



City of Plymouth Historic District Commission Regular Meeting Agenda

Wednesday, September 1, 2021 – 7:00 p.m.

ONLINE Zoom Meeting

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81040981545>

Webinar ID: 810 4098 1545

Passcode: 749227

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.

- 1) CALL TO ORDER
- 2) CITIZENS COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the August 4, 2021, Regular Meeting Minutes
- 4) APPROVAL OF THE AGENDA
- 5) COMMISSION COMMENTS
- 6) OLD BUSINESS
- 7) NEW BUSINESS
 - a) H21-06: Demolition of Home & Notice to Proceed, at 711 W. Ann Arbor Trail
- 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.

GOAL I - QUALITY OF LIFE

OBJECTIVES

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

ONE-YEAR TASKS 2021

- Restore sports and recreational programs that were halted by COVID-19 as soon as possible
- Review and evaluate the special event policy with safety considerations
- Address challenges with the Kellogg Park improvements with safety considerations
- Move Kellogg Park Fountain project forward
- Continue to re-engage service clubs to help enhance parks and public properties
- Increase followers by 2,000 on all our communications platforms
- Develop an internal and external communications plan
- Upgrade City Hall facilities to accommodate remote meetings and remote participation
- Continue investigating multi-modal transportation opportunities
- Revisit noise ordinance

GOAL II - FINANCIAL STABILITY

OBJECTIVES

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

ONE-YEAR TASKS 2021

- Identify mechanisms for funding sources for capital improvement projects
- Increase funding to the Public Improvement Fund
- Create a potential package for financing emergency structural repairs
- Develop a comprehensive asset management plan that includes a review of the equipment fleet
- Search out other possible revenue streams through continued association with the CWW and the MML
- Develop a financial plan for public safety
- Continue to make extra payments towards legacy costs
- Monitor outside influences on our revenue sources, including unfunded mandates, the 35th District Court and the PCCS
- Negotiate three labor contracts

GOAL III - ECONOMIC VITALITY

OBJECTIVES

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

ONE-YEAR TASKS 2021

- Complete Saxton's development
- Develop municipal parking lot at Saxton's site
- Support development of 23 parcels adjacent to the Starkweather School property
- Continue to administer the grant and the brownfield plan to support the Pulte project's completion
- Finish Redevelopment Ready Community (RRC) certification by the end of 2021
- Develop an annual training calendar for the Planning Commission, the Historic District Commission, the Zoning Board of Appeals and the DDA, and identify a funding source
- Implement temporary plans to assist businesses in recovery efforts

GOAL IV - SERVICE AND INFRASTRUCTURE

OBJECTIVES

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

ONE-YEAR TASKS 2021

- Explore enhanced pedestrian safety opportunities into targeted intersections
- Research funding opportunities for ADA compliance at the PCC
- Implement 2021 infrastructure program
- Continue training for future career development and succession planning
- Conduct a traffic study to determine whether to make additional streets one way
- Update mapping resources including parcel data, completing 50% by the end of the year
- Update/replace current technology to ensure compliance with new regulations, rules, and operating systems
- Revisit paid parking



City of Plymouth
Historic District Commission
Regular Meeting Minutes
Wednesday, August 4, 2021 - 7:00 p.m.

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

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

Online Zoom Meeting

1. CALL TO ORDER

- a. Chair Colleen Polin called the meeting to order at 7:00 p.m.

Present: Chair Polin, Members: Stanley Cole, Linda Filipczak, Gania Kandalajt, John Townsend
Absent: Members Jeremy Borys, Joshua Mrozowski

Also present: Assistant Community Development Director Greta Bolhuis, City Commission Liaison Suzi Deal

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

After correcting a typo under item #3, Filipczak offered a motion, seconded by Townsend, to approve the minutes of the of the May 5, 2021, meeting.

There was a roll call vote.

Yes: Cole, Filipczak, Kandalajt, Polin, Townsend

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Filipczak offered a motion, seconded by Cole, to approve the agenda for August 4, 2021.

There was a roll call vote.

Yes: Cole, Filipczak, Kandalajt, Polin, Townsend

MOTION PASSED 5-0

5. COMMISSION COMMENTS

There were no commission comments.

6. OLD BUSINESS

None.

7. NEW BUSINESS

- a. H21-05: Ground sign at 248 S. Union

Cam Miller, representing Miller Calabrese, P.C., described his request for an unlit ground sign.

Citizen Comments

None.

Commission Comments

The group discussed the application including the proposed finials, durability of the proposed aluminum, and the size of the sign.

Resolution

Townsend offered a resolution, seconded by Filipczak, to issue a certificate of appropriateness for application H21-05.

Finding of Facts

The proposed work meets the Secretary of Interior's Standards for Rehabilitation standard numbers 2, 5, 9, and 10 and would give consideration and/or significance to the City of Plymouth Ordinance review criteria numbers 1, 2, 3, and 4.

There was a roll call vote.

Yes: Cole, Filipczak, Kandalajt, Polin, Townsend

MOTION PASSED 5-0

8. REPORTS AND CORRESPONDENCE

None.

9. ADJOURNMENT

A motion to adjourn was offered at 7:25 p.m. by Townsend and seconded by Filipczak. There was a roll call vote.

Yes: Cole, Filipczak, Kandalajt, Polin, Townsend

MOTION PASSED 5-0



Historic District Commission
201 S. Main Plymouth, MI 48170
Administrative Review of 711 W. Ann Arbor Trail
Case Number H21-06
Agenda Date: September 1, 2021

Address: 711 W. Ann Arbor Trail
Year Built: Circa 1920
Historical Significance: Architecture

Proposed Changes: Demolish building

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Application Review

Please include the following applicable information		YES	NO	N/A
Demolition, new construction, additions, and alterations				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Detailed justification of why the changes are necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Photographs of the building and site as they exist today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.	Scaled drawings to include existing and proposed floor plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Scaled drawings to include existing and proposed elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.	Scaled drawings to include existing and proposed cross sections and other details as needed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.	Material samples and colors for roofing, siding, and trim	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Statement of impact of the project on surrounding properties and buildings. Statement shall include items such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping, and visual appearance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14.	Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15.	Color rendering of exterior elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SAMPLE MOTION LANGUAGE

1. Motion to Approve Application

I move that the Commission issue a Certificate of Appropriateness for application number ___. The Findings of Fact are as follows: (list facts of finding). The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation standard number(s) ___ and would give consideration and/or significance to the City of Plymouth Ordinance review criteria number(s) ___.

Vote "Yes" to approve application. Vote "No" to deny application.

2. Motion to Approve Application with Conditions

I move that the Commission issue a Certificate of Appropriateness for application number ___, provided that the following conditions are met: (list conditions). The Findings of Fact are as follows: (list facts of finding). The work would then meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___.

Vote "Yes" to approve application with conditions. Vote "No" to deny application with conditions.

3. Motion to Postpone Review

I move that the Commission Postpone Review of application number ___ until the next regular meeting scheduled for ___.

Vote "Yes" to approve postponing the review. Vote "No" to deny postponing the review.

4. Motion to Deny Application

I move that the Commission issue a Certificate of Appropriateness for application number ___. The Findings of Fact are as follows: (list findings of facts that do not warrant the project's approval). The work as proposed does not meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would not give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___.

Note: Voting "No" to positively framed motion is the easiest way to deny an application's request for a Certificate of Appropriateness. FYI: Making a motion for approval and then voting "No" to deny is the same as making a motion to deny an application and then voting "Yes".

Vote "No" to deny the application. Vote "Yes" to approve the application.

5. Motion to Issue a Notice to Proceed

May be used in special conditions or emergencies.

I move that the Commission issue a Notice to Proceed for application number ___. The Findings of Fact are as follows: (list facts of finding). The work as proposed does (not) meet the Secretary of the Interior's Standards for Rehabilitation, standard number(s) ___ and would (not) give consideration and/or significance to the following City of Plymouth Ordinance review criteria number(s) ___. The work which is approved with this Notice to Proceed is as follows: (list approved work). The work that is not approved/not appropriate requires the following conditions to be met: (list conditions). The proposed work will substantially improve or correct the following: (list notice to proceed options). Additional work desired which is not approved within this Notice to Proceed is to be resubmitted for a Certificate of Appropriateness.

Vote "Yes" to approve notice to proceed. Vote "No" to deny notice to proceed.

CITY OF PLYMOUTH
HISTORIC DISTRICT COMMISSION APPLICATION

Community Development Department
 201 S. Main Street Plymouth, MI 48170
 Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address 711 W. ANN ARBOR TRAIL	<input checked="" type="checkbox"/> Contributing structure <input type="checkbox"/> Non-contributing structure	Date of Application 08/16/21
Name of Property Owner Kellogg Park Partners LLC	Phone Number 734 751-5751	
Mailing Address 711 W. ANN ARBOR TRAIL	Email Address (Required) JKoch@BrileyWealth.com	
City Plymouth	State MI	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name JOSEPH PHILIPS-ARCHITECT, LLC	Phone Number (734) 455-9354			
Applicant/Company Address 921 WING STREET	City PLYMOUTH	State MI	Zip Code 48170	
Email Address (Required) JOSEPH.PHILIPSARCHITECT@GMAIL.COM				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name SAME AS ABOVE	Phone Number		
Company Address	City	State	Zip Code
Registration Number 1301027064	Expiration Date 03/06/23	Email Address (Required)	


IV. Type of Project (Please Select All that Apply)

<input type="checkbox"/> New Construction	<input type="checkbox"/> Window Replacement	<input type="checkbox"/> Sign/Awning Install or Replacement	<input type="checkbox"/> Color Change
<input type="checkbox"/> Addition	<input type="checkbox"/> Siding Replacement	<input type="checkbox"/> Wall/Fence Install or Replacement	<input type="checkbox"/> Building Cleaning
<input type="checkbox"/> Alteration	<input type="checkbox"/> Door Replacement	<input type="checkbox"/> Paving Install or Replacement	<input checked="" type="checkbox"/> Other RAZE BLDG.
<input type="checkbox"/> Porch Reconstruct/Repair	<input type="checkbox"/> Roof Replacement	<input type="checkbox"/> Landscaping Install or Replacement	


V. Description of Work

SEE "ATTACHMENT B"
RAZE BUILDING

VI. Applicant Signature

Signature of Applicant 	Date 08/12/21
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VII. Property Owner Signature

Signature of Property Owner 	Date 8/12/21
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VIII. Submittal Checklist

Please include the following applicable information		YES	NO	N/A
Demolition, new construction, additions, and alterations				
1.	Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Synopsis: description of the project in words	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Detailed justification of why the changes are necessary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Historic photographs of the building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Photographs of the building and site as they exist today	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Scaled drawings to include existing and proposed site plan including property lines, easements, setbacks, and landscape features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Scaled drawings to include existing and proposed floor plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Scaled drawings to include existing and proposed elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Scaled drawings to include existing and proposed cross sections and other details as needed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11.	Cut sheets (manufacturer information) for all exterior materials including windows, doors, garage, doors, exterior lighting, fencing, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	Material samples and colors for roofing, siding, and trim	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13.	Statement of impact of the project on surrounding properties and buildings. Statement shall include items such as architectural character, building scale, vehicular and pedestrian traffic, mass, form, proportion, configuration, location on site, landscaping, and visual appearance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Time frame for the project including approximate start date and dates for exterior completion, landscaping completion, and final occupancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Color rendering of exterior elevation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16.	New construction requires a streetscape view (to scale) with the proposed project inserted	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed window replacement project				
1.	Completed application	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.	Synopsis: description of the project in words	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Materials finish list	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Detailed justification of why window replacement is necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.	Historic photographs of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Description of the existing window material including color and condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.	Photographs of the affected windows as they exist today	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.	Photographs of the building with proposed changes indicated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

JOSEPH PHILIPS

ARCHITECT, LLC

921 Wing Street

Plymouth, Michigan 48170

(734) 455-8354

(734) 455-8350 Fax

josephphilipsarchitect@gmail.com

www.josephphilipsarchitect.com

AUGUST 16, 2021

"ATTACHMENT B"

DEAR COMMISSIONERS:

THE OWNERS OF 711 W. ANN ARBOR TRAIL WISH TO OBTAIN A "NOTICE TO PROCEED" TO RAZE THE EXISTING BUILDING.

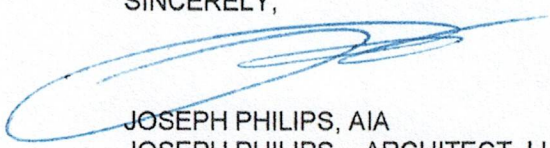
BEING IN THE HISTORIC DISTRICT HAS CAUSED A FINANCIAL HARDSHIP TO THE OWNERS IN AS MUCH AS THE EXISTING BUILDING IS ONLY TWO STORIES AND CANNOT BE ADDED TO AND MEET THE OWNERS NEEDS.

THE VALUE OF THE PROPERTY WOULD INCREASE TREMENDOUSLY IF THE BUILDING WERE TO BE REMOVED AND THE SITE WERE DEVELOPED TO A HIGHER AND BEST USE.

WE DESIRE TO HAVE A MOTION MADE AT THE SEPTEMBER 1, 2021 MEETING TO APPROVE OR DENY A "NOTICE TO PROCEED" FOR THIS PROJECT, ALLOWING THE OWNER TO MOVE FORWARD AND EXPLORE THEIR OPTIONS.

I LOOK FORWARD TO ANSWERING ANY QUESTIONS YOU MAY HAVE AT THE UPCOMING MEETING.

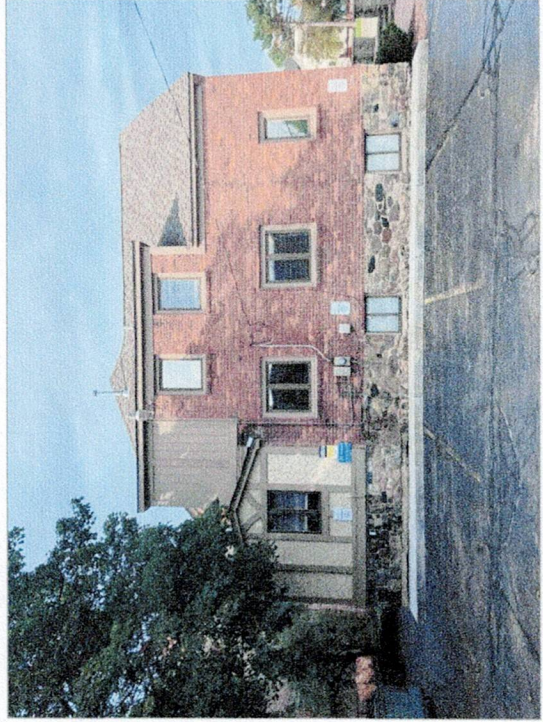
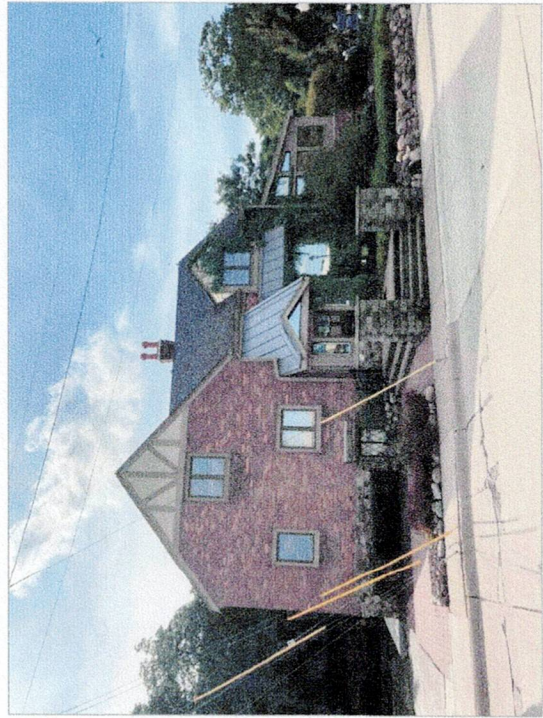
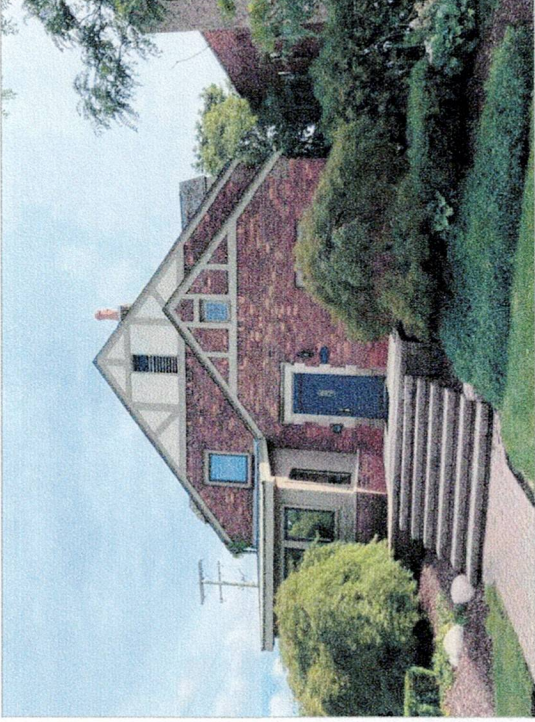
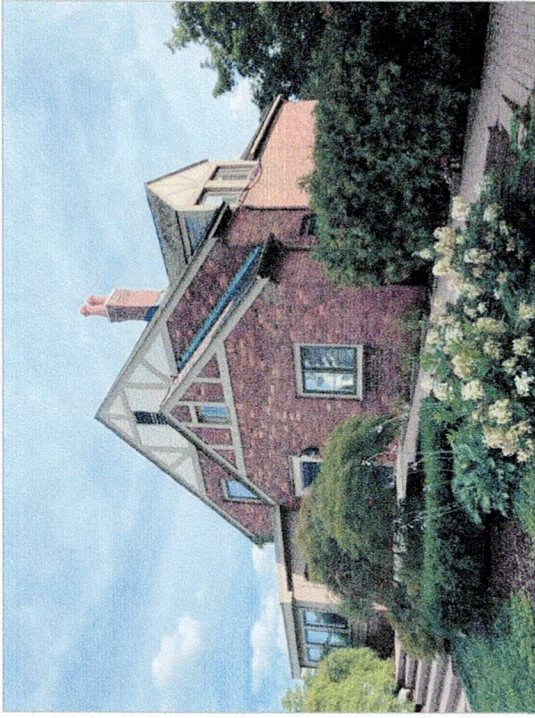
SINCERELY,



JOSEPH PHILIPS, AIA
JOSEPH PHILIPS - ARCHITECT, LLC

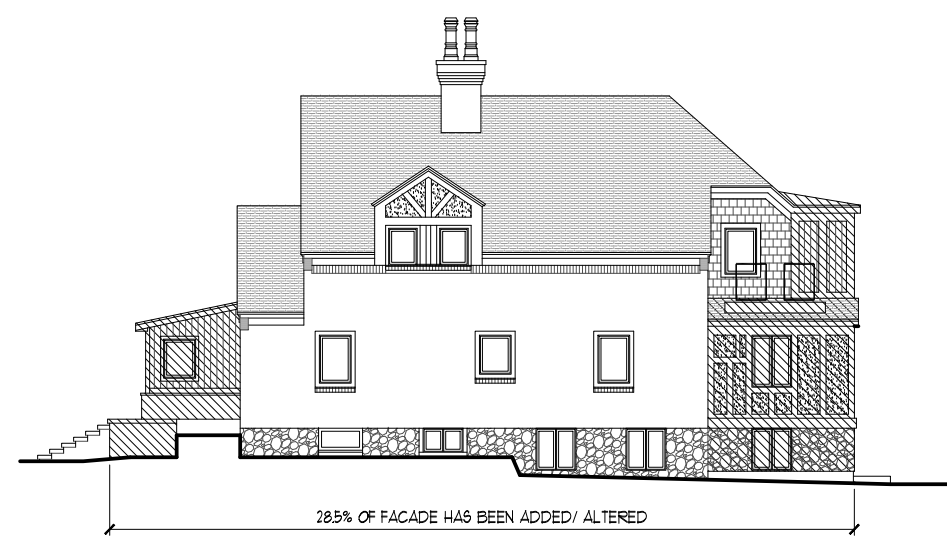
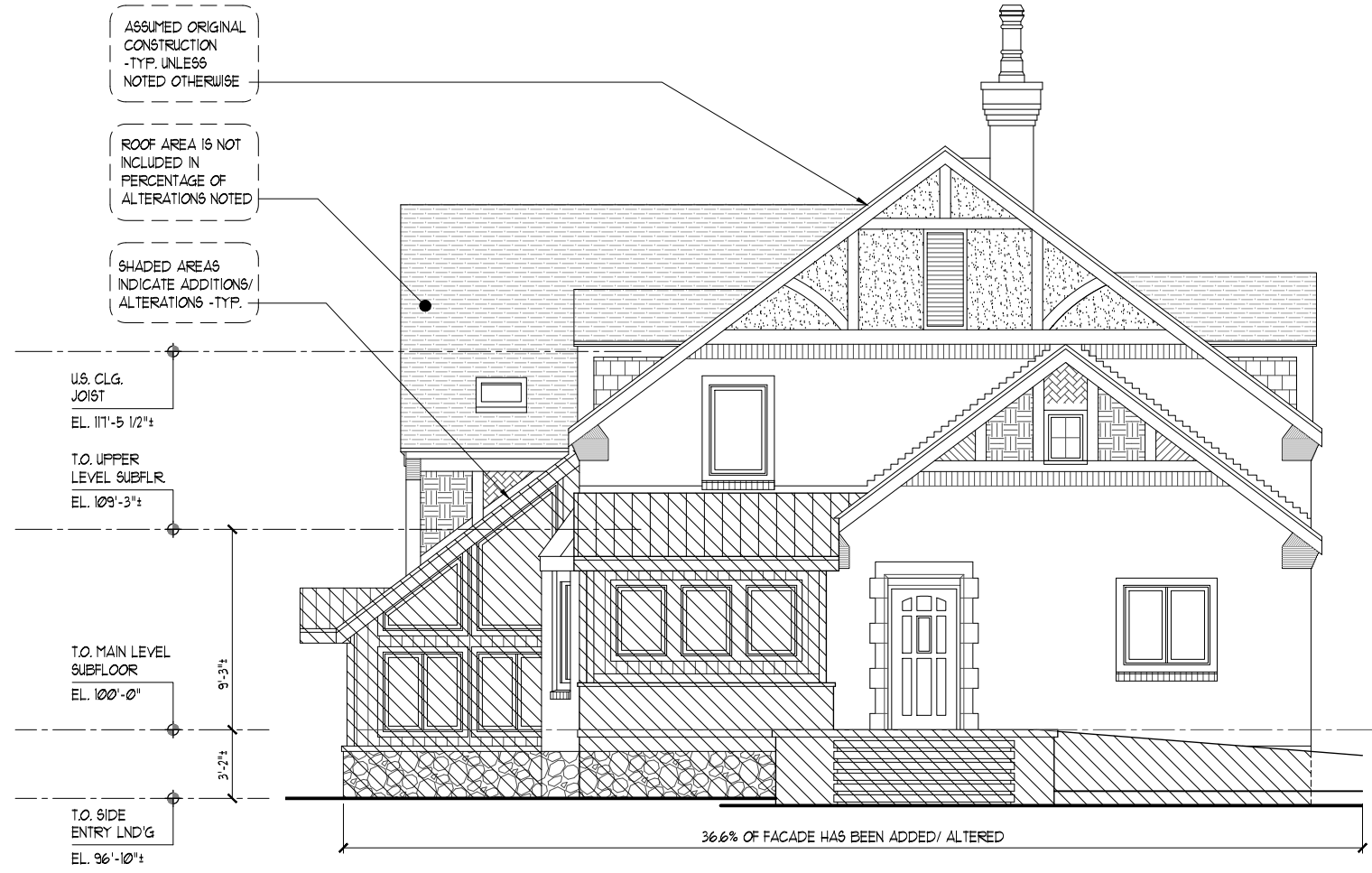
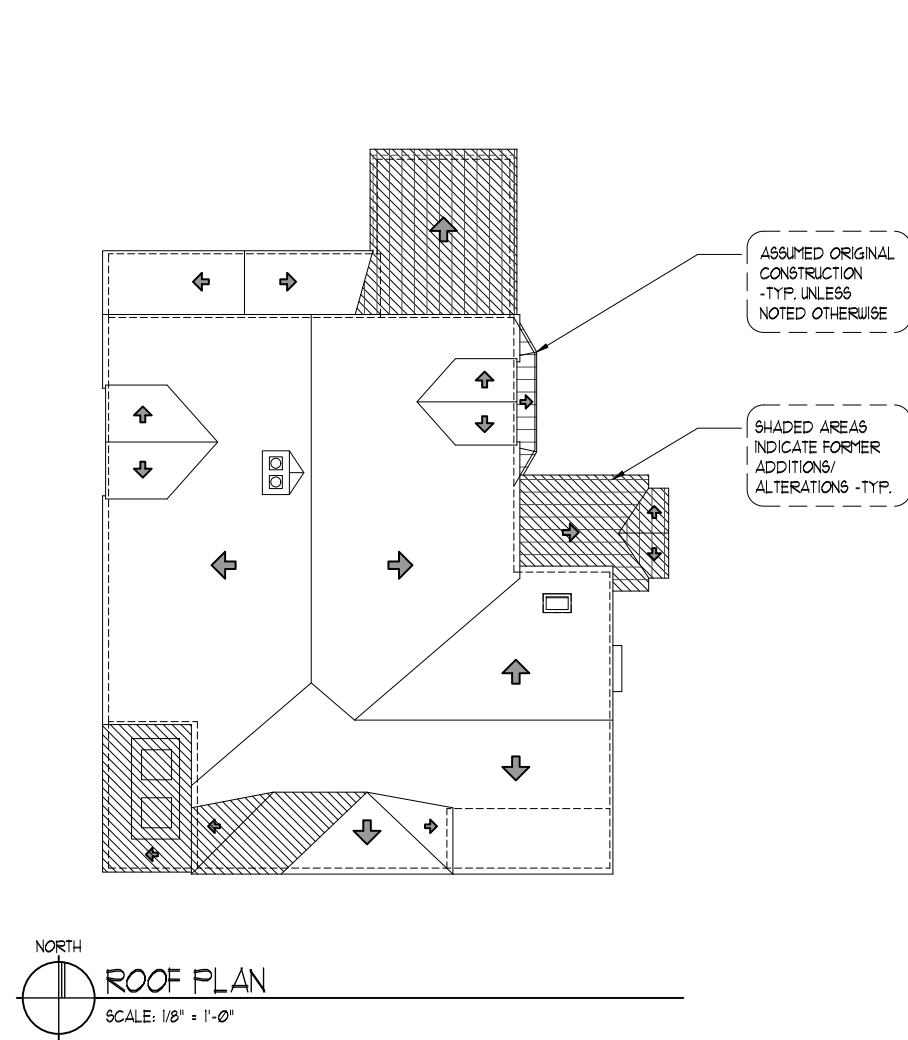
cc KIM KOCH, JOE KOCH, FILE

19628 HDC Attachment B.Doc



EXISTING EXTERIOR ELEVATIONS

711 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN



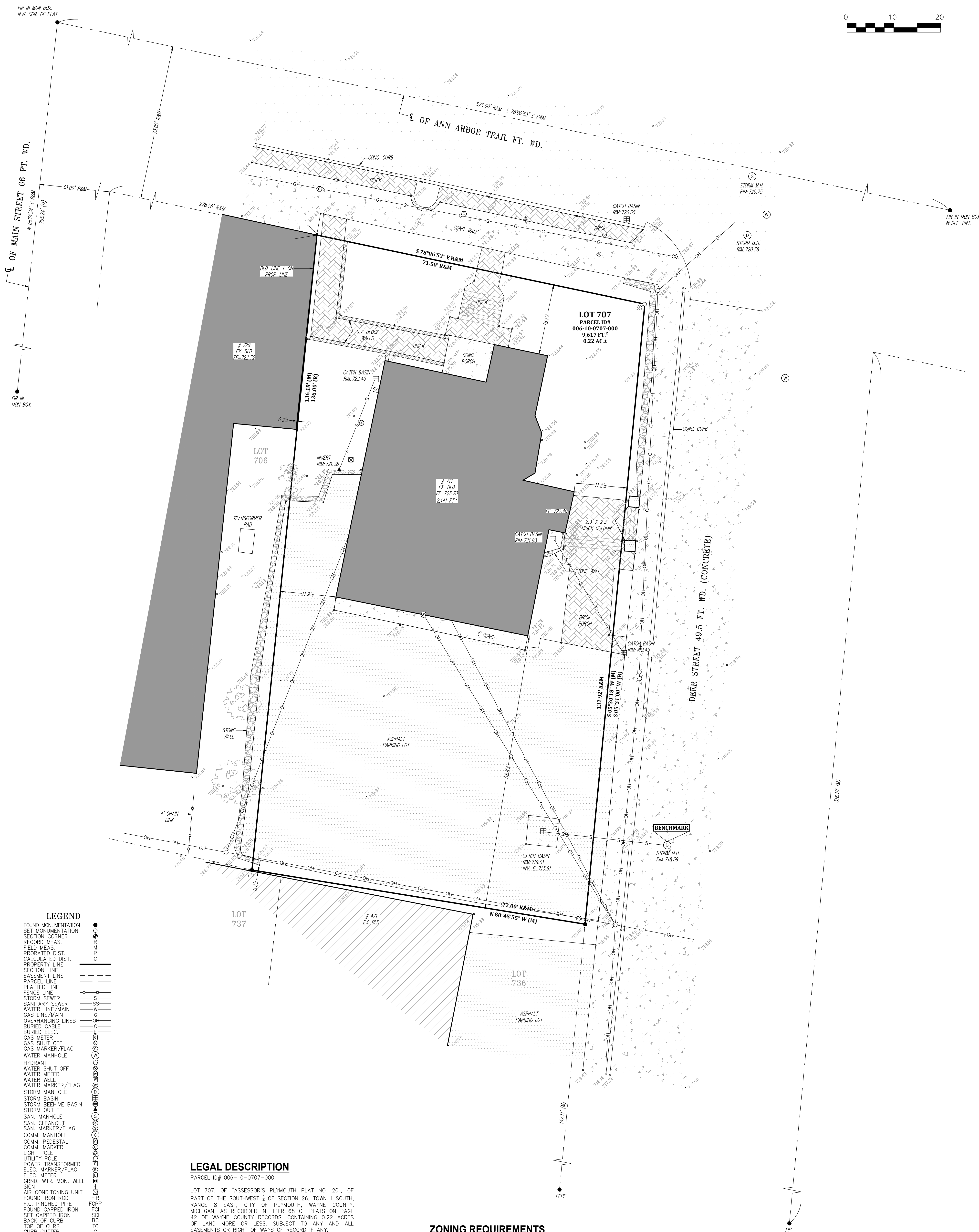
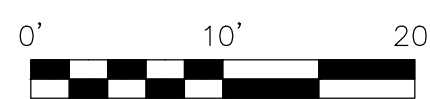
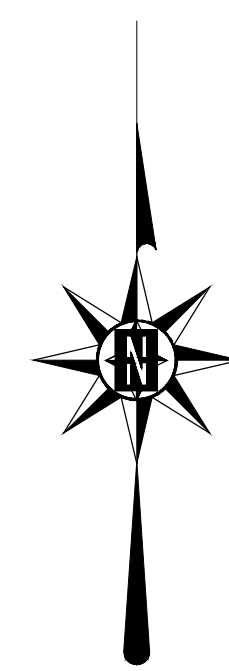
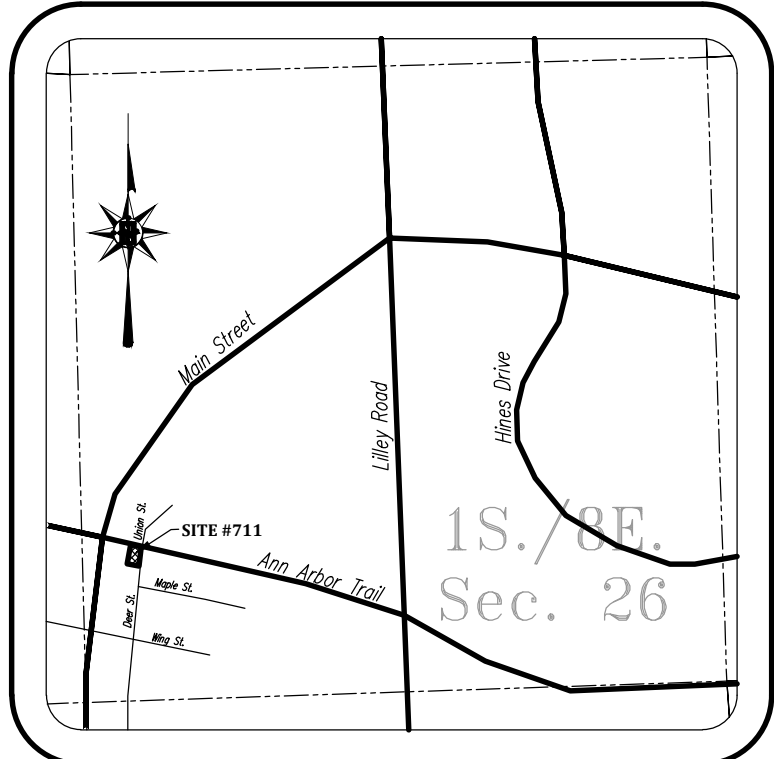
JOSEPH PHILIPS ARCHITECT, LLC
 NOT FOR CONSTRUCTION UNDER ANY CIRCUMSTANCES IS THIS DOCUMENT TO BE USED FOR CONSTRUCTION OR OBTAINING PERMITS.
 © COPYRIGHT 2021
 02/27/20
 PROJECT: 711 W. ANN ARBOR TRAIL - ADDITION & ALTERATIONS
 711 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN
 EXISTING ELEVATIONS
 PRELIMINARY
 DATE: 08/16/21
 JOB NO: 19628B
 SHEET NO: 2
 628_PD_07B
 THE DESIGN CONCEPTS, IDEAS AND WRITTEN MATERIAL EXPRESSED OR IMPLIED ON THIS SHEET ARE THE ORIGINAL INTELLECTUAL PROPERTY OF THE FIRM OF JOSEPH PHILIPS - ARCHITECT, LLC AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN CONSENT FROM THE FIRM.

BOUNDARY AND TOPOGRAPHIC SURVEY

711 West Ann Arbor Trail

SITE LOCATION MAP

(NO SCALE)



LEGEND

FOUND MONUMENTATION	●
SET MONUMENTATION	○
SECTION CORNER	⊙
RECORD MEAS.	—
FIELD MEAS.	- - -
PRORATED DIST.	· · · · ·
CALCULATED DIST.	—
PROPERTY LINE	—
SECTION LINE	—
EASEMENT LINE	—
PARCEL LINE	—
PLATTED LINE	—
FENCE LINE	—
STORM SEWER	—
SANITARY SEWER	—
WATER LINE/MAIN	—
GAS LINE/MAIN	—
OVERHANGING LINES	—
BURIED CABLE	—
BURIED ELEC.	—
GAS METER	—
GAS SHUT OFF	—
GAS MARKER/FLAG	—
WATER MANHOLE	—
HYDRANT	—
WATER SHUT OFF	—
WATER METER	—
WATER WELL	—
WATER MARKER/FLAG	—
STORM MANHOLE	—
STORM BASIN	—
STORM BEEHIVE BASIN	—
STORM OUTLET	—
SAN. MANHOLE	—
SAN. CLEANOUT	—
SAN. MARKER/FLAG	—
COMM. MANHOLE	—
COMM. PEDESTAL	—
COMM. MARKER	—
LIGHT POLE	—
UTILITY POLE	—
POWER TRANSFORMER	—
ELEC. MARKER/FLAG	—
ELEC. METER	—
GRND. WTR. MON. WELL	—
SIGN	—
AIR CONDITIONING UNIT	—
FOUND IRON ROD	—
F.C.P. FINISHED PIPE	—
FOUND CAPPED IRON	—
SET CAPPED IRON	—
BACK OF CURB	—
TOP OF CURB	—
CURB CUTTER	—
HIGH POINT	—
LOW POINT	—
FINISHED GRADE	—
FINISHED FLOOR	—
MATCH EX. GRADE	—
AS-BUILT MEAS.	—
POINT OF CURVE	—
POINT OF REV. CURVE	—
POINT OF COMP. CURVE	—
RIGHT OF WAY	—
POINT OF BEGIN.	—
POINT OF COMMENCE	—
EX. SPOT ELEVATION	—
PROPOSED ELEVATION	—
DECIDUOUS TREE	—
EVERGREEN TREE	—

LEGAL DESCRIPTION

PARCEL ID# 006-10-0707-000
 LOT 707, OF "ASSESSOR'S PLYMOUTH PLAT NO. 20", OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 68 OF PLATS ON PAGE 42 OF WAYNE COUNTY RECORDS, CONTAINING 0.22 ACRES OF LAND MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

ZONING REQUIREMENTS

B-2 CENTRAL BUSINESS
 LOT - MIN. AREA: N/A
 - MIN. WIDTH: N/A
 COVERAGE - MAX. BLD.: N/A
 SETBACKS - FRONT YARD: 0
 - REAR YARD: 0 FT.
 - SIDE YARD: 0
 - SIDE TOTAL: 0
 HEIGHT - MAX. BLD.: 40 FT./3 STY.
 EXISTING CONDITIONS
 LOT - AREA: 9,617 FT.²
 - WIDTH: 70 FT.
 COVERAGE - BLD.: 2,141 FT.² 22.2%

BENCHMARK:

THE NORTH RIM OF A STORM MANHOLE LOCATED 17.5 FEET EAST AND 16.9 FEET NORTH OF THE SOUTHEAST PROPERTY CORNER.
 ELEVATION = 718.39 NAVD88

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan, do hereby certify that the parcel of land described and delineated hereon has been surveyed under my supervision, that the plat hereon is a true representation of the survey as shown on the ground, and that the same has been duly compared with the requirements of Section 3, Public Act 132 of 1970, as amended. MICHAEL J. NOWRY, Professional Surveyor # 52472

SECTION:	S.W. 1/4 Sec. 26	DATE:	04/13/21	CLIENT:	Nowry & Hale Land Surveying LLC
TWP/RGE:	1S 8E	ROLL #:	001-051	BY:	Blair Walsh, J. Joseph
CITY/TWP:	Plymouth	DWG. BY:	VP/JCP	CITY/TWP:	711 West Ann Arbor Trail, Plymouth, MI
COUNTY:	Wayne	SCALE:	1" = 10' FEET	COUNTY:	Wayne

Boundary & Topographic Survey

LOT 707, OF "ASSESSOR'S PLYMOUTH PLAT NO. 20", OF PART OF THE S.W. 1/4 OF SEC. 26, T.1S., R.8E., CITY OF PLYMOUTH, WAYNE CO., MICH.

REVISIONS