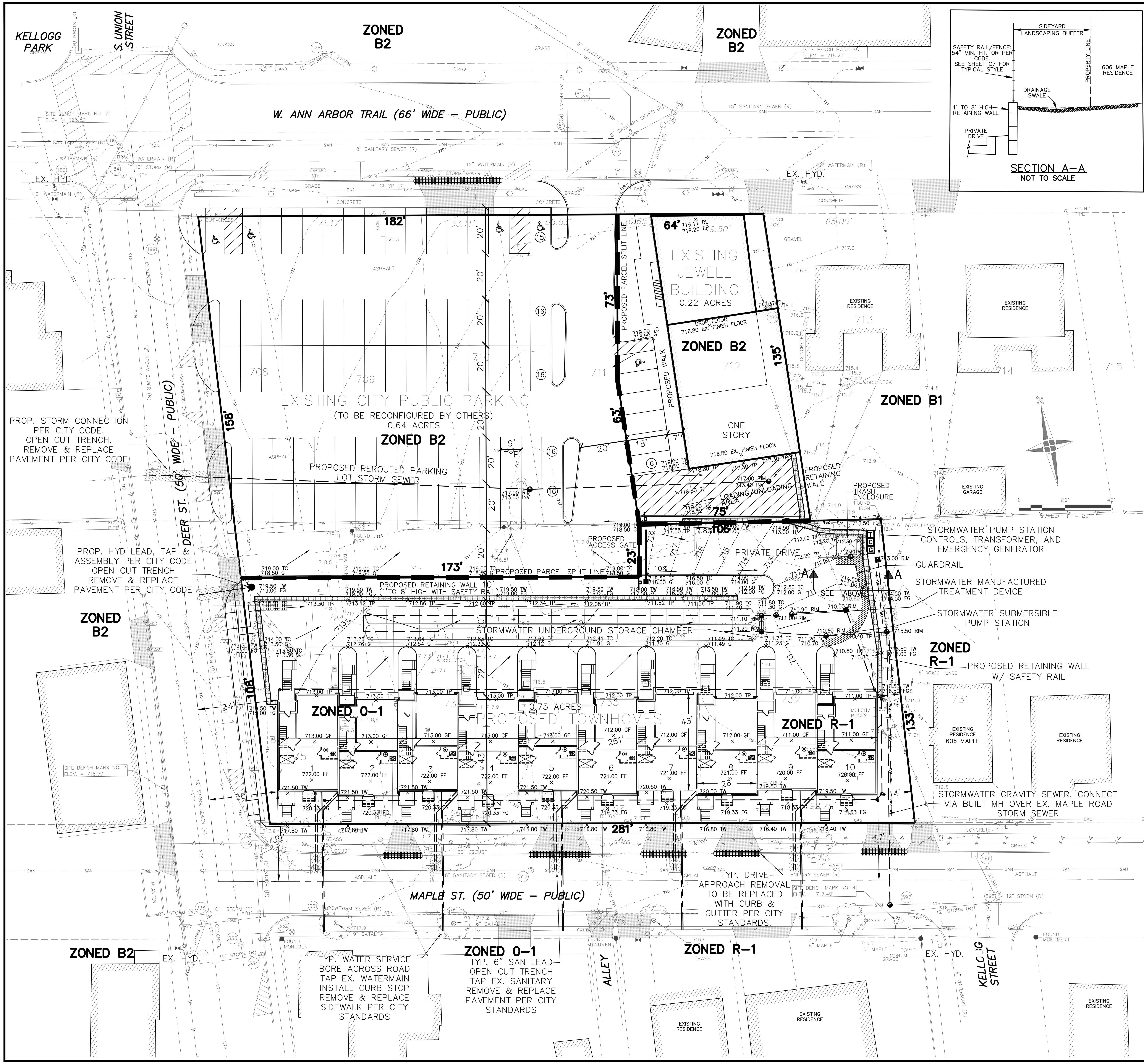

SUMMARY TABLE

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($\frac{1}{2}$ ROW)+12= 37' (DEER ST.): 25($\frac{1}{2}$ ROW)+5 = 30'	(EAST SIDE ONLY) 10'	50'

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 = $\frac{2750}{500}$= 5.5) =	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) 32,625 SF AREA/900 SF =36 + 25%	45 ROOMS
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 711.50 G	PROPOSED GRADE
	PROPOSED RETAINING WALL

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Manager:	JKA
Designer:	JKA
Quality Control:	MP
Section:	26
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JOSEPH K. ANDERSON
ENGINEER
No. 55582
LICENSED PROFESSIONAL ENGINEER

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02.25.2020	REVISED LAYOUT
03.13.2020	REVISED LAYOUT

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

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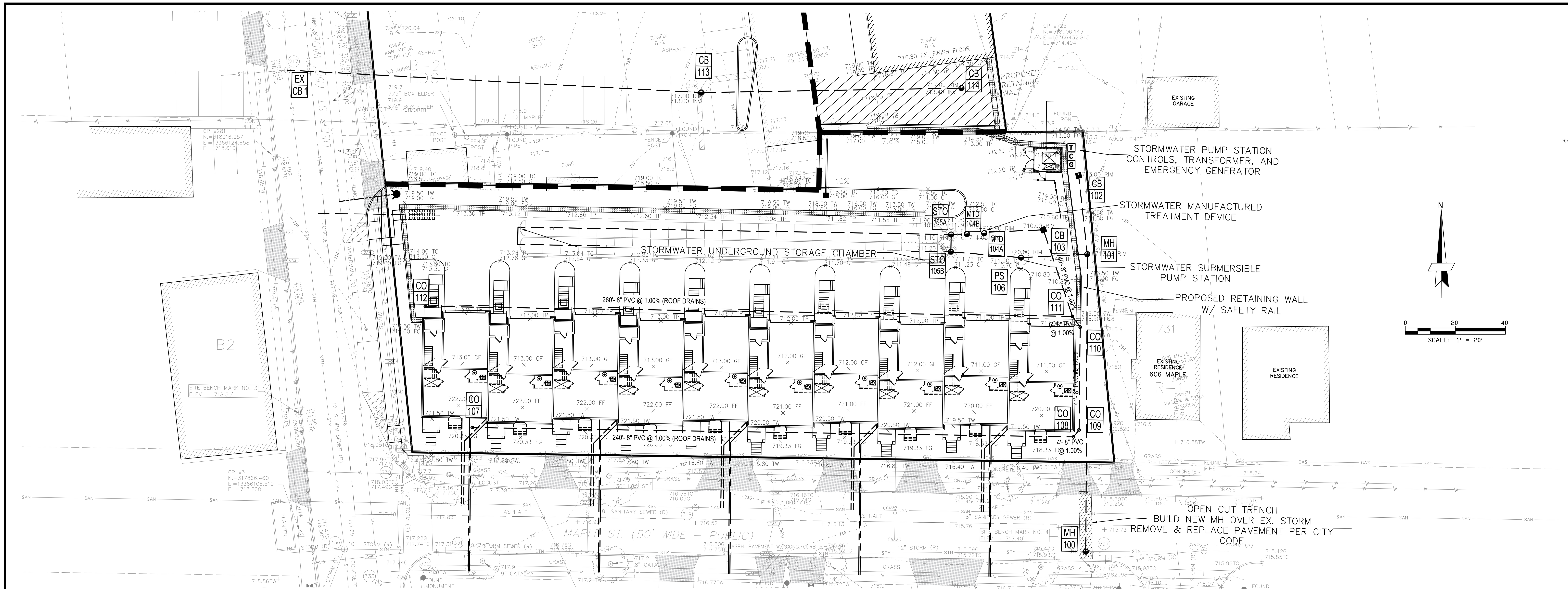

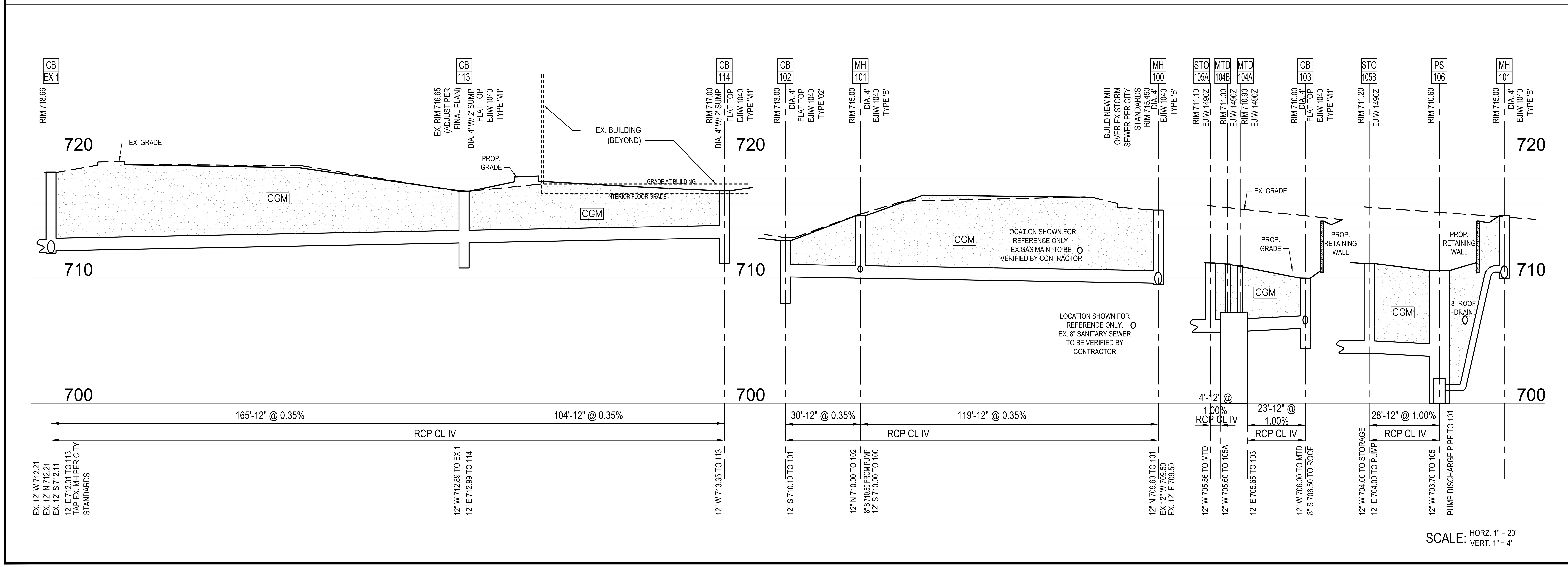

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Developed For:

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

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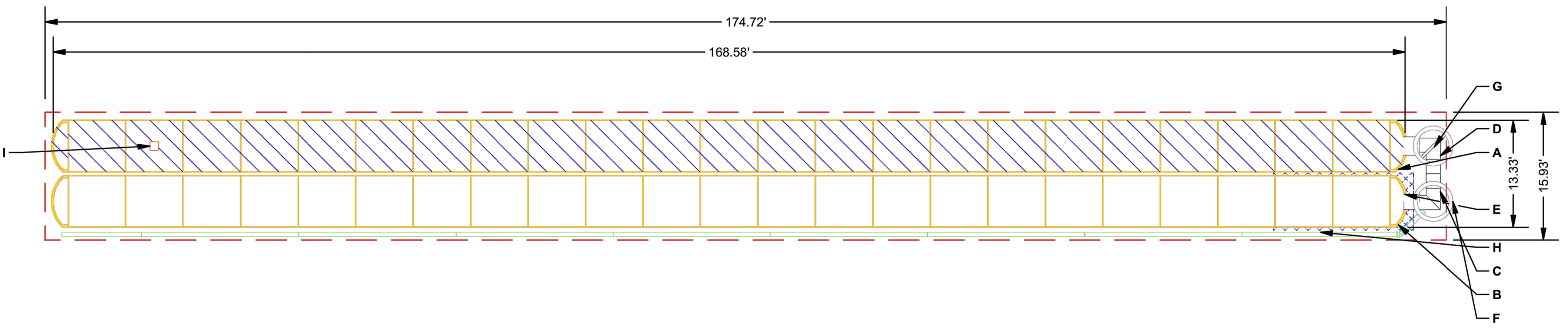
*INVERT ABOVE BASE OF CHAMBER

PROPOSED LAYOUT	
46	STORMTECH MC-3500 CHAMBERS
4	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
25	% STONE VOID
7664	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
2784	SYSTEM AREA (SF)
381.30	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	716.50
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	711.00
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	710.00
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	710.00
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	710.00
TOP OF STONE:	709.50
TOP OF MC-3500 CHAMBER:	708.50
24" ISOLATOR ROW INVERT:	704.92
18" x 18" BOTTOM MANIFOLD INVERT:	704.90
18" x 18" BOTTOM MANIFOLD INVERT:	704.90
18" BOTTOM CONNECTION INVERT:	704.90
BOTTOM OF MC-3500 CHAMBER:	704.75
UNDERDRAIN INVERT:	704.00
BOTTOM OF STONE:	704.00

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP/TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR ROWS	2.06"	
PREFABRICATED END CAP	B	18" BOTTOM CORED END CAP/TYP OF ALL 18" BOTTOM CONNECTIONS	1.77"	
MANIFOLD	C	18" X 18" BOTTOM, ADS N-12	1.77"	
MANIFOLD	D	18" X 18" BOTTOM, ADS N-12	1.77"	
PIPE CONNECTION	E	18" BOTTOM CONNECTION	1.77"	
CONCRETE STRUCTURE	F	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		8.0 CFS OUT
CONCRETE STRUCTURE W/WEIR	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		5.5 CFS IN
UNDERDRAIN	H	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
INSPECTION PORT	I	4" SEE DETAIL		



ISOLATOR ROW (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADS GEOSYNTHETICS 315WTM WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

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

JEWEL MAPLE DEVELOPMENT
PLYMOUTH, MI

DATE: | DRAWN: CO
PROJECT #: | CHECKED: N/A

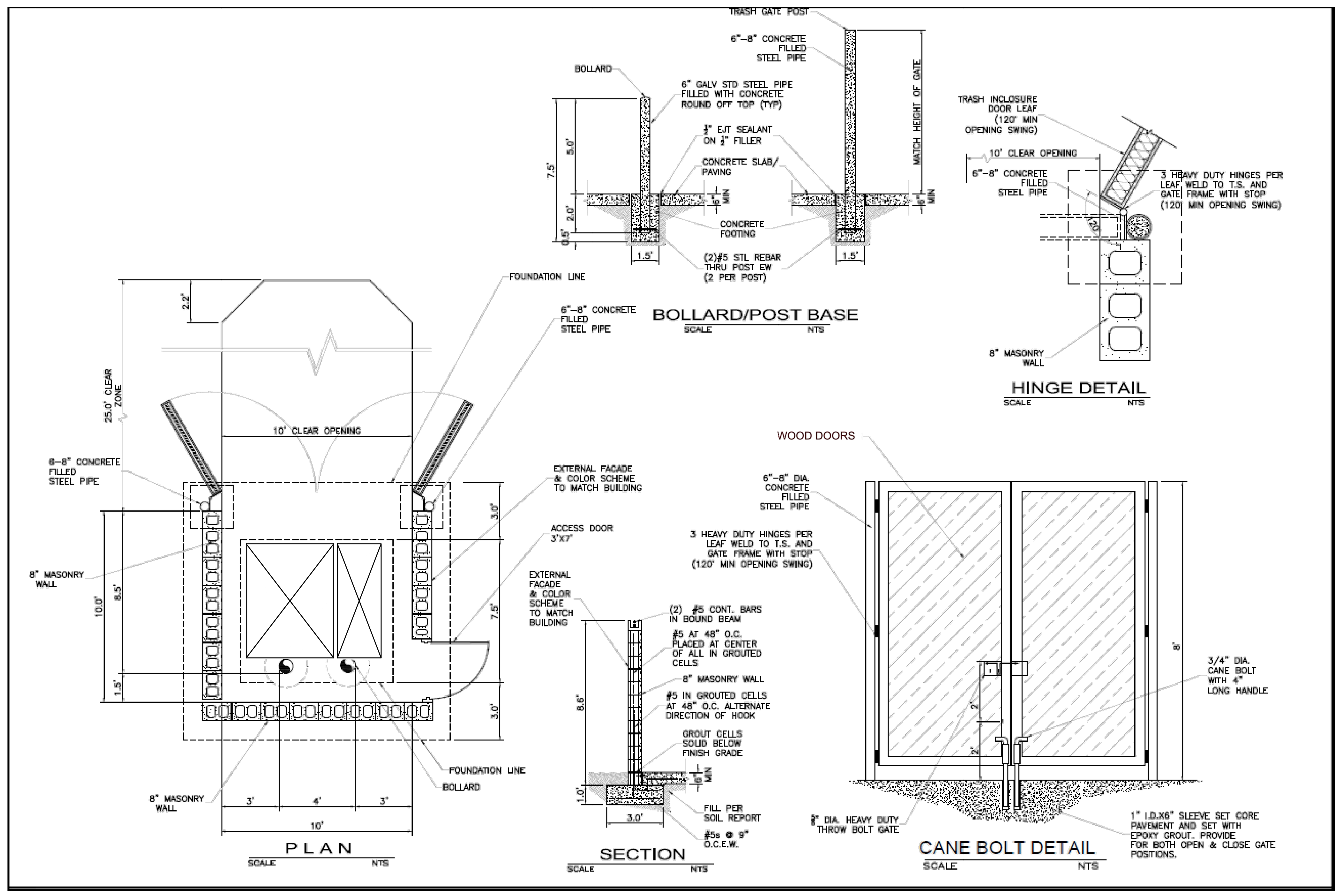
REV | DRW | CHK | DESCRIPTION

StormTech

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

ADS

SHEET 2 OF 5



DUMPSTER ENCLOSURE DETAIL

SHOP DRAWING

JEWELL MAPLE, PLYMOUTH

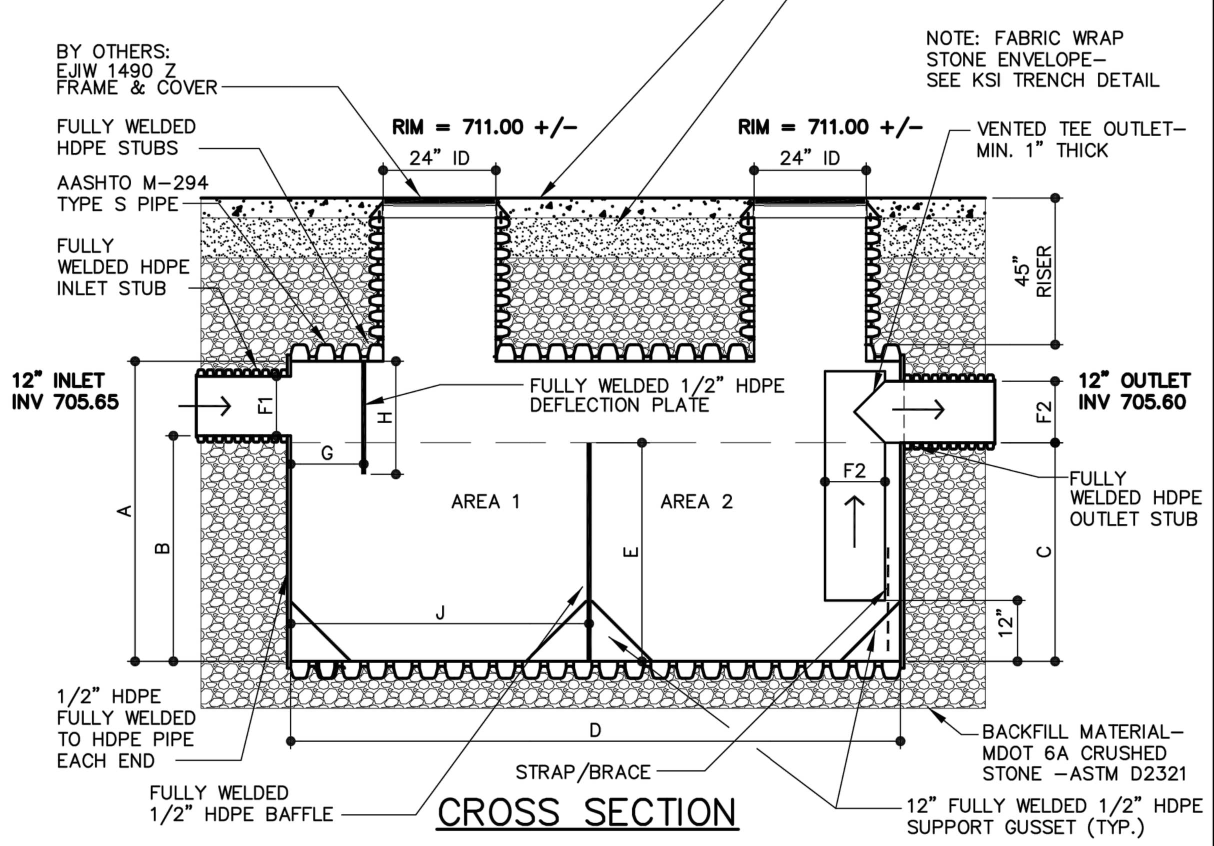
SHOP DRAWING REVIEWED & ACCEPTED BY:

SIGNATURE & DATE:

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.



CROSS SECTION

STORM WATER TREATMENT CHAMBER DIMENSIONS AND CAPACITIES

MODEL NO.	A	B	C	D	E	F1	F2	G	H	J	AREA 1	AREA 2
1000–48–12	48"	33"	32"	130"	32"	12"	12"	12"	21"	65"	48.2 CF	69 CF

NOTE: THE DIMENSIONS FOR THIS UNIT ARE STANDARD. ANY DEVIATIONS SHALL REQUIRE ADDITIONAL WAYNE COUNTY APPROVAL.

WAYNE COUNTY DPS JURISDICTION ONLY

DESIGN BY: AG / RK | REV: 12–4–19 DATE: 10–10–08 | 1 OF 1
MANUF. APPROVAL BY: • | SCALE: NTS | SHEET NO.
DRAWING NO. SERIES 1000 SWTC v3.19.14

KSI
KENNEDY SOLUTIONS, INC.
2111 Sage Lake Road
Prescott, MI 48756
Ph: 800–699–4046
Fx: 248–375–8144

WAYNE COUNTY DPS PROJECT

STORM WATER TREATMENT CHAMBER TRENCH DETAIL

NOTES:

1. 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 AND OR A GEOGRID.
2. 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.
3. 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.
4. 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 OTHERWIIESE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF THE SWTC TANK 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
E80 RAILWAY	24"
HEAVY CONSTRUCTION	48"

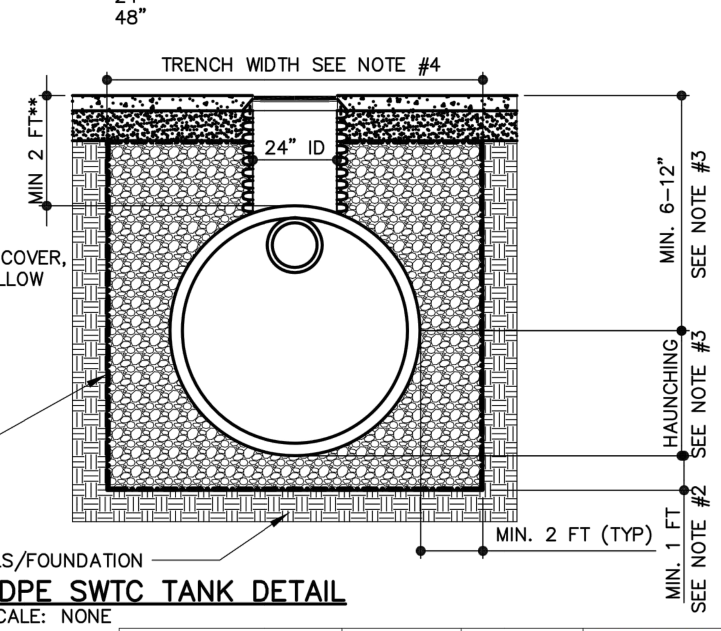
SHOP DRAWING REVIEWED & ACCEPTED BY:

SIGNATURE & DATE:

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)



UNDISTRUBED SOILS/FOUNDATION SEE NOTE #1

HDPE SWTC TANK DETAIL

SCALE: NONE

SHOP DRAWING

JEWELL MAPLE, PLYMOUTH

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MANUF. APPROVAL BY: • | SCALE: NTS | SHEET NO.
DRAWING NO. SWTC INSTALLATION DETAIL

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2111 Sage Lake Road
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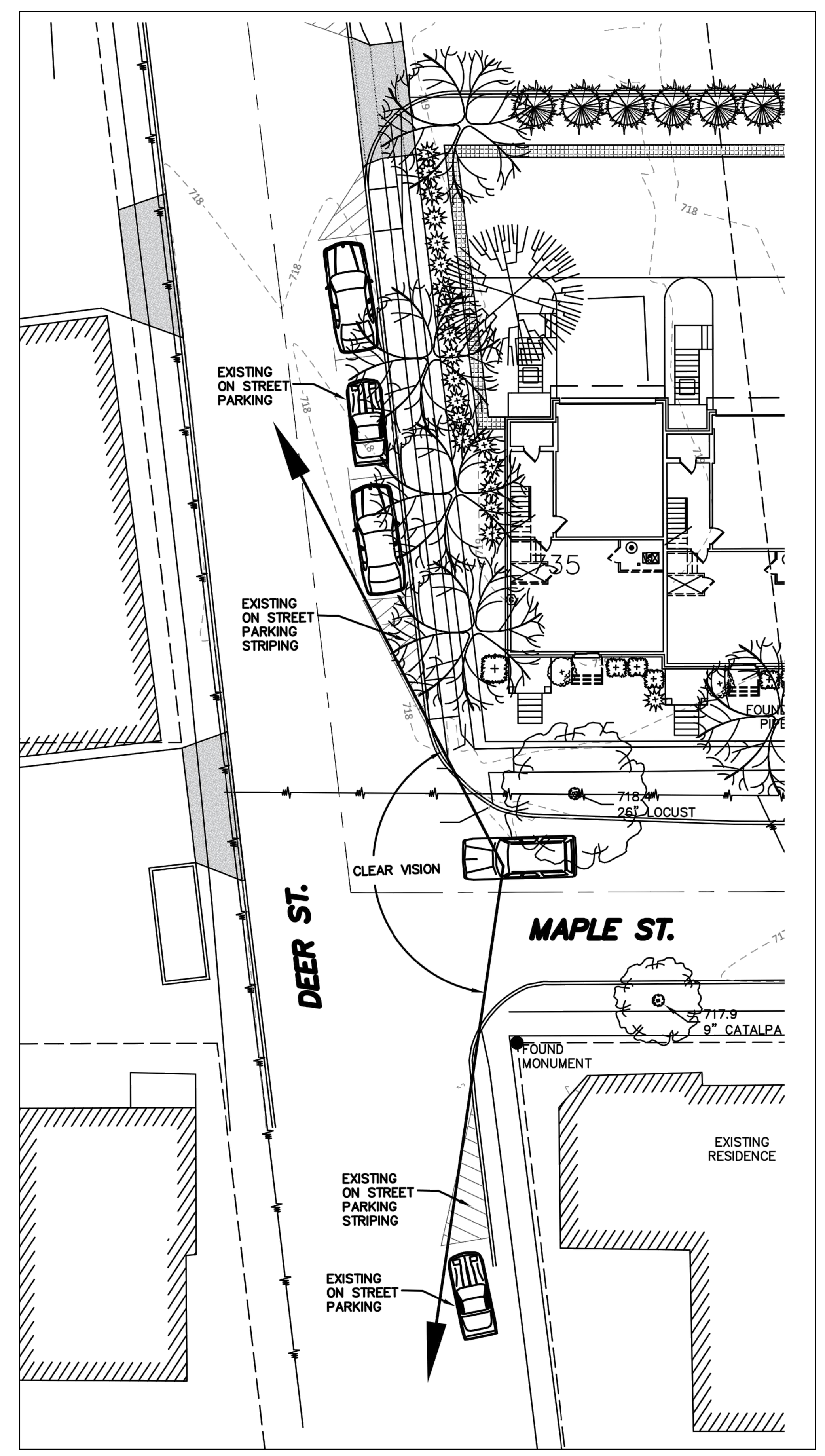
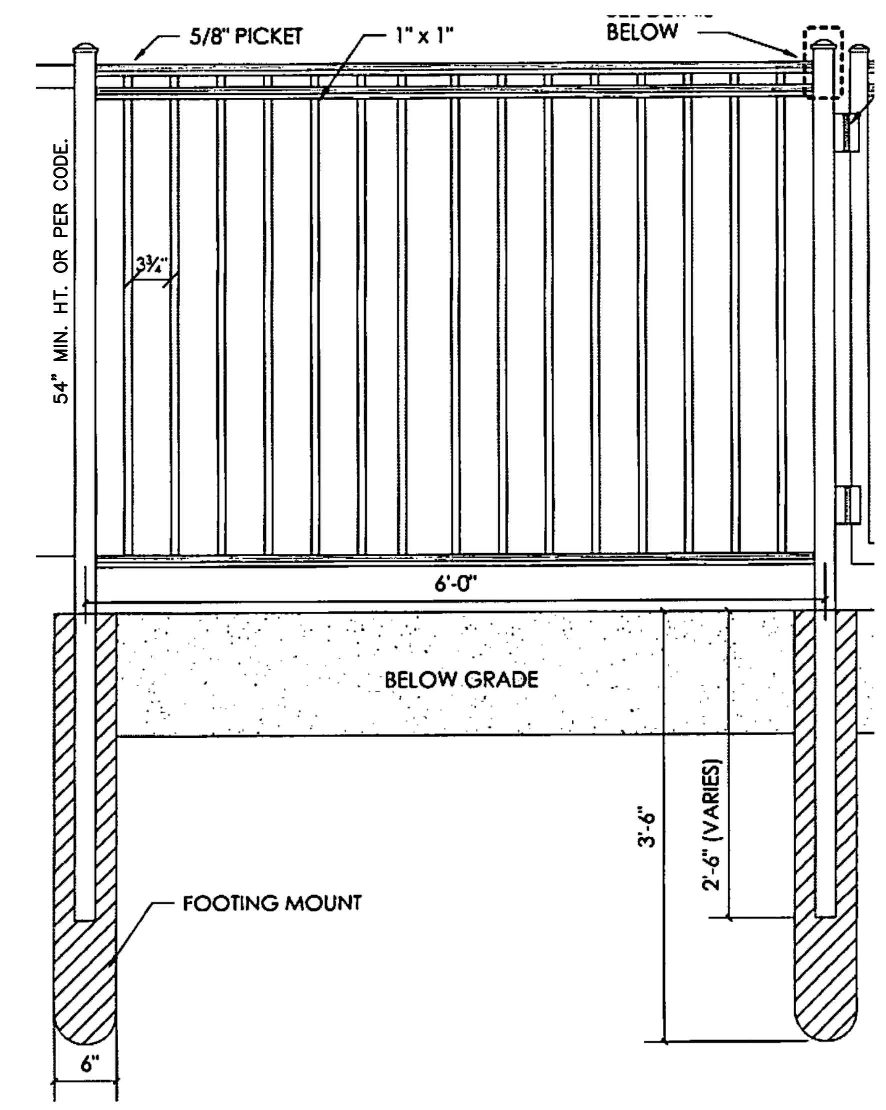
Fx: 248–375–8144



CLEAR VISION EXHIBIT



TYPICAL SAFETY RAIL / FENCE

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101 N. MAIN STREET,
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DETAIL SHEET

JEWELL MAPLE DEVELOPMENT

CITY OF PLYMOUTH
WAYNE COUNTY
MICHIGAN

Date:	07.22.19
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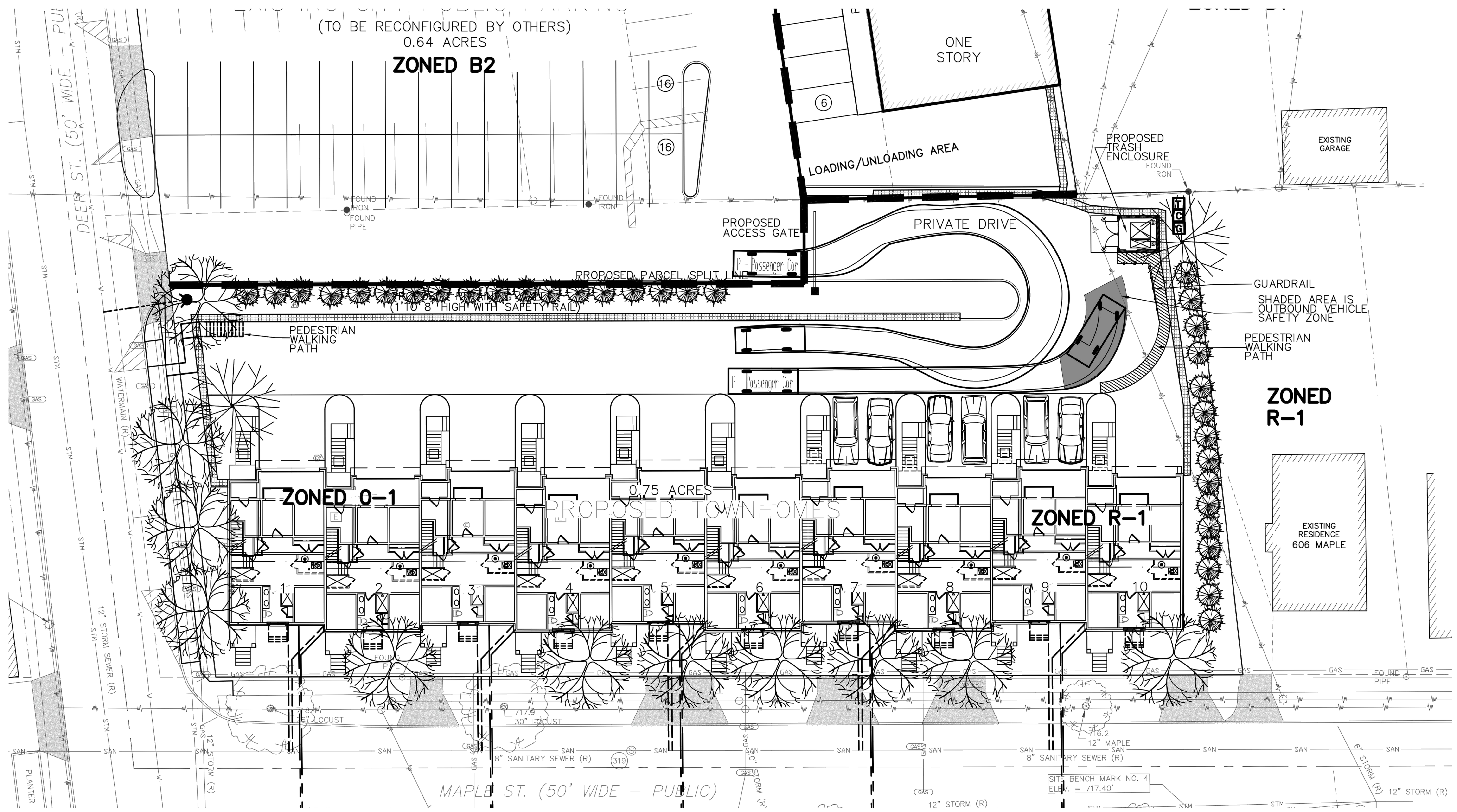
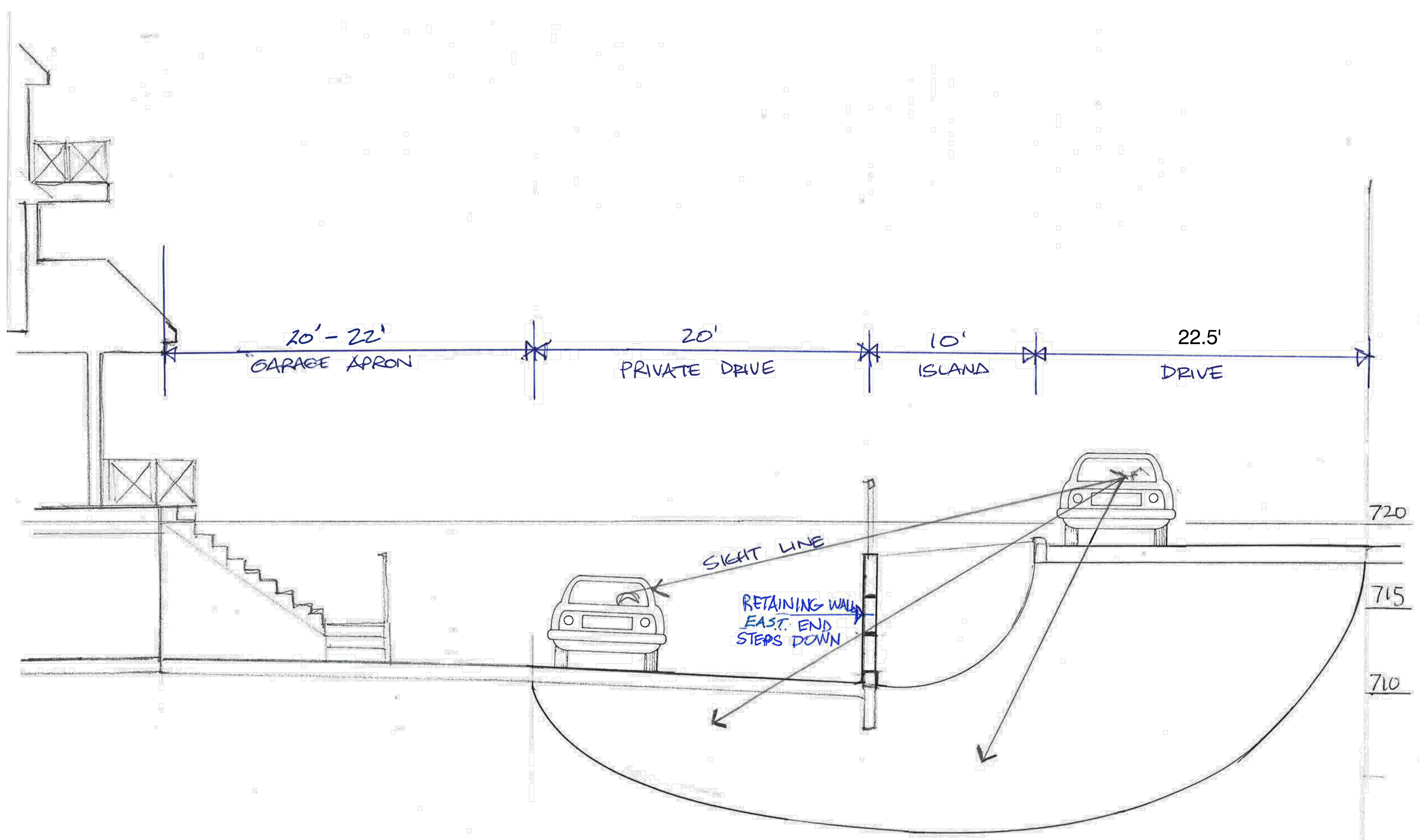
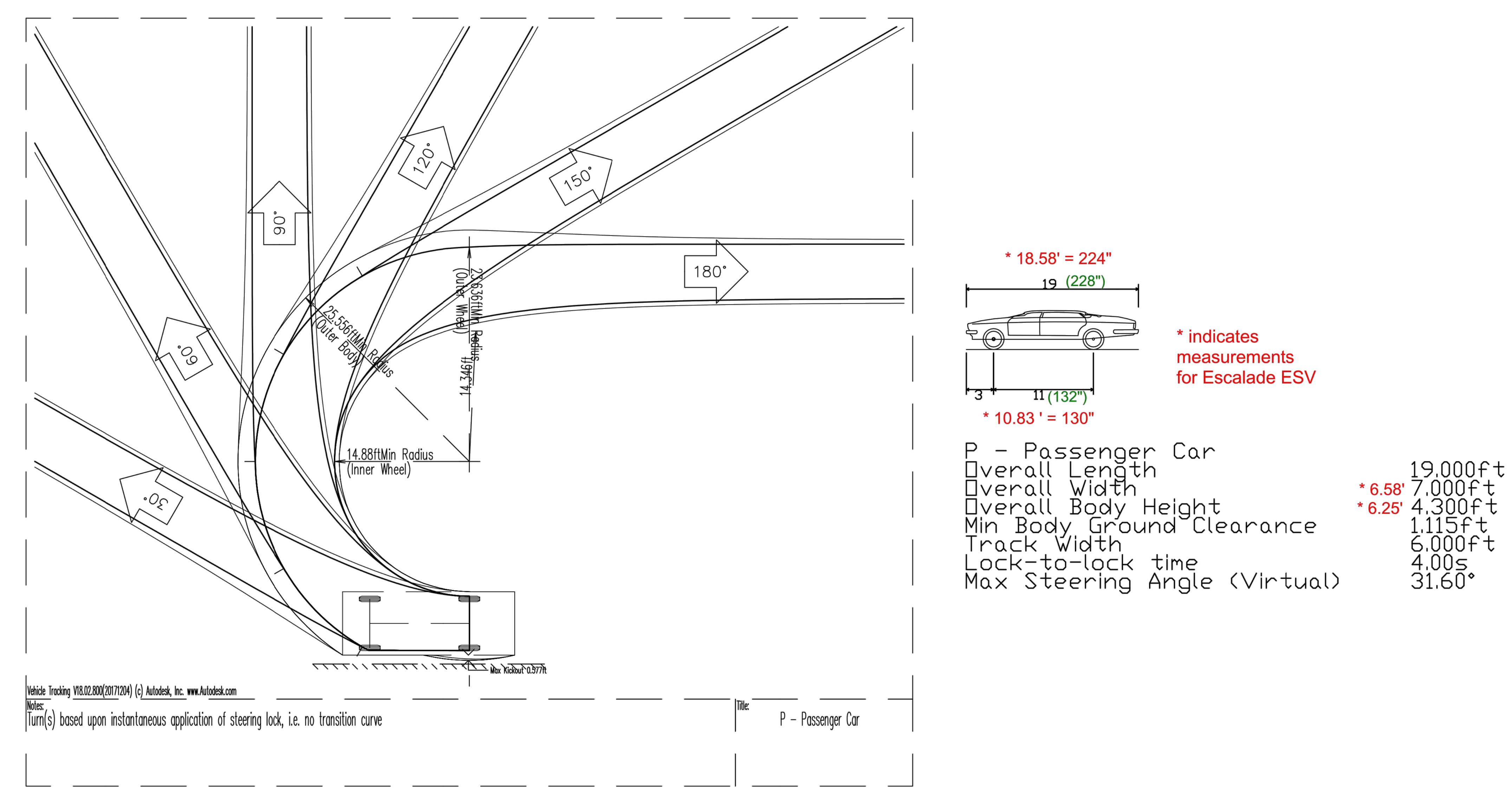


VEHICLE TRACKING



DRIVE SIGHT LINE SKETCH



VEHICLE TURNING TEMPLATE

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

CITY OF PLYMOUTH
WAYNE COUNTY
MICHIGAN

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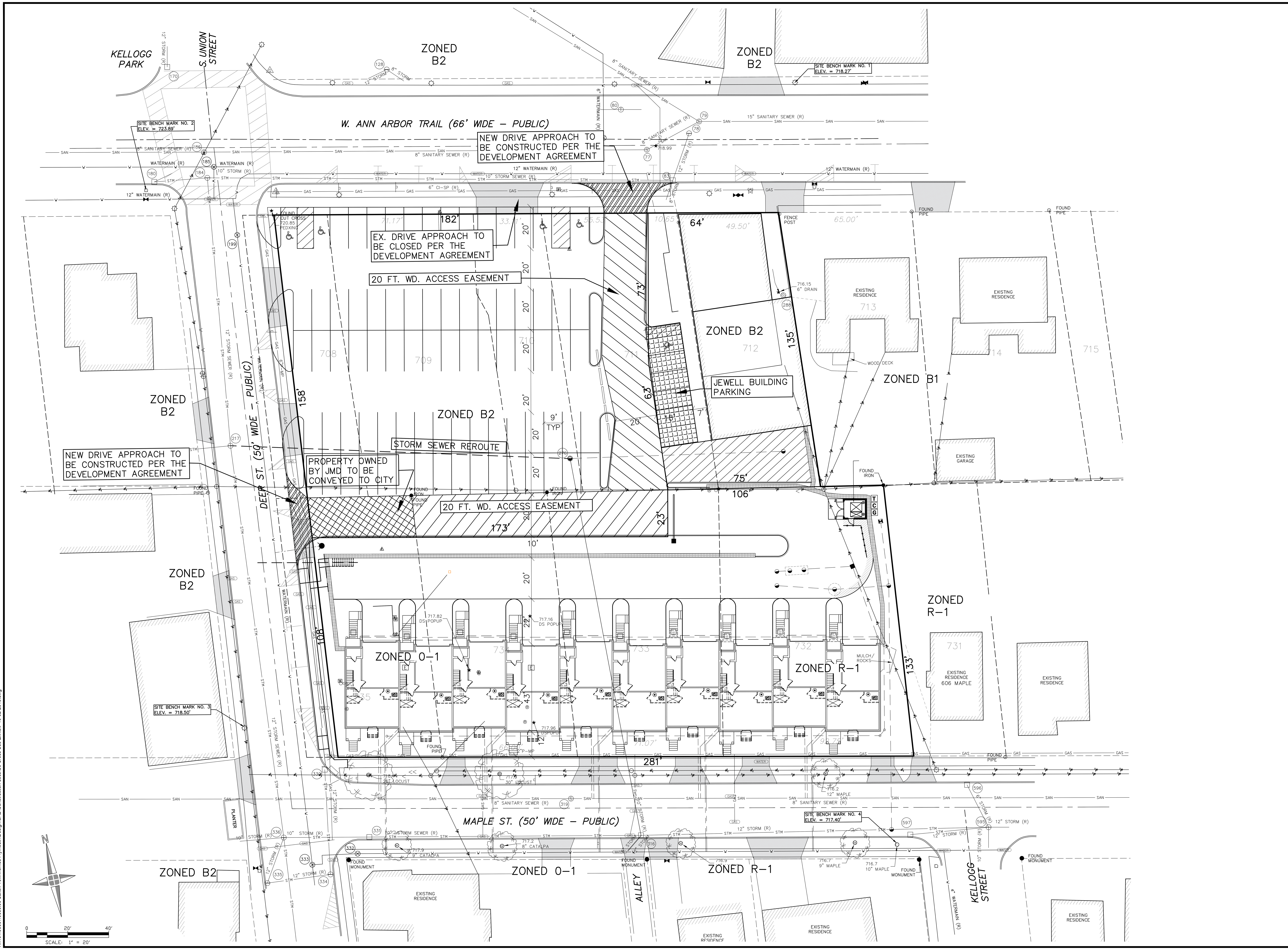

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CROSS USE EXHIBIT

JEWELL MAPLE DEVELOPMENT

CITY OF PLYMOUTH
WAYNE COUNTY
MICHIGAN

Date:	07.22.19
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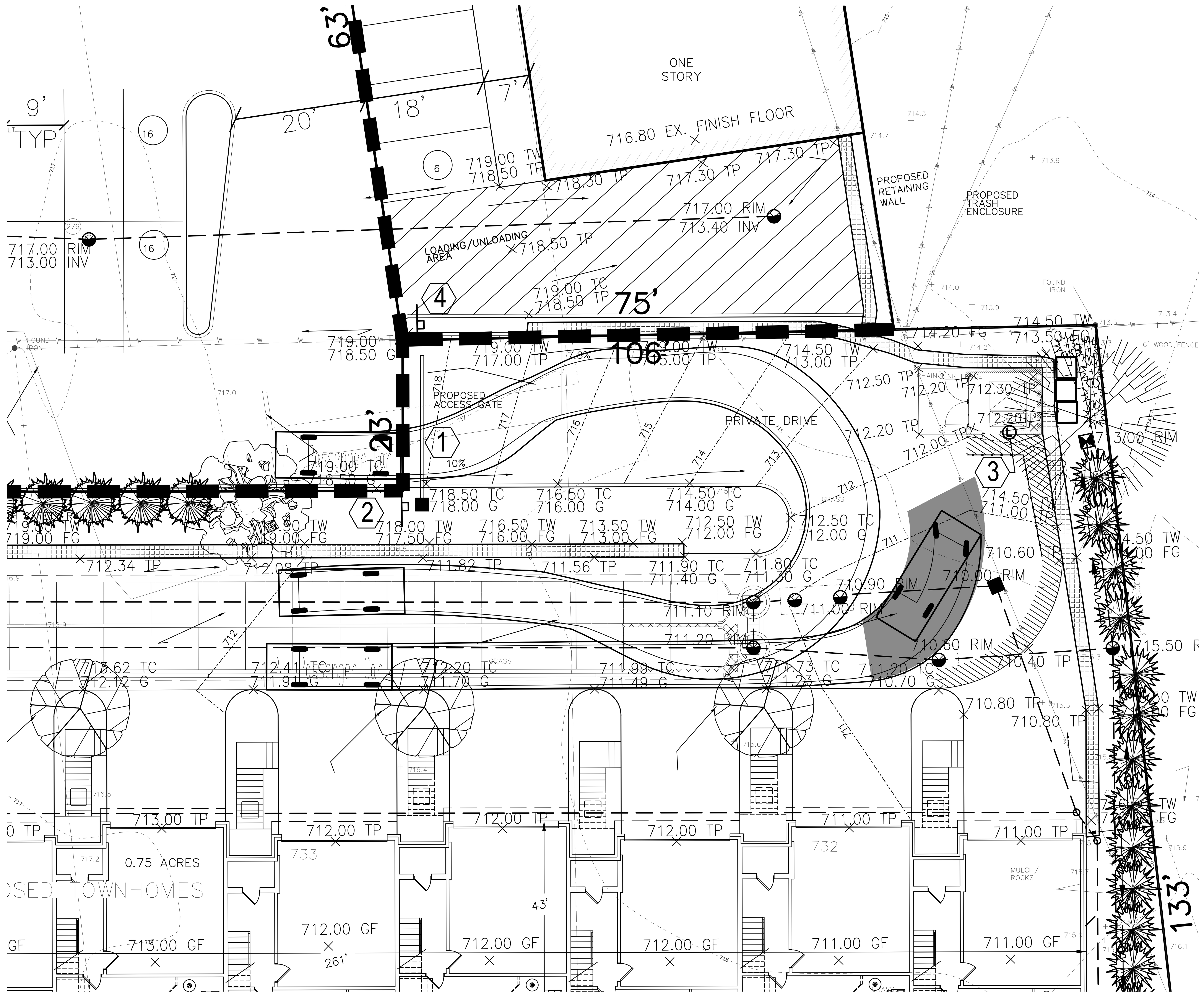

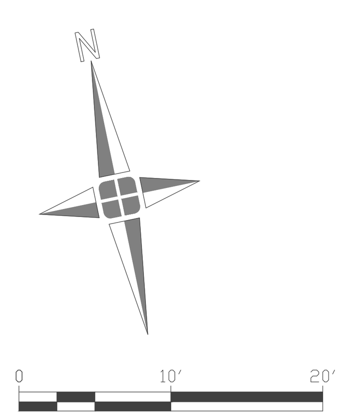

NOTES

1. ACCESS GATE
2. SIGN
3. WARNING LIGHT
4. ACCESS KEYPAD

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Developed For:

JEWELL MAPLE

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

GATE AREA DETAIL

JEWELL MAPLE DEVELOPMENT

CITY OF PLYMOUTH
WAYNE COUNTY
MICHIGAN

Date:	07.22.19
Scale:	1" = 10'
Sheet:	C10
Project:	19699.00

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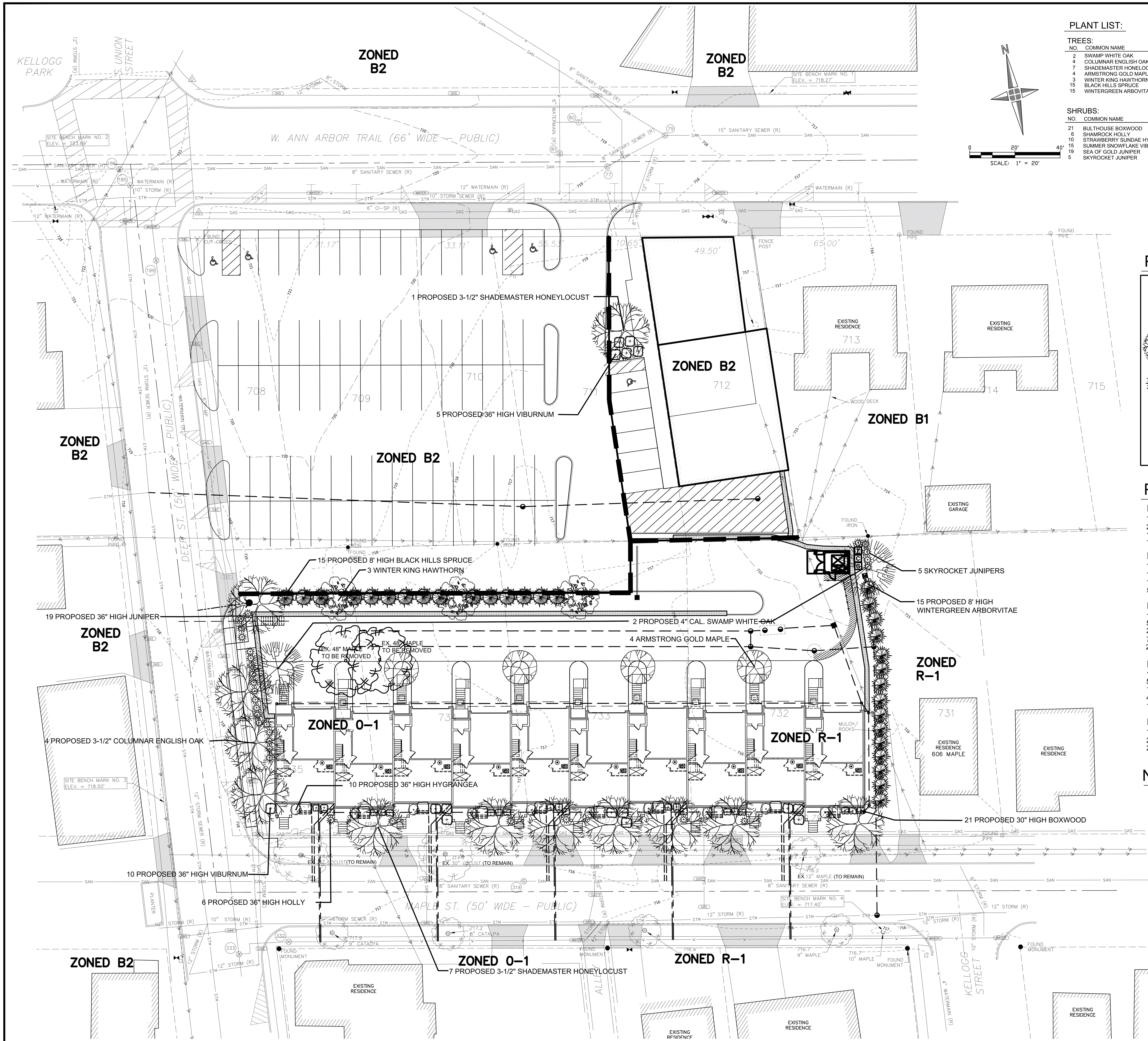

PLANT LIST:

TREES:

NO.	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 HONELOCUST	GLEDITSIA T.I. 'SHADEMASTER'	3-1/2" CAL. B&B
4	ARMSTRONG GOLD MAPLE	ACER x. FREEMANII 'ARMSTRONG GOLD'	3-1/2" CAL. B&B
3	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	3-1/2" CAL. B&B
15	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	8' HT. B&B
15	WINTERGREEN ARBOVITAE	THUJA OCCIDENTALIS HETZ WINTERGREEN	8' HT. B&B

SHRUBS:

NO.	COMMON NAME	BOTANICAL NAME	SIZE
21	BULTHOUSE BOXWOOD	BUXUS MICROPHYLLA 'BULTHOUSE'	30" HT. B&B
6	SHAMROCK HOLLY	ILEX GLABRA 'SHAMROCK'	36" HT. B&B
10	STRAWBERRY SUNDAE HYDRANGEA	HYGRANGEA PEEGEE 'STRAWBERRY SUNDAE'	36" HT. B&B
15	SUMMER SNOWFLAKE VIBURUM	VIBURNUM V. PLICATUM 'SUMMER SNOWFLAKE'	36" HT. B&B
19	SEA OF GOLD JUNIPER	JUNIPERUS X. PFITZ. MONSAN	36" HT. B&B
5	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	36" HT. B&B

PLANT KEY:

- DECIDUOUS SHADE TREE 4" CAL.
- DECIDUOUS SHADE TREES 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
15 PROPOSED 8' HIGH NARROW EVERGREEN TREES
+ 3 PROPOSED 3-1/2" DIA. DECIDUOUS TREES

EAST BUFFER LANDSCAPING:
1 EVERGREEN TREE PER 15 L.F. STAGGERED
160 L.F. / 15 = 11 REQUIRED TREES
15 PROPOSED 8' HIGH NARROW EVERGREEN TREES +
5 PROPOSED 36" HIGH NARROW EVERGREEN SHRUBS

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
26 PROPOSED 36" HIGH SHRUBS + 21 PROPOSED 30" HIGH SHRUBS = 47 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.

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:

STATE OF MICHIGAN
JOSEPH K. ANDERSON
ENGINEER
No. 55582
LICENSED PROFESSIONAL ENGINEER

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
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02.25.2020	REVISED LAYOUT
03.13.2020	REVISED LAYOUT

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SUITE 350
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LANDSCAPE PLAN

JEWELL MAPLE DEVELOPMENT

CITY OF PLYMOUTH
WAYNE COUNTY
MICHIGAN

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

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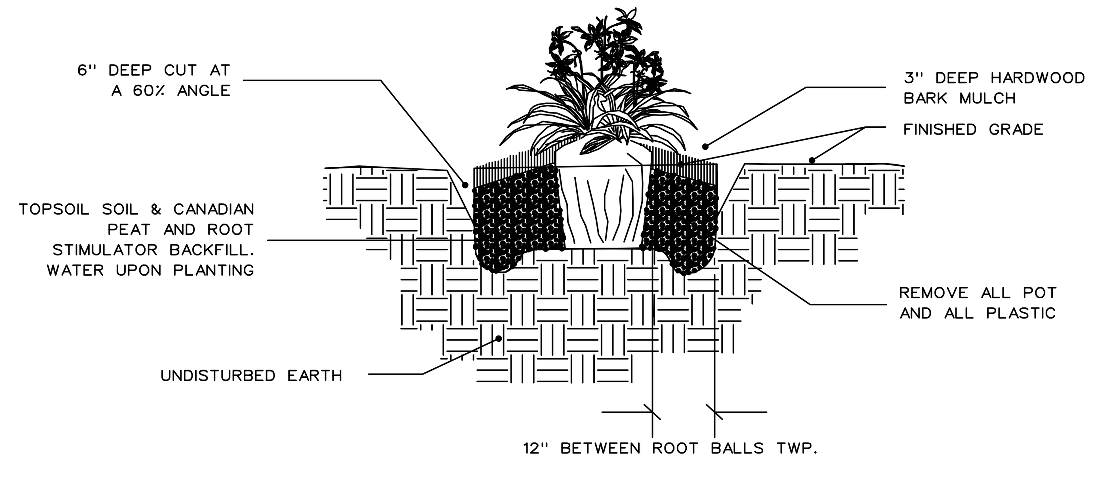
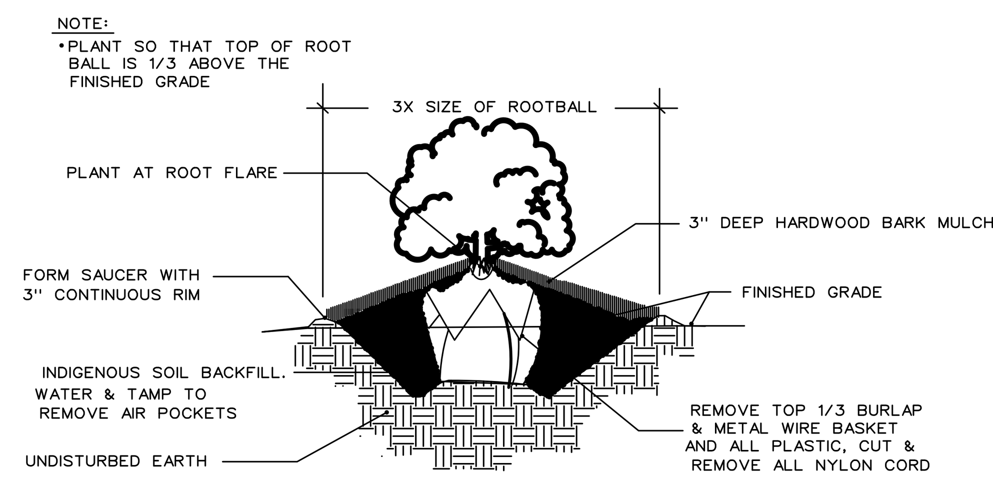


PERENNIAL PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
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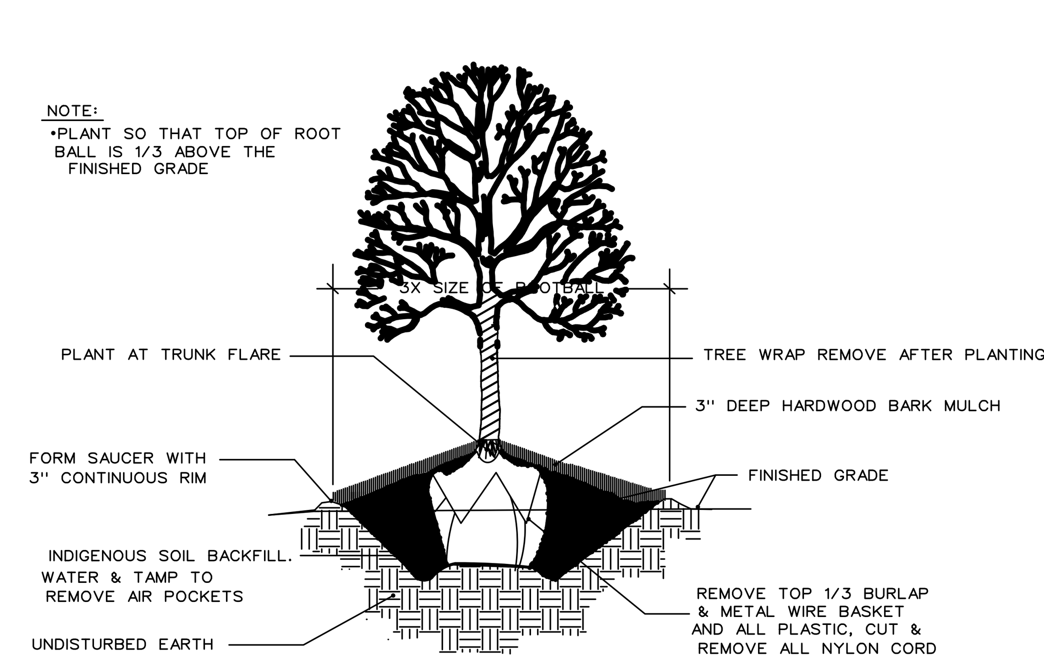
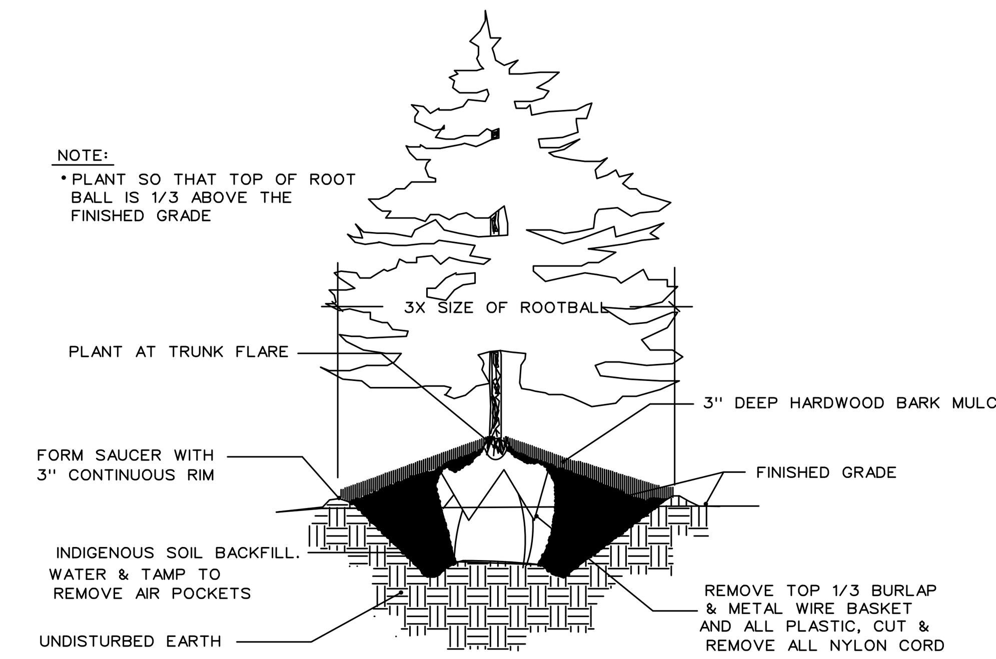
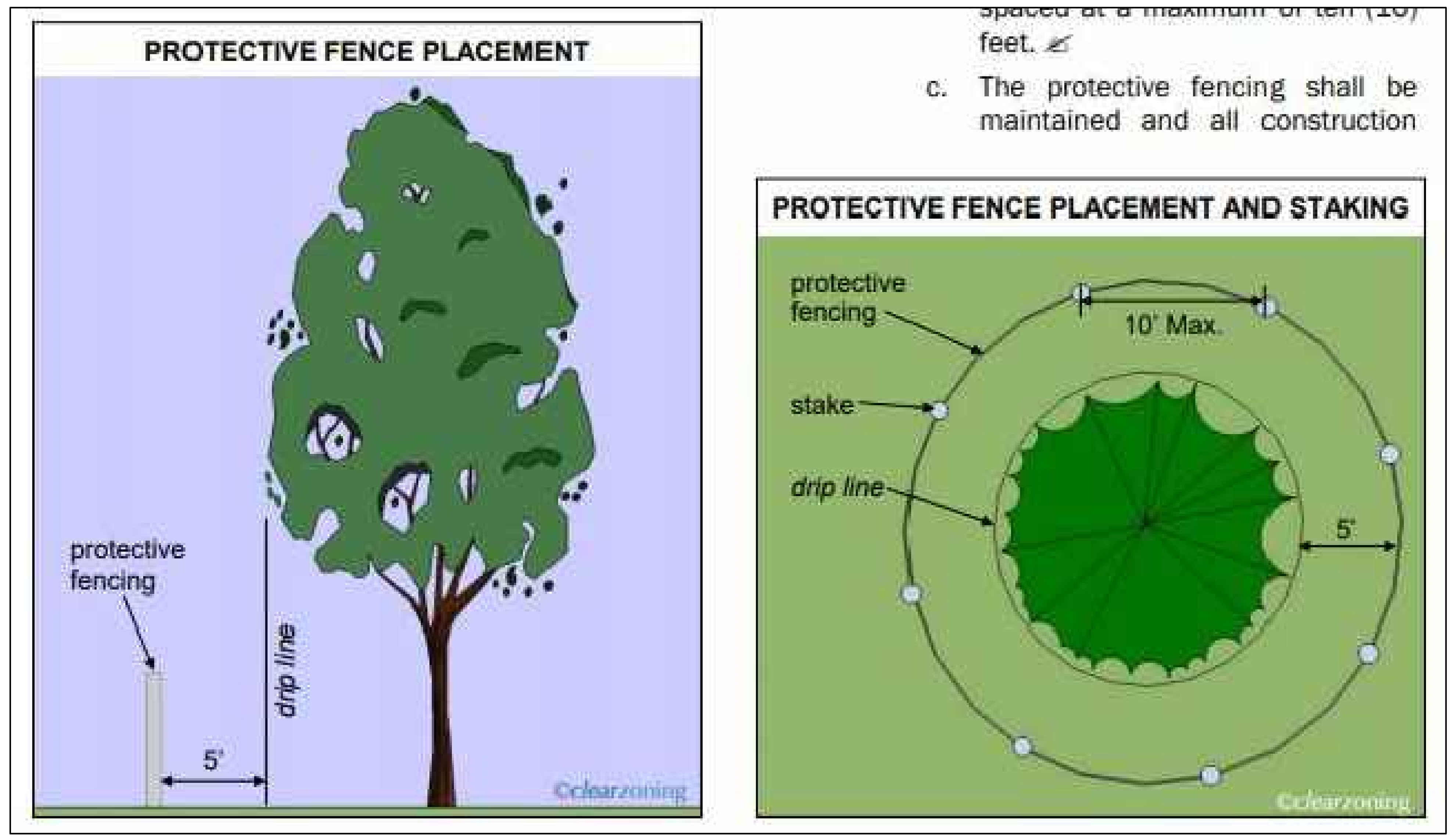


DECIDUOUS TREE PLANTING DETAIL
NO SCALE



EVERGREEN TREE PLANTING DETAIL
NO SCALE



GENERAL NOTES:

1. All Construction shall conform to the current standards and specifications of local ordinances.
2. 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
3. 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.
4. During installation and construction, the Contractor must provide a temporary watering method for all plant material until the automated irrigation system is in operation.
5. 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.
6. 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.
7. A minimum of one cultivation in each month of June, July, and August shall be performed within the 2-year warranty period.
8. 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:

1. 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).
2. 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.
3. Planting pockets shall be no deeper than twice the height of the root ball.
4. All tree wrap shall be removed upon planting.
5. 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.
6. 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.
7. Remove the top $\frac{1}{3}$ 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.
8. 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.
9. Plant material shall be planted within the annual planting window of March 15 through November 15.
10. All plant ID tags are to remain until all plants are accepted on site.
11. 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.
12. Any plant substitutions must be submitted in writing and approved by the landscape architect prior to installation.

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LANDSCAPE NOTES & DETAILS

JEWELL MAPLE DEVELOPMENT

CITY OF PLYMOUTH
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MICHIGAN

Date:	07.22.19
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Sheet:	L2
Project:	19699.00