City of Plymouth Planning Commission
Regular Meeting Agenda
Wednesday, June 8, 2022 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

Join Zoom Webinar: https://us02web.zoom.us/j/83303691307
Webinar ID: 833 0369 1307
Passcode: 374515

1. CALL TO ORDER
   a) Roll Call
2. CITIZENS COMMENTS
3. APPROVAL OF THE MINUTES
   a) Approval of the May 19, 2022, meeting minutes
4. APPROVAL OF THE AGENDA
5. COMMISSION COMMENTS
6. PUBLIC HEARINGS
   a) SP22-02: 340 N. Main, Sidecar Plymouth Restaurant: Special land use and site plan review for a liquor-serving establishment.
   b) RZ22-01 & SP22-03: 110 W. Ann Arbor Trail, Plymouth/Ann Arbor Elks 325, Rezoning request of I-2, Heavy Industrial District to B-1, Local Business District and Special land use & site plan review for a liquor-serving establishment
7. OLD BUSINESS
   a) PUD22-01: 100 S. Mill, Preliminary Plan for a PUD/PUD Amendment
8. NEW BUSINESS
9. REPORTS AND CORRESPONDENCE
   a) Impervious Surface Ordinance
10. 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 x 234 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 2022-2026

GOAL AREA ONE – SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create policies and programs that support staff recruitment/retention, including a coordinated recruitment program, flexible scheduling, and an internship program
2. Increase staff levels to appropriately support city services and departments
3. Provide staff/board/volunteer trainings and programming with a focus on improving understanding on issues of diversity, equity, and inclusion and emphasizing working with and serving diverse communities

GOAL AREA THREE – COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private, and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

Planning Commission 2022 Goals

1. Address ordinances pertaining to R-1 fences and height of residential structures
2. Begin the preliminary process for the 2023 master plan revision in Q4
3. Explore an impervious surface ordinance
4. Audit the current zoning ordinance and identify an approach for implementing form-based codes

Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, May 19, 2022 - 7:00 p.m.
Plymouth City Hall 201 S. Main

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

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

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:00 p.m.

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Shannon Adams (arrived at 7:53), Joe Hawthorne (left at 7:56), Tim Joy, Jennifer Mariucci, and Kyle Medaugh

Excused: Commissioners Hollie Saraswat and Eric Stalter

Also present: City Commissioner Kelly O'Donnell, Community Development Director John Buzuvis and Planning Consultant Laura Kreps.

2. CITIZENS COMMENTS

Sisolak read two emails.

- Jeffrey Long, 690 Forest, wrote in support of an impervious surface ordinance.
- Alan Metzger, 990 Linden, also wrote in support of an impervious surface ordinance.

3. APPROVAL OF MEETING MINUTES

Joy offered a motion, seconded by Hawthorne, to approve the minutes for the April 13, 2022 meeting.

There was a roll call vote.
Yes: Hawthorne, Joy, Mariucci, Medaugh, Silvers, Sisolak
MOTION PASSED 6-0

4. APPROVAL OF THE AGENDA

Medaugh offered a motion, seconded by Joy, to approve the agenda for May 19, 2022.

There was a roll call vote.
Yes: Hawthorne, Joy, Mariucci, Medaugh, Silvers, Sisolak
MOTION PASSED 6-0

5. COMMISSION COMMENTS

Hawthorne said information related to an impervious surface ordinance would be discussed at the June meeting.
Joy said he expected to see some controversy over motorized bikes in the future.

6. PUBLIC HEARINGS

a. **Postponed to June 8, 2022** SP22-03 – 110 W. Ann Arbor Trail: special land use and site plan review for a liquor-serving establishment.

DRAFT

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

a. SP21-05 1490 W. Ann Arbor Road: Site plan amendment

Planning Consultant Laura Kreps reviewed the Carlisle Wortman report reviewing the proposed amendment, which requests a wood fence rather than the approved masonry fence, modifying the landscaping plan, and reusing current piers instead of demolishing them.

Applicant Bryan Bender explained his request, stating that the masonry fence and the landscaping plan were causing financial difficulty.

Commission members discussed the ARC zoning, the hours of business and the impediment to walkability that masonry walls create. It was stated that the City Commission's Strategic Plan includes environmentally friendly initiatives, and that re-using the piers would follow this line of thinking.

Silvers offered a motion, seconded by Joy, to approve SP21-05.

Findings of Fact

The unusual situation of the DTE easement to the north of the site makes the requirement of a permanent fence an impractical hardship.

Adjacencies to the site do not warrant a perimeter fence.

Reusing, rebuilding, and adding two new piers as shown on the site plan section C-2.01 as submitted is an environmentally-sound design.

Conditions

The landscaping requires Michigan Holly as opposed to regular Holly as referenced in the Carlisle Wortman report.

Applicant is to remove the brick wall on the east side of the property, and is only required to install a wood fence at the northeast corner of the property with a 30-foot return running west and south from the northeast corner adjacent to the dumpster enclosure.

Future landscape alterations are to be handled administratively.

There was a roll call vote.
Yes: Hawthorne, Joy, Mariucci, Medaugh, Silvers, Sisolak
MOTION PASSED 6-0

b. Discussion only: Zoning audit project description

Sisolak reviewed the zoning audit document distributed before the meeting. She said there would be some grant funding available for the project and that it was expected that the project would start after July 1.

DRAFT

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Kelly O'Donnell said the group was working on drafting an RFP for a parklet and paid parking focus group facilitator.

Sisolak said she attended a mayors and chairs meeting and that Mayor Moroz reported on parklets, the budget, and the Northville-Plymouth fire contract, which is set to expire in two years. Buzuvis added Ironwood, Gastro Pub, Sean O'Callaghan's and Pizza y Vino all applied for parklets and are waiting for the Michigan Liquor Control Commission to grant permission.

Joy announced that for the 32nd year, the Rotary Club of Plymouth gave out 1,300 seedlings to second graders.

10. ADJOURNMENT

Joy offered a motion, seconded by Adams, to adjourn the meeting at 8:36 p.m.

There was a roll call vote.
Yes: Adams, Joy, Mariucci, Medaugh, Silvers, Sisolak
MOTION PASSED 6-0

DRAFT

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

Date: June 3, 2022

Special Land Use and Site Plan Review For Plymouth, Michigan

Applicant:	Sidecar Plymouth, LLC 340 N. Main St. Plymouth, MI 48170
Project Name:	Sidecar Slider Bar and Shift Bar
Plan Date:	Architectural Plans Cover Sheet – No Date Architectural Plans Sheet A1 – April 27, 2021 Architectural Plans Sheet A2 – February 5, 2022 Architectural Plans Sheet A3 – January 13, 2022 Boundary Survey – April 22, 2022
Location:	320 N. Main St.
Zoning:	B-3 – General Commercial District
Action Requested:	Special Land Use and Site Plan Review approval
Required Information:	Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The applicant would like to re-occupy an existing restaurant and establish two, new restaurants in the same space. They are also proposing to construct two new "fresh air" dining areas, one on the east façade and one on the west façade of the existing building. The easterly patio will have a roof, but no walls or windows. The westerly area will be enclosed, but will have large windows that open. Seating outside of this enclosure will also be offered on the west side of the building. The plans also show proposed landscaping.

An aerial of the subject site is shown in **Figure 1** below.

Figure 1. Subject Site



Source: Google Maps

SPECIAL LAND USE REVIEW

Because the proposed restaurant and bar are proposing to serve alcohol, the proposed use must meet the special land use standards in Section 78-281.

These standards are as follows. Our comments regarding each are provided below:

(**1**) **Will be harmonious and in accordance with the general objectives or any specific objectives of the City of Plymouth Master Plan.**

CWA Comments: The 2018 Future Land Use Map in Plymouth's Master Plan identifies the desired future land use of this site as "Mixed-Use High Density." The text in the Master Plan describes the Mixed Use High Density future land use category as follows:

> *The Mixed Use High Density land use designation includes a mixture of retail, service, office, recreation, and residential uses. It is desirable in these areas to locate commercial*

uses on the ground floor of a building, with upper level office and/or residential uses. Properties within this land use category should be compatible with abutting uses. The mixed use designation has been applied to larger tracts of land that can accommodate various uses in a harmonious design, offering unique benefits to the residents/tenants, such as live-work or home-based-business opportunities, and pedestrian access to work or commercial businesses. The Mixed Use designation has also been applied to single lots that could accommodate a single, mixed-use building. Generally, buildings in Mixed Use High Density have uniform setbacks which are zero-lot line, and match with the character of the buildings in Downtown. Parking should be located at the rear of the building or integrated and hidden within any new construction. Generally, this land use designation should not exceed 3 stories, with some locations along major streets potentially appropriate at 4 stories.

This proposal has several qualities that are either similar to or wholly consistent with the Mixed Use High Density land use description in the Master Plan. The proposed restaurant/bar uses could be considered one type of "retail" use. The proposed restaurant/bar in this building are located on the ground floor with office on the upper floors. Lastly, this building is a historic structure that emulates the same character as buildings in downtown Plymouth. It also has a zero lot-line, being located directly next to the sidewalk along N. Main St. Repurposing this building with viable businesses will help to preserve the structure, and extend the pedestrian and historic character of the downtown to this part of Main St.

(2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

CWA Comments: Locating a restaurant on the lower level of this building is harmonious with the character of the general vicinity. This is an existing building that has been used as a restaurant for many years. Accommodating new businesses will continue the use at this location.

The visible changes to the exterior of the building include two outdoor dining areas. The east side of the building will receive a covered patio, without walls or windows. The west side of the building will have a more enclosed patio area, with additional seating outside of the enclosed patio. In our opinion, the proposed additions are tasteful and in keeping with the historic style of the building.

(3) Will not be hazardous or disturbing to existing or future nearby uses.

CWA Comments: The two outdoor dining areas have the potential to disturb nearby neighbors. The enclosed dining area to the west will not, in our opinion, have much of an impact on neighboring land uses, as all of the neighbors are commercial in nature. However, the covered patio on the east side of the building is (at closest) approximately 150 feet from a residential structure. There is a building in between the closest home and the outdoor patio, but it may be possible for music to reach this home. I believe the business on the east side of the building will be the "bar" use. The applicant should provide the proposed days/hours of operation regarding the bar's patio. In addition, the applicant should describe the "type" of bar proposed.

(4) Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.

CWA Comment: We consider the proposed use to be compatible with the nearby commercial uses. We also consider the proposed use to be compatible with the residential uses as long as management of the outdoor patio area (east side) minimizes noise and other possible disturbances.

(5) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

CWA Comment: The City's existing utilities will serve the proposed use.

(6) Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.

CWA Comment: We don't expect the proposal to create excessive additional public costs.

(7) Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and or/regulations.

CWA Comment: The submitted plans are reviewed later in this report for conformance with the Zoning Ordinance.

In addition to the criteria for Special Land Use, Sec. 78-102 includes the following restrictions for bars/ lounges, and restaurants serving alcohol:

1. No more than ten seats shall be allowed at the bar. *CWA Comment: Sheet A1 shows a floor plan, and indicates both bars will have 9-10 seats.*

2. Alcohol shall be served only to seated patrons or persons standing in the designated standing area as outlined in subsection 78-102(2)(c). *CWA Comment: No standing area is shown on the floor plan, and the arrangement of tables use all the available floor space, except for circulation aisles.*

3. The standing area adjacent to the bar shall not exceed 150 square feet. *CWA Comment: No standing area is shown on the plans.*

4. No dance floor or dancing area allowed. *CWA Comment: No dance floor or dancing area is shown on the plans. Again, the table arrangement takes up the available floor space.*

5. The bar, lounge, or restaurant serving alcohol shall be restricted to a specific size and square footage. Any increase in square footage or expansion of restaurant operations which serve alcoholic beverages shall be subject to a new or amended special use permit. *CWA Comment: This is a new use in this building, and the current Special Land Use permit will cover what is currently proposed.*

6. The community development director shall request a report from the city's director of public safety regarding the possible impacts of the establishment serving alcoholic beverages. The planning

commission shall consider this report in their evaluation of the request for special land use approval. *CWA Comment: To be provided.*

In summary, the proposal meets most of the Special Land Use criteria, as well as the criteria for establishments serving alcohol. However, the applicant should provide, in writing, the proposed hours of operation regarding the bar's patio, and a description of the type of bar proposed.

Items to be Addressed: *Applicant to provide, in writing, proposed days/hours of operation regarding the bar's patio and description for the "type" of bar proposed.*

REQUIRED INFORMATION

Section 78-247 lists the information required to be on a site plan. Any outstanding informational requirements are noted throughout the review.

Items to be Addressed: *As noted throughout review.*

PARKING, LOADING

Section 78-271 lists parking requirements for restaurants. The parking lot is shared between the subject building and a second building to the southeast. The applicant has provided a narrative that outlines the other uses of the subject building (office), as well as the uses in the adjacent building to the southeast (office and warehouse) that shares this parking lot.

Table 2 below summarizes the required and provided parking spaces for this site:

Table 2*. Parking Requirements*

	REQUIRED	PROVIDED
Proposed restaurant and bar (4,790 s.f.+ 1,466 s.f. patio)	1 space/ 75 s.f. of usable floor area 4,709+1,466 / 75 = **82 spaces**	**119 spaces** , including 4 barrier-free spaces
Office – Subject Site + S.E. Bldg. (15,317 s.f. +2,300 s.f.)	1 space / 300 s.f. of usable floor area 15,317 + 2,300 / 300 = **59 spaces**	
Warehouse – S.E. Bldg. (10,800 s.f.)	1 space / 1,700 s.f. of usable floor area 10,800 / 1,700 = **7 spaces**	
Total	**148 spaces**	**119 spaces**

The site is deficient by 29 spaces. Because this site is located in the B-3, General Business District, some of the parking techniques (such as the Planning Commission's ability to reduce required parking, mixed-use parking reductions, or payment in-lieu-of constructing parking) are not available to this site. However, the ordinance would permit the applicant to obtain a shared parking agreement with a neighboring property with excess parking, as long as the neighboring property were within 300 feet of the project site.

There are two shopping centers to the south that are within 300 feet (along N. Main St.). Has the applicant looked into whether these properties have excess parking, or if the property owner would be willing to enter into a shared parking agreement with this site? If the applicant decides to pursue this option, and an agreement is obtained, the agreement must be recorded on the deed of the neighboring property. Also, if this option is pursued, we recommend that any decision on this project be conditioned upon the agreement being recorded and provided to the City before a Certificate of Occupancy is granted. Otherwise, the applicant will need to obtain a variance for the parking deficiency.

It doesn't appear that the project will make any improvements to the parking lot. The applicant should confirm this.

A hand-drawn sheet (no date or title) has been submitted that shows the two outdoor seating areas. It also illustrates re-configuration of the entry drives and parking spaces across this site, as well as the adjoining site to the southeast. However, current conditions do not reflect this hand-drawn plan. The applicant should describe when this plan was prepared, and if it was submitted to the City in relation to any past land use approval. It appears to have been done for the rezoning from I-2, Heavy Industrial, to B-3, General Business.

The boundary survey (April 22, 2022) Illustrates the current parking space layout. Will the parking lot be re-stripped to clarify parking spaces? Note that all of the dimensions of the drive aisles, regular parking spaces, and barrier-free spaces don't fully meet ordinance requirements. We would consider most of these issues existing non-conformities. However, the parking spaces that abut the outdoor patio areas are two-feet too short, and can't overhang the patio area because:

1) The architectural plans show planting boxes along the edge of the easterly patio, but this treatment is not illustrated on the landscape plan, and
2) The landscape plan shows "unit block retaining wall" with plants along the edge of the westerly patio, but this treatment isn't illustrated on the architectural plans.

The architectural plans and landscape plan are not consistent with each other, and need to be so. The architectural plans should be updated as described below.

The edge of the current landscape beds is constructed with a line of small cobblestones. On the west side of the building, the cobblestones are only one-layer high. On the east side of the building, the cobblestones are 4 to 5 layers high. Section 78-272(13) requires either curbing or bumper block where parking spaces abut landscaping or sidewalks. Therefore:

1) Curbing or bumper blocks should be added to the parking spaces that abut landscaping.
2) For parking spaces that abut the outdoor patios, we consider the retaining blocks/walls to provide a safe barrier between the parking area and the patios. This treatment should be added to the architectural plans at both patios.

A loading zone should be identified on the plans.

Items to be Addressed: *1. Applicant to obtain shared parking agreement to address parking deficiency. If this option is pursued, recommend that Planning Commission condition any decision on the agreement being obtained and recorded before a Certificate of Occupancy is issued. 2. If shared parking agreement isn't desired, applicant to obtain variance for parking deficiency. 3. Applicant describe reasons for hand-drawn site plan and when it was prepared/submitted to City in relation to past land use approvals. 4.*

Revise architectural plans to show curbing/bumper blocks to parking spaces that abut landscaping; and retaining blocks/walls with plantings between parking spaces and both patios to protect patrons from vehicles. 5. Show loading zone on plans.

SITE ACCESS AND CIRCULATION

As mentioned above, we don't believe any changes are being proposed to the parking lot layout. To conform with the requirement that parking lots must be in good condition (Sec. 78-351(b)(3)d) the Building Official or City Engineer should inspect the lot surface to determine if any repairs are needed.

While the dimensions of the maneuvering lanes are a few feet short in some locations, the lot appears to function adequately. If the Building Official/City Engineer determine that the lot is in good condition, and that no changes to the lot are proposed, the section of the ordinance to update non-conforming sites doesn't apply.

Items to be Addressed: *1. Building Official/City Engineer review condition of parking lot surface.*

LANDSCAPING, LIGHTING, DUMPSTER

Section 78-203 requires parking lots which are visible from the public right-of-way to have a landscape strip at least ten (10) feet wide; one tree per 30-linear feet of street frontage; and five shrubs per 30-linear feet of street frontage. For this site, the following landscape materials are required along N. Main St:

	Required	**Proposed**
195 feet street frontage of parking lot	7 trees and 33 shrubs	2 trees and 26 shrubs

Five (5) additional trees and seven (7) additional shrubs need to be added to the N. Main St. frontage.

We defer any other landscaping improvement to the parking lot until after the Building Official/City Engineer has determined that the lot's surface is in good condition. If 25% or more of the lot needs to be repaired, then the requirements for non-conforming sites will come into play.

Items to be Addressed: *1. Add five (5) additional trees and (7) shrubs along N. Main St. street frontage planting. 2. Additional landscaping, lighting, dumpster screen may be required if parking lot renovations occupy 25% or more of the lot.*

SIGNS

An existing sign is located along N. Main St. This sign identifies the various tenants of this building. We assume the new restaurant/bar tenants will be added to the sign.

Any sign(s) must receive a sign permit from the Building Official. At that time, the Building Official will confirm that they meet the zoning requirements.

Items to be Addressed: *None.*

FLOOR PLAN AND ELEVATIONS

Proposed floor plans and elevations have been provided. The plans show interior renovations to create the two businesses, as well as the outdoor patio areas.

As mentioned above, we consider the design of the outdoor dining areas to be tasteful and appropriate for the historic character of the building.

Items to be Addressed: *None.*

RECOMMENDATIONS

Special Land Use

Regarding the Special Land Use request, it is our opinion that the proposal meets most of the criteria in the ordinance, as well as the additional criteria for businesses serving alcohol. However, the applicant should provide, in writing, the proposed days/hours of operation regarding the bar's patio and a description for the "type" of bar proposed.

Site Plan

Regarding the Site Plan, if the Special Land Use is approved, we would recommend approval of the Site Plan as well, conditioned upon the following:

Items to be Addressed:

A. **Special Land Use**: Applicant to provide in writing the proposed days/hours of operation regarding the bar's patio and a description for the "type" of bar proposed.

B. **Parking and Loading**: 1. Applicant to obtain shared parking agreement to address parking deficiency. If this option is pursued, recommend that Planning Commission condition any decision on the agreement being obtained and recorded before a Certificate of Occupancy is issued. 2. If shared parking agreement isn't desired, applicant to obtain variance for parking deficiency. 3. Applicant describe reasons for hand-drawn site plan and when it was prepared/submitted to City in relation to past land use approvals. 4. Revise architectural plans to show curbing/bumper blocks to parking spaces that abut landscaping; and retaining blocks/walls with plantings between parking spaces and both patios to protect patrons from vehicles. 5. Show loading zone on plans.

C. **Site Access and Circulation**: 1. Building Official/City Engineer review condition of parking lot surface.

D. **Landscaping, Lighting, Dumpster**: 1. Add five (5) additional trees and (7) shrubs along N. Main St. street frontage planting. 2. Additional landscaping, lighting, dumpster screen may be required if parking lot renovations occupy 25% or more of the lot.

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

cc: John Buzuvis
Marleta Barr
Daniel Linnen (Linnend@aol.com)
ScopeData Design and Rendering (INFO@SCOPEDATA.COM)

PLYMOUTH POLICE DEPARTMENT MEMORANDUM

TO: JOHN BUZUVIS, COMMUNITY DEVELOPMENT DIRECTOR

FROM: A.L. COX, DIRECTOR OF PUBLIC SAFETY

SUBJECT: PROPOSED CHANGE OF USE AT 340 N MAIN BY SIDECAR PLYMOUTH, LLC

DATE: 6/2/2022

Per City Ordinance 78-92(4)(b), you requested that I review the planned development of Sidecar Plymouth, LLC located at 340 N Main. The review was narrowly focused on the impact to public safety only.

It should be noted that Sidecar Plymouth, LLC has applied for a liquor license through the Michigan Liquor Control Commission (MLCC) but has not yet been approved. Additionally, they have not yet appeared before the City's Liquor License Review Committee (LLRC) and will not do so until June 20, 2022. Per their application, they have requested a license transfer with permits as follows: Class C license, with Sunday Sales (AM)(PM), a New Outdoor Service (1 area), and a New Add Bar. They are also requesting a new Special Designated Merchant (SDM) license. If approved, their license type would provide for the service of beer, wine, spirits, and mixed drinks at two separate bars within the establishment. It would also permit them to sell beer, wine, and mixed spirit drink products in the original package for consumption off the premises.

Sidecar Plymouth, LLC is requesting to construct a restaurant with 4,709 square feet of interior space and 96 parking spaces (according to plans) which is similar to the previous restaurant located at this same location. Assuming the applicant is approved for their requested liquor license and based on the reviewed plans, as well as the known history of previous restaurants located at this same address, I do not see a negative impact on public safety. Should alterations or amendments to the provided plans be made, the changes should be reviewed specifically with an eye toward any potential increase in customer capacity, management's ability to observe patrons consuming alcohol, and any effect on the parking inventory around the establishment.

If you have any questions or concerns, please let me know. Thank you for your time and attention.

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT DEPARTMENT
SITE PLAN REVIEW APPLICATION

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

GENERAL INFORMATION:
Applicants seeking site plan approval are encouraged to familiarize themselves with the City of Plymouth Zoning Ordinance, Zoning Map, and Master Plan. Review these documents in order to assure that the land is properly zoned to permit the use proposed for development of the site and the building height, bulk, density, area, off-street parking, landscaping and screening requirements of the zoning ordinance are met. Copies of the Zoning Ordinance, Zoning Maps and Master Plans may be obtained online.

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

Applicants must have a pre-application meeting prior to submittal unless waived by the Community Development Director. Pre-application meeting fee is $325.

SITE PLAN REVIEW FEE(S):
Site Plan Review (initial review and one revision).....$1,500 + $50/acre or fraction thereof
Subsequent Site Plan Review (after the initial and one revision) $750
Special Land Use Review ..... $600 in addition to Site Plan Review fee
Final Site Conformance Review (Multi-Family and Non-Residential) ..... $50/acre, $200 Min.

REVIEW PROCESS:
Submit 15 copies of the Site Plan Review Application and 15 copies of the site plan drawings and any supplemental information (folded and stapled) to the Community Development Department before the review process can begin. Site plan drawings shall be on a sheet size that is legible to see details (suggested 24" by 36"), with graphics and scale. Submit one digital copy of the entire submission package (application, site plan drawings, supplemental information, etc.) via email, flash drive, or document sharing application. Site plans submitted for review must be in the hands of the City **by 12:00 PM on the third Monday of the month** in order to be on the following month's agenda. Specific deadlines and meeting dates can be found on the Planning Commission's page on the City's website. Fees shall be provided at the time of submittal.

This application will be initially reviewed for completeness by the Community Development Department. Incomplete applications will be returned for modification. Following determination of completeness, applications are distributed to the City's Planning Consultant, Fire Marshall, applicable department heads, and Planning Commissioners for review to ensure compliance with all applicable codes and ordinances.

The applicant will be provided with the Planning Consultant's comments and recommendations concerning the application in advance of the meeting.

The Planning Commission meets on the second Wednesday of the month in the City of Plymouth Commission Chambers (second floor), 201 S. Main Street, Plymouth, MI at 7:00 PM unless otherwise specified on the City's website.

CITY OF PLYMOUTH
SITE PLAN REVIEW 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	Current Zoning Classification	Date of Application
340 N Main Street	B-3	March 21, 2022

Name of Property Owner	Phone Number	
T2 Plymouth Markham 1, LLC c/o Dominion Realty Service	248-760-2525	
Mailing Address	Email Address (Required)	
30100 Telegraph Road	EBANKS@DOMINIONRA.com	
City: Bingham Farms	State: MI	Zip Code: 48025

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	☐ Architect	☐ Developer	☐ Engineer	☐ Lessee
Applicant/Company Name: Sidecar Plymouth LLC	Phone Number: 248-891-8702			
Applicant/Company Address: 340 N Main Street	City: Plymouth	State: MI	Zip Code: 48170	
Email Address (Required): Linnend@aol.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name	Phone Number		
ScopeData Design and Rendering	248-739-6390		
Company Address: 381 Deer Path Trail	City: Waterford	State: MI	Zip Code: 48327
Registration Number / Expiration Date	Email Address (Required): INFO@SCOPEDATA.COM		

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

☒ Commercial ☐ Multi-Family	☐ New ☒ Remodel	☐ Change of Use	
☐ Mixed Use ☐ Industrial	☒ Addition ☐ Interior Finish	☒ Special Land Use	

V. Historic District

Is this project located in the Historic District?
☐ Yes ☒ No

VI. Description of Work

Renovation of existing restaurant space. Modify existing patio to enclose portion for year round use. Create additional patio on existing green space adjacent to building. Neither space will encroach on existing parking.

VII. Applicant Signature

Signature of Applicant	Date

VIII. Property Owner Signature

Signature of Property Owner	Date
AUTHORIZED AGENT	3/22/2022

Subscribed and sworn before me this 22 day of March, 20 22.

TONYA LOUISE CORBETT
Notary Public – State of Michigan
County of Oakland
My Commission Expires Jun 8, 2023
Acting in the County of OAKLAND

Notary Public: Tonya Louise Corbett

My Commission expires: 6-8-23

IX. Site Plan Review Checklist

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	[X]	[ ]	[ ]
2.	Name of person preparing plan*	[X]	[ ]	[ ]
3.	Date, north point	[X]	[ ]	[ ]
4.	Property line dimension	[X]	[ ]	[ ]
5.	Street right-of-way widths	[ ]	[ ]	[X]
6.	Existing utilities (sewer, water, gas, etc.) and easements	[ ]	[ ]	[X]
7.	Show adjacent property and buildings, including zoning	[ ]	[ ]	[X]
8.	Existing topography, trees and other features	[ ]	[ ]	[X]
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	[ ]	[ ]	[X]
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 feet contours	[ ]	[ ]	[X]
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	[ ]	[ ]	[X]
12.	Number of dwelling units per building	[ ]	[ ]	[X]
13.	Height of structure	[ ]	[ ]	[X]
14.	Percent one room apartments (efficiencies)	[ ]	[ ]	[X]
15.	Total number of rooms if multiple-family	[ ]	[ ]	[X]
16.	Parking requirements met (See Section 78-720)	[X]	[ ]	[ ]
17.	Number of units and bedrooms each building	[ ]	[ ]	[X]
18.	Parking lot layout (showing paved area) including ingress and egress and service area	[X]	[ ]	[ ]
19.	Parking lot space dimensions	[X]	[ ]	[ ]
20.	Loading and unloading space	[ ]	[ ]	[X]
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	[ ]	[ ]	[X]
22.	Utility connections (sanitary sewer, water, storm sewers)	[ ]	[ ]	[X]

Please include the following applicable information on the site plan.		YES	NO	N/A
23.	On-site storm water retention	[ ]	[ ]	[X]
24.	Fire hydrants within 300 feet (on- and off-site)	[ ]	[ ]	[X]
25.	Sidewalks and elevations	[ ]	[ ]	[X]
26.	Sedimentation and erosion control plan	[ ]	[ ]	[X]
27.	Landscape plan showing plant materials to be used	[ ]	[ ]	[X]
28.	Sign requirements met	[ ]	[ ]	[X]
29.	Require walls and fences or greenbelts	[ ]	[ ]	[X]
30.	Corner clearance	[ ]	[ ]	[X]
31.	Service drive needed	[ ]	[ ]	[X]
32.	Acceleration lanes and traffic pattern	[ ]	[ ]	[X]
33.	Trash receptacle locations including screening type and height	[ ]	[ ]	[X]
34.	Mail box locations	[ ]	[ ]	[X]
35.	Air conditioner unit locations	[X]	[ ]	[ ]
36.	Special site features (play areas, pools, etc.)	[ ]	[ ]	[X]
37.	Handicapped facilities	[ ]	[ ]	[X]
38.	Building elevation drawings	[X]	[ ]	[ ]

*Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan.

For Office Use Only

		YES/DATE	NO	N/A
1.	Pre-Application Meeting			
2.	Digital Copy of Application Package			
3.	Public Hearing Notice			
4.	CWA Review			
5.	Municipal Services Review			
6.	Fire Department Review			
7.	Engineering Review			

Please accept this as an addendum to the SLUP application. The following will detail existing parking conditions, existing landscaping as well as details on the requested change to existing patio space and construction of an additional patio space.

Parking:

In addition to the Markham Building tenants, the buildings to the south also have use of the parking lot.

The parking requirements for the Markham Building are as follows:

15,317 square feet of office space requiring 51 spaces (1 per 300 square feet per section 4 b)
4,709 square feet restaurant space requiring 63 spaces (1 per 75 square feet per section 3 k)
1,466 square feet of enclosed patio space requiring 19 spaces (1 per 75 square feet per section 3 k)

In addition, the buildings to the south are listed below as well as the parking requirements:

Office Space
Amy Assemany psychiatrist 550 sf
Karly marketing firm 550 sf
Massage Therapist 700 sf
Kelly Sugg Mechanical Engineer 500 sf
Total office space=2300 square feet which requires 8 spaces (1 per 300 square feet per section 4 b)

Warehouse Space
Electrical Contractor 1100 sf
Life Boost 3000 sf
Home Builder 1100 sf
Pottery Guild 3100 sf
Andy Tree Service 2500 sf
Total Warehouse Space=10,800 square feet which requires 7 spaces (1 per 1700 sq feet per section 5 b)

Total spaces required for the "south" leased spaces is 15. All are daytime use.

Total parking requirements per ordinance is 129. With the enclosed patios the required number is 148. 119 are provided. I would respectfully ask for a waiver for the following reasons:

- Non-restaurant spaces will be used almost exclusively from 9-5, M-F
- Only half the restaurant space will be open daily prior to 5pm daily.
- It is anticipated that restaurant customers will walk or take Uber type transportation.
- Peak restaurant time is after 5pm.

Landscape Plan

The landscape plan indicates that 5 large trees will be removed and replaced with “appropriate” sized trees and plants. The two trees on the railroad side of the building have roots protruding through the asphalt and have been neglected in terms of trimming for years. It is proposed that they be removed and replaced. The three large trees on the opposite side are too large and are causing parking lot damage and if left to grow, will eventually damage the building foundation. According to Andrews Tree Service, they are planted too close to the building. They will be removed and replaced. All exterior HVAC units and make-up air units will be completely screened by arborvitae for year round screening.

Covered Patio Construction

The covered patios proposed for both sides of the building will provide necessary outside seating. The results of the pandemic have caused restaurants to pivot to increase “fresh air” seating. Our experience tells us that when it is nice outside, the patio areas will be full and the inside relatively empty. I would like this to be considered when calculating parking. Both patios will be constructed to compliment the existing building, and will serve as an opportunity to re-brand the building. Both will be dark brown and black in color and will match the windows when they are re-painted by the building owner. Exposed material will be painted Hardie Plank cement lap siding. Fresh new landscape and raised flower beds will serve as the exterior barrier for liquor service areas. The open-air patio will have a brick paver surface and colorful umbrella tables. The look of the exterior dining will be similar in nature to those in the downtown central business district. This is one way we can help to extend the central business district and make the area more walkable to downtown. The signage proposed on the patio adjacent to the railroad side is proposed to be 15 square feet in total and lit with “gooseneck” light fixtures. The existing signage for the Plymouth Crossing will be utilized as well.

Restaurant Concept Management LLC
3995 Blackburn Drive
West Bloomfield, MI 48323

March 21, 2022

City of Plymouth
Community Development Department
Attn: Mr. John Buzuvis, Director
201 S Main Street
Plymouth, MI 48170

Via Electronic Mail to jbuzuvis@plymouthmi.gov

Re: Special Land Use/Site Plan Review Application
Owner: T2 Plymouth Markham LLC
Applicant: Sidecar Plymouth LLC
Site Address: 340 N Main Street, Plymouth Mi 48170

Dear Mr. Buzuvis,

My name is Daniel Linnen with Restaurant Concept Management LLC. I am the project manager representing Sidecar Plymouth LLC. Steve Simon and Scot Pelc are the owners of Sidecar Plymouth LLC. They can be reached at 248-376-9550 and 313-410-0255 respectively. The property owner is represented by Eric Banks with Dominion Realty Services. He can be reached at 248-760-2525.

Summarizing the project, the applicant is seeking a special land use and site plan approval for the operation of a dual concept restaurant and bar to operate in the previous Plymouth Crossing restaurant space. They are also seeking to enclose 584 square feet of the existing 800 square foot patio for year-round use on the west side of the building, as well adding 300 square feet +/- adjacent to the existing patio area for seasonal use. In addition, they are seeking to add an 882 square foot patio to the East side of the building for year-round use.

The existing restaurant space is 4,709 square feet in size. The total proposed would be 6,175 square feet for year-round use and 516 square feet of seasonal patio space.

It is important to note that neither space requested will encroach on the existing on site 106 space parking lot. The building consists of 20,026 square feet of leasable space. 4,709 of that is restaurant space and the balance of 15,317 is office use. It is important to note that only half (one of the two concepts) of the restaurant will be open for lunch with the other half opening at 5:00 daily. Most of the office use is daytime (9:00-5:00 Monday through Friday)

Enclosed please find an application for Site Plan Review as well as 15 copies in 24”x36” format and the application fee of $1,500 payable to the Community Development Department.

I would like to note that the recent pandemic has shifted restaurant patron's desires that require an outdoor or "fresh air" seating element. I believe it is critical to the success of this and any restaurant going forward, to offer this option. Sidecar firmly believes that it's intended changes to the Markham building will help to "re-brand" this site and make it a desirable destination once again.

Thank You in advance for your attention and consideration. Please call or email with any questions or concerns.

Respectfully,

Daniel Linnen
Restaurant Concept Management LLC
248-891-8702

LANDSCAPE DEVELOPMENT NOTES:

PLANTING

1. Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the City of Plymouth, Michigan.
2. The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock.*
3. The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
4. Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
5. Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
6. The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
7. When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
8. Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4') deep, and three inches (3") away from the trunk. Planting beds are to be mulched with shredded bark mulch to a minimum depth of four inches (4"). Only natural color shredded hardwood bark mulch will be accepted.
9. Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
10. All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over three quarters of an inch (3/4") shall be painted with tree paint. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
11. Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
12. All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil. Peat sod is not acceptable. Existing lawn in generally good condition but with bare, sparse, or weedy areas must be renovated by filling in low areas, raking, overseeding, and top dressing all sparse and bare spots and continuing with a weed and feed program.
13. All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
14. Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.
15. All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay loam). Add four inches to six inches (4"-6") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
16. Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site; b. Call the City for an inspection prior to backfilling;
    c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.
    If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.
17. Edging shall consist of Ryerson Steel edging or approved equivalent.
18. Elevate the rootballs of Yew shrubs to allow for better drainage.

MATERIAL

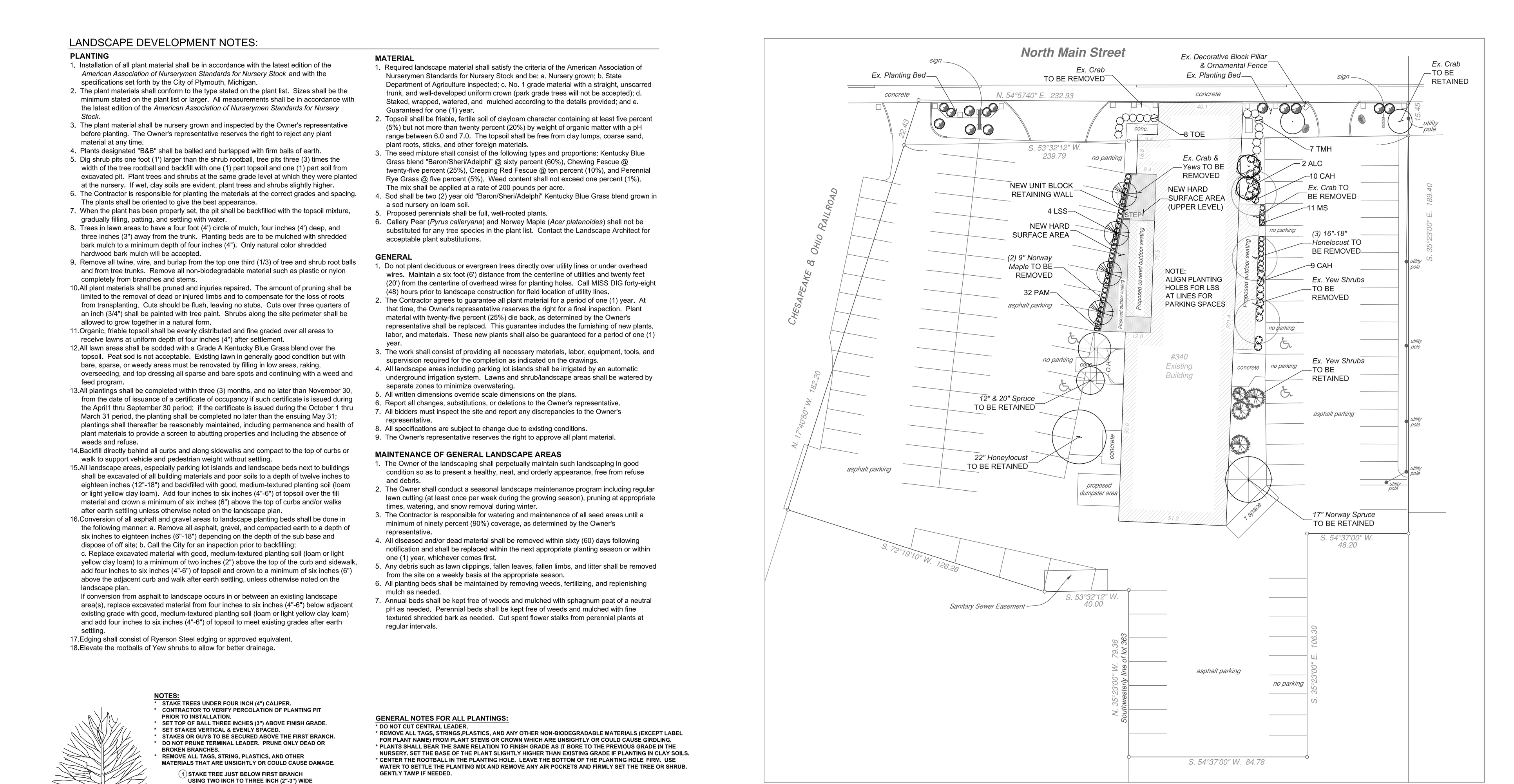
1. Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be: a. Nursery grown; b. State Department of Agriculture inspected; c. No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d. Staked, wrapped, watered, and mulched according to the details provided; and e. Guaranteed for one (1) year.
2. Topsoil shall be friable, fertile soil of clayloam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
3. The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Chewing Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
4. Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
5. Proposed perennials shall be full, well-rooted plants.
6. Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

GENERAL

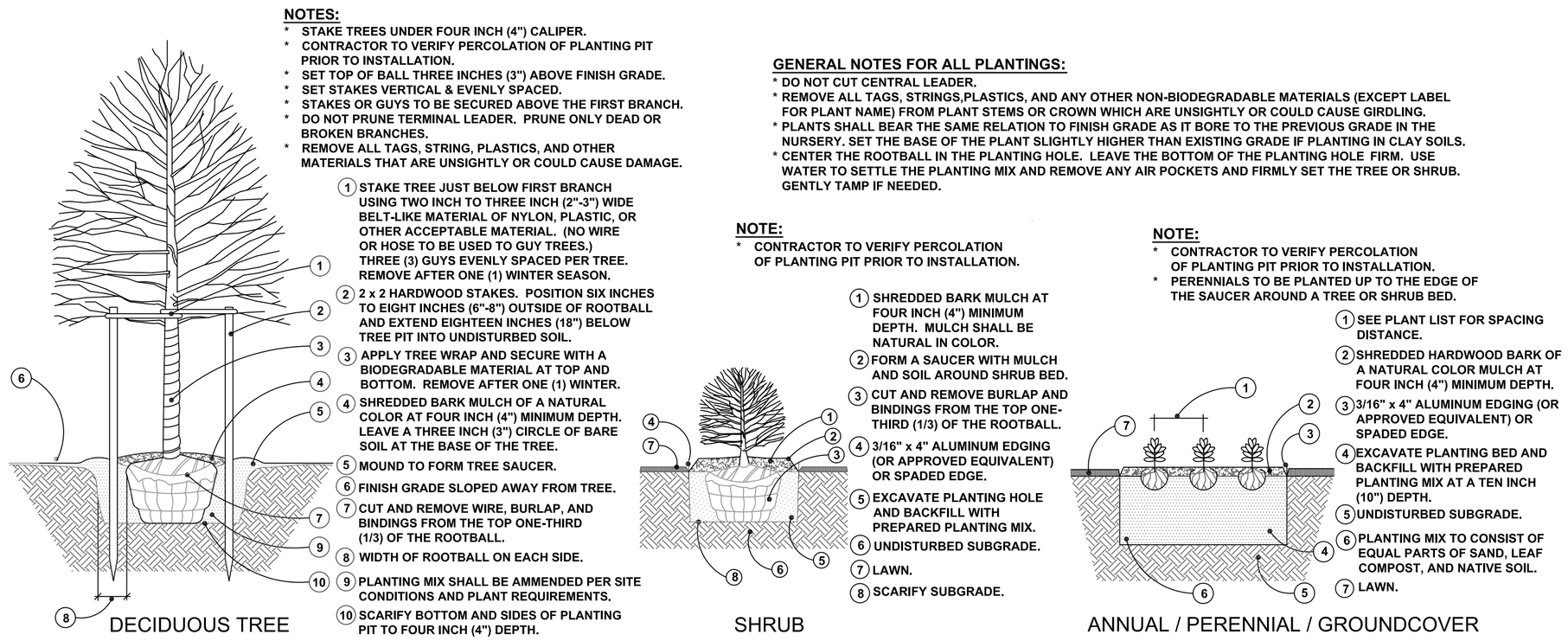
1. Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
2. The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
3. The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
4. All landscape areas including parking lot islands shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
5. All written dimensions override scale dimensions on the plans.
6. Report all changes, substitutions, or deletions to the Owner's representative.
7. All bidders must inspect the site and report any discrepancies to the Owner's representative.
8. All specifications are subject to change due to existing conditions.
9. The Owner's representative reserves the right to approve all plant material.

MAINTENANCE OF GENERAL LANDSCAPE AREAS

1. The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
2. The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
3. The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
4. All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
5. Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
6. All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
7. Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.



LANDSCAPE PLANTING PLAN — scale: 1" = 20'



PLANTING DETAILS — not to scale

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
ALC	2	*Amelanchier laevis* 'Cumulus'	Cumulus Allegheny Serviceberry	2" cal. B&B
CAH	19	*Clethra alnifolia* 'Hummingbird'	Hummingbird Summersweet	24" ht., 3 gal. pot
LSS	4	*Liquidambar styraciflua* 'Slender Silhouette'	Slender Silhouette American Sweetgum	3" cal. B&B
TMH	7	*Taxus* x *media* 'Hicksii'	Hicks Upright Yew	42" ht. B&B
TOE	8	*Thuja occidentalis* 'Emerald'	Emerald Green Upright Arborvitae	24" ht. B&B
MS	11	*Matteuccia struthiopteris*	Ostrich Fern	1 gal. pot, 30" o.c.
PAM	32	*Pennisetum alopecuroides* 'Moudry'	Moudry Fountain Grass	1 gal. pot, 30" o.c

LANDSCAPE PLAN FOR:
Sidecar Plymouth, L.L.C.
340 North Main Street
Plymouth, Michigan 48170
(248) 891-8702
Mr. Dan Linnen

PROJECT LOCATION:
Sidecar Bar
Markham Place
340 North Main Street
Plymouth, Michigan

date: April 28, 2022
revised:

LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634-9208

STATE OF MICHIGAN · J. BRIAN DEVLIN NO.1260 · REGISTERED LANDSCAPE ARCHITECT

AUTOCAD SIGNATURE ORIGINAL IN BLUE

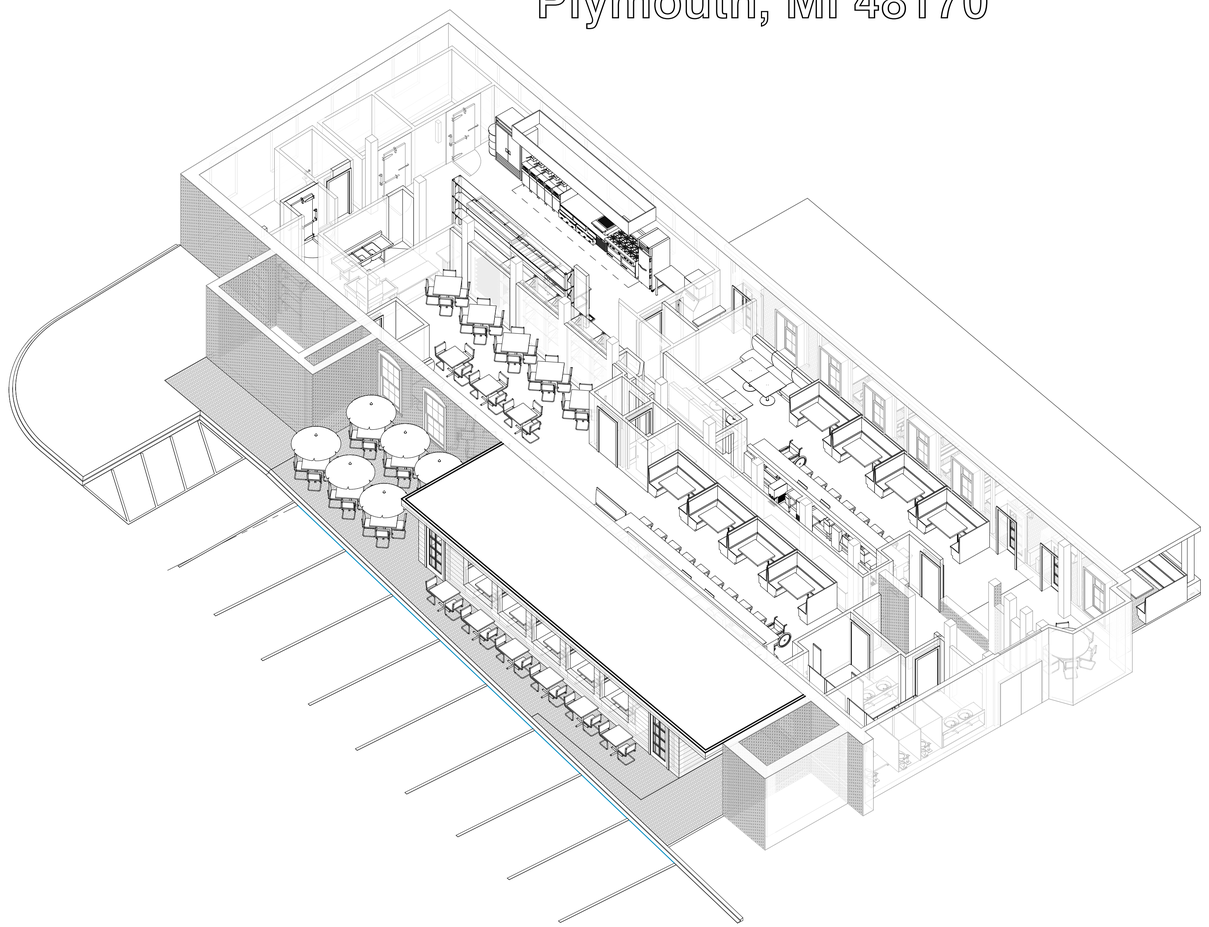
811 Know what's below. Call before you dig.

LP - 1: LANDSCAPE PLANTING PLAN

* Base data provided by Jekabson & Associates, P.C.

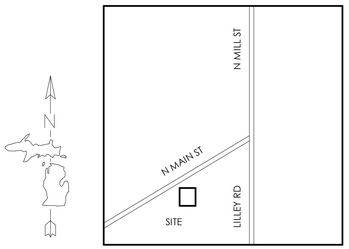
Sidecar Of Plymouth

340 N Main St
Plymouth, MI 48170



Sidecar Of Plymouth

340 N Main St
Plymouth, MI 48170



DEMOLITION PLAN GENERAL NOTES:

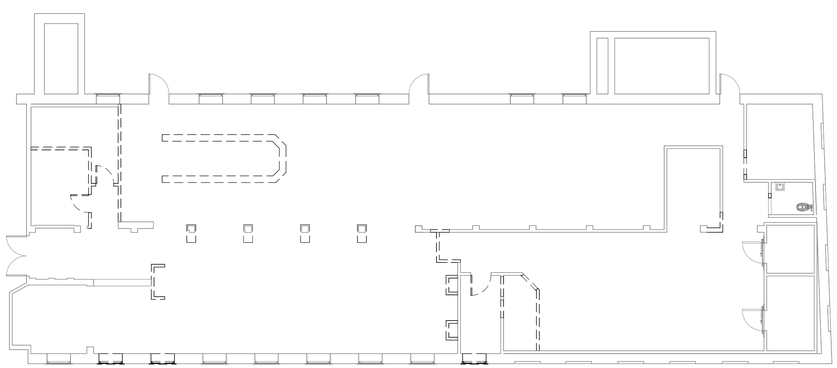
1. THE INTENT OF THE DEMOLITION PLANS IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE AND VERIFYING THE EXISTING CONDITION. THE GENERAL CONTRACTOR SHOULD NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. COORDINATE AND VERIFY WITH THE OWNER ALL ITEMS TO BE SALVAGED PRIOR TO DEMOLITION. THESE ITEMS MAY INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING:1) LAB CASEWORK2) FUMEHOOD(S)3) LABORATORY EQUIPMENT4) SUSPENDED CEILING COMPONE S LIGHT FIXTURES5) DOOR(S) AND WINDOW(S)6) EXISTING FURNITURE7) EXISTING FIXED FURNITURE
3. GENERAL CONTRACTOR IS TO MAINTAIN A SEPARATION BETWEEN AREAS WITHIN THE SCOPE OF WORK AND AREAS OUTSIDE OF THE SCOPE OF WORK BY PROVIDING PLASTIC SHEATHING BETWEEN CONTIGUOUS SPACES AND/OR TEMPORARILY TAPING OF JOINTS AND GAPS TO PREVENT DUST MIGRATION.
4. CAUSE NO DAMAGE TO EXISTING CONSTRUCTION TO REMAIN. TAKE CARE NOT TO ENCROACH ON ADJACENT OCCUPIED AREAS OR AREAS NOT WITHIN THE SCOPE OF WORK. PROTECT ALL EXISTING FINISHES, DOORS, FRAMES, ETC. WHICH ARE TO REMAIN.
5. USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST TO ADJACENT AREAS.
6. CONDUCT DEMOLITION OPERATIONS & THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS, & OTHER ADJACENT OCCUPIED OR USED FACILITIES. COMPLY WITH LOCAL JURISDICTION REQUIREMENTS FOR RECYCLING AND TREATMENT OF ITEMS TO BE RECYCLED.
7. DISPOSE OF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY OFF THE SITE. COMPLY WITH ALL LOCAL HAULING & DISPOSAL REQUIREMENTS.
8. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON JOBSITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA IF ASBESTOS OR OTHER HAZARDOUS MATERIAL ARE DISCOVERED DURING CONSTRUCTION. NOTIY OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING WITH OTHER WORK.
9. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
10. SCHEDULE ALL SERVICE SHUT—DOWN(S) WITH THE OWNER. NOTIFY OWNER A MINIMUM TIME OF ONE (1) WEEK AND ADDITIONALLY ONE (1) HOUR PRIOR TO SHUT—DOWN(S).
11. REMOVE ALL ABANDONED ANCHOR BOLTS & EMBEDDED ITEMS IN CONCRETE FLOORS THAT PROTRUDE ABOVE THE CONCRETE FLOOR SURFACE.
12. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR SPECIFIC DEMOLITION NOTES REGARDING THESE DISCIPLINES. ALL HVAC, ELECTRICAL AND PLUMBING ITEMS REMOVED SHALL BE CAPPED AND IDENTIFIED.
13. UPON COMPLETION, CLEAN THE ENTIRE AREA OF DEMOLITION TO A TIDY, UNIFORM CONDITION REMOVING ALL DEBRIS, DUST PARTITIONS & ASSOCIATED MATERIALS USED DURING THE DEMOLITION. CLEAN ALL AREAS IMPACTED BY THE DEMOLITION, INCLUDING BUT NOT LIMITED TO, ADJACENT OCCUPIED AREAS AND AREAS NOT WITHIN THE SCOPE OF WORK.
14. PROVIDE NEW SUPPORT RACK OR HANGERS FOR ABOVE CEILING ITEMS WHICH WERE ORIGINALLY SUPPORTED BY REMOVED WALLS.
15. ABANDONING ITEMS OR UNUSED UTILITIES IN PLACE IS STRICTLY PROHIBITED, UNLESS SPECIFICALLY PERMITTED BY THE OWNER.
16. PATCH / PAINT / FINISHES: TAPE, PATCH, SAND SMOOTH, AND PAINT ALL EXISTING INTERIOR WALLS WHERE DAMAGED TO UPGRADE TO CLIENT—ACCEPTED CONDITION. ALL ADJACENT EXISTING FINISHES DAMAGED OR AFFECTED BY DEMOLITION OR CONSTRUCTION OF NEW AREAS IN SCOPE OF WORK SHALL BE PATCHED AND REPAIRED TO MEET CLIENT SATISFACTION.

COMPLY WITH ALL STANDARD LOCAL, NATIONAL, STATE AND FEDERAL SAFETY REQUIREMENTS FOR DEMOLITION.

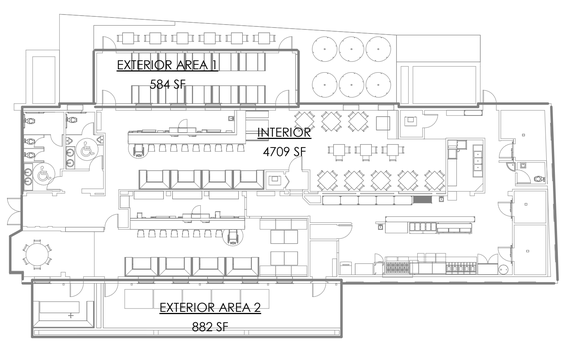
WALL LEGEND

- EXISTING WALL TO REMIAN
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL

JURISDICTION:	CITY OF PLYMOUTH
GOVERNING CODE:	1. 2015 MICHIGAN BUILDING CODE 2. 2015 MICHIGAN MECHANICAL CODE 3. 2015 MICHIGAN PLUMBING CODE 4. MICHIGAN ELECTRICAL CODE, 2017 NEC 5. ANSI A 117.1-2009 AND MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED 6. MICHIGAN UNIFORM ENERGY CODE RULES PART 10 WITH ANSI/ASHRAE/IESNA Standard 90.1-2007 7. INTERNATIONAL FIRE CODE 2012 APPROVED PLANS TO BE ON SITE AT ANY TIME PERMIT MUST BE OBTAINED FROM THE CITY PRIOR TO ANY TYPE OF WORK
USE GROUP:	A2
TYPE OF CONSTRUCTION	IIIB
UNIT AREA: ALTERANTION	INTERIOR AREA = 4709 SF. EXTERIOR AREA 1466 SF
ZONING:	B-3 GENERAL BUSINESS
TOTAL OCCUPANTS	
NUMBER OF EGRESS	5- EXITS ARE PROVIDED



1 DEMOLITION PLAN
3/32" = 1'-0"



2 AREA PLAN
1/16" = 1'-0"

GENERAL NOTES:

ALL INTERIOR PARTITIONS, FINISHES AND FIXTURES IN THE STORE TO BE BY OWNER/TENANT AND TO COMPLY WITH THE MICHIGAN CODE 2015.

EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS ARE NOT PERMITTED.

ALL REQUIRED EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. DIRECTION EXIT SIGNS SHALL BE REQUIRED WHERE THE PATH OF EGRESS IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. (MBC &IFC CHAPTER 10, MEANS OF EGRESS)

PROVIDE PORTABLE FIRE EXTINGUISHER PER INTERNATIONAL FIRE CODE AND NFPA 10. TO BE COORDINATED WITH FIRE MARSHAL.

EMERGENCY LIGHTING SHALL BE PROVIDED FOR THE MEANS EGRESS IN ACCORDANCE WITH THE MBC & IFC CHAPTER 10, MEANS OF EGRESS.

ALL COMBUSTIBLE STORAGE AND ASSOCIATED FIRE PROTECTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE.

ALL INTERIOR TO COMPLY WITH THE MICHIGAN BUILDING CODE CHAPTER 8, INTERIOR FINISHES AND THE INTERNATIONAL FIRE CODE, CHAPTER 8, INTERIOR DECORATIVE MATERIAL AND FURNISHINGS.

PROVIDE SIGNS INDICATING PUBLIC RESTROOM AS REQUIRED PER MICHIGAN BUILDING CODE 2009 AND MICHIGAN PLUMBING CODE 2012. UNISEX ACCESSIBLE SIGN SHALL BE MOUNTED ALONG SIDE THE DOOR ON THE LATCH SIDE. SIGNAGE CHARACTER MUST BE 48" MIN. AND 60" MAX. A.F.F.

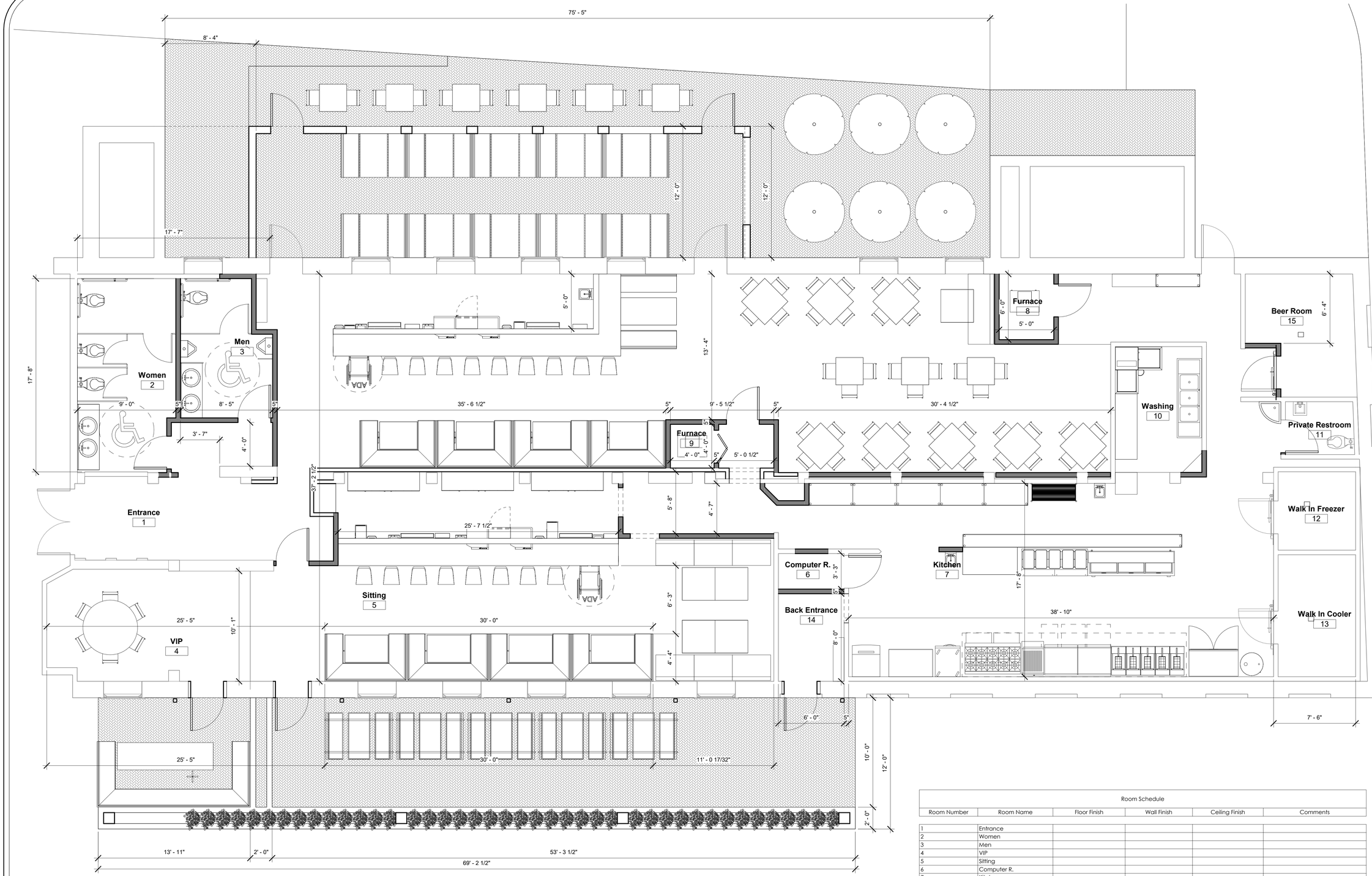
PROVIDE A PERMANENT, CONSPICUOUS BUILDING ADDRESS IN ACCORDANCE WITH THE CITY CODE OF ORDINANCE & THE IFC, SECTION 505 PREMISES IDENTIFICATION, AS AMENDED. STREETS & ROADS SHALL BE IDENTIFIED WITH CLEAR SIGNS.

DOOR SURFACES WITHIN 10" OF THE FLOOR GROUND MEASURED VERTICALLY SHALL BE SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF DOOR.

AN 18-INCH BY 48-INCH CLEAR MANEUVERING SPACE IS REQUIRED ON THE PULL-SIDE, LATCH-SIDE OF ALL DOORS.

GENERAL CONSTRUCTION NOTES:

1. THE SUB CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND ASSUME FULL/ SUBCONTRACTOR RESPONSIBILITY FOR VISUAL OBSERVATION OF EXISTING CONDITIONS. DURING THE VISIT THE CONTRACTOR SHALL RELATE THE PROPOSED FLOOR PLANS TO THE EXISTING SPACE CONDITIONS AND BE FAMILIAR WITH THE AREAS WHERE WORK WILL BE PERFORMED. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, IF ANY, PRIOR TO SUBMITTING THE BID AND START OF CONSTRUCTION.
2. THE SUB CONTRACTOR SHALL ACCEPT THE SITE IN THE CONDITION IN WHICH IT EXITS AT THE TIME OF THE CONTRACT AWARD. ALL EXCLUSIONS SHALL BE MADE ON THE BID PROPOSAL AND SUBMITTED TO THE OWNER FOR REVIEW.
3. THE SUB CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO COMPLETE THE WORK SPECIFIED ON THE DRAWINGS AND HEREINAFTER SPECIFIED.
4. LAYOUT OF THE WORK, LOCATION OF REFERENCES AND DIMENSIONS PER PLANS AND COORDINATE LOCATION OF ALL CHASES, OPENINGS, DUCTS, LINES, CONDUITS, FIXTURES AND EQUIPMENT.
5. TEMPORARY PARTITIONS, DUST PROTECTORS, ENCLOSING OF OPENINGS, RAMPS AND CAT WALKS AS REQUIRED BY OSHA FOR SAFETY.
6. NO ALLOWANCE SHALL BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF AN ERROR ON HIS PART OR HIS NEGLIGENCE OF FAILURE TO ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS OF THE SPACE.
7. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, GUESTS, OR OTHER WORK BEING PERFORMED NEAR THE SITE.
8. THE SUB CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS.
9. MAINTAIN SAFE CONSTRUCTION ACCESS TO THE WORK AREA AT ALL TIMES AND POST WARNING SIGNS AT ALL PEDESTRIAN TRAVEL PATHS.
10. ALL ASSOCIATED ELECTRICAL, PLUMBING, ETC. TO BE DEMOLISHED SHALL BE DISCONNECTED AND REMOVED TO THE SOURCE.
11. EACH SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CLEANUP OF DEBRIS AND CUTTING MATERIALS DAILY.



1 PROPOSED FLOOR PLAN PRELIMINARY
1/4" = 1'-0"

Room Schedule

Room Number	Room Name	Floor Finish	Wall Finish	Ceiling Finish	Comments
1	Entrance				
2	Women				
3	Men				
4	VIP				
5	Sitting				
6	Computer R.				
7	Kitchen				
8	Furnace				
9	Furnace				
10	Washing				
11	Private Restroom				
12	Walk In Freezer				
13	Walk In Cooler				
14	Back Entrance				
15	Beer Room				

SCOPE DATA, LLC.
381 DEER PATH TRL
WATERFORD
MICHIGAN 48327
WWW.SCOPEDATA.COM

CONTACT NUMBER
PH: (248) 739-6390
FAX: (248) 562-1450

EMAIL:
INFO@SCOPEDATA.COM

PROJECT:
Sidecar Of Plymouth

ADDRESS
340 N Main St
Plymouth, MI 48170

OWNER

CONTRACTOR

SUBMITTALS

REVISIONS

#	Revision Date

PROJECT NO

DATE
04/27/21

SCALE

SHEET TITLE
FLOOR PLAN

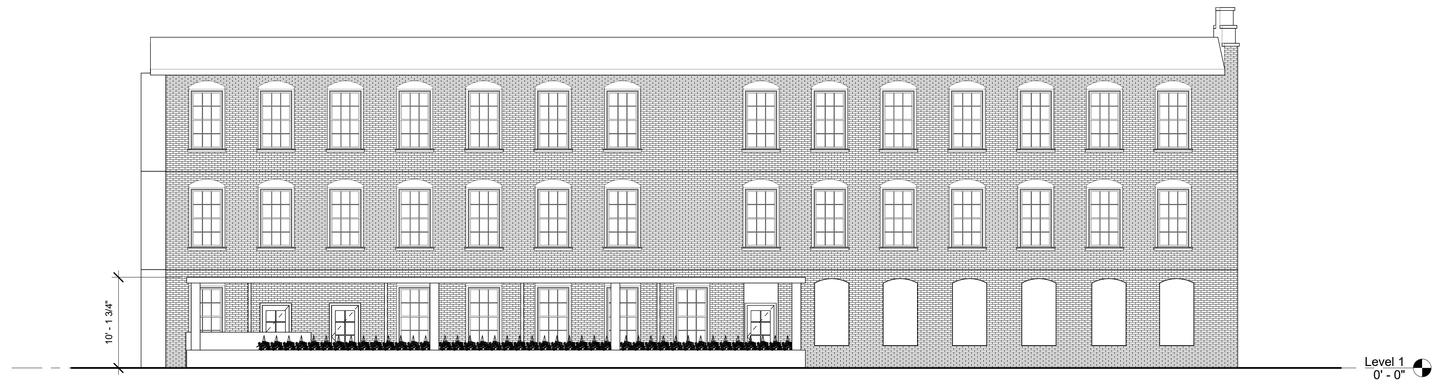
SHEET #
A1



1 North East Elevation
1/8" = 1'-0"



2 South East Elevation
1/8" = 1'-0"



3 South West Elevation
1/8" = 1'-0"

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Plymouth, MI 48170

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SUBMITTALS

REVISIONS	
#	Revision Date

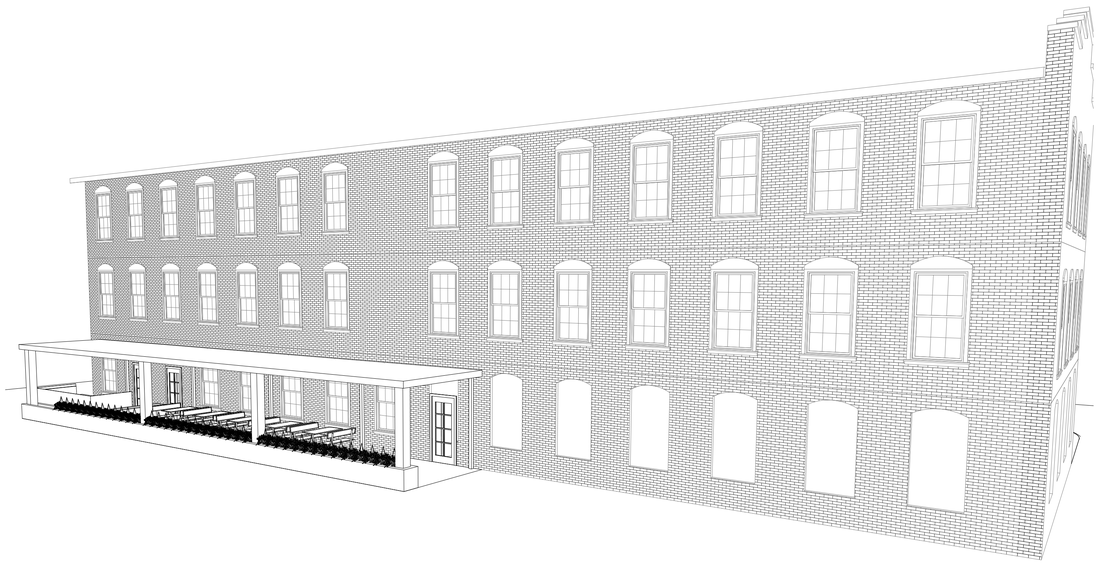
PROJECT NO

DATE
02/05/22

SCALE

SHEET TITLE
ELEVATIONS

SHEET #
A2









SCOPE DATA, LLC.
381 DEER PATH TRL
WATERFORD
MICHIGAN 48327
WWW.SCOPEDATA.COM

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Sidecar Of Plymouth

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340 N Main St
Plymouth, MI 48170

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SUBMITTALS

REVISIONS	
#	Revision Date

PROJECT NO

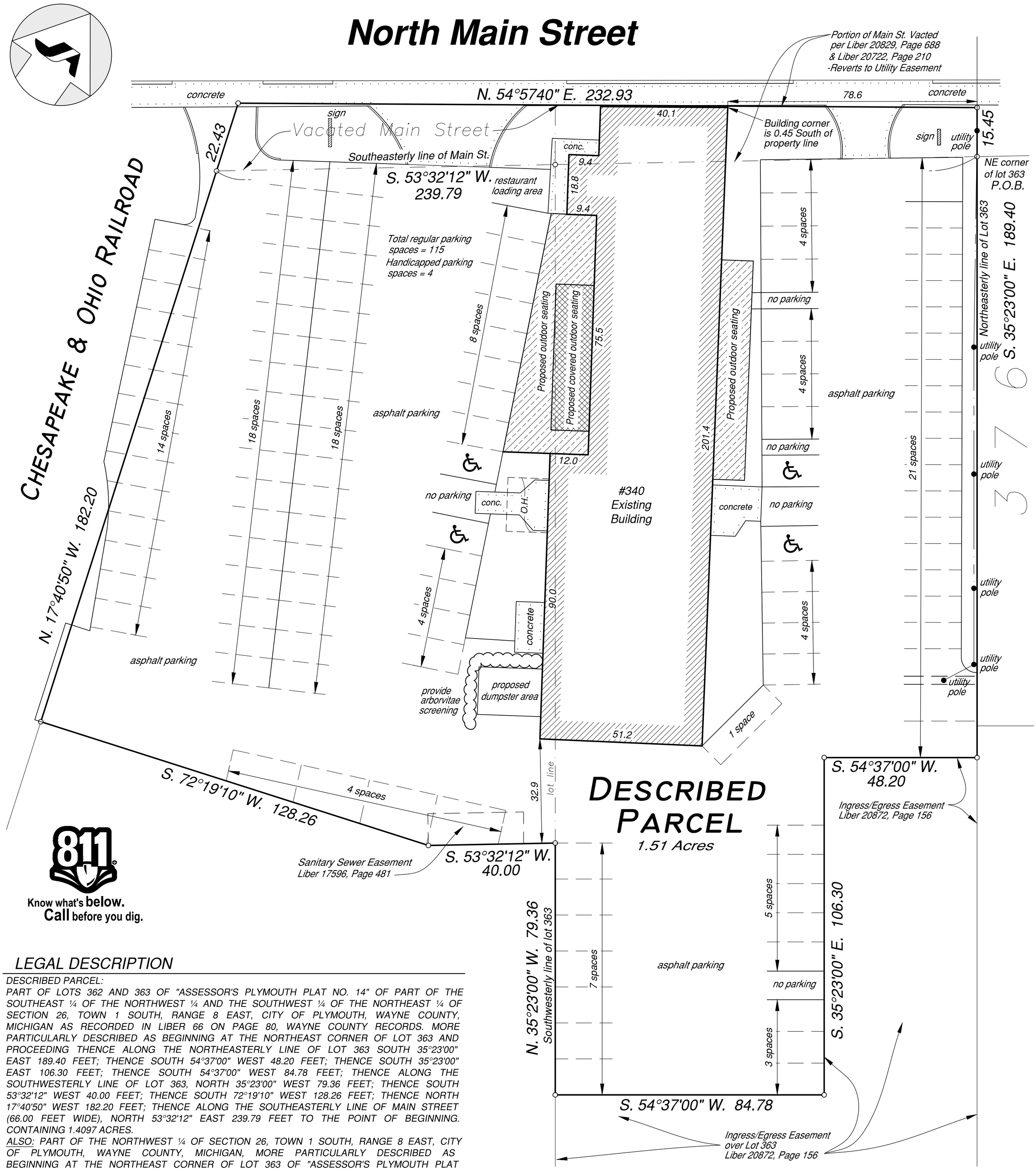
DATE
01/13/22

SCALE

SHEET TITLE
3D VIEWS

SHEET #
A3

North Main Street



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

LEGAL DESCRIPTION

DESCRIBED PARCEL:

PART OF LOTS 362 AND 363 OF "ASSESSOR'S PLYMOUTH PLAT NO. 14" OF PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 66 ON PAGE 80, WAYNE COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 363 AND PROCEEDING THENCE ALONG THE NORTHEASTERLY LINE OF LOT 363 SOUTH 35°23'00" EAST 189.40 FEET; THENCE SOUTH 54°37'00" WEST 48.20 FEET; THENCE SOUTH 35°23'00" EAST 106.30 FEET; THENCE SOUTH 54°37'00" WEST 84.78 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF LOT 363, NORTH 35°23'00" WEST 79.36 FEET; THENCE SOUTH 53°32'12" WEST 40.00 FEET; THENCE SOUTH 72°19'10" WEST 128.26 FEET; THENCE NORTH 17°40'50" WEST 182.20 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF MAIN STREET (66.00 FEET WIDE), NORTH 53°32'12" EAST 239.79 FEET TO THE POINT OF BEGINNING. CONTAINING 1.4097 ACRES.

ALSO: PART OF THE NORTHWEST ¼ OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 363 OF "ASSESSOR'S PLYMOUTH PLAT NO. 14" OF PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66 ON PAGE 80, WAYNE COUNTY RECORDS AND PROCEEDING THENCE SOUTH 53°32'12" WEST 239.79 FEET; THENCE NORTH 17°40'50" WEST 22.43 FEET; THENCE NORTH 54°57'40" EAST 232.93 FEET; THENCE SOUTH 35°23'00" EAST 15.45 FEET TO THE POINT OF BEGINNING. CONTAINING 4,346 SQUARE FEET. ALL BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

EASEMENT DESCRIPTION:

AN EASEMENT FOR UNDERGROUND UTILITIES IN "ASSESSOR'S PLYMOUTH PLAT NO. 14", CITY OF PLYMOUTH, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF LOT 362 OF "ASSESSOR'S PLYMOUTH PLAT NO. 14", OF PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66 OF PLATS, ON PAGE 80 OF WAYNE COUNTY RECORDS; THENCE SOUTH 53°32'12" WEST 10.00 FEET ALONG THE SOUTH LINE OF NORTH MAIN STREET; THENCE SOUTH 35°23'00" EAST 203.83 FEET TO A POINT OF BEGINNING; CONTINUING THENCE SOUTH 35°23'00" EAST 10.00 FEET; THENCE SOUTH 53°32'12" WEST 30.00 FEET; THENCE NORTH 35°23'00" 10.00 FEET; THENCE NORTH 53°32'12" EAST 30.00 FEET TO THE POINT OF BEGINNING. RECORDED IN LIBER 17596, PAGE 481, REGISTER No. F560098, WAYNE COUNTY RECORDS.

Revised - 10 May, 2022

STATE OF MICHIGAN
I. JOHN JEKABSON
PROFESSIONAL SURVEYOR
No. 19836
LICENSED PROFESSIONAL SURVEYOR

Proposed Outdoor Seating

Prepared for: Sidecar Slider Bar
340 North Main St.
Plymouth, MI 48170

Jekabson & Associates, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200
By:

Date	22 April 22
Job No.	78-07-304
Scale	1" = 20'
Drawn	JRN
Checked	JGE
Sheet	1 of 1

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

Date: June 2, 2022

Rezoning Review
For
Plymouth, Michigan

Applicant:	Plymouth Ann Arbor Elks 325 110 W. Ann Arbor Trail Plymouth, MI 48170
Project Name:	Elks Club Building Renovation
Plan Date:	Site Plan: April 14, 2022 Rezoning Plan: May 13, 2022
Location:	100 W. Ann Arbor Trail (Intersection of Mill & Ann Arbor Trail)
Zoning:	I-2 – Heavy Industrial District
Action Requested:	Rezoning from I-2, Heavy Industrial District to B-1, Local Business District
Required Information:	Any deficiencies are noted in the report.

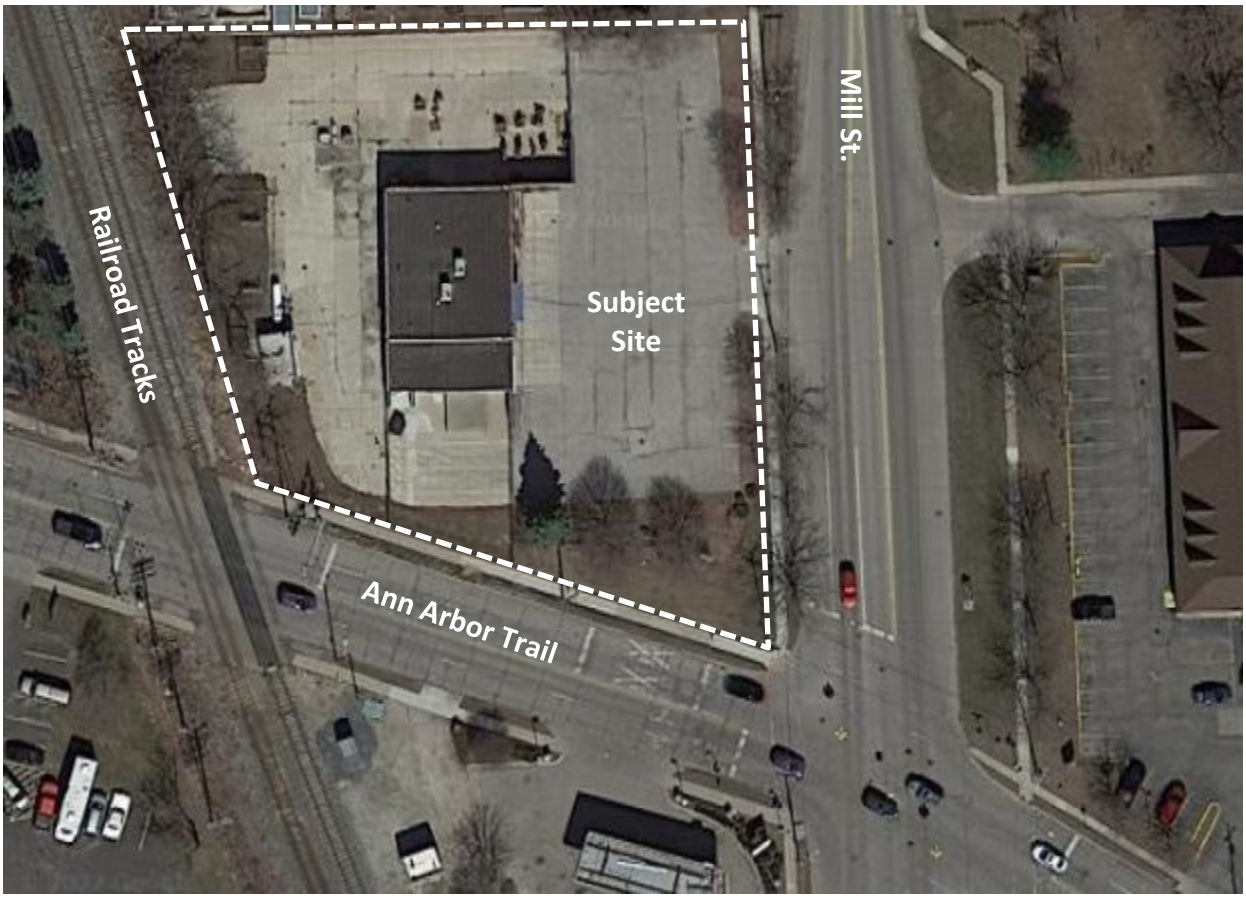
PROJECT AND SITE DESCRIPTION

The submission proposes to locate a service club in an existing building on the northwest corner of the Ann Arbor Trail and Mill St. intersection. The building was previously occupied by a distributor of industrial, medical, and specialty gases.

Other than the change of use, the applicant is proposing to make relatively minor modifications to the site, and extensively renovate the building interior.

An aerial of the subject site is shown in **Figure 1** below.

Figure 1. Subject Site



Private clubs and lodge halls are not listed as a "Permitted" or "Special Land Use" in the I-2 Heavy Industrial District. Therefore, the applicant has requested that the site be rezoned to B-1, Local Business District. The B-1 District allows private clubs and lodge halls as a Permitted Use, and establishments serving alcohol as a Special Land Use.

This review considers the rezoning proposal. The site plan and Special Land Use requests are addressed in a separate review. Note that the rezoning review also uses information provided in the associated site plan materials.

REZONING REVIEW

Sec. 78-380 of the Zoning Ordinance lists 10 ordinance factors that may be considered by the Planning Commission to evaluate a proposed change to the zoning map. Note that other relevant factors, specific to the site, may also be considered. The factors in the ordinance are listed below, with our response after each.

(a) Whether the rezoning is consistent with the policies and uses proposed for that area in the city's master land use plan. If conditions have changed since the master plan was adopted, the consistency with recent development trends in the area as well as other factors or conditions which may have changed.

CWA Comments: The 2018 Future Land Use Map in Plymouth's Master Plan identifies the desired future land use of this site as "Local Business."

The Zoning Plan (pg. 44 of the Master Plan) lists future land use categories with its related zoning district. The Local Business future land use category is associated with the B-1, Local Business zoning district. Therefore, the Master Plan identifies B-1 as an appropriate zoning category for this site.

The text in the Master Plan describes the Local Business future land use category as follows:

> *Local Business – Retail/Service. The Local Business-Retail/Service designation is the lowest-intensity business category of three commercial land use designations. It is designed for convenient shopping for residents of nearby residential area, and permits land uses that satisfy limited specialty shopping. Local Business would not include intensive business types or businesses that depend on high volumes of traffic. This category may also accommodate residential uses on upper levels, if deemed appropriate for the individual location, at a density of up to 12-18 dwelling units per acre.*

It is unknown if the proposed use will generate high volumes of traffic. The associated site plan states that: "The Elks will utilize the site to conduct their business and community activities as well as rent the building for business meetings, business seminars, social gatherings such as bridal showers, weddings, wedding receptions, reunions and the like." To better assess the conformance of the proposed use with the desired future land use, we ask that the applicant to provide the following information:

1. *Number of club members.*
2. *Proposed hours/days of operation.*
3. *Description/number per year or month of expected Club activities, and number of participants at each.*
4. *Number per year or month of expected/desired "rental" activities.*
5. *Could the building accommodate and/or is it desired that more than one (1) event occur at a time? If yes, please describe.*

Lastly, in our opinion, the proposed rezoning is consistent with recent development trends in the area, given the redevelopment of the Bathey property into townhome residential units just to the north.

(b) Whether there are substantial reasons why the property cannot be reasonably used as currently zoned.

CWA Comments: The associated site plan states that the site is currently abandoned, and was formerly occupied by Airgas, a distributor of industrial, medical, and specialty gases. No additional information has been provided to indicate why the property cannot be reasonably used as currently zoned.

One possibility is because of the building's relatively small size. It is only approximately 4,000 square feet, which isn't very large for any type of manufacturing, research, storage, or warehouse uses (or uses permitted in the I-2, Heavy Industrial District). However, it appears that the site itself could accommodate a larger building and the required parking for a manufacturing business. The applicant should provide any additional information they know of regarding continued use of this site as currently zoned.

(c) Whether adequate sites are available elsewhere that are already zoned to accommodate the proposed use.

CWA Comments: Service clubs and lodges are permitted uses in the O-1, Office Service District; B-1, Local Business District; and B-3, General Business District. To address this criterion, we offer the following observations:

- *There are approximately 42 lots/parcels zoned O-1, Office Service. A number of these lots are combined and occupied by one land use. However, very few or none are as large as the subject site. Also, these properties are almost all built upon, and don't have the amount of parking offered by the subject site.*
- *There are approximately 100 lots/parcels zoned B-1, Local Business. As in the office district, many of these lots are combined and occupied by one land use. And, as the office properties, very few are as large as the subject site, or provide the relatively large amount of parking spaces as the subject site.*
- *There are approximately 36 lots/parcels zoned B-3, General Business. Properties zoned B-3 are more varied in size (compared to O-1, or B-1), and there are more large sites than in the other two zoning districts. However, they are all currently developed into retail uses, which don't offer the applicant the same type of building as the subject site. All of the large B-3 sites with sufficient parking would require a completely new building.*

From this analysis, other sites that are currently zoned to permit a service club or lodge are either not large enough, don't provide enough parking, or would require full redevelopment to accommodate the desired use.

(d) Whether the rezoning would constitute a spot zone granting a special privilege to one landowner not available to others.

*CWA Comments: To address this criterion, we first looked at how the surrounding properties are currently zoned/used. **P**roperties on the east side of Mill (directly across the street from this site) are*

either zoned B-1, or used for retail businesses as part of a retail PUD development. The old Lumber Mart property (kitty-corner from this site) was proposed for redevelopment into a mix of office/commercial/residential uses; however, this development was never built, and the site is currently vacant. The properties directly across Ann Arbor Trail from this site are used for a gas station/convenience store, and a small engine repair business. To the west, this property's boundary abuts the railroad tracks. The tracks are elevated approximately five (5) feet, which creates a physical boundary between this site and the residential neighborhood on the other side of the tracks.

We consider the service club use to be compatible with the surrounding retail/commercial uses, and wouldn't consider B-1, Local Business zoning on this site to constitute spot zoning. Another reason that supports this opinion is the Master Plan's vision for "Local Business" on this site. This site, and the properties to the north, are proposed to transition from industrial uses to commercial uses, or a mix of uses (commercial/office/residential) north of this site along Mill St. Rezoning this site to B-1 is consistent with this vision, and contributes to the transition of this area to the Master Plan's vision.

(e) Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area.

CWA Comments: The B-1, Local Business District is the least intensive business district in the Zoning Ordinance. Permitted uses include a variety of office uses, private clubs/meeting halls, retail businesses, personal service establishments, restaurants (not serving alcohol) and other similar uses. Special land uses include public buildings; one-family, two-family and multi-family dwellings; and establishments serving alcohol.

Of the permitted uses in B-1, we would consider them to be consistent with the existing commercial character of this intersection, as well as the desired uses identified in the Master Plan. We discuss the requested special land use (serving alcohol) under separate cover.

(f) Whether any public services, facilities, traffic flow, or natural features would be significant and adversely impacted by a development or use allowed under the requested rezoning.

CWA Comments: The proposed use will occupy an existing building, which is served by public water/sewer. The site doesn't appear to have any natural features, other than vegetation that may or may not be retained.

To determine the impacts on the adjacent roadway, the applicant should provide the information outlined in our comments under "(a)" above. Note that Mill St. is a county road; however, no changes are proposed within the road right-of-way. Also, the proposed use (Lodge/Fraternal Organization) does not generate enough vehicle trips (per the Institute of Transportation Engineers Trip Generation Manual) to require a traffic impact study under Sec. 78-389.

(g) Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.

CWA Comments: We consider the uses allowed under the B-1, Local Business, zoning district to transition this part of the City away from heavy industry to the desired local commercial character. Therefore, we consider the proposed rezoning would be better suited to the area.

(h) Whether the condition and/or value of property in the city or in adjacent communities would be significantly and adversely impacted by a development or use allowed under the requested rezoning.

CWA Comments: Plymouth has a number of service clubs, and several in the vicinity of the subject site. We don't consider this use, or the other uses permitted in the B-1, Local Business District, to negatively impact property values.

However, the way in which the site is managed could potentially have negative impacts on the quiet enjoyment of nearby residential properties if not managed appropriately. For example, late night celebrations could spill into the parking lot, or the open overhead doors expose neighbors to loud music inside. We discuss these issues as part of the Site Plan Review under separate cover.

(i) Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.

CWA Comments: The 2011 Master Plan, and the 2018 Master Plan both designate this site as "Local Business" on the Future Land Use map. The City has been advocating transitioning this property from industrial to local business for at least the last 10 years. We consider the proposed rezoning an opportunity to make this site more consistent with the Master Plan's vision.

(j) Whether precedents might result from approval or denial of the petition, and the possible effects of such precedents.

CWA Comments: If a rezoning proposal is consistent with the Master Plan, and meets the criteria listed above, we don't think the rezoning could set an undesirable precedent. In this case, the rezoning is moving the site toward the desired land uses described in the Master Plan.

RECOMMENDATIONS

In our opinion, the proposed rezoning from I-2, Heavy Industrial, to B-1, Local Business meets many of the criteria in the ordinance to rezone a property. However, the following information should be provided to help determine the potential effects of the proposed rezoning, and the proposed use (service club), on the nearby roadway and residential neighbors.

A. Number of club members.

B. Proposed hours/days of operation.
C. Description/number per year or month of expected Club activities, and number of participants at each.
D. Number per year or month of expected/desired "rental" activities.
E. Could the building accommodate and/or is it desired that more than one (1) event occur at a time? If yes, please describe.
F. The applicant should provide any additional information they know of regarding continued use of this site as zoned.

Sally M. Elmiger

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

cc: John Buzuvis
Marleta Barr
Joseph Philips (joephilipsarchitect@gmail.com)

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

Date: June 3, 2022

Special Land Use and Site Plan Review For Plymouth, Michigan

Applicant:	Plymouth Ann Arbor Elks 325 110 W. Ann Arbor Trail Plymouth, MI 48170
Project Name:	Elks Club Building Renovation
Plan Date:	Site Plan: April 14, 2022 Rezoning Plan: May 13, 2022
Location:	100 W. Ann Arbor Trail (Intersection of Mill & Ann Arbor Trail)
Zoning:	I-2 – Heavy Industrial District
Action Requested:	Special Land Use and Site Plan Review approval
Required Information:	Any deficiencies are noted in the report.

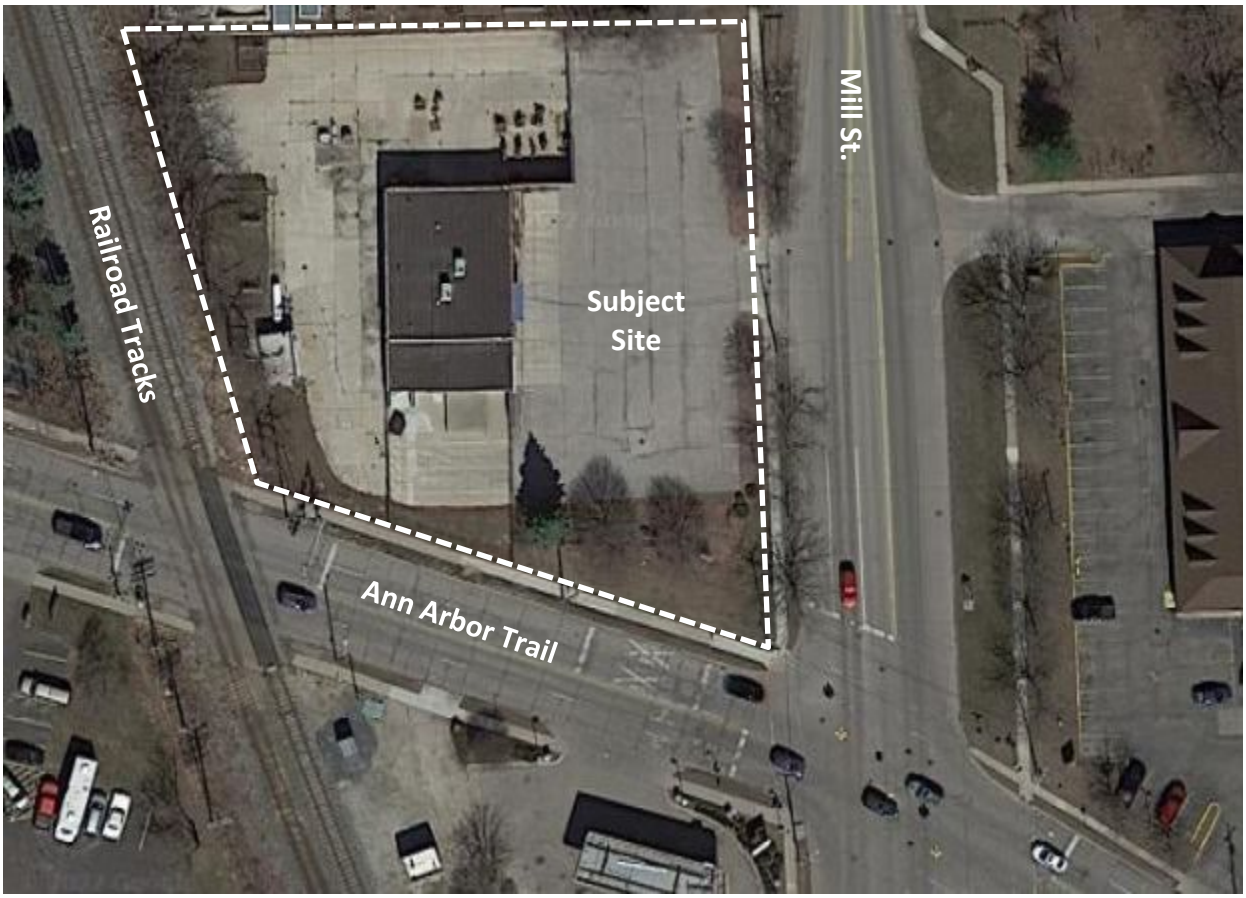
PROJECT AND SITE DESCRIPTION

The submission proposes to locate a service club in an existing building on the northwest corner of the Ann Arbor Trail and Mill St. intersection. The building was previously occupied by a distributor of industrial, medical, and specialty gases.

Other than the change of use, the applicant is proposing to make relatively minor modifications to the site, and extensively renovate the building interior.

An aerial of the subject site is shown in **Figure 1** below.

Figure 1. Subject Site



We also reviewed the proposed rezoning of this site (from I-2, Heavy Industrial to B-1, Local Business) under separate cover.

SPECIAL LAND USE REVIEW

Because the service club is proposing to serve alcohol during functions, the proposed use must meet the special land use standards in Section 78-281.

These standards are as follows. Our comments regarding each are provided below:

(**1) Will be harmonious and in accordance with the general objectives or any specific objectives of the City of Plymouth Master Plan.**

CWA Comments: The 2018 Future Land Use Map in Plymouth's Master Plan identifies the desired future land use of this site as "Local Business," which is associated with the B-1, Local Business

zoning designation. Service clubs and lodges are listed as a "Permitted" use in this district. The applicant has asked the Planning Commission to rezone this site to B-1, Local Business.

The club serves alcohol during its Club events, as well as during banquets and other events where the facility is rented to non-members.

The text in the Master Plan describes the Local Business future land use category as follows:

> *Local Business – Retail/Service. The Local Business-Retail/Service designation is the lowest-intensity business category of three commercial land use designations. It is designed for convenient shopping for residents of nearby residential area, and permits land uses that satisfy limited specialty shopping. Local Business would not include intensive business types or businesses that depend on high volumes of traffic. This category may also accommodate residential uses on upper levels, if deemed appropriate for the individual location, at a density of up to 12-18 dwelling units per acre.*

The use is supported by the Master Plan in that this site is identified on the Future Land Use map for B-1 uses, and a "service club and lodge" is a permitted use in the B-1 zoning district. In our opinion, a service club and banquet facility does not offer convenient shopping for residents, as described in the Master Plan. However, the use will occupy the existing building (rather than fully redevelop the site), and it could be considered a transitional use as the area moves from an industrial, more vehicle-centric character, to a local business hub. That said, we don't think the use will be inconsistent with the Master Plan, as long as it is managed properly to minimize impacts to residential neighbors.

(2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

<u>CWA Comments:</u> The service club will renovate the interior of the existing building, restore some of the parking lot paving, and add landscaping. Therefore, the site design will not change that much. The surrounding area has the character of a more "vehicle-centric" area. The surrounding uses all contain their own parking lots in front of the buildings, rather than the buildings being adjacent to the sidewalk and more pedestrian-focused. This site is consistent with the existing character of the area; however, the proposed changes will improve the appearance of the site from the street.

The way in which the site is managed could potentially have negative impacts on the quiet enjoyment of nearby residential properties if not managed appropriately. The applicant should provide the following information (as requested for the rezoning petition) to help determine the intensity of the proposed uses:

a. Number of Club members.
b. Proposed hours/days of operation.
c. Description/number per year or month of expected Club activities, and number of participants at each.
d. Number per year or month of expected/desired "rental" activities.
e. Could the building accommodate and/or is it desired that more than one (1) event occur at a time? If yes, please describe.

In addition, the west building elevation and floor plan show three overhead doors (described as metal and glass sectional doors) in the west banquet/meeting room. Five (5) parking spaces are located directly outside of these doors. Will the parking spaces be blocked off, and club members or event patrons be allowed to set up outdoor dining/beverage service? This façade also has a "walk-up service window" adjacent to the food prep area inside the building. The applicant should describe the purpose of these doors and how/when they will be used. They should also describe if outdoor activities will occur, and if so, what type of activities, how often, and the proposed hours.

The applicant should also describe how events are hosted, whether there is some type of facilities manager overseeing the event, and other information to describe management of events when the space is rented to non-member parties.

(3) Will not be hazardous or disturbing to existing or future nearby uses.

CWA Comments: Most of the surrounding properties are non-residential. However, residential uses are located directly across the railroad tracks from this site, and it appears that the overhead doors in the west banquet room will be opened during nice weather. The elevation of the railroad tracks (approx. five (5) feet tall), and the existing trees should help to mitigate noise generated from this site to the residences to the west. However, the information requested above should be provided to better understand the intensity of the proposed use (primarily celebrations/events), and the probability for neighbor disturbance.

(4) Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.

CWA Comment: Given the existing character of the nearby uses, and the uses themselves, we consider the proposed use to be compatible with the commercial uses. We also consider the proposed use to be compatible with the residential uses on the other side of the railroad tracks as long as management and timing of events minimizes noise and other possible disturbances.

(5) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

CWA Comment: The City's existing utilities will serve the proposed use.

(6) Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.

CWA Comment: We don't expect the proposal to create excessive additional public costs.

(7) Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and or/regulations.

CWA Comment: The submitted plans are reviewed later in this report for conformance with the Zoning Ordinance.

In addition to the criteria for Special Land Use, Sec. 78-102 includes the following restrictions for bars/ lounges, and restaurants serving alcohol:

1. No more than ten seats shall be allowed at the bar. *CWA Comment: Sheet 3 shows a floor plan, and indicates the bar will have 10 seats.*

2. Alcohol shall be served only to seated patrons or persons standing in the designated standing area as outlined in subsection 78-102(2)(c). *CWA Comment: No standing area is shown on the floor plan. The applicant should confirm that a standing area for alcohol service is not proposed.*

3. The standing area adjacent to the bar shall not exceed 150 square feet. *CWA Comment: No standing area is shown on the plans. If added, the standing area must comply with this size limitation.*

4. No dance floor or dancing area allowed. *CWA Comment: No dance floor or dancing area is shown on the plans. The applicant should discuss how dancing is accommodated for events.*

5. The bar, lounge, or restaurant serving alcohol shall be restricted to a specific size and square footage. Any increase in square footage or expansion of restaurant operations which serve alcoholic beverages shall be subject to a new or amended special use permit. *CWA Comment: This is a new use in this building, and the current Special Land Use permit will cover what is currently proposed.*

6. The community development director shall request a report from the city's director of public safety regarding the possible impacts of the establishment serving alcoholic beverages. The planning commission shall consider this report in their evaluation of the request for special land use approval. *CWA Comment: To be provided.*

In summary, the proposal meets a number of the Special Land Use criteria, as well as the criteria for establishments serving alcohol. However, the applicant should provide, in writing, the additional information requested above to address the remaining criteria.

Items to be Addressed: *Applicant to provide in writing:*

a. *Number of Club members.*
b. *Proposed hours/days of operation.*
c. *Description/number per year or month of expected Club activities, and number of participants at each.*
d. *Number per year or month of expected/desired "rental" activities.*
e. *Could the building accommodate and/or is it desired that more than one (1) event occur at a time? If yes, please describe.*
f. *Describe the purpose of overhead doors on west facade and how/when they will be used. Also describe if outdoor activities will occur, and if so, what type of activities, how often, and the proposed hours.*
g. *Describe how events are hosted, whether there is some type of facilities manager overseeing the event, and other information to describe management of events when the space is rented to non-member parties*
h. *Confirm that a standing area for alcohol service is not proposed.*
i. *Discuss how dancing will be accommodated for weddings or other events.*

REQUIRED INFORMATION

Section 78-247 lists the information required to be on a site plan. Any outstanding informational requirements are noted throughout the review.

Items to be Addressed: *As noted throughout review.*

PARKING, LOADING

Section 78-271 lists parking requirements for private clubs or lodges. **Table 2** below summarizes the required and provided parking spaces for this site:

Table 2*. Parking Requirements*

	REQUIRED	PROVIDED
Private clubs or lodge halls	1 space/ 3 persons allowed within maximum occupancy load 175/ 3 = **59 spaces**	**62 spaces** , including 3 barrier-free spaces
Excess Spaces:		3 spaces

The number of required parking spaces, and the number of required barrier-free parking spaces are provided by the proposal.

The dimensions of the drive aisles, regular parking spaces, and barrier-free spaces meet ordinance requirements.

A loading zone should be identified on the plans.

Also, the amount of pavement that is to be reconstructed needs to be identified. If 25% or more of the surface is being reconstructed, then various elements of the parking area that are not in compliance with the current ordinance standards must be brought up to compliance. From our initial analysis, the only feature that may be out of compliance is the lighting.

Items to be Addressed: *1. Identify where loading/unloading occurs for this site on the plans. 2. Provide measurement of the amount of the parking lot being reconstructed.*

SITE ACCESS AND CIRCULATION

The parking lot will be re-striped to identify the parking spaces, as well as a one-way direction in the area that is fenced. The parking area enclosed by a fence contains 11 parking spaces. All other parking areas will be two-way.

The site plan shows that a considerable amount of the parking area is currently enclosed with a fence and two gates. The new owners will maintain this configuration, but replace both gates, and move the gate

on the north side of the site to the west side of the building. Much of the existing 6-foot tall cyclone fencing will remain. In our opinion, this configuration is undesirable for the following reasons:

1. The fence/gate makes the 11 parking spaces in the fenced area inaccessible to users of the building unless specifically opened.
2. This fence also makes the rear of the building inaccessible to emergency vehicles. At a minimum, the Plymouth Police and Fire Chief should review these plans and comment on this configuration.
3. The fence also makes what we assume to be the loading/unloading area on the west side of the building inaccessible unless specifically opened.

The applicant should also describe the reason to fence off the parking area in the rear of the building.

This site has pedestrian access from a sidewalk along Mill St. through the parking lot. There is no pedestrian access to the building from Ann Arbor Trail (except across the grass). Sec. 78-351(b)(3)c. states that whenever modifications to a site are proposed, sidewalks be installed within the interior of the site to provide a safe passageway for pedestrians from the street to the principal building and use. A pedestrian walk from the Ann Arbor Trail sidewalk to the building should be added.

Vehicular access is provided via Mill St., which is a County road. The plans don't indicate any work within the road right-of-way.

Items to be Addressed: *1. Plymouth Police and Fire Chief review and comment on proposal to fence off parking area and west side of building. 2. Applicant to describe reasons to fence off the parking area in the rear of the building. 3. Add sidewalk from Ann Arbor Trail to building.*

LANDSCAPING, LIGHTING, DUMPSTER

All of the area around the building is currently paved. The applicant is proposing to construct landscape beds 19-feet deep directly in front of the building. The plans also show adding three landscape islands in the parking lot, and increased plantings around the perimeter of the site. Some of the existing landscaping will be retained.

Section 78-203 requires parking lots which are visible from the public right-of-way to have a landscape strip at least ten (10) feet wide; one tree per 30-linear feet of street frontage; and five shrubs per 30-linear feet of street frontage. For this site, the following landscape materials are required along Mill and Ann Arbor Trail:

	Required	**Proposed**
Mill St. (184 feet street frontage of parking lot)	6 trees and 31 shrubs	10 trees and 30 shrubs
Ann Arbor Trail (175 feet street frontage of parking lot)	6 trees and 29 shrubs	7 trees and 34 shrubs

One (1) additional shrub need to be added to the Mill St. frontage.

Some of the plant material is undersized:

- Eastern White Pine must be a minimum of seven (7) feet in height. (The ordinance requirement for "narrow" evergreen trees relates to species such as Arborvitae.)
- Gingko biloba 'Fastigata' is not a multi-stemmed tree (as indicated by the proposed 6-foot height). This species size should be a minimum of 2.5" caliper.

The parking lot is greater than 5,000 s.f. in size; therefore, a minimum of one (1) square foot of landscaping is required for every 15 square feet of parking lot. (Note that the green strip required along the street frontage does not count toward this requirement.) The landscape plan provides this calculation, showing that 1,982 s.f. of landscaping, and seven (7) trees are required within the parking lot.

The plans show three parking lot islands, as well as large planting beds in front of the building (adjacent to the front parking spaces). The landscape islands equal approximately 860 s.f., while the front planting beds equal approximately 1,843 s.f. We consider this requirement met. These landscaped areas also include seven (7) trees.

Lighting

The plans indicate that the existing lighting on the building is to remain. These lights consist of post-mounted lights above the roofline of the building. The ordinance requires that all lighting:

- Light source not directly visible (downward facing fixtures) with full cut-off shades.
- Light fixtures shall not exceed the height of the building.
- Photometric study showing that light levels are within ordinance maximums/minimums.

The lighting information provided shows that the post-mounted fixtures on the building do not conform with the ordinance. Also, we don't have enough information to determine if the lighting levels conform with the ordinance. Therefore, additional information on the lighting needs to be provided to determine its conformance with the ordinance. Regarding the post-mounted lights on the building, if the applicant wishes to keep them, then they will need to obtain a variance. If they wish to remove them and provide lighting another way, then information about the new fixtures will need to be submitted.

Dumpster Screen

Sec. 78-351 states that whenever modifications are proposed to a building or site, then required screening walls for waste receptacles shall be provided. A dumpster location is shown on the plans on the north side of the site. The screen appears to be a cyclone fence, per the site survey. This type of fence doesn't provide a screen for the dumpster. A masonry wall, opaque fence, or other screen needs to be added to the plans.

Items to be Addressed: *1. Add one (1) shrub along Mill St. street frontage planting. 2. Revise size of plant material to meet ordinance requirements, as indicated in review. 3. Provide additional information on a) existing lighting or b) if applicant changes lighting to conform to ordinance, the new lighting proposed. Otherwise, obtain a variance for existing lighting. 4. Add opaque dumpster screen to plans.*

SIGNS

A post-mounted sign is shown at the southeast corner of the site. Will the new occupants use this sign? Also, the proposed elevations show "new fabric signage" over the front door.

Any sign(s) must receive a sign permit from the Building Official. At that time, the Building Official will confirm that they meet the zoning requirements.

Items to be Addressed: *None.*

FLOOR PLAN AND ELEVATIONS

Existing and proposed floor plans and elevations have been provided. The plans show interior renovations to create the lodge/banquet hall, as well as a service area (including food preparation area, office, restrooms, storage rooms) at the south end of the building.

Other than the new overhead doors/walk-up window on the west façade, will the exterior of the building receive any renovations, such as new paint?

Items to be Addressed: *1. Applicant to describe any improvements to exterior appearance of the building.*

RECOMMENDATIONS

Special Land Use

Regarding the Special Land Use request, it is our opinion that the proposal meets many of the criteria in the ordinance, as well as the additional criteria for businesses serving alcohol. However, additional information about the operation of the site (summarized below) needs to be provided.

Site Plan

Regarding the Site Plan, if the Special Land Use is approved, we would recommend approval of the Site Plan as well, conditioned upon the applicant providing the following information:

Items to be Addressed:

A. **Special Land Use**: Applicant to provide in writing:
   a. Number of Club members.
   b. Proposed hours/days of operation.
   c. Description/number per year or month of expected Club activities, and number of participants at each.
   d. Number per year or month of expected/desired "rental" activities.
   e. Could the building accommodate and/or is it desired that more than one (1) event occur at a time? If yes, please describe.
   f. Describe the purpose of overhead doors on west facade and how/when they will be used. Also describe if outdoor activities will occur, and if so, what type of activities, how often, and the proposed hours.

g. Describe how events are hosted, whether there is some type of facilities manager overseeing the event, and other information to describe management of events when the space is rented to non-member parties
h. Confirm that a standing area for alcohol service is not proposed.
i. Discuss how dancing will be accommodated for weddings or other events.

B. **Parking and Loading**: 1. Identify where loading/unloading occurs for this site on the plans. 2. Provide measurement of the amount of the parking lot being reconstructed.

C. **Site Access and Circulation**: 1. Plymouth Police and Fire Chief review and comment on proposal to fence off parking area and west side of building. 2. Applicant to describe reasons to fence off the parking area in the rear of the building. 3. Add sidewalk from Ann Arbor Trail to building.

C. **Landscaping, Lighting, Dumpster**: 1. Add one (1) shrub along Mill St. street frontage planting. 2. Revise size of plant material to meet ordinance requirements, as indicated in review. 3. Provide additional information on a) existing lighting or b) if applicant changes lighting to conform to ordinance, the new lighting proposed. Otherwise, obtain a variance for existing lighting. 4. Add opaque dumpster screen to plans.

D. **Floor Plans and Elevations**: 1. Applicant to describe any improvements to exterior appearance of the building, such as paint.

Sally M. Elmiger

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

cc: John Buzuvis
Marleta Barr
Joseph Philips (joephilipsarchitect@gmail.com)

PLYMOUTH POLICE DEPARTMENT MEMORANDUM

TO: JOHN BUZUVIS, COMMUNITY DEVELOPMENT DIRECTOR

FROM: A.L. COX, DIRECTOR OF PUBLIC SAFETY

SUBJECT: PROPOSED CHANGE OF USE AT 110 W ANN ARBOR TRAIL BY PLYMOUTH-ANN ARBOR MI LODGE NO. 325 BENEVOLENT AND PROTECTIVE ORDER OF ELKS

DATE: 5/2/2022

Per City Ordinance 78-92(4)(b), you requested that I review the planned development of transforming the former industrial property (BOC Gasses) located at 110 W Ann Arbor Trail to the future Meeting Hall of Plymouth-Ann Arbor MI Lodge No. 325 Benevolent And Protective Order Of Elks. The review was narrowly focused on the impact to public safety only.

Licensee, Plymouth-Ann Arbor MI Lodge No. 325 Benevolent And Protective Order Of Elks, has previously operated in Plymouth Township for several decades and has held a Club license with the following permits: Sunday Sales (PM) and Dance. Their license type provides for the service of beer, wine, spirits, and mixed drinks. Originally issued in 1952, their license is currently in Escrow as they await authorization from the Michigan Liquor Control Commission (MLCC) to transfer it from their former Plymouth Township location to 110 W Ann Arbor Trail in the City of Plymouth. It should also be noted that the MLCC Violation History of the licensee is excellent. Their only violations date to November 1961 and October 1968. Both violations were minor offenses.

As stated the licensee is requesting to relocate to the above-mentioned location and renovate the interior to house two (2) meeting/banquet rooms, a single bar area, restroom facilities, food preparation areas, storage areas, and a single office area. The rated capacity is 175 occupants. A private parking lot is located on property that will accommodate 62 automobiles. The lot has one driveway/apron that provides for both entry and exit onto S Mill Street.

Based on the reviewed plans, input from the licensee, and the licensee's history regarding responsible service of alcohol, I do not see a negative impact on public safety. Should alterations or amendments to the plans be made, an additional review of those changes should be conducted.

If you have any questions or concerns, please let me know. Thank you for your time and attention.

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT DEPARTMENT
REZONING APPLICATION

201 S. Main Street Plymouth, MI 48170
Ph. 734-453-1234 Fax 734-455-1892
Website: www.ci.plymouth.mi.us

I (we), the undersigned, do hereby respectfully make application and petition the City Commission to amend the zoning Ordinance and change the zoning map as hereinafter requested, and in support of the Application, the following facts are shown:

RECEIVED
MAY 13 2022
CITY OF PLYMOUTH COMMUNITY DEVELOPMENT

I. Property Information – Complete A or B

a) The property is part of a recorded plat.

Address 110 W. ANN ARBOR TRAIL

~~Between~~ _____ AT and HILL STREET ~~streets~~

On the NORTH side of the street

Lot number PART OF LOTS 629 THROUGH 633

Subdivision _____

Frontage (in feet) 217.20'

Depth (in feet) VARIES 159.45' TO 253.89'

b) The property is in acreage, and is not therefore a part of recorded plat.

Location _____

Total acreage 1.12 ACRES

Legal description _____

II. Name of applicant JOSEPH PHILIPS-ARCHITECT, LLC

Address 921 WING STREET, PLYMOUTH MI

~~Phone~~: CELL (734) 748-3613 (734) 455-8354

~~Home~~ Business

III. Property sought to be rezoned is owned by:

Name: PLYMOUTH ANN ARBOR ELKS 325

110 W. ANN ARBOR TRAIL, PLYMOUTH, MI 48170

Address City State Zip

(810) 523-0017

Phone

IV. The applicant requests that the zoning ordinance be amended to re-classify this property from

I-2 to B-1 LOCAL BUSINESS

For the following proposed use: ELK'S LODGE

V. Said property has the following deed restrictions affecting the use thereof: N/A

Said deed restrictions will expire on: _____

VI. The following statements and plans must be attached to the end of this rezoning application:

a) A statement indicating such change is necessary for the preservation and enjoyment of a substantial property right because: (state in detail wherein the conditions applicable to this property establish the above statement).

b) A statement indicating such change will not be materially detrimental to the public welfare nor the property of other persons located in the vicinity thereof because: (state in detail wherein the conditions applicable to this property establish the above statement).

c) A statement indicating such changes will be advantageous to the governmental unit where rezoning is requested because: (state in detail, with factual support, reasons for the above statement).

d) A statement indicating such change is needed because the zoned land is not presently available elsewhere in the community or adjacent communities to permit proper location of proposed use: (state in detail).

e) A plot plan of this property, showing both existing zone boundaries and those proposed.

VII. Name of applicant

Address: JOSEPH PHILIPS - ARCHITECT, LLC

Phone: (734) 748-3613 (734) 455-8354

~~Home~~ CELL Business

VII. The undersigned says that he/she is the owner, lessee or other specified interest involved in this petition and that the forgoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.

Signed

110 W ANN ARBOR TRAIL, PLYMOUTH, MI 48170

Address Phone

PLYMOUTH ANN ARBOR ELKS 325 810.523.0017

Owner

(If owner does not sign application, attach a letter signed by owner, requesting the zoning change.)

The undersigned, being first duly sworn, says that he/she is

KENNETH HINES named in the foregoing application, and states that all of the facts in the said application are true to the best of his/her knowledge.

Owner or Agent

Sworn to before me by the said Kenneth Hines

And by him/her subscribed in my presence this 12th day of May, 2022.

Christine M Riddle

Notary Public Christine M. Riddle Notary Public, Wayne County, Mi

3-6-2025

My Commission Expires:

CHRISTINE M. RIDDLE
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Mar 6, 2025
ACTING IN COUNTY OF Wayne

110 W. ANN ARBOR TRAIL REZONING APPLICATION

Request a Rezoning from I-2 to B-1.

ATTACHMENT A – STATEMENTS IN RESPONSE APPLICATION "V1" QUESTIONS

a) A statement indicating such change is necessary for the preservation and enjoyment of a substantial property right because: (state in detail wherein the conditions applicable to this property establish the above statement).

   a. THIS CHANGE IS NECESSARY TO ALLOW THE PROPERTY OWNER TO PROVIDE A MORE FITTING ZONING USE AT THE ENTRANCE TO THE CITY FROM WEST BOUND ANN ARBOR TRAIL.
   b. THIS CHANGE IN ZONING IS SUPPORTED BY THE 2018 MASTER PLAN.

b) A statement indicating such change will not be materially detrimental to the public welfare nor the property of other persons located in the vicinity thereof because: (state in detail wherein the conditions applicable to this property establish the above statement).

   a. THIS CHANGE WOULD NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE NOR THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY. THE PROPERTY FRONTS ON TWO STREETS, ONE ON THE EAST SIDE AND ONE ON THE SOUTH SIDE OF THE PROPERTY. THE WEST IS BOARDED BY THE RAILROAD AND THE NORTH PROPERTY LINE ADJOINS AN INDUSTRIAL ZONING.
   b. THE LOCAL BUSINESS ZONING IS DESIRED ON ALL FOR CORNERS OF THE ANN ARBOR TRAIL / S. MILL STREET INTERSECTION AS SUPPORTED BY THE MASTER PLAN.

c) A statement indicating such changes will be advantageous to the governmental unit where rezoning is requested because: (state in detail, with factual support, reasons for the above statement).

   a. THIS CHANGE WILL BE ADVANTAGEOUS TO THE CITY OF PLYMOUTH AS IT PROVIDES A MORE WELCOMING ENTRY TO THE CITY OVER THE CURRENT INDUSTRIAL USE.
   b. IF THE INDUSTRIAL ZONING AND USE WERE MAINTAINED THE SITE WOULD NOT REQUIRE ANY UPGRADES TO THE SITE AS ARE PROPOSED.

d) A statement indicating such change is needed because the zoned land is not presently available elsewhere in the community or adjacent communities to permit proper location of proposed land use: (state in detail).

   a. THIS PROPERTY IS A PERFECT FIT FOR THE PROPOSED USE. STREET FRONTAGE, EASY ACCESS, BUILDING SIZE AND ADEQUATE PARKING HAVE NOT BEEN FOUND IN OTHER SITES IN THE AREA.

e) A plot plan of this property, showing both existing zoning boundaries and those proposed.

   a. SEE ATTACHED PLAN.

110 W. ANN ARBOR TRAIL PROPOSED REZONING FROM I-2 TO B-1

110 W. ANN ARBOR TRAIL

PLYMOUTH, MICHIGAN

PROPOSED SITE PLAN NOTES :

- P1 PAVING TO MATCH EXISTING ADJACENT PAVING
- P2 CONCRETE WALK
- P3 FUTURE EXTERIOR CANOPY WITH FOUR POSTS
- P4 BARRIER FREE ACCESSIBLE PARKING SPACE WITH BLUE STRIPING, ACCESSIBLE SYMBOL AND ACCESSIBLE SIGNAGE
- P5 PAINT STRIPING AT 45° O.C. WITH PERIMETER STRIPE
- P6 PARKING SPACE PAINT STRIPING
- P7 PIPE FRAMED CHAIN LINK GATE
- P8 CHAIN LINK FENCE TO MATCH EXISTING

EXISTING SITE PLAN NOTES :

- SP1 6 FOOT HIGH CHAIN LINK FENCE
- SP2 POST MOUNTED SIGN
- SP3 STEEL FRAMED, METAL ROOFED AND SIDED SHED
- SP4 DUMPSTER ENCLOSURE
- SP5 CATCH BASIN
- SP6 MASONRY SCREEN WALLS

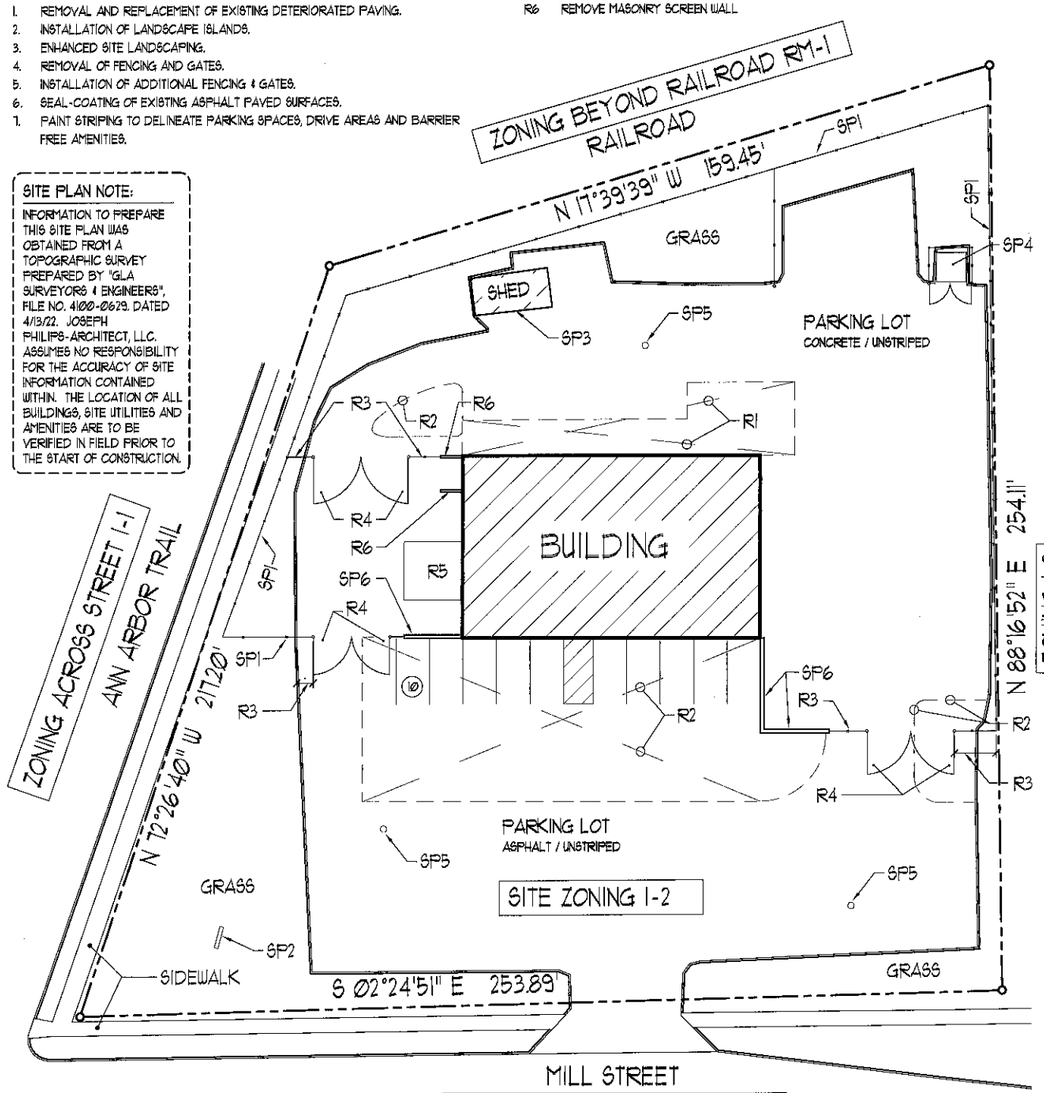
- R1 REMOVE EXISTING DETERIORATED PAVING
- R2 REMOVE EXISTING PAVING
- R3 REMOVE EXISTING 6 FOOT HIGH CHAIN LINK FENCE
- R4 REMOVE EXISTING 6 FOOT HIGH PIPE FRAMED CHAIN LINK GATE
- R5 REMOVE EXISTING ELEVATED CONCRETE SLAB UNLOADING DOCK
- R6 REMOVE MASONRY SCREEN WALL

PROPOSED BUILDING ALTERATIONS INCLUDE :

1. REMOVAL AND REPLACEMENT OF EXISTING DETERIORATED PAVING.
2. INSTALLATION OF LANDSCAPE ISLANDS.
3. ENHANCED SITE LANDSCAPING.
4. REMOVAL OF FENCING AND GATES.
5. INSTALLATION OF ADDITIONAL FENCING & GATES.
6. SEAL-COATING OF EXISTING ASPHALT PAVED SURFACES.
7. PAINT STRIPING TO DELINEATE PARKING SPACES, DRIVE AREAS AND BARRIER FREE AMENITIES.

SITE PLAN NOTE:

INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A TOPOGRAPHIC SURVEY PREPARED BY "GLA SURVEYORS & ENGINEERS", FILE NO. 4100-0629, DATED 4/13/22. JOSEPH PHILIPS-ARCHITECT, LLC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN. THE LOCATION OF ALL BUILDINGS, SITE UTILITIES AND AMENITIES ARE TO BE VERIFIED IN FIELD PRIOR TO THE START OF CONSTRUCTION.



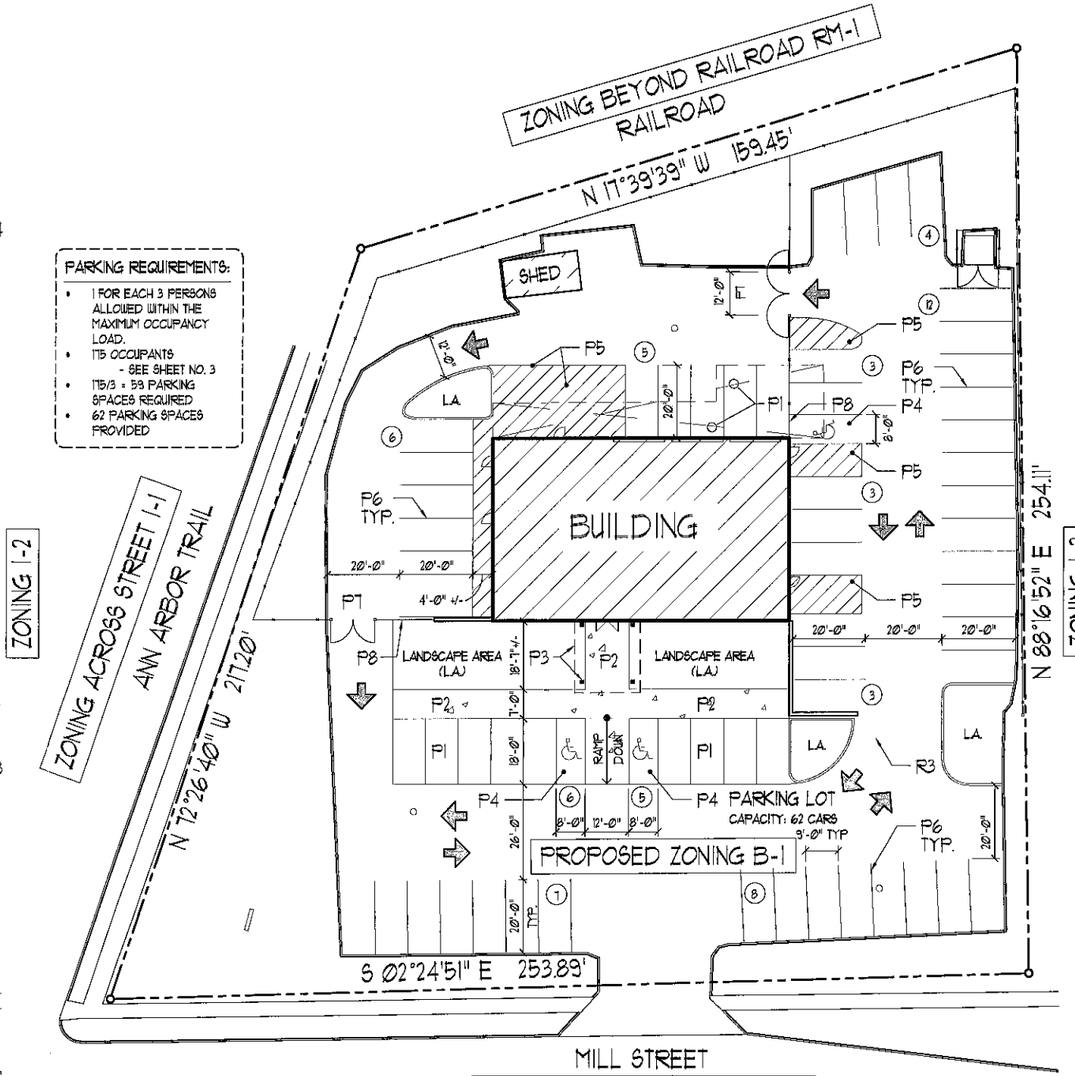
NORTH

EXISTING SITE / ZONING

SCALE: 1" = 20'-0"

PARKING REQUIREMENTS:

- 1 FOR EACH 3 PERSONS ALLOWED WITHIN THE MAXIMUM OCCUPANCY LOAD.
- 175 OCCUPANTS - SEE SHEET NO. 3
- 175/3 = 59 PARKING SPACES REQUIRED
- 62 PARKING SPACES PROVIDED



NORTH

PROPOSED SITE / ZONING

SCALE: 1" = 20'-0"

JOSEPH PHILIPS ARCHITECT, LLC

NOT FOR CONSTRUCTION

UNDER NO CIRCUMSTANCES IS THIS DOCUMENT TO BE USED FOR CONSTRUCTION OR OBTAINING PERMITS.

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02/27/20

PROJECT:
PLYMOUTH-ANN ARBOR ELKS 325 - PROPOSED REZONING
110 W. ANN ARBOR TRAIL PLYMOUTH, MICHIGAN

SITE / ZONING PLANS

PRELIMINARY

DATE: 05/13/22

JOB NO: 21795
SHEET NO: ZONING
795_ZONING_01

THE DESIGN CONCEPTS, IDEAS AND WRITTEN MATERIAL EXPRESSED ON MISSED ON THIS SHEET ARE THE ORIGINAL INTELLECTUAL PROPERTY OF THE FIRM OF JOSEPH PHILIPS - ARCHITECT, LLC AND MAY NOT UNDER ANY CIRCUMSTANCES BE USED, DUPLICATED OR SUBMITTED FOR ANY REASON WHATSOEVER WITHOUT WRITTEN CONSENT FROM THE FIRM

CITY OF PLYMOUTH
SITE PLAN REVIEW 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	Current Zoning Classification	Date of Application
110 W. ANN ARBOR TRAIL	I-2	04/14/22

Name of Property Owner	Phone Number
PLYMOUTH ANN ARBOR ELKS 325	810 523 0017
Mailing Address	**Email Address (Required)**
110 W ANN ARBOR TRAIL	KHINES1780@GMAIL.COM
City	**State** / **Zip Code**
PLYMOUTH	MI / 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III. [X]	Architect	Developer	Engineer	Lessee

Applicant/Company Name	Phone Number		
JOSEPH PHILIPS JOSEPH PHILIPS-ARCHITECT, LLC	(734) 455-8354		
Applicant/Company Address	**City**	**State**	**Zip Code**
921 WING ST	PLYMOUTH	MI	48170
Email Address (Required)			
JOSEPHPHILIPSARCHITECT@GMAIL.COM			

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name	Phone Number		
SCOTT SCHUMACHER GLA SURVEYORS & ENGINEERS	(734) 416-9650		
Company Address	**City**	**State**	**Zip Code**
8495 N. TERRITORIAL RD.	PLYMOUTH	MI	48170
Registration Number / **Expiration Date**	**Email Address (Required)**		

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

☐ Commercial ☐ Multi-Family	☐ New ☒ Remodel	☐ Change of Use	
☐ Mixed Use ☒ Industrial	☐ Addition ☒ Interior Finish	☐ Special Land Use	

V. Historic District

Is this project located in the Historic District?
☐ Yes ☒ No

VI. Description of Work

REMOVAL OF TWO SCREEN WALLS & LOADING DOCK, RESTRIPING PARKING LOT, INCREASING LANDSCAPING COMPLETELY RENOVATING BUILDING INTERIOR. REVISING FENCE ENCLOSED AREA OF LOT

VII. Applicant Signature

Signature of Applicant	Date
	04/11/22

VIII. Property Owner Signature

Signature of Property Owner	Date
	04/13/22

Subscribed and sworn before me this 13th day of April, 2022.

Notary Public: Shelley Lampinen Bush

My Commission expires: 05062022

IX. Site Plan Review Checklist

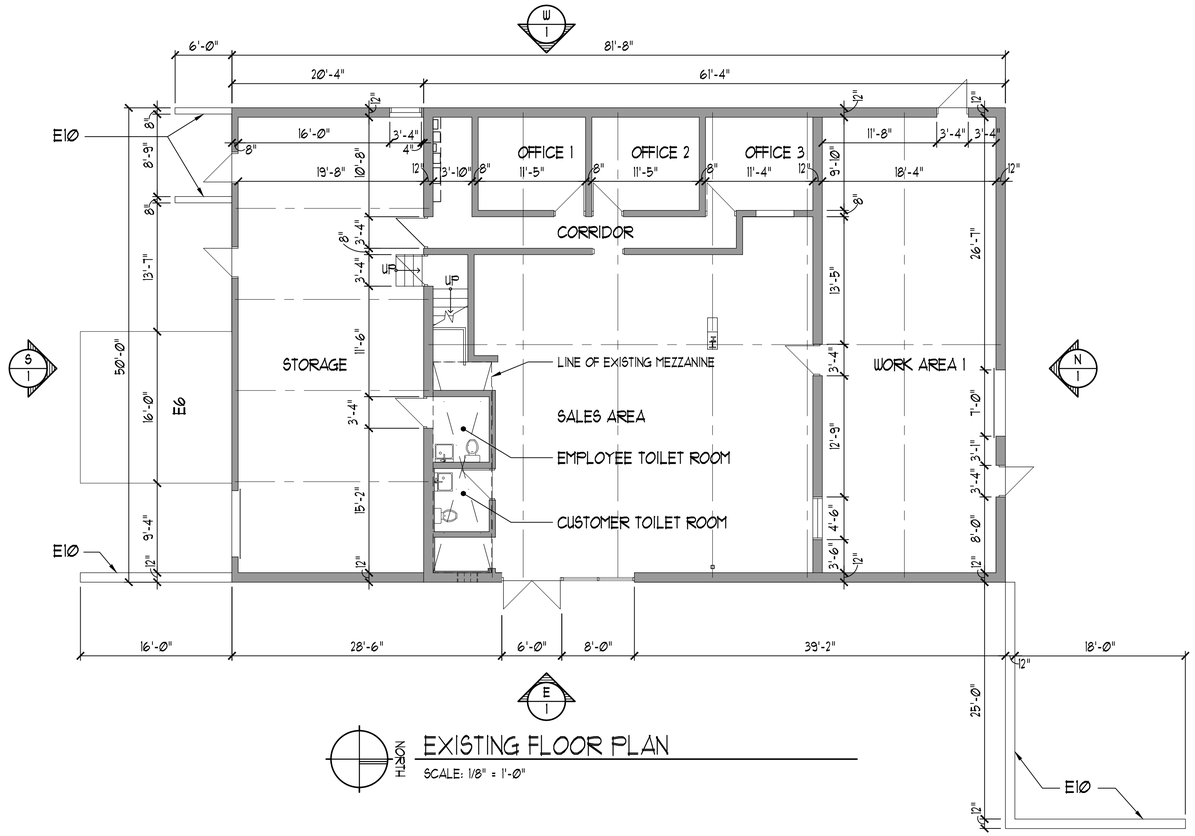
Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	[X]	[ ]	[ ]
2.	Name of person preparing plan*	[X]	[ ]	[ ]
3.	Date, north point	[X]	[ ]	[ ]
4.	Property line dimension	[X]	[ ]	[ ]
5.	Street right-of-way widths	[X]	[ ]	[ ]
6.	Existing utilities (sewer, water, gas, etc.) and easements	[ ]	[ ]	[X]
7.	Show adjacent property and buildings, including zoning	[X]	[ ]	[ ]
8.	Existing topography, trees and other features	[X]	[ ]	[ ]
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	[ ]	[ ]	[X]
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 feet contours	[ ]	[ ]	[X]
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	[ ]	[ ]	[X]
12.	Number of dwelling units per building	[ ]	[ ]	[X]
13.	Height of structure	[X]	[ ]	[ ]
14.	Percent one room apartments (efficiencies)	[ ]	[ ]	[X]
15.	Total number of rooms if multiple-family	[ ]	[ ]	[X]
16.	Parking requirements met (See Section 78-720)	[ ]	[ ]	[X]
17.	Number of units and bedrooms each building	[ ]	[ ]	[X]
18.	Parking lot layout (showing paved area) including ingress and egress and service area	[X]	[ ]	[ ]
19.	Parking lot space dimensions	[X]	[ ]	[ ]
20.	Loading and unloading space	[ ]	[ ]	[X]
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	[ ]	[ ]	[X]
22.	Utility connections (sanitary sewer, water, storm sewers)	[ ]	[ ]	[X]

Please include the following applicable information on the site plan.		YES	NO	N/A
23.	On-site storm water retention	[ ]	[ ]	[X]
24.	Fire hydrants within 300 feet (on- and off-site)	[ ]	[ ]	[X]
25.	Sidewalks and elevations	[ ]	[ ]	[X]
26.	Sedimentation and erosion control plan	[ ]	[ ]	[X]
27.	Landscape plan showing plant materials to be used	[X]	[ ]	[ ]
28.	Sign requirements met	[ ]	[ ]	[X]
29.	Require walls and fences or greenbelts	[X]	[ ]	[ ]
30.	Corner clearance	[ ]	[ ]	[X]
31.	Service drive needed	[ ]	[ ]	[X]
32.	Acceleration lanes and traffic pattern	[ ]	[ ]	[X]
33.	Trash receptacle locations including screening type and height	[ ]	[ ]	[X]
34.	Mail box locations	[ ]	[ ]	[X]
35.	Air conditioner unit locations	[ ]	[ ]	[X]
36.	Special site features (play areas, pools, etc.)	[ ]	[ ]	[X]
37.	Handicapped facilities	[X]	[ ]	[ ]
38.	Building elevation drawings	[X]	[ ]	[ ]

*Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan.

For Office Use Only

		YES/DATE	NO	N/A
1.	Pre-Application Meeting			
2.	Digital Copy of Application Package			
3.	Public Hearing Notice			
4.	CWA Review			
5.	Municipal Services Review			
6.	Fire Department Review			
7.	Engineering Review			

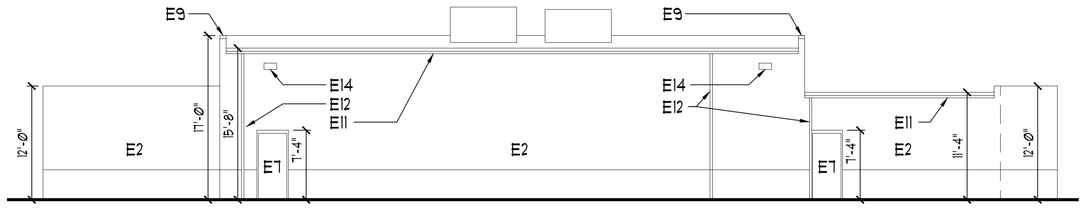


EXISTING FLOOR PLAN

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

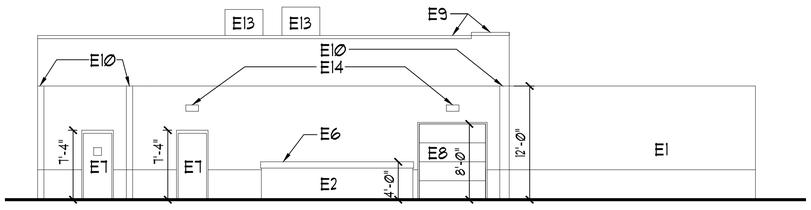
EXISTING NOTES :

E1	DECORATIVE CONCRETE BLOCK.
E2	CONCRETE BLOCK.
E3	GLASS BLOCK WINDOW.
E4	ALUMINUM AND GLASS STOREFRONT.
E5	PAINT LINE.
E6	ELEVATED CONCRETE SLAB.
E7	HOLLOW METAL DOOR & FRAME.
R8	OVERHEAD SECTIONAL DOOR.
E9	CLAY COPING.
E10	CONCRETE BLOCK SCREEN WALL.
E11	GUTTER.
E12	DOWNSPOUT.
E13	ROOFTOP UNIT.
E14	BUILDING MOUNTED SITE LIGHT.
E15	POST MOUNTED SITE LIGHT.
E16	EXISTING METAL FRAMED FABRIC AWNING.



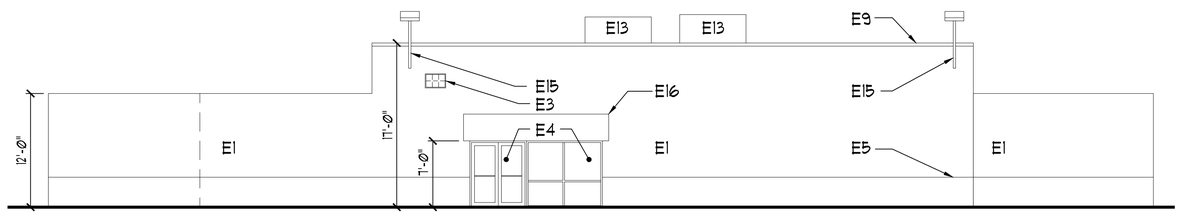
EXISTING WEST ELEVATION

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



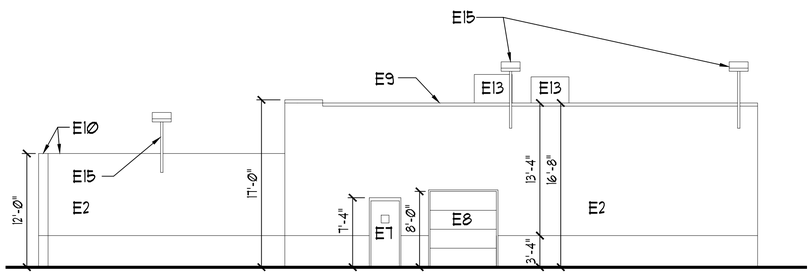
EXISTING SOUTH ELEVATION

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



EXISTING EAST ELEVATION

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



EXISTING NORTH ELEVATION

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

JOSEPH PHILIPS
ARCHITECT, LLC

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PROJECT:
PLYMOUTH-ANN ARBOR ELKS 325
110 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN

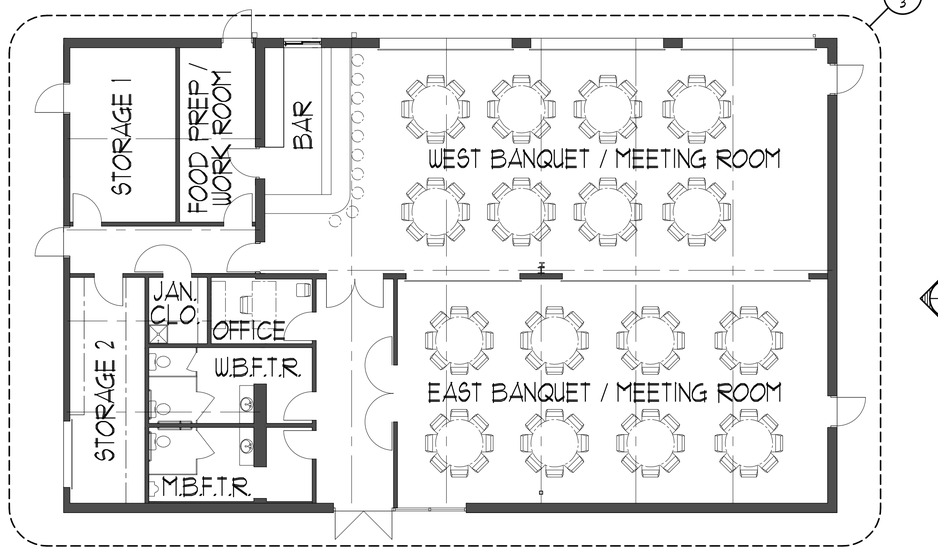
PRELIMINARY

EXISTING BUILDING PLAN AND ELEVATIONS

DATE: 04/14/22

JOB NO: 21795
SHEET NO: 1
795_CD_01

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NORTH

PROPOSED FLOOR PLAN

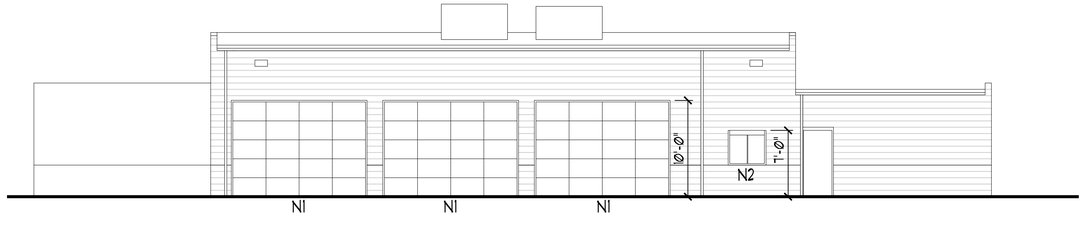
SCALE: 1/8" = 1'-0"

PROPOSED BUILDING ALTERATIONS INCLUDE :

1. INFILL OF ALL MASONRY WHERE DOORS OR WINDOWS ARE BEING REMOVED.
2. PROVIDING MASONRY OPENINGS FOR PROPOSED DOOR OPENINGS.
3. TUCKPOINTING OF ALL MASONRY AND REPLACEMENT OF ANY DETERIORATED MASONRY.
4. PAINTING THE EXTERIOR OF THE BUILDING.
5. SELECTIVE DEMOLITION OF MOST OF THE EXISTING INTERIOR PARTITIONING.
6. CONSTRUCTION TO INCLUDE FOYER, MEETING ROOMS, BAR, WORK / PREP ROOM, OFFICE, TOILET ROOMS, JANITOR'S CLOSET AND STORAGE ROOMS.

PROPOSED NOTES :

N1	INSULATED METAL AND GLASS SECTIONAL DOOR.
N2	WALK-UP SERVICE WINDOW.
N3	HOLLOW METAL DOOR AND FRAME.
N4	EXISTING FRAME WITH NEW FABRIC SIGNAGE TO BE SUBMITTED AT A LATER DATE.



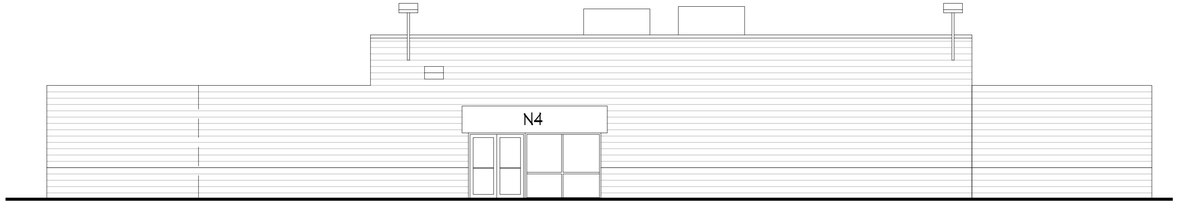
W 2 PROPOSED WEST ELEVATION

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



S 2 PROPOSED SOUTH ELEVATION

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



E 2 PROPOSED EAST ELEVATION

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



N 2 PROPOSED NORTH ELEVATION

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

JOSEPH PHILIPS
ARCHITECT, LLC

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PROJECT:
PLYMOUTH-ANN ARBOR ELKS 325
110 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN

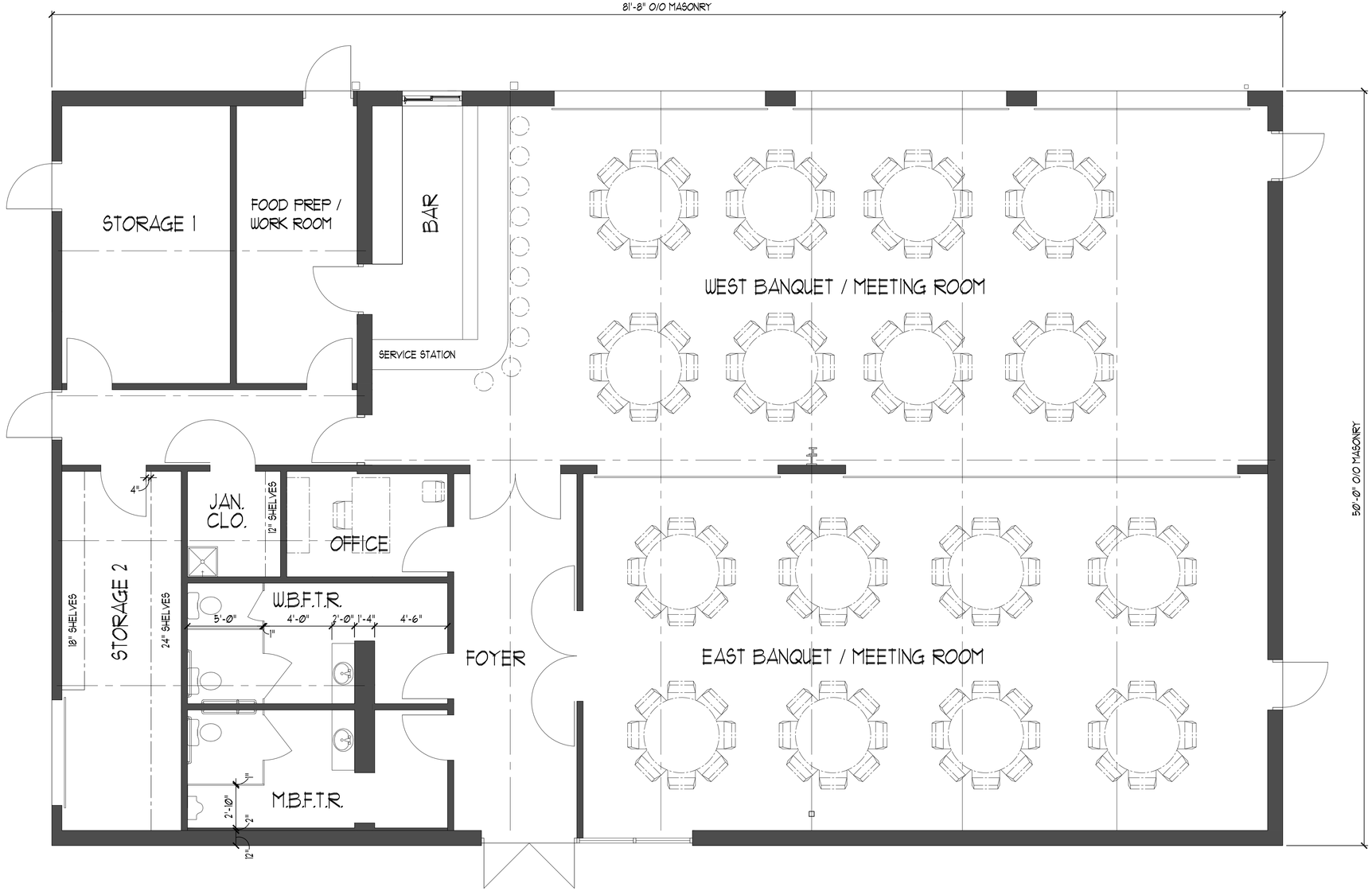
PROPOSED BUILDING PLAN AND ELEVATIONS

PRELIMINARY

DATE:
04/14/22

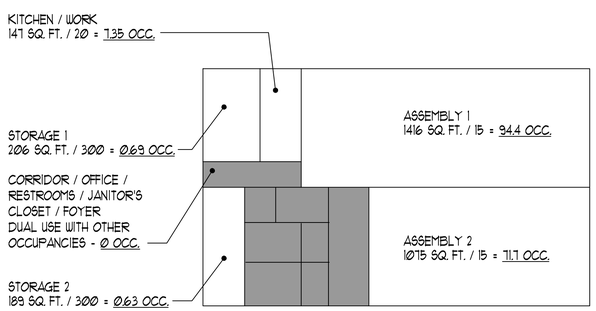
JOB NO:
21795
SHEET NO:
2
795_CD_01

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NORTH 21/2 ENLARGED PROPOSED FLOOR PLAN

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



NORTH OCCUPANCY DIAGRAM TOTAL OCCUPANCY: 175 OCC.

NOT TO SCALE

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02/27/20

PROJECT:
PLYMOUTH-ANN ARBOR ELKS 325
110 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN

ENLARGED PROPOSED FLOOR PLAN

PRELIMINARY

DATE:
04/14/22

JOB NO:
21795
SHEET NO:
3
795_CD_01

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PLYMOUTH - ANN ARBOR ELKS 325 - PROPOSED BUILDING AND SITE ALTERATIONS

110 W. ANN ARBOR TRAIL

PLYMOUTH, MICHIGAN

PROPOSED SITE PLAN NOTES :

- P1 PAVING TO MATCH EXISTING ADJACENT PAVING
- P2 CONCRETE WALK
- P3 FUTURE EXTERIOR CANOPY WITH FOUR POSTS
- P4 BARRIER FREE ACCESSIBLE PARKING SPACE WITH BLUE STRIPING, ACCESSIBLE SYMBOL AND ACCESSIBLE SIGNAGE
- P5 PAINT STRIPING AT 48" O.C. WITH PERIMETER STRIPE
- P6 PARKING SPACE PAINT STRIPING
- P7 PIPE FRAMED CHAIN LINK GATE
- P8 CHAIN LINK FENCE TO MATCH EXISTING

PROPOSED BUILDING ALTERATIONS INCLUDE :

1. REMOVAL AND REPLACEMENT OF EXISTING DETERIORATED PAVING.
2. INSTALLATION OF LANDSCAPE ISLANDS.
3. ENHANCED SITE LANDSCAPING.
4. REMOVAL OF FENCING AND GATES.
5. INSTALLATION OF ADDITIONAL FENCING & GATES.
6. SEAL-COATING OF EXISTING ASPHALT PAVED SURFACES.
7. PAINT STRIPING TO DELINEATE PARKING SPACES, DRIVE AREAS AND BARRIER FREE AMENITIES.

SITE PLAN NOTE:

INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A TOPOGRAPHIC SURVEY PREPARED BY "GLA SURVEYORS & ENGINEERS", FILE NO. 4100-0629, DATED 4/13/22. JOSEPH PHILIPS-ARCHITECT, LLC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN. THE LOCATION OF ALL BUILDINGS, SITE UTILITIES AND AMENITIES ARE TO BE VERIFIED IN FIELD PRIOR TO THE START OF CONSTRUCTION.

EXISTING SITE PLAN NOTES :

- SP1 6 FOOT HIGH CHAIN LINK FENCE
- SP2 POST MOUNTED SIGN
- SP3 STEEL FRAMED, METAL ROOFED AND SIDED SHED
- SP4 DUMPSTER ENCLOSURE
- SP5 CATCH BASIN
- SP6 MASONRY SCREEN WALLS

- R1 REMOVE EXISTING DETERIORATED PAVING
- R2 REMOVE EXISTING PAVING
- R3 REMOVE EXISTING 6 FOOT HIGH CHAIN LINK FENCE
- R4 REMOVE EXISTING 6 FOOT HIGH PIPE FRAMED CHAIN LINK GATE
- R5 REMOVE EXISTING ELEVATED CONCRETE SLAB UNLOADING DOCK
- R6 REMOVE MASONRY SCREEN WALL

DRAWING INDEX :

SHT. NO.	SHEET TITLE	CURRENT ISSUE
DRAWINGS PREPARED BY JOSEPH PHILIPS - ARCHITECT, LLC		
TITLE	TITLE SHEET	04/14/22
1	EXISTING BUILDING PLAN AND ELEVATIONS	04/14/22
2	PROPOSED BUILDING PLAN AND ELEVATIONS	04/14/22
3	ENLARGED PROPOSED FLOOR PLAN	04/14/22
DRAWINGS PREPARED BY GLA SURVEYORS & ENGINEERS		
1-1	TOPOGRAPHIC SURVEY	04/13/22
DRAWINGS PREPARED BY NAGY DEVLIN LAND DESIGN		
LP-1	LANDSCAPE PLANTING PLAN	04/13/22

ISSUED FOR :

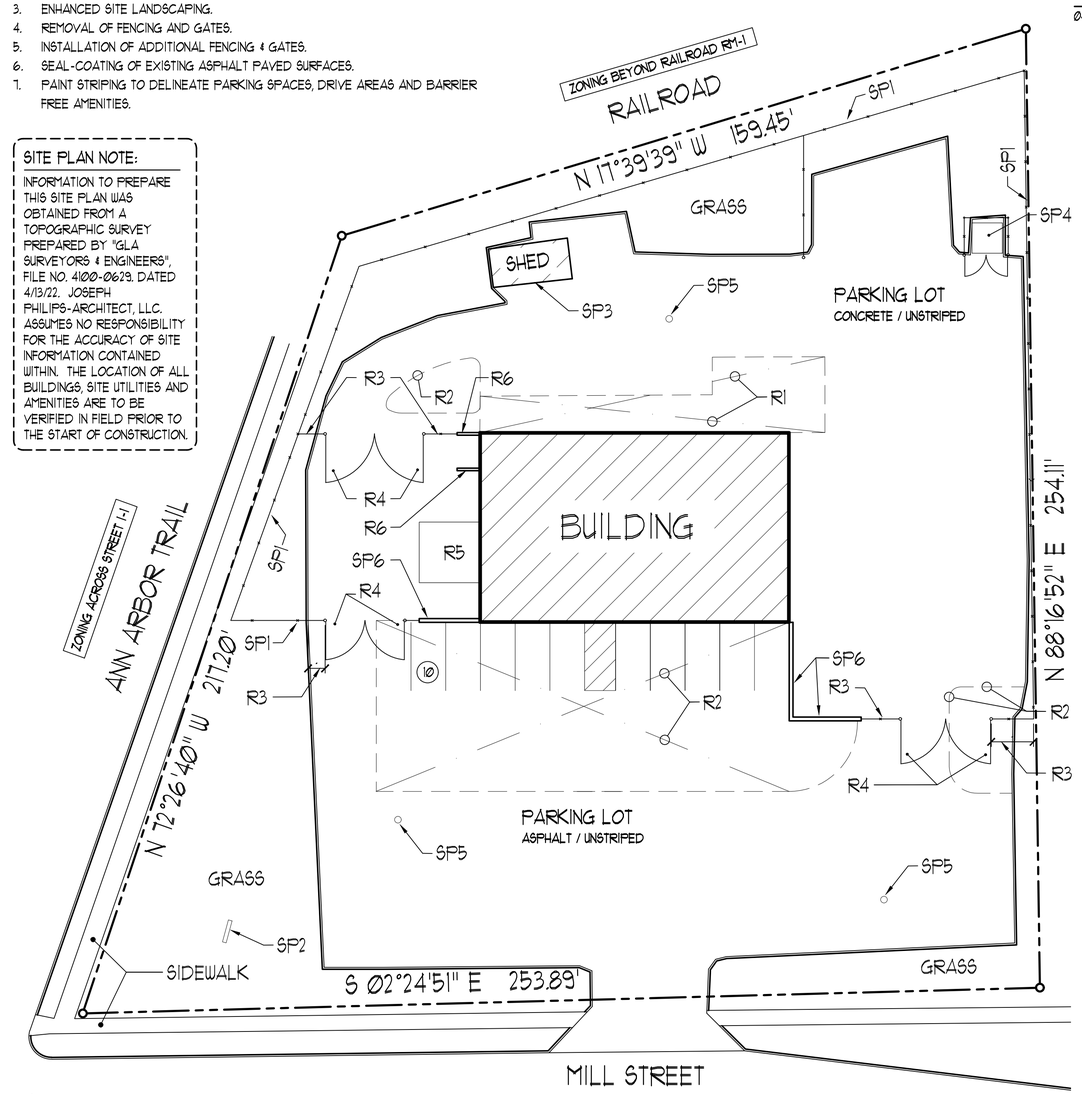
04/14/22 DRAWINGS ARE ISSUED THIS DATE FOR SUBMISSION TO THE CITY OF PLYMOUTH PLANNING COMMISSION TO REQUEST SPECIAL LAND USE AND SITE PLAN APPROVAL.

PROJECT NARRATIVE :

THIS PROJECT INVOLVES PROPOSED ALTERATIONS TO AN EXISTING SITE. THE SITE IS CURRENTLY ABANDONED AND WAS FORMERLY OCCUPIED BY "AIRGAS" A DISTRIBUTOR OF INDUSTRIAL, MEDICAL AND SPECIALTY GASES. THE SITE IS APPROXIMATELY 1.12 ACRES IN AREA AND THE EXISTING BUILDING IS APPROXIMATELY 4000 SQUARE FEET IN SIZE. THE SITE IS CURRENTLY OWNED BY THE "BENEVOLENT AND PROTECTIVE ORDER OF ELKS". THE ELKS WILL UTILIZE THE SITE TO CONDUCT THEIR BUSINESS AND COMMUNITY ACTIVITIES AS WELL AS RENT THE BUILDING FOR BUSINESS MEETINGS, BUSINESS SEMINARS, SOCIAL GATHERINGS SUCH AS BRIDAL SHOWERS, WEDDINGS, WEDDING RECEPTIONS, REUNIONS AND THE LIKE. IT IS ANTICIPATED THAT THE SITE WILL BE CHANGED TO A MINOR DEGREE AND ADDITIONAL LANDSCAPING WILL BE PROVIDED. THE EXTERIOR OF THE BUILDING WILL REMAIN SUBSTANTIALLY AS IT EXISTS AND THE INTERIOR OF THE BUILDING WILL BE COMPLETELY RENOVATED.

ABOUT THE ELKS :

THE ELKS ARE AN AMERICAN FRATERNAL ORDER FOUNDED IN 1868. THIS FRATERNAL ORDER WAS FOUNDED "TO PROMOTE AND PRACTICE THE FOUR CARDINAL VIRTUES OF CHARITY, JUSTICE, BROTHERLY LOVE AND FIDELITY; TO PROMOTE THE WELFARE AND ENHANCE THE HAPPINESS OF ITS MEMBERS; TO QUICKEN THE SPIRIT OF AMERICAN PATRIOTISM AND CULTIVATE GOOD FELLOWSHIP."



NORTH

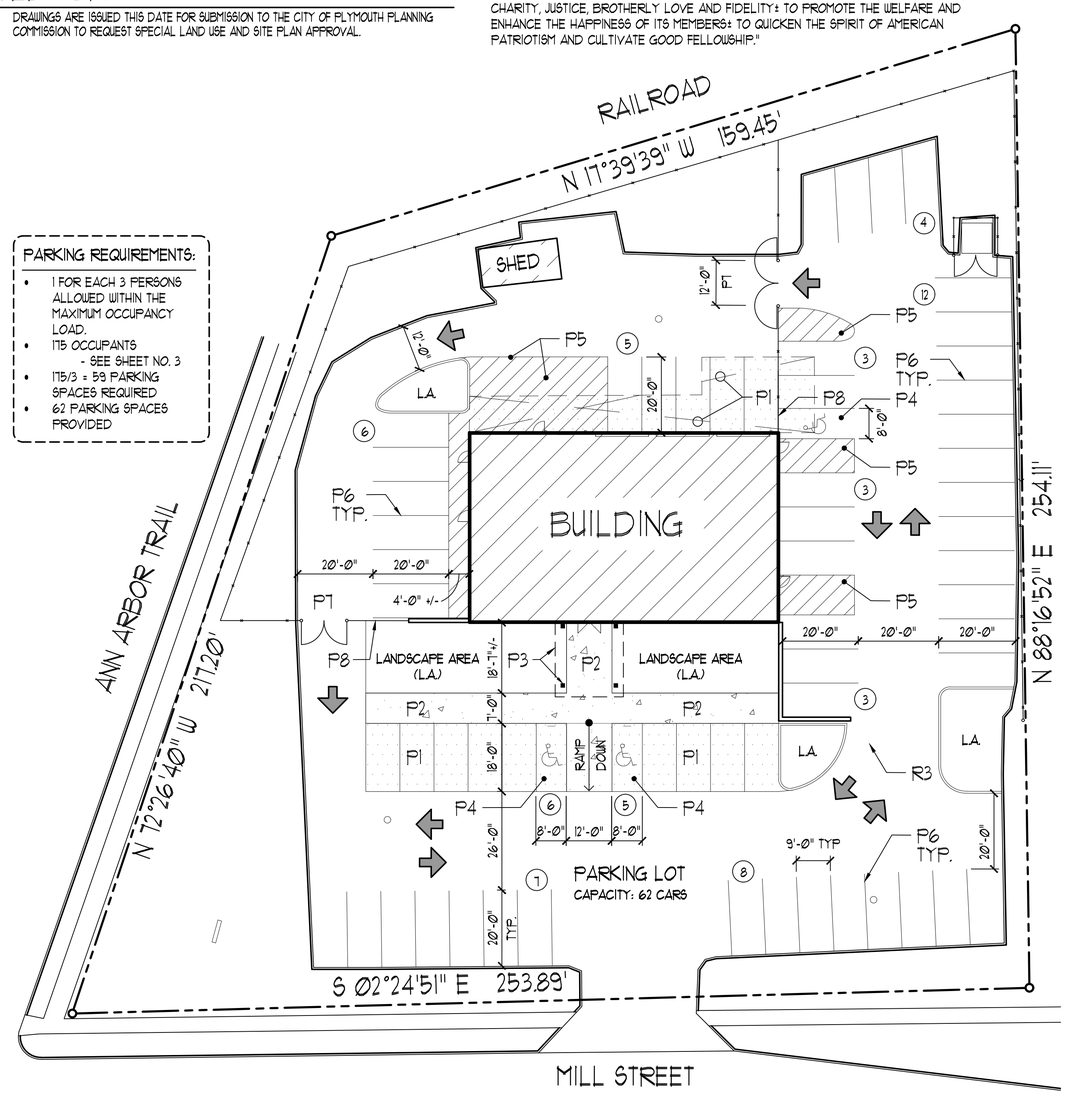
EXISTING SITE PLAN

SCALE: 1" = 20'-0"

ZONING ACROSS STREET FUD

PARKING REQUIREMENTS:

- 1 FOR EACH 3 PERSONS ALLOWED WITHIN THE MAXIMUM OCCUPANCY LOAD.
- 175 OCCUPANTS - SEE SHEET NO. 3
- 175/3 = 59 PARKING SPACES REQUIRED
- 62 PARKING SPACES PROVIDED



NORTH

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

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PROJECT: PLYMOUTH-ANN ARBOR ELKS 325
110 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN

TITLE SHEET

02/27/20

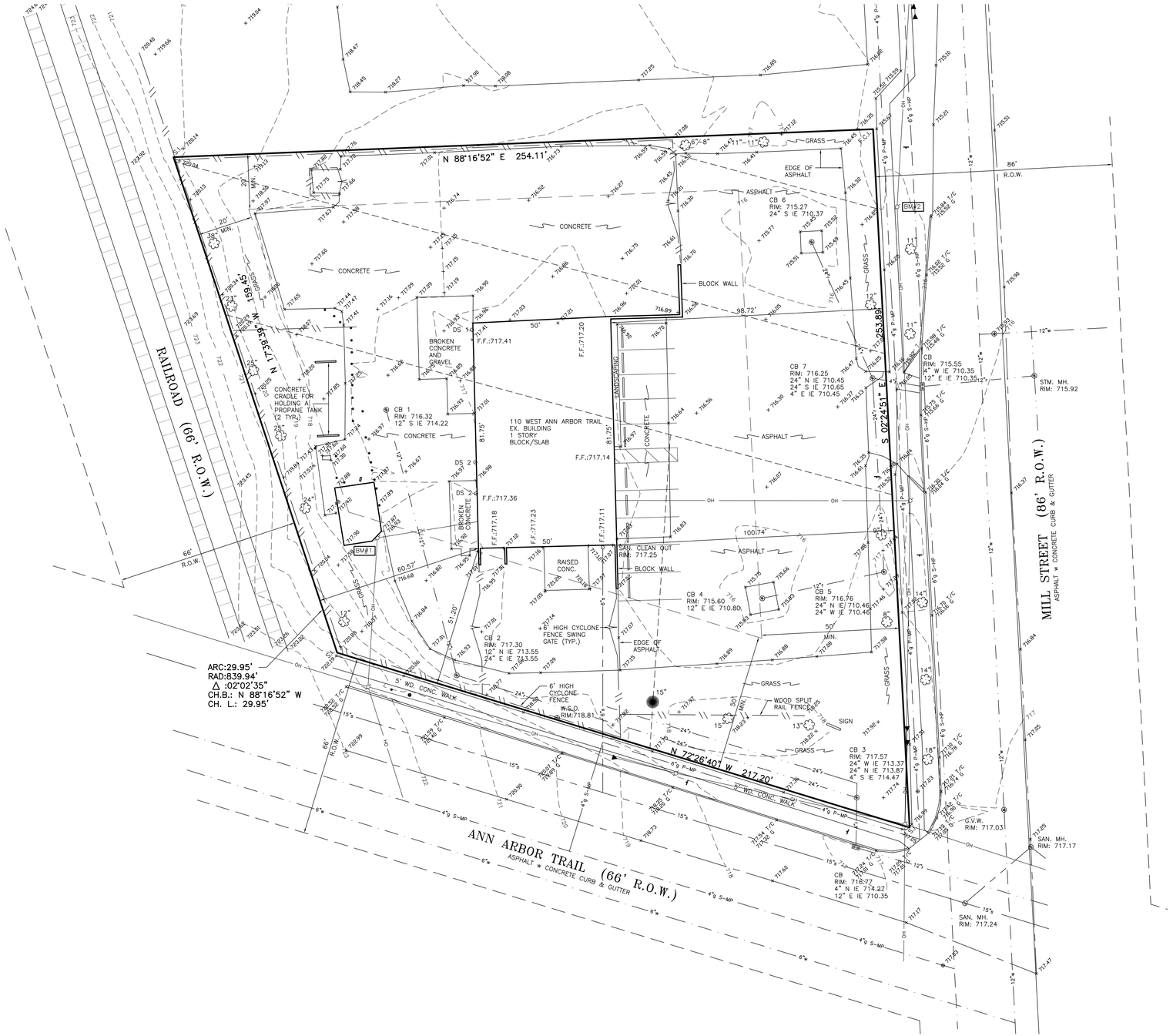
PRELIMINARY

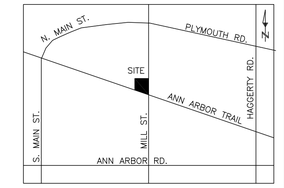
DATE: 04/14/22

STATE OF MICHIGAN JOSEPH PHILIPS ARCHITECT No. 1301027984 LICENSED ARCHITECT

JOB NO: 21795
SHEET NO: TITLE
795_TITLE_01

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LOCATION MAP
NO SCALE

72 HOURS
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

0' 20' 40' 60'

SCALE: 1" = 20'

LEGAL DESCRIPTION

PART OF LOTS 629 THROUGH 633 OF "ASSOSSOR'S PLAT No. 18" OF PART OF SOUTH ½ OF SECTION 26, T. 1 S., R. 8 E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 67 OF PLATS, PAGE 27, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS;

BEGINNING AT A POINT DISTANT N 72°26'40" W 10.64 FEET FROM THE SOUTHWEST CORNER OF LOT 629 OF SAID "ASSOSSOR'S PLAT No. 18"; THENCE N 72°26'40" W 217.20 FEET TO THE WESTERLY LINE OF LOT 630 OF SAID "ASSOSSOR'S PLAT No. 18"; THENCE 29.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 839.94 FEET, A CENTRAL ANGLE OF 02°02'35" AND A LONG CHORD BEARING N 88°16'52" W 29.95 FEET ALONG SAID WESTERLY LINE; THENCE N 17°39'39" W 159.45 FEET; THENCE N 88°16'52" E 254.11 FEET AND THENCE S 02°24'51" E 253.89 FEET TO THE POINT OF BEGINNING. CONTAINING 1.12 ACRES OF LAND, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

BENCHMARKS

BM-1
MAG NAIL IN SOUTH FACE OF UTILITY POLE AS HOWN ON THE DRAWING.
ELEVATION: 718.41 NAVD 88

BM-2
MAG NAIL IN WEST FACE OF UTILITY POLE AS HOWN ON THE DRAWING.
ELEVATION: 717.27 NAVD 88

ZONING & SETBACKS

ZONED: I-2 HEAVY INDUSTRIAL

SETBACK REQUIREMENTS:
FRONT: 50' (h)
REAR: 20' (i,k)
SIDES: LEAST 20' (i,k), TOTAL 40' (i,k)

(h) PARKING SHALL BE OERMITTED IN A REQUIRED FRONT YARD.

(i) AN OBSCURING SCREEN WALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 78-206. THE GREENBELT PLANTING PLAN SHALL BE REVIEWED AND APPROVED IN CONFORMITY WITH SECTION 78-203.

(k) FOR SIDE OR REAR YARDS WHICH BORDER ON A RESIDENTIAL DISTRICT, THERE SHALL BE PROVIDED A SETBACK OF NOT LESS THAN 20 FEET IN THE I-1, LIGHT INDUSTRIAL DISTRICT AND 40 FEET IN THE I-2, HEAVY INDUSTRIAL DISTRICT. THE SIDE YARD REQUIREMENT ON AN INTERIOR SIDE YARD ABUTTING AN INDUSTRIAL DISTRICT MAY BE WAIVED BY THE PLANNING COMMISSION PROVIDING THAT THE COMBINED TOTAL SIDE YARD REQUIREMENTS OF 20 FEET IN THE I-2 DISTRICT AND 40 FEET IN THE L-2 DISTRICT IS LOCATED ON THE OTHER SIDE ND PROVIDED FURTHER THAT THE PLANNING COMMISSION FINDS THAT SUCH A BUILDING LOCATION ON THE LOT LINE SHALL NOT ADVERSELY AFFECT EXISTTING AND/OR POTENTIAL DEVELOPMENT PATTERNS IN THE AREA AND THAT THE BUILDING LOCATION AND CONSTRUCTION ARE ACCEPTABLE TO THE CITY BUILDING AND FIRE DEPARTMENTS.

FLOODPLAIN

SUBJECT PROPERTY LIES IN FLOOD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD MAP SERVICE CENTER FOR CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN.

MAP NUMBER: 26163C0202E

EFFECTIVE DATE: FEBRUARY 2, 2012

SURVEYOR/ENGINEER

GLA SURVEYORS & ENGINEERS
8495 NORTH TERRITORIAL ROAD
PLYMOUTH, MI 48170
(734)-416-9650
(734)-416-9657 FAX

PROFESSIONAL SURVEYOR:
GREG L. ASH, MICHIGAN REGISTRATION No. 28400

PROFESSIONAL ENGINEER:
ANTHONEY S. NESTOR, MICHIGAN REGISTRATION No. 50153

DIRECTOR OF ENGINEER/CONTACT PERSON:
SCOTT A. SCHUMACHER

MUNICIPALITY

CITY OF PLYMOUTH
201 SOUTH MAIN STREET
PLYMOUTH, MI 48170

(734) 453-1234

UTILITY NOTE

UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES AND UTILITY COMPANIES SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

BENCHMARK	B.M.	STORM MANHOLE	
FINISHED FLOOR	F.F.	STORM CATCH BASIN	
INVERT ELEVATION	I.E.	SANITARY MANHOLE	
GAS MAIN	—g—	GATE VALVE & WELL	
WATERMAIN	—w—	WATER/GAS SHUT OFF	
STORM SEWER	—r—	FIRE HYDRANT	
SANITARY SEWER	—s—	UTILITY POLE	
OVERHEAD WIRES	—OH—	POLE OR POST	
1" WATER SERVICE	—WS—	SIGN	
6" SANITARY LEAD	—SL—	LIGHT	
FENCE		DECIDUOUS TREE	
EX. SPOT ELEVATION	000	EVERGREEN TREE	
SET IRON	S.I.	HANDICAPPED STALL	
FOUND IRON	F.I.	GUYWIRE	
FOUND CONC. MON.	F.C.M.	GAS MARKER	
TOP OF CURB	T/C	SECTION CORNER	
GUTTER	G		
CLEAN OUT	C.O.		
TO BE REMOVED	T.B.R.		

CLIENT

4/13/22

CLIENT:
PLYMOUTH-ANN ARBOR
ELKS 325
P.O. BOX 700423
PLYMOUTH, MI 48170

8495 N. TERRITORIAL RD.
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com
SURVEYORS & ENGINEERS
GLA

TOPOGRAPHIC SURVEY
PLYMOUTH-ANN ARBOR ELKS 325
110 WETS ANN ARBOR TRAIL ASSOSSOR'S PLAT No.18
PT. LOTS 629 THROUGH 633 ASSOSSOR'S PLAT No.18
CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN

FILE NO.: 4100-0629	DWG.NO.: 4100-0629TOPO
DESIGNED BY: XXX	SHEET No.
DRAWN BY: S.A.S.	S-1
CHECKED BY: G.L.A.	
SCALE: 1" = 20'	

STATE OF MICHIGAN
GREG L ASH
PROFESSIONAL SURVEYOR
No. 28400
LICENSED PROFESSIONAL SURVEYOR

LANDSCAPE DEVELOPMENT NOTES:

PLANTING

1. Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by Plymouth Township, Michigan.
2. The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock.*
3. The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
4. Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
5. Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
6. The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
7. When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
8. Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4') deep, and three inches (3") away from the trunk. Planting beds are to be mulched with shredded bark mulch to a minimum depth of four inches (4"). Only natural color shredded hardwood bark mulch will be accepted.
9. Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
10. All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over three quarters of an inch (3/4") shall be painted with tree paint. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
11. Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
12. All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil. Peat sod is not acceptable. Existing lawn in generally good condition but with bare, sparse, or weedy areas must be renovated by filling in low areas, raking, overseeding, and top dressing all sparse and bare spots and continuing with a weed and feed program.
13. All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
14. Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.
15. All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay loam). Add four inches to six inches (4"-6") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
16. Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site; b. Call the Township for an inspection prior to backfilling;
    c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.
    If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.
17. Edging shall consist of Ryerson Steel edging or approved equivalent.
18. Elevate the rootballs of Yew shrubs to allow for better drainage.

MATERIAL

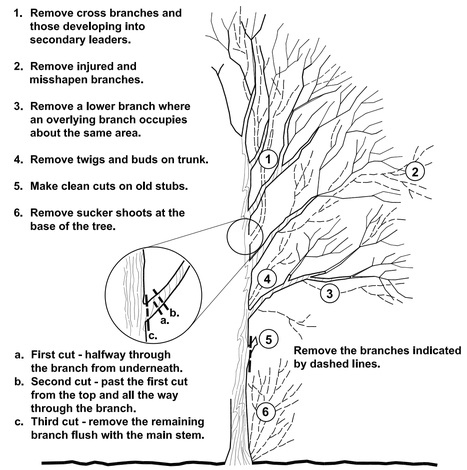
1. Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be: a. Nursery grown; b. State Department of Agriculture inspected; c. No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d. Staked, wrapped, watered, and mulched according to the details provided; and e. Guaranteed for one (1) year.
2. Topsoil shall be friable, fertile soil of clayloam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
3. The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Chewing Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
4. Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
5. Proposed perennials shall be full, well-rooted plants.
6. Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

GENERAL

1. Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
2. The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
3. The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
4. All landscape areas including parking lot islands shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
5. All written dimensions override scale dimensions on the plans.
6. Report all changes, substitutions, or deletions to the Owner's representative.
7. All bidders must inspect the site and report any discrepancies to the Owner's representative.
8. All specifications are subject to change due to existing conditions.
9. The Owner's representative reserves the right to approve all plant material.

MAINTENANCE OF GENERAL LANDSCAPE AREAS

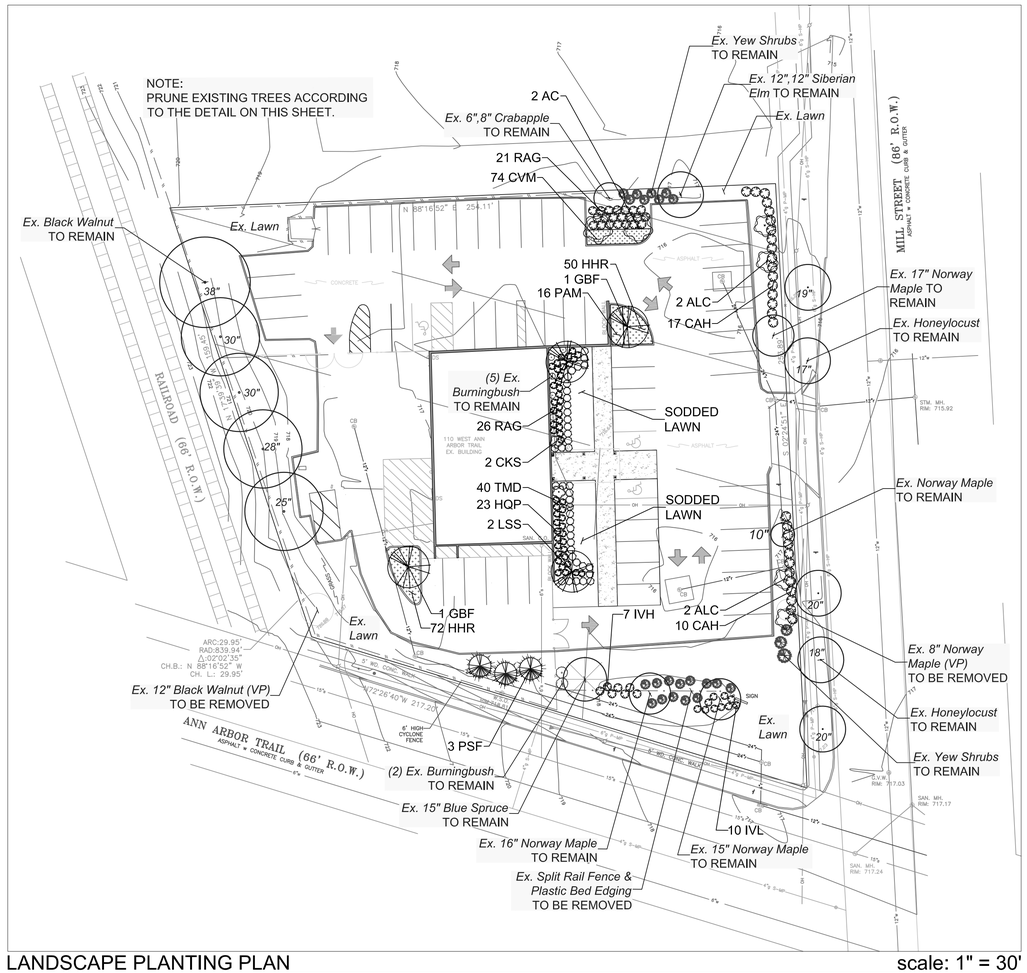
1. The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
2. The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
3. The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
4. All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
5. Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
6. All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
7. Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.



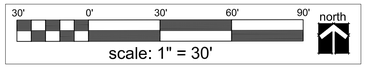
PROPER PRUNING TECHNIQUES not to scale

LANDSCAPE CALCULATIONS

PERIMETER PARKING LOT SCREENING
Mill Street (180 l.f.)
* Parking lots visible from a public right-of-way shall have the following landscaping between the parking lot and the right-of-way
* One (1) tree shall be provided for every 30 l.f. of frontage equals 6 trees
* Five (5) shrubs shall be provided for every 30 l.f. of frontage equals 30 shrubs
AnnArbor Trail (180 l.f.)
* Parking lots visible from a public right-of-way shall have the following landscaping between the parking lot and the right-of-way
* One (1) tree shall be provided for every 30 l.f. of frontage equals 6 trees
* Five (5) shrubs shall be provided for every 30 l.f. of frontage equals 30 shrubs
INTERIOR PARKING LOT LANDSCAPING (29,736 sq. ft. of paved surface)
* One (1) square foot of landscape area required for each fifteen square feet of paved surface
* 29,736 sq. ft. divided by 15 sq. ft. equals 1,982 sq. ft. of landscape area
* One (1) deciduous tree shall be provided for every 300 sq. ft. of interior landscape area
* 1,982 sq. ft. divided by 300 sq. ft. equals 6.6 trees = 7 trees



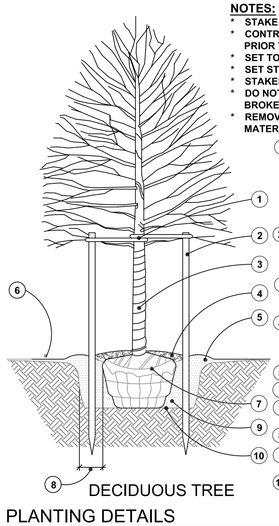
LANDSCAPE PLANTING PLAN scale: 1" = 30'



PLANT LIST

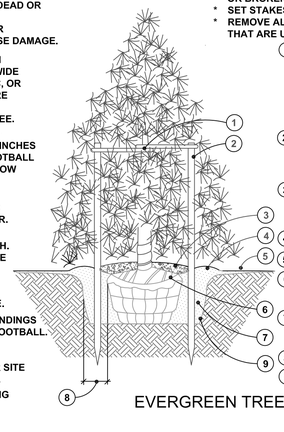
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
PERIMETER PARKING LOT SCREENING - Mill Street				
ALC	4	*Amelanchier laevis* 'Cumulus'	Cumulus Allegheny Serviceberry	2" cal. B&B
CAH	27	*Clethra alnifolia* 'Hummingbird'	Hummingbird Summersweet	24" ht., 3 gal. pot
PERIMETER PARKING LOT SCREENING - Ann Arbor Trail				
IVH	7	*Itea virginiana* 'Henry's Garnet'	Henry's Garnet Sweetspire	24" ht., 3 gal. pot
IVL	10	*Itea virginiana* 'Little Henry'	Little Henry Sweetspire	24" ht., 3 gal. pot
PSF	3	*Pinus strobus* 'Fastigiata'	Fastigiate Eastern White Pine	6' ht. B&B
PARKING LOT PLANTINGS				
AC	2	*Amelanchier canadensis*	Multi-Stem Serviceberry	8' - 10' ht. B&B
LSS	2	*Liquidambar styraciflua* 'Slender Silhouette'	Slender Silhouette American Sweetgum	3" cal. B&B
GBF	2	*Gingko biloba* 'Fastigiata'	Fastigiate Maidenhair Tree	6' ht. B&B
RAG	21	*Rhus aromatica* 'Gro-Low'	Gro-low Fragrant Sumac	24" ht., 3 gal. pot
CVM	72	*Coreopsis verticillata* 'Moonbeam'	Moonbeam Threadleaf Coreopsis	1 gal. pot, 24" o.c.
HHR	122	*Hemerocallis sp.* 'Happy Returns'	Happy Returns Daylily	1 gal. pot, 30" o.c.
PAM	16	*Pennisetum alopecuroides* 'Moudry'	Moudry Fountain Grass	1 gal. pot, 36" o.c
FOUNDATION PLANTINGS				
CKS	2	*Cornus kousa* 'Summer Fun'	Summer Fun Kousa Dogwood	2" cal. B&B
HQP	23	*Hydrangea quercifolia* 'Pee Wee'	Pee Wee Oakleaf Hydrangea	24" ht., 3 gal. pot
RAG	26	*Rhus aromatica* 'Gro-Low'	Gro-low Fragrant Sumac	24" ht., 3 gal. pot
TMD	40	*Taxus x media* 'Densiformis'	Densiformis Yew	24" ht. B&B

NOTES:
* STAKE TREES UNDER FOUR INCH (4") CALIPER.
* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
* SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
* SET STAKES VERTICAL & EVENLY SPACED.
* STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
* DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
* REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.



DECIDUOUS TREE

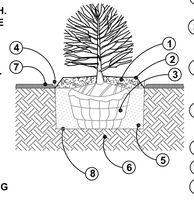
NOTES:
* STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH. GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
* NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
* SET STAKES VERTICAL AND EVENLY SPACED.
* REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.



EVERGREEN TREE

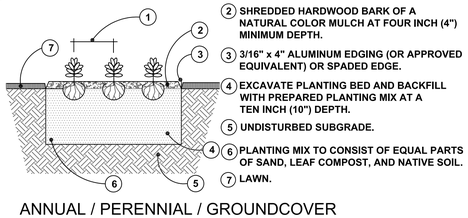
GENERAL NOTES FOR ALL PLANTINGS:
* DO NOT CUT CENTRAL LEADER.
* REMOVE ALL TAGS, STRINGS,PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
* PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
* CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

NOTE:
* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.



SHRUB

NOTE:
* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
* PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.



ANNUAL / PERENNIAL / GROUNDCOVER

PLANTING DETAILS not to scale

LANDSCAPE PLAN FOR:
Plymouth Ann Arbor Elks 325
Post Office Box 700423
Plymouth, Michigan 48170
(810) 523-0017

PROJECT LOCATION:
Plymouth Ann Arbor
Elks 325 Building
110 West Ann Arbor Trail
Plymouth, Michigan

date: February 22, 2022
revised:
04-13-2022 Revise for site plan changes.

LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634-9208

STATE OF MICHIGAN REGISTERED LANDSCAPE ARCHITECT J. BRIAN DEVLIN NO.1260
AUTOCAD SIGNATURE ORIGINAL IN BLUE

Know what's below. Call before you dig.

LP - 1: LANDSCAPE PLANTING PLAN

* Base data provided by GLA Surveyors & Engineers.

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

Date: February 4, 2022

Planned Unit Development
For
City of Plymouth, Michigan

GENERAL INFORMATION

Applicant: Pulte Homes of Michigan, LLC
2800 Livernois Road, Building D, Suite 320
Troy, MI 48083

Project Name: Mill Street Towns PUD Amendment

Plan Date: December 16, 2021

Location: 100 S. Mill St.

Zoning: I-1, Light Industrial (in northwest corner)
I-2, Heavy Industrial (remainder of site)

Action Requested: Preliminary PUD Approval

PROJECT DESCRIPTION

The Mill Street Towns PUD project was approved by the City Commission in April, 2019. The approval included the southern portion of the project, and "excepted" the northern portion (as identified in the aerial photo on the next page). The applicant is now returning to develop the northern portion of the site, which is currently vacant and was previously used for industrial purposes.

The project will be an amendment to the PUD, which will rezone the northern portion from I-1 and I-2 to PUD. The northern portion contains 4.8-acres of land, and the proposal will locate an additional 29 townhouse units that are the same size and design as the units located on the southern portion of the site. The northern portion will also continue the existing roadway network from the southern portion, and will accommodate the pedestrian pathway leading from the southern portion to Main St.

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



Google Maps

The Planning Commission recommended approval of the original PUD in October 2018, and the City Commission approved the PUD in April, 2019.

PUD PROCESS AND PLAN REQUIREMENTS

Because this portion of land was "exempted" from the original PUD, we are following the same process outlined in the PUD ordinance (Section 78-314) to evaluate the proposed development on the northern portion of land. This includes a pre-application conference, a preliminary plan and public hearing, a final plan, and then City Commission review of the project.

As required, the applicant attended a pre-application conference with City staff in July, 2021. A formal application has been submitted and includes the transmittal of preliminary PUD plans.

The ordinance requires specific information be included in a Preliminary Site Plan submission that accompany a PUD. We have reviewed the submission, and the following information needs to be provided:

1. Narrative report providing a description of the project, discussing the market concept of the project, and explaining the manner in which the criteria set forth in the design standards has been met.

2. Sheet 2, Existing Conditions, needs to be amended to show the following:
   a. Current zoning of site (PUD) showing "exempted" area.

b. Surveyed property lines, and dimensions. A note on this sheet states that the property boundaries are approximate per tax records, and "best fit" GIS records. The ordinance requires accurate information, not approximations.
c. Actual topography on the northern portion. Again, the plans show "estimated" topography. The ordinance requires accurate information.
d. Actual existing conditions on the southern portion. This sheet shows the southern portion before it was developed. Since this request is amending an existing PUD, accurate information that illustrations the current development, including building locations, roads, sidewalks, and topography, needs to be shown on this sheet to understand the relationship of the current conditions on each portion of the site. Showing it on the grading plan is not sufficient.
e. Areas along the north property line of the northern portion are identified with a hatch pattern but are not labeled, and need to be. They appear to be remaining in the proposed layout. Their purpose should also be described.

3. Tree survey indicating location and diameter of trees greater than 12 inches in diameter.

***Items to be Addressed**: Provide Preliminary site plan and PUD informational requirements.*

PUD CRITERIA

Section 78-311(c) of the City of Plymouth Zoning Ordinance establishes PUD criteria which determine the overall eligibility for a Planned Unit Development. While the Planning Commission and City Commission agreed that the original PUD met these criteria, we have evaluated the added townhouse units against the same criteria below.

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

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

CWA Comment: The public benefits, in our opinion, include the following:

Environmental Remediation
This site is a vacant, environmentally contaminated site. During the original PUD process, the applicant stated (in the October 10, 2018 minutes) that this site contains groundwater contamination. At that time, the developer, "…decided to change the construction standards adding vapor barriers to all units and disclose this to the buyers at the time of sale."

Any redevelopment of this property will require significant efforts to clean it up. We consider the environmental remediation proposed by this project to be a public benefit to the users of the site and the overall community.

We also believe that this public benefit could not be achieved without application of the PUD process. To build a residential project on this industrially-zoned site, and realize the proposed environmental remediation, the applicant could either use the PUD process to build something other than industrial, or re-zone the property to a multi-family residential zoning district. We consider the PUD process more appropriate, as the ultimate use and

site design is more predictable than if the property were simply re-zoned. A re-zoning could result in a number of permitted uses, which the City would have to accept. Therefore, we think the benefit of environmental remediation is best accomplished through the PUD process.

Common Open Space

The applicant's description of open space (Sheet 3) states that this portion of the site will offer an additional 2.9 acres of open space, in addition to the 5.2 acres on the southern portion of the site.

To assess the open space in this project, we've looked at other zoning districts that have a similar building type. The RT-1, Two-Family Residential District, allows for attached single-family units. The RM-1, Multi-Family Residential District, also allows for attached units. We consider the project to be a hybrid of the two since the largest proposed buildings will contain up to six units.

The RT-1, Two-Family Residential District does not have any open space requirements. However, the RM-1, Multi-Family Residential District requires at least 150 square feet of "usable" open space for each bedroom. If all the new 29 units were built out at the maximum 5-bedroom option, then 0.6 acres of "usable" open space would be required. Counting all of the "usable" open space (space that a person could walk on) on the northern portion, we calculate that the project offers approximately 1 acre. (Note that this figure does not include the detention basin.)

The southern portion (without detention basins) offers 1.21 acres of open space (with a 1.3-acre requirement). Usable open space across both portions is 2.21 acres, exceeding the ordinance requirement of 1.8 acres of "usable" open space for the whole project.

On-Site Pedestrian Amenities

1. Sidewalks

   The site design shows the existing pedestrian connection to Main Street (across the adjacent parcel's parking lot to the north). We assume that an access easement to this adjacent parcel has been secured, but this should be confirmed. We ask because Sheet 3 includes a note: "Potential connection pending easement securement."

   A second pathway is shown on the northeast boundary of the northern portion, connecting the front sidewalks of the units facing east with the existing pathway to Main St., and pathway system in the southern portion of the project.

   The Planning Commission conditioned their PUD recommendation to City Commission on allowing public use of the sidewalk system on site in perpetuity. The applicant should confirm that this condition was included in the PUD agreement.

2. Seating/Bicycle parking:

   The Cover Sheet describes other on-site pedestrian amenities. A "pedestrian node" with benches and bicycle parking, is located along the S. Mill St. sidewalk. The concrete paving, benches, and bike loops for this area have been installed

   There are no additional benches/bicycle parking proposed on the northern portion.

3. Mini-park
   We would assume that the open space along S. Mill St. (on the northern portion) will be used by residents as a "mini-park," at least to walk dogs. We would suggest some type of loop pathway (could be "informal" surface such as wood chips or crushed gravel) so that residents can use this area.

Off-Site Pedestrian Amenities
The original PUD also proposed "Hawk Signal" and cross walk across S. Mill St. at the boulevard entrance. This has also been installed.

These plans show that the Mill St. right-of-way will be widened, occupying approximately 230 lineal feet across the northern portion of the site. The plans show that the new sidewalk on the southern portion will connect with the existing sidewalk in the existing right-of-way across the northern portion. However, this existing sidewalk is located approximately 4-feet from the edge of Mill St. travel lanes. The applicant should describe why a new sidewalk further from the travel lanes is not being proposed within the new right-of-way?

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

CWA Comment. No natural features exist on the project site.

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

CWA Comment. There are no existing buildings on site.

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

CWA Comment: There are no existing uses on site.

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

CWA Comment: This project is proposing 29 townhomes, in addition to the existing 76 townhomes on the southern portion. Density is calculated by dividing the "net" area of the site by 900; the resulting figure represents the number of "rooms" permitted. Rooms are defined as bedrooms, den, library, or other extra room. Site area used in the calculation is the "net" area, defined as follows:

The area used for computing density shall be the total site area exclusive of any dedicated public right-of-way of either interior or bordering streets.

As mentioned above, additional Mill St. right-of-way will extend across the northern portion of the site. The plans show that 0.5-acres of the site will be within the "proposed" right-of-way, creating a "net" area for the site at 14.7 acres.

One hundred and five townhomes on this site equates to approximately 7 dwelling units to the acre. Calculating the "permitted" density shows that the site could accommodate 118 units, or 8 dwelling units to the acre. The proposed density is less than what would be permitted if the site were zoned for two-family or multi-family residential purposes.

We assume that the City's water and sewer system has additional capacity to handle these added townhomes. This needs to be confirmed by the City's Engineer.

Regarding traffic, the additional units proposed will increase traffic on S. Mill Street. Traffic generation rates provided by the *Trip Generation Manual* of the Institute of Transportation Engineers estimates that the additional 29 units in this project would generate approximately 15 vehicle trips during the peak morning and evening hours, the same time road traffic is at its peak. We don't think this will be an issue.

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

CWA Comment: We consider this project to be, in general, consistent with the public health, safety and welfare of the City.

However, we recommend that the site design be reviewed by the City's Fire Chief to confirm that the limited access via the one roadway from Mill St. is adequate to serve these units. The note: "Potential connection pending easement securement" may apply to an emergency access to the parking lot to the north. This should be confirmed.

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

CWA Comment: Given the proposed environmental remediation, this project will improve the environmental conditions on this site.

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

CWA Comment: Redevelopment of this site will benefit the property values of nearby properties, as it is redeveloping a vacant, blighted site to a residential use that is consistent with the adjoining uses to the north.

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

CWA Comment: The applicant confirmed during the original PUD process that the PUD will be under single-ownership and/or control. They should confirm that this is still the case.

(7) The proposed planned unit development shall be consistent with the goals and policies of the City Master Plan.

CWA Comment: The City's Master Plan designates the future land use of this property as Mixed Use High Density. The intent of this future land use category is described in the Master Plan document:

- *Mixed Use: High Density The Mixed Use High density land use designation includes a mixture of retail, service, office, recreation, and residential uses. It is desirable in these areas to locate commercial uses on the ground floor of a building, with upper level office and/or residential uses. Properties within this land use category should be compatible with abutting uses. The mixed use designation has been applied to larger tracts of land that can accommodate various uses in a harmonious design, offering unique benefits to the residents/tenants, such as live-work or home-based-business opportunities, and pedestrian access to work or commercial businesses. The Mixed Use designation has also been applied to single lots that could accommodate a single, mixed-use building. Generally, buildings in Mixed Use High Density have uniform setbacks which are zero-lot line, and match with the character of the buildings in Downtown. Parking should be located at the rear of the building or integrated and hidden within any new construction. Generally, this land use designation should not exceed 3 stories, with some locations along major streets potentially appropriate at 4 stories.*

All the commercial uses along S. Mill (south of Amelia) are located at the intersection of S. Mill St. and Ann Arbor Trail. We wouldn't consider commercial uses all along S. Mill St. appropriate. In our opinion, the northern portion of this mixed-use area is more appropriate for residential uses, and the southern portion more appropriate for commercial uses. In this way, the mixed-use vision will be accomplished, but by strategically locating each use to coordinate with existing surrounding uses. The Planning Commission will need to determine if this is the vision for this property.

We consider the residential proposal to be consistent with the surrounding land uses, particularly since the developed portion of the site is separated from the single-family residential uses by the intervening property.

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

CWA Comment: The PUD process will rezone this site to PUD. The underlying zoning will not be continued, and the Master Plan indicates that this is the City's desire.

In evaluating the size and character of the proposed residential units, we have compared the proposal to the standards for multi-family residential uses, and the surrounding neighborhood.

The information provided with the previous PUD application (in 2018-19) stated that the proposed townhouse units are between 1,500 and 2,300 square feet in size, and 3-3.5 stories tall. The elevations provided in this set of plans appears to be identical to what was previously proposed. The applicant should confirm that the unit design proposed to the Planning Commission were not changed later in the approval process, and represent what was actually constructed on site.

Assuming that is the case, the height dimensions provided in the previous set of plans showed that the units without the optional loft are 34'-10" in height; and units with the optional loft are 36'-7" in height. During discussion of the original PUD, the Commissioners discussed the proposed heights of the buildings, and in general, thought the proposed heights were acceptable.

The additional 29 units will not be visible from Mill St., as the landscape plan shows a number of proposed trees in front of the proposed detention basin, similar to the treatment in the southern portion of the project.

We consider the character that the townhomes provide (vs. traditional apartment-type building) to coordinate with the surrounding area.

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

CWA Comment: Given that the proposal is limited in the number of units, and that they have incorporated green space and pedestrian amenities across the site, we don't think the PUD is proposed to circumvent the zoning standards. The main deviation of this project is the proposed use on this site, given the underlying industrial zoning. The plans also propose a 66-foot distance between the rear of the new buildings, while the ordinance requires 70-feet of separation.

In summary, we consider this amendment to generally meet the PUD criteria. The questions/concepts listed in this part of the review should be addressed by the applicant.

***Items to be Addressed**: 1. Applicant to confirm that access easement for existing sidewalk leading from southern portion, across northern portion, to Main St. has been obtained. 2. Applicant to confirm that Planning Commission recommendation that sidewalk system is available to the public has been included in the PUD agreement. 3. Applicant to consider informal looped pathway through mini-park (northern portion). 4. Applicant to describe why new sidewalk isn't proposed in new Mill St. right-of-way on the northern portion, similar to the southern portion. 5. City Engineer to confirm capacity in City water and sewer systems to accommodate this development. 6. Recommend City's Fire Chief review the plans and single entrance to this part of the site. 7. Applicant confirm if they are seeking emergency access via the adjacent parking lot to the north. 8. Applicant to confirm that entire PUD project will be under single ownership. 9. Applicant to confirm that the unit design proposed to the Planning Commission were not changed later in the approval process, and represent what was actually constructed on site.*

DENSITY ANALYSIS

As mentioned above, we have used assumptions from the original PUD materials (i.e., possibility of 5 bedrooms/ or 6 ”rooms” per unit) to calculate the proposed density of this portion of the project, as well as the project overall.

The northern portion of the site is 4.8 “net” acres, with 29 townhome units. Assuming the possibility for 5 bedrooms (or s “rooms”) per unit, this site would be permitted 38 townhome units. The proposal for the northern section is well within the ordinance allowance.

The permitted density for the entire site is 118, 5-bedroom units. The full project is proposing 13 fewer units.

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

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. We have applied the schedule of regulations to the multi-family uses in the table below.

Multi-Family Residential Schedule of Regulations Requirements

RM-2 Multi-Family Residential			Required	Provided (Northern Portion)
Minimum lot size			10,000 s.f.	4.8 ac.
Height of buildings			2 – 4 stories maximum	3-3.5 stories, 34’=10” to 36’-7”
Minimum yard setback	**Front**		25 feet, or height of building, or 60 feet (half of ROW)	This portion of the site does not have any “front” yard.
	Sides	**Total of 2**	13.75 feet / 27.5 feet	46-70 feet / total of 2 N.A.
	Rear		25 feet, or height of building	53 feet
Min. Usable Open Space			150 s.f. x No. of bedrooms (174) = .60 ac.	1 acre (see above)
Minimum distance between buildings	**Front to rear**		70 feet	N.A.
	Front to front		70 feet	N.A.
	Rear to rear		70 feet	66.1 feet
	End to end		25 feet	N.A.
	End to front		50 feet	N.A.
	End to rear		50 feet	N.A.

Rear to Rear Distance Between Buildings: The plans deviate from the required 70 foot distance between the rears of buildings by 3.9 feet. This deviation is minimal, in our opinion.

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

PARKING, LOADING

The table below shows the required parking for the northern portion of this project, as well as the parking proposed on the site plan:

Parking Requirements

	Parking Required	Parking Provided
Multiple-Family Use - 29 units	2.5 spaces per 5-bedroom unit, or 2.5 spaces x 29 units = 73	58 garage spaces 58 driveway spaces 3 visitor spaces **119 total spaces**
Barrier-Free Spaces	1 barrier-free space (One in visitor parking area)	0 spaces

Number & Size of Parking Spaces
Each unit will have at least a two-car garage on the ground level. The driveways are all a minimum of 20-feet long, enabling two cars to park on each driveway as well. The site plan also shows 3 visitor parking spaces.

One barrier-free parking space is required in the visitor parking area. One barrier-free space needs to be designated in the visitor parking area.

The size of the visitor and driveway parking spaces and maneuvering lanes meet ordinance requirements.

Screening of Parking Areas
Section 78-270 requires a minimum five-foot wide landscape strip to screen all parking from adjoining lots. The visitor parking will be screened from view of the commercial neighbor to the east by a landscape buffer. The maneuvering lanes will be screened from view of the neighbors by the townhome units themselves.

Items to be Addressed: *1. Add one barrier-free space in visitor parking area.*

CIRCULATION

Access to and from the northern part of this project is from the existing maneuvering lanes located on the southern part of the project.

Based on the average traffic generation estimates provided by the Institute of Transportation Engineers, the project as proposed will not generate enough traffic during peak hours to warrant a traffic study.

The roadway system in the development provides adequate access to the buildings and garages. We also believe that it will accommodate van-style delivery trucks.

As mentioned above, the Fire Chief should evaluate the plans to ensure the road system can accommodate the City's fire equipment, and that access via one point is acceptable.

Items to be Addressed*: None.*

SIDEWALKS/PEDESTRIAN AMENITIES

Under the PUD Criteria section of this review, we provided the following comments and/or questions:

1. The note: "Pending connection pending easement procurement" begged the question of whether the existing pathway that ends at the northern property line (and adjacent property parking lot) received an access easement. Please confirm.

2. As part of the original PUD approval, the Planning Commission recommendation that the sidewalk system be available to the public, in perpetuity. The applicant should confirm that this condition was included in the PUD agreement.

3. Assuming that residents will want to use the open space on the northern portion, we suggested that they applicant consider installing an informal looped pathway through this "mini-park."

4. We also asked if the applicant could describe why new sidewalk isn't proposed in new Mill St. right-of-way on the northern portion of the site, similar to the southern portion.

***Items to be Addressed**: See comments above.*

PUD AGREEMENT / PHASING

The PUD Agreement will need to be amended prior to final approval. The agreement will specify performance guarantees and conditions of approval, if any.

***Items to be Addressed**: Amend PUD Agreement with performance guarantees for public amenities, and conditions of approval, if any.*

ARCHITECTURAL ELEVATIONS

The applicant has provided renderings of the building facades in the submission. They are proposing to build more of the same townhomes as were constructed on the southern portion of the site.

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

RECOMMENDATIONS

In our opinion, the "approximate" property boundaries and estimated topography does not provide the required confidence in this information. A survey needs to be conducted and grades shot in the field to ensure that the proposal coordinates with the existing conditions on site, particularly given the relatively close proximity of commercial and residential buildings. Also, the development constructed on the southern portion of the property is not illustrated on the existing conditions sheet.

While we consider the amended PUD to generally meet the standards of Section 78-311 in the Zoning Ordinance, we would recommend that the Planning Commission give the applicant more time to amend the plans given the number of outstanding items in the Preliminary Site Plan:

A. Provide Preliminary site plan and PUD informational requirements.

B. Applicant to confirm that access easement for existing sidewalk leading from southern portion, across northern portion, to Main St. has been obtained.

C. Applicant to confirm that Planning Commission recommendation that sidewalk system is available to the public, in perpetuity, has been included in the PUD agreement.

D. Applicant to consider informal looped pathway through mini-park (northern portion).

E. Applicant to describe why new a sidewalk is not proposed in the new Mill St. right-of-way on the northern portion, similar to the southern portion.

F. City Engineer to confirm capacity in City water and sewer systems to accommodate this development.

G. Recommend City's Fire Chief review the plans and single entrance to this part of the site.

H. Applicant to confirm if they are seeking emergency access via the adjacent parking lot to the north.

I. Applicant to confirm that entire PUD project will be under single ownership.

J. Applicant to confirm that the unit design originally proposed to the Planning Commission in 2018 were not changed later in the approval process, and the drawings represent what was actually constructed on site.

K. Add one barrier-free space in visitor parking area.

L. Amend PUD Agreement with performance guarantees for public amenities, and conditions of approval, if any.

Sally M. Elmiger

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

#152-1709

cc: John Buzuvis
Marleta Barr

Townes at Mill Street – Phase 2
City of Plymouth Planning Commission Meeting
June 8th, 2022

Members of the Planning Commission,

Given the discussion at the February 9th and March 9th meetings, we realize the need to provide more context surrounding the existing Townes at Mill Street community and our proposed continuation phase of 29 additional townhome unites. In my previous role as Director of Land Acquisition, I led the initial project from concept plan through development and am best suited to provide additional detail surrounding the following items in advance of the upcoming meeting on June 8th:

1. The decision to not include the northern five acres in the original construction phase
2. The existing conditions on the site and what mitigating controls were performed/installed via a Due Care Plan
3. The Brownfield associated with the first phase and the expansion to include Phase 2

1. The Bathey site was stigmatized given its prior manufacturing use, dilapidated building footprints, and extremely challenging environmental conditions. Pulte Homes of Michigan controlled the property for over two years prior to purchasing and developing the site in 2019. We performed extensive soil testing, groundwater testing, and installed groundwater monitoring wells. We initially intended to develop the site in a traditional manner by removing contaminated soil and excluding the northern five acres we are proposing developing today. This structure and parcel split allowed us to move forward with Phase 1 and for current landowner to evaluate developing the northern parcel for an alternative use. Unfortunately, existing groundwater contamination migrated further south due to seasonal water patterns; this movement was tracked via monitoring wells during our Planning Commission approvals in the summer of 2018. This testing result required us to pivot midstream to mitigate the existing condition via vapor barriers constructed within the foundation slabs. Without installing mitigating controls the project would not have been viable and would have remained in its blighted state. This shift in approach was under the constant supervision of the State's Department of Environment, Great Lakes and Energy (EGLE) and the vapor barrier design was reviewed and approved by EGLE officials. The same vapor barriers utilized on Phase 1 would meet the EGLE standard for Phase 2. Given the change in approach during site planning, the northern five acres could have been included but restarting all site planning and engineering was not feasible.
2. The site was developed under guidance of PM Environmental based on attached the Due Care Plan. This Due Care Plan was approved by EGLE. The City's environmental consultant, SME, supervised installations of vapor barriers as a condition of EGLE's support of the project via a $1,000,000 grant awarded to the project. This grant clearly illustrated the State's support for our development practice given the existing nature of the site and redevelopment challenges. PM Environmental has continued to follow all oversight guidelines established by EGLE. In addition, we have followed all required disclosures and recorded all key documents to "run with the land". We have attached our Sales Disclosures for reference which outlines and references all remediation work to prospective buyers. We will mirror this Due Care Plan for the 2nd phase of development as the site conditions and proposed mitigation methods will be consistent.
3. The City's Brownfield Commission was supportive of the project, and we obtained approval for up to ~$2.2M reimbursable via Taxable Increment Financing (TIF). This was a conservative estimate given the status of our engineering and permitting at the time. We have since incurred $994k of environmental expenses eligible for TIF reimbursement, primarily through demolition, contaminated soil removal and utility installation. The taxable value of the project prior to Pulte's involvement was ~$289,000. At full build out of Phase 1 only, the conservative estimate of taxable value will be over $15,000,000. This project, as it stands today, will generate $800k in incremental revenue annually. For Phase 2 to be viable, we would ask the remaining TIF funds already earmarked for Phase 1 to be allocated to Phase 2 given the extraordinary costs to develop the site. These costs would be associated with soil removal, utility installation, and vapor barriers, consistent with Phase 1. Note that Phase 2 will add $6,000,000 in total taxable value to the overall project. Note that only environmental costs, above and beyond normal development costs, are eligible for TIF reimbursement.

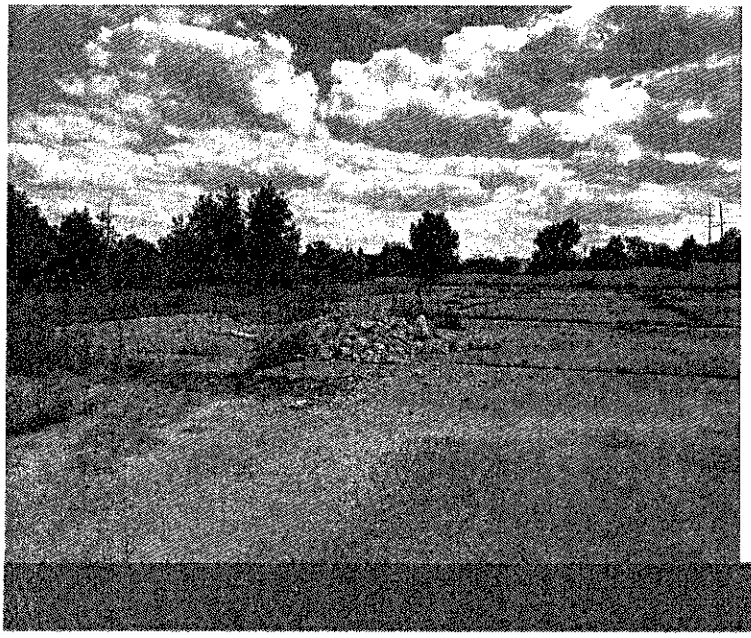
To move forward, both Pulte and the City will need comfort surrounding the development of the remaining five acres at 100 S. Mill Street. I look forward to discussing the project in more detail and answering any additional questions you may have on June 8th.

Sincerely,

Chris Plumb
Vice President of Finance - Pulte Homes of Michigan

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DUE CARE COMPLIANCE REPORT

100 South Mill Street | Plymouth, Michigan
PM Project Number 01-8475-2-0004

Prepared for:

Pulte Homes of Michigan, LLC
100 Bloomfield Hills Parkway, Suite 150
Bloomfield Hills, Michigan 48304

Prepared by:

PM Environmental, Inc.
4080 West Eleven Mile Road
Berkley, Michigan 48072

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Chesterfield

March 2019

Mr. Chris Plumb
Pulte Homes of Michigan, LLC
100 Bloomfield Hills Parkway, Suite 150
Bloomfield Hills, Michigan 48304

RE: Due Care Compliance Report for the Mill Street Redevelopment Property Located at 100 South Mill Street, Plymouth, Michigan
Parcel ID: 006-09-0643-300
PM Environmental, Inc. Project No. 01-8475-2-0004

Mr. Plumb:

Enclosed is a copy of the Due Care Compliance Report prepared in accordance with Rule 1003(5) of Sections 20107(a) of P.A. 451, as amended, and the Part 10 Rules by PM Environmental, Inc. (PM).

If you have any questions regarding this report, please contact us at 800.313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.

Nicholas Lieder
Staff Geologist

J. Adam Patton, CHMM
Manager of Site Investigation Services

Enclosure

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Adopted from CTI's October 2007 BEA

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Adopted from CTI's October 2007 BEA

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Appendix C Soil and Groundwater Management Plan
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1.0 INTRODUCTION

PM Environmental, Inc. (PM) prepared this Due Care Compliance Report (DCCR) on behalf of Pulte Homes of Michigan, LLC for the Mill Street Redevelopment property located at 100 South Mill Street, Plymouth, Wayne County, Michigan (hereafter referred to as the "subject property"; Figures 1 and 2), which is further described in Section 1.1 below.

This report was prepared in accordance with Section 20107a of Part 201 (Section 7a) of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994 (Part 201), as amended, and the Part 10 Rules promulgated pursuant to Part 201. The Part 10 Rules require that documentation be maintained demonstrating that the owner or operator of contaminated property is in compliance with Section 7a of Part 201. Documentation of an owner or operator's compliance with their Section 7a obligations must be made available to the Michigan Department of Environmental Quality (MDEQ) upon request.

Section 7a of Part 201 impose "due care" obligations on owners and operators of contaminated properties that are generally described as 1) prevent exacerbation; 2) mitigate unacceptable exposure and operate in a manner that protects the public health and safety; 3) take reasonable precautions against third party omissions; 4) reasonably cooperate with parties authorized to conduct response activities; 5) comply with land or resource use restrictions; and, 6) not impede any land or resource use restrictions.

This report is representative of the current and intended use of the property as outlined in Section 1.1 and 1.2. If changes to the property use, zoning, operations, and/or layout occur, re-evaluation of potential exposure pathways and associated amendments to this report may be required.

1.1 Site Description and Background

The subject property consists of 11.0 acres of a larger parent parcel that totals 15.36 acres and is located on the west side of South Mill Street, south of Amelia Street and north of East Ann Arbor Trail in Plymouth, Wayne County, Michigan (Figure 1). The subject property is currently vacant land (Figure 2), and primarily consists of areas of concrete and/or asphalt paved former building foundations, parking lots, and drives which are located in the eastern portion of the subject property. The remainder of the subject property consists of areas of overgrown vegetation.

Standard and other historical sources documented that the first developed use of the subject property occurred prior to 1914 with a canning factory in the northwestern portion. The canning factory was vacated by 1918 and demolished by 1927. Several dwellings were constructed by 1937 in the eastern and southeastern portions. The dwellings were demolished as the former manufacturing building, which was originally located on the north adjoining property, was expanded onto the subject property by the 1960s. Several additions were constructed to the former manufacturing building through 1965, and renovations were completed in 1969. The subject property was occupied by Bathey Manufacturing Co., a manufacturer of vertical blinds and cabinets, from at least 1950 until 2002, and the buildings were demolished between 2007 and 2010. The subject property has been unoccupied since 2002.

1.2 Intended Use of the Subject Property

Pulte Homes of Michigan, LLC intends to redevelop the subject property for residential uses (refer to Appendix A for the Development Layout). No significant chemical storage and usage is planned beyond typical residential quantities.

The proposed development will include:

- Splitting the current parcel into two parcels consisting of the 11.0 acre subject property and a separate 4.36 acre parcel to the north.
- Removal of all building structures on the subject property.
- Construction of 14 two-story multi-unit residential buildings on the western portion of the subject property, which will be occupied by residential tenants. The buildings will be of concrete slab on-grade construction with no basements and will vary in size.
- The remainder of the subject property will consist of concrete and asphalt drives and parking lot areas and areas of groomed grass and landscaping. Storm water retention ponds will be installed on the eastern portion of the subject property.

The intended residential use of the subject property is consistent with a Residential land uses as defined under Michigan Parts 201 of P.A. 451 of 1994, as amended.

Municipal water and municipal sewer, as well as natural gas, electric, and telecommunications utilities are available at the subject property and the proposed buildings will be connected to the available utilities. No water supply wells will be installed and groundwater beneath the subject property will not be used for any purpose.

1.3 Summary of Previous Site Investigations (1995-2017)

PM reviewed the following previous environmental reports that were completed for the subject property. Additional reports may exist for the subject property; however, none were provided to PM by the client or owner of the property, and none were available with the appropriate state regulatory agencies. Relevant portions of the available reports are included in Appendix C of PM's November 2018 Phase I Environmental Site Assessment (ESA), which was completed under separate cover. Relevant Figures and Tables are included in this report.

Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	11-15-2006	CTI and Associates, Inc. (CTI)
Baseline Environmental Assessment	1-22-2006	CTI
BEA	10-29-2007	CTI
Phase I ESA	4-27-2012	PM
Geophysical Survey Investigation Report	8-2-2012	PM
BEA	8-2-2012	PM
Summary of Offsite Migration Assessment Activities	8-8-2017	PM

CTI completed a Phase I ESA for the subject property and north adjoining property dated November 15, 2006. In general, CTI's November 2006 Phase I ESA identified the following Recognized Environmental Conditions (RECs) associated with the subject property and/or north adjoining property:

- The historical industrial manufacturing use of the property.
- The historical use of paints, solvents, and corrosive cleaners.
- The observed releases of oils, greases, and paints within the former building.
- The historical use of polychlorinated biphenyl (PCB) containing electrical equipment.

- The presence of stained concrete throughout the former building.
- The likely presence of fill material on the western portion of the property over the former railroad spurs.
- The potential former use of a septic system.
- The potential for migration of contamination onto the subject property from nearby and/or adjacent industrial properties.
- The then current use of the central driveway of the property by the City of Plymouth as a holding area for yard, wood, metal, asphalt waste, and sewer cleanout spoils.

CTI conducted site investigation activities in December 2006 that consisted of the advancement of 16 soil borings (SB-1 through SB-4 and GP-1 through GP-12), the installation and sampling of seven temporary monitoring wells (SB-1, SB-2, SB-2A, SB-3, SB-4, GP-1 and GP-2), and the collection of four surficial composite soil samples (CS-1 through CS-4) from the subject property and the north adjoining property. Samples were submitted for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic compounds (PNAs), PCBs, cadmium, chromium, and lead, or some combination thereof. Based on the identified concentrations in exceedance of the Part 201 Residential and Nonresidential cleanup criteria, a BEA dated January 22, 2006 was completed for the new purchaser to obtain liability protection. The analytical results from samples collected on the current subject property are discussed in further detail in Section 1.7.

CTI completed a BEA dated October 29, 2007 for the subject property, north adjoining property, and an additional property not included in the January 2006 BEA. No additional site investigation activities were completed on the subject property as part of the October 2007 BEA.

PM completed a Phase I ESA for the subject property and north adjoining property dated April 27, 2012. PM's April 2012 Phase I ESA identified the following RECs associated with the subject property and/or north adjoining property:

- Based upon review of the previous subsurface investigations, soil and groundwater contamination is present which exceeds the current Part 201 Residential and Nonresidential cleanup criteria. Based on these analytical results, the subject property would be classified as a "facility," as defined by Part 201 of P.A. 451 of the Michigan Natural Resources and Environmental Protection Act (NREPA), as amended.

- The subject property was historically occupied by a lumber and coal yard. Typically, lumber and coal yards utilize various general hazardous substances and/or petroleum products. This time period preceded major environmental regulations and current waste management and disposal procedures. The historical waste management practices associated with these operations are unknown and may be a source of subsurface contamination.

- Review of historical records indicates two railroad spurs were present in the northwestern portion of subject property from prior to 1914 until the late 1960s. The potential exists for spills of hazardous substances and/or petroleum products to have occurred along the railroad spurs.

- The subject property was occupied by manufacturing operations from at least 1950 until 2002. Previous site assessment activities were conducted in 2007, however, only eight soil borings were advanced in the footprint of the former manufacturing building, which

totaled over 200,000 square feet. Additionally, no soil borings were advanced in the original northeastern portion of the building. Additional areas of contamination may be present in areas not previously assessed.

- PCBs have been identified in the area of several former transformers in the central portion of the property. A BEA will not protect the purchaser from cleanup to Toxic Substances Control Act (TSCA) standards. The source and/or extent of PCB contamination is unknown. The potential exists for additional contamination to be present in this area.

- Based on the long term manufacturing operations, the potential exists orphan underground storage tanks (USTs) are present. Additionally, PM was unable to confirm the removal of the former gasoline USTs located in the northeastern portion of the subject property. The potential exists for orphan USTs to be present on the property and/or for a release to have occurred.

- During the site reconnaissance, PM observed several soil piles in the western and southwestern portion of the subject property. The previous Phase I ESA documented several soil piles in similar areas of the subject property; however, the soil piles were not discussed. The soil piles are likely a result of demolition activities, however, PM was unable to determine the origin of the soil piles. The potential exists the soil piles originated from a contaminated area of the property.

The following adjoining and/or nearby RECs were identified:

- The north adjoining property, identified as 306 North Main Street, was occupied by various manufacturing operations from the early 1900s through the 1990s. TCE was detected in groundwater in the eastern portion of the property above the current MDEQ Part 201 Drinking Water Protection (DWP) Cleanup Criteria. However, no soil borings were advanced in the southern or western portions of the property, which boarder the subject property. Based on the long term manufacturing operations, close proximity to the subject property, the potential exists contamination has migrated onto the subject property.

- The north adjoining property, identified as 340 North Main Street, was historically occupied by a lumber and coal yard, metal stamping company, and various light industrial operations. Based on the former lumber and coal yard operations, metal stamping, and light industrial operations and the close proximity to the subject property, the potential exists that a release has occurred on this property and migrated onto the subject property.

- The west adjoining property, historically identified as 101-137 Union Street, was occupied by various manufacturing operations from prior to 1937 until at least 2000. The previous Phase I ESA identified this property as a REC. However, the soil borings to assess this property were advanced over 100 feet east of the property boundary. Based on the long term manufacturing operations, close proximity to the subject property, and location of the subject property down gradient from this property, the potential exists contamination has migrated onto the subject property.

Between July 9 and 11, 2012, PM completed site investigation activities that consisted of the completion of a geophysical survey investigation using ground penetrating radar (GPR); the advancement of 20 soil borings (SB-1 through SB-20); the installation of eight temporary monitoring wells (TMW-1, TMW-2, TMW-4, TMW-9, TMW-11, TMW-14, TMW-16 and TMW-20);

and the collection of two composite soil pile samples (S-21 and S-22). The samples collected during PM's July 2012 site investigation activities were submitted for laboratory analysis of VOCs, PNAs, PCBs, and Michigan ten metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc), or some combination thereof. Based on the current and previously identified concentrations above the Part 201 Residential and Nonresidential cleanup criteria, a BEA was completed for the new purchaser to obtain liability protection. The sample analytical results for samples that were collected on the current subject property are discussed in further detail in Section 1.7. No anomalies consistent with orphan USTs were identified during completion of PM's July 2012 geophysical survey investigation.

On July 10 and 12, 2017, PM completed site investigation activities that consisted of the advancement of three soil borings (PSB-1, PSB-2, and PSB-3), the installation of one temporary monitoring well (PSB/TMW-3), and the installation of three temporary soil gas sample points (SG-1, SG-2, and SG-3) to assess the potential offsite migration of trichloroethylene (TCE) impacted media to the adjoining residential properties. The samples were collected on the north adjoining property and therefore are not discussed further in this DDCR.

1.4 Summary of Current Site Investigations

Between October 10, 2017 and February 7, 2019, PM advanced 67 soil borings (PSB-4 through PSB-70); completed 31 test pits (TP-1 through TP-31); installed 15 permanent monitoring wells (MW-1 through MW-14 and MW-8R) and conducted subsequent groundwater gauging and sampling events; installed and sampled seven temporary monitoring wells (TMW-3 through TMW-7, TMW-23, and TMW-57); installed 21 permanent soil gas sample points (SG-1 through SG-21) and conducted subsequent soil gas sampling events; installed and sampled 14 temporary soil gas sample points (TSG-1 through TSG-14); and collected one surficial composite soil sample (CSP-1). Soil, groundwater, and soil gas samples were submitted for laboratory analysis of VOCs, PNAs, PCBs, Michigan ten metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc), hexavalent chromium, perfluorinated and polyfluorinated compounds (PFCs), or some combination thereof. The sample locations from the previous and current site investigations are depicted on Figures 3A, 3B, 3C, 3D, 4, and 5.

1.5 Facility/Property/Site Status of the Subject Property

Contaminant concentrations identified in soil and/or soil gas samples collected from the subject property indicate exceedances of the Part 201 Residential and Nonresidential DWP and GSIP cleanup criteria and MDEQ issued site-specific Vapor Intrusion to Indoor Air Inhalation Criteria (VIAC). Therefore, the subject property is a facility under Part 201 of P.A. 451, as amended, and the rules promulgated thereunder.

Pulte Homes of Michigan, LLC conducted a Baseline Environmental Assessment for the subject property, dated March 26, 2018. BEA will be submitted to the MDEQ to obtain liability protections for existing contamination from the State of Michigan once Pulte Homes of Michigan, LLC takes ownership of the subject property. Therefore, Pulte Homes of Michigan, LLC is not liable for existing contamination.

1.6 Geology and Hydrogeology

Based on a review of the soil boring/monitoring well logs from PMs site investigations, the geology encountered at the subject property generally consists of sand to a depth up to 18 feet below ground surface (bgs), underlain by clay to a depth of at least 25.0 feet bgs, the maximum depth

explored during PM's site investigations. However, based on the size and decreasing elevation of the subject property from west to east, the sand interval is generally larger in the western portion of the subject property and is absent and/or diminished in the low lying eastern/northeastern portion of the subject property.

Perched groundwater was encountered in the majority of the soil borings advanced on the subject property during PM's site investigations at depth ranging between 3.75 to 11.0 feet bgs. In general, groundwater was not identified in the soil borings advanced in the low lying eastern/northeastern portion of the subject property.

1.7 Location of Contaminated Media on the Subject Property

The analytical results from the samples collected during the current and previous site investigations on the subject property were compared with the MDEQ Generic Cleanup Criteria and Screening Levels as presented in Part 201 Rules 299.1 through 299.50, dated December 30, 2013 entitled "Cleanup Criteria Requirements for Response Activity", in accordance with Section 20104c(1) using the Part 201 Residential and Nonresidential cleanup criteria. Additionally, the soil, groundwater, and soil gas analytical results were compared to MDEQ issued Residential site-specific VIAC.

The soil metals analysis results were compared to background data obtained from the Michigan Background Soil Survey of 2005 (Updated 2015) for sands of the Huron-Erie Glacial lobe per methods detailed in 20101(e)(ii)(A)(I). Metals concentrations were compared to the Huron Erie background value for their respective soil types (i.e. sand). Groundwater Surface Water Interface Protection (GSIP) criteria were calculated for various metals using the River Rouge hardness value of 350 mg/L CaCO3 (Station ID 820074, River Rouge, near Canton, MI).

1.7.1 Summary of Soil Analytical Results (December 2006, CTI)

The sample locations and analytical summaries from CTI's December 2006 site investigation activities are included on CTI's *Plate III Facility Contamination Map (Soils)* and *Plate IV Facility Contamination Map (Groundwater);* and *Table Summary of Soil Sample Analytical Results* and *Table Summary of Groundwater Sample Analytical Results,* all of which are included in the Figures and Tables sections of this DDCR.

Summary of Soil Analytical Results

No concentrations of VOCs, PNAs, PCBs, cadmium, chromium, and lead were identified in any of the soil samples collected from the subject property during CTI's December 2006 site investigation above the most restrictive Part 201 Residential cleanup criteria and site-specific VIAC, Statewide Default Background Levels (SDBLs), regional background levels, and/or the laboratory method detection limits (MDLs).

Concentrations of PCBs were identified in the surficial composite soil sample collected at CS-3 (2,000 parts per billion [ppb]) above the TSCA 40 CFR 761.61 cleanup standards for high occupancy areas requiring a cap (>1,000 ppb and ≤ 10,000 ppb), but below the Part 201 Residential Direct Contact (DC) cleanup criteria (4,000 ppb). No concentrations of PCBs were identified in any of the remaining soil samples collected from the subject property during CTI's December 2006 site investigation above the laboratory MDLs. However, subsequent soil borings and/or test pits advanced in the area of CS-3 by PM (SB-17, TP-17, TP-18, and TP-19) were not

able to replicate the previously identified PCB concentrations and no concentrations of PCBs were identified above the laboratory MDLs.

Summary of Groundwater Analytical Results

A concentration of cis-1,2-dichlrothylene was identified in the groundwater sample collected at SB-3 above the Residential site-specific VIAC. A concentration of trans-1,2-dichloroethylene was also identified in the groundwater sample collected at SB-3 above the laboratory MDLs, but below the most restrictive Part 201 Residential cleanup criteria and VIAC. No other concentrations of VOCs were identified in any of the remaining groundwater samples collected from the subject property during CTI's December 2006 site investigation above the laboratory MDLs. However, PM collected a replicate groundwater sample (SB/TMW-23) in the area of CTI's SB-3 and no concentrations of VOCs were identified above the most restrictive Part 201 Residential cleanup criteria and residential VIAC.

1.7.2 Summary of Analytical Results (July 2012, PM)

The sample locations and analytical summaries from PM's July 2012 site investigation activities are included on Figures 3A, 3B, 3C, 3D, and 4 and in Tables 1, 2, 3, and 7.

Summary of Soil Sample Exceedances

Location	Sample Depth	Analysis	Compounds Exceeding the Part 201 Cleanup Criteria/Residential VIAC/Screening Levels
SB/TMW-9	**Soil:** 1.0-2.0	VOCs, PNAs, PCBs, Michigan ten metals	**GSIP:** xylenes **VIAC:** ethylbenzene, 1,2,4-TMB, 1,3,5-TMB, xylenes
SB-19	**Soil:** 1.0-2.0	VOCs, PNAs, PCBs, Michigan ten metals	**VIAC:** 1,2,4-TMB
SB-20	**Soil:** 5.0-6.0	VOCs, PNAs, PCBs, Michigan ten metals	**GSIP:** 1,2,45-TMB **VIAC:** ethylbenzene, isopropyl benzene, 1,2,3-TMB, 1,2,4-TMB, 1,3,5-TMB

GSIP – Groundwater Surface Water Interface Protection
TMB – trimethylbenzene
VIAC – Vapor Intrusion to Indoor Air Criteria

No concentrations of VOCs, PNAs, PCBs, and metals were identified in any of the remaining soil samples collected from the subject property during PM's July 2012 site investigation activities above the most restrictive Part 201 Residential cleanup criteria and VIAC, SDBLs, regional background levels, and/or the laboratory MDLs.

Summary of Groundwater Analytical Results

No concentrations of VOCs, PNAs, PCBs, and metals were identified in any of the groundwater samples collected from the subject property during PM's July 2012 site investigation above the most restrictive Part 201 Residential cleanup criteria and VIAC, and/or the laboratory MDLs.

1.7.3 Summary of Analytical Results (October 2017 through February 2019, PM)

The sample locations and analytical summaries from the site investigation activities conducted by PM between October 2017 and February 2019 are included on Figures 3A, 3B, 3C, 3D, 4, and 5 and in Tables 4, 5, 6, 8, 9, and 10.

Summary of Soil Sample Exceedances

Location	Sample Depth	Analysis	Compounds Exceeding the Part 201 Cleanup Criteria/Residential VIAC/Screening Levels
PSB-27	**Soil:** 4.0-5.0	VOCs	**VIAC:** 1,2,4-TMB
PSB-30	**Soil:** 5.0-6.0	VOCs, PNAs, PCBs, and Michigan ten metals	**VIAC:** 1,2,4-TMB, 1,3,5-TMB, xylenes
PSB-36	**Soil:** 2.0-3.0	VOCs	**DWP(R/NR):** benzene, ethylbenzene, 1,2,4-TMB, 1,3,5-TMB **GSIP:** ethylbenzene, naphthalene, 1,2,3-TMB, 1,2,4-TMB, 1,3,5-TMB, xylenes **VIAC:** benzene, ethylbenzene, naphthalene, 1,2,3-TMB, 1,2,4-TMB, 1,3,5-TMB, xylenes
PSB-37	**Soil:** 1.0-2.0	VOCs	**DWP(R/NR):** 1,2,-dichloropropane **GSIP:** 1,2,4-TMB **VIAC:** 1,2,-dichloropropane, 1,2,3-TMB, 1,2,4-TMB, 1,3,5-TMB, xylenes
PSB-39	**Soil:** 2.0-3.0	VOCs, PNAs, PCBs, and Michigan ten metals	**GSIP:** 1,2,4-TMB **VIAC:** 1,2,4-TMB, 1,3,5-TMB, xylenes
PSB-43	**Soil:** 5.0-6.0	VOCs	**DWP(R):** n-propylbenzene **DWP(R/NR):** 1,2,3-TMB, 1,2,4-TMB **GSIP:** 1,2,3-TMB **VIAC:** n-butylbenzene, ethylbenzene, isopropyl benzene, n-propylbenzene, 1,2,3-TMB, 1,2,4-TMB, 1,3,5-TMB, xylenes
	Soil: 10.0-11.0		**DWP(R/NR):** 1,2,3-TMB **GSIP:** 1,2,3-TMB **VIAC:** ethylbenzene, 1,2,3-TMB, 1,2,4-TMB, 1,3,5-TMB
PSB-44	**Soil:** 5.0-6.0	VOCs	**VIAC:** xylenes

Location	Sample Depth	Analysis	Compounds Exceeding the Part 201 Cleanup Criteria/Residential VIAC/Screening Levels
PSB-45	**Soil:** 5.0-6.0	VOCs	**DWP(R/NR):** 1,2,4-TMB **GSIP:** 1,2,3-TMB, 1,2,4-TMB **VIAC:** ethylbenzene, 1,2,3-TMB, 1,2,4-TMB, 1,3,5-TMB, xylenes
	Soil: 8.5-9.5		**GSIP:** xylenes **VIAC:** cis-1,2-dichloroethylene, ethylbenzene, 1,2,4-TMB, 1,3,5-TMB, xylenes
PSB-52	**Soil:** 1.5-2.5	Michigan ten metals	**GSIP:** zinc*

R – Residential
NR - Nonresidential
DWP – Drinking Water Protection
GSIP – Groundwater Surface Water Interface Protection
TMB - trimethylbenzene
VIAC – Vapor Intrusion to Indoor Air Criteria
* - Synthetic Precipitation Leaching Procedure (SPLP) analysis for zinc did not identify concentrations above the Part 201 Groundwater Surface Water Interface (GSI) cleanup criteria.

No concentrations of VOCs, PNAs, PCBs, and metals were identified in any of the remaining soil samples collected from the subject property during PM's October 2017 through February 2019 site investigation activities above the most restrictive Part 201 Residential cleanup criteria and VIAC, SDBLs, regional background levels, and/or the laboratory MDLs.

Summary of Groundwater Analytical Results

No concentrations of VOCs were identified in any of the groundwater samples collected from the subject property during PM's July 2017 through February 2019 site investigation activities above the most restrictive Part 201 Residential cleanup criteria and VIAC, and/or the laboratory MDLs.

Summary of Soil Gas Analytical Results

Concentrations of chloroform were identified in the soil gas samples collected from SG-9 on the subject property during the October 2017 and August 2018 sampling events above the Residential VIAC. Concentrations of various other VOCs were identified in the remaining soil gas samples collected from the subject property between October 2017 and February 2019 above the laboratory MDLs, but below the most restrictive Residential VIAC.

2.0 EXPOSURE PATHWAY EVALUATION

The following exposure pathways were evaluated and determined to be complete/potentially complete. Exposure pathways are eliminated when they are determined not to be complete or it is demonstrated that unacceptable exposures do not exist and that response activities are not required to prevent or mitigate unacceptable exposures.

An evaluation of the applicability of the generic volatilization to indoor air inhalation criteria was conducted utilizing the information and checklist contained in the MDEQ May 2013 Guidance Document for the Vapor Intrusion Pathway. Shallow (i.e. shallower than 10 feet bgs) and heterogeneous soil was encountered during site investigations conducted at the subject property. Therefore, the generic criteria do not apply and the MDEQ issued site-specific VIAC were used to evaluate the vapor intrusion pathway.

As indicted in Section 1.2, the subject property will be redeveloped for residential purposes. The intended Residential use of the subject property is consistent with Residential land uses as defined under Michigan Parts 201 of P.A. 451 of 1994, as amended. Municipal water and municipal sewer, as well as natural gas, electric, and telecommunications utilities are available at the subject property and the proposed buildings will be connected to the available utilities. No water supply wells will be installed or used, and groundwater beneath the subject property will not be used for any purpose.

Based on the intended use, identified soil and groundwater contamination, and site-specific geology/hydrogeology, exposure pathways were evaluated below:

Complete and/or Potentially Complete Exposure Pathway?		
Pathway	**Yes/No**	**Justification**
Groundwater Ingestion	Yes	• No water wells exist at the subject property and groundwater will not be used for any purpose. • Municipal water is available at the subject property and proposed residential buildings will be connected to municipal water.
Surface Water	Yes	• Two stormwater retention ponds will be installed as part of the proposed redevelopment. o 60 Mil PVC pond liners will be installed in each of the retention ponds to prevent the potential for soil concentrations leaching to surface water. o Nitrile gaskets will be installed in applicable utility piping to prevent the potential for impacted groundwater entering the utilities. o Bentonite/concrete grout migration barriers will be installed perpendicular to utility corridors prior to exiting the subject property to prevent potential offsite migration of impacted groundwater.
Indoor Air Inhalation	Yes	• No buildings are currently present on the subject property. • Concentrations of various petroleum and chlorinated VOCs were identified in the soil and/or soil gas samples collected on the subject property above the applicable MDEQ Residential VIAC. Additionally, concentrations of various chlorinated VOCs were identified in groundwater samples collected proximal to the northern subject property boundary that could present a vapor intrusion concern. • 14 slab-on-grade multi-unit residential buildings will be constructed as part of the subject property redevelopment activities. o Vapor barriers will be installed in each of the proposed subject buildings to prevent vapor intrusion to said structures. o Subsequent operations and maintenance activities will be conducted to verify the effectiveness of the vapor barriers.
Ambient Air Volatile Soil Inhalation	No	• No exceedances to the most restrictive Part 201 Residential Ambient Air Volatile Soil Inhalation (VSI) cleanup criteria were identified.
Ambient Air Particulate Soil Inhalation	No	• No exceedances to the most restrictive Part 201 Residential Ambient Air Particulate Soil Inhalation (PSI) cleanup criteria were identified.

Complete and/or Potentially Complete Exposure Pathway?		
Pathway	**Yes/No**	**Justification**
Direct Contact	No	• No exceedances to the most restrictive Part 201 Residential Direct Contact (DC) cleanup criteria were identified. • Concentrations of PCBs were identified in the surficial composite soil sample collected at CS-3 (2,000 parts per billion [ppb]) above the TSCA 40 CFR 761.61 cleanup standards for high occupancy areas requiring a cap (>1,000 ppb and ≤ 10,000 ppb), but below the Part 201 Residential Direct Contact (DC) cleanup criteria (4,000 ppb). However, soil borings and/or test pits conducted in the area of CS-3 by PM (SB-17, TP-17, TP-18, and TP-19) were not able to replicate the previously identified PCB concentration and no concentrations of PCBs were identified above the laboratory MDLs. Therefore, the PCB concentrations identified during CTI's previous site investigation is anomalous and/or deminimus and does not represent a dermal contact exposure concern.

OTHER PATHWAYS AND DUE CARE CONSIDERATIONS	
Migration Via Utility Corridors or other means	Utility corridors on or adjacent to the subject property may represent pathways for contaminant migration; however, were not specifically assessed by PM. Due to soil and soil gas exceedances to the MDEQ VIAC, notices have been provided to utility companies that service the subject property (Appendix A). Third party contractors completing subsurface work in the impacted area of the subject property should be notified prior to commencement of sub-grade activities.
Fire and Explosion Hazards	No compounds were identified above the flammability and explosively screening level and mobile/migrating LNAPL has not been identified on the subject property.

3.0 RESPONSE ACTIVITY - CONSTRUCTION MANAGEMENT

Redevelopment of the property is planned; therefore, the following construction management actions will be conducted in areas of identified contamination to prevent unacceptable exposure to hazardous substances for onsite subsurface workers and allow for the intended use of the subject property in a manner that protects the public's health and safety.

In the event that previously unknown sources of contamination are discovered on the subject property, an appropriate course of action will be implemented to evaluate the nature of the source, the extent of the contamination as feasible, and the appropriate course of action to prevent unacceptable exposure to subject property occupants and onsite workers and prevent exacerbation of existing contamination. Unknown structures, such as USTs, drums or other containers will be evaluated for content and removed from the subject property, as appropriate and if encountered.

3.1 Notices

The following notices will be provided:

- Written notice will be provided to easement holders of record, utility franchise holders of record, and the owners and/or operators of all public utilities that serve the subject property regarding the presence of soil contamination exceeding the Part 201 Residential and Nonresidential cleanup criteria and VIAC. These actions satisfy the reporting requirements for due care obligations under Rule 1013.

- For subsurface work activities, written notice will be provided construction and utility workers regarding the presence of soil and groundwater contamination exceeding the Part 201 Residential and Nonresidential cleanup criteria. This will include notices to bidders and general contractors associated with the planned construction activities.

Notices and model notices are included in Appendix B.

3.2 Soil and Water Management

The following soil and groundwater management procedures will be conducted during redevelopment/construction activities. A soil management plan is included as Appendix C

- A soil erosion and sedimentation control plan will be prepared and implemented as applicable by the contractor performing the site redevelopment work. Control measures including, but not limited to, silt fencing and track-out control procedures will be implemented per the soil erosion and sedimentation control plan to minimize soil from the subject property inadvertently migrating off-site.

- Fugitive dust control procedures will be developed and implemented by the construction contractor during the construction activities. These procedures require that a responsible person visually evaluate dust levels and direct the use of water trucks and/or sweepers, as appropriate, to minimize dust levels and prevent unacceptable exposure to on-site and off-site receptors.

- Contaminated soils will not be relocated to non-contaminated portions of the subject property (Appendix C). Contaminated soil that cannot be relocated onsite will be properly characterized and disposed at a licensed disposal facility.

- Non-contaminated soils can be reused onsite or transported for use as offsite fill subject to screening by the Environmental Professional and approval of the receiving site.

- Whenever possible, contaminated soils should be direct-loaded on to appropriately placarded trucks for disposal at a licensed disposal facility under manifest or bill of lading, as applicable.

- Contaminated soils can be temporarily stockpiled on the non-contaminated portion of the subject property provided that 1) the stockpiled soils are staged on plastic sheeting with a minimum thickness of 6-mils, 2) are covered with plastic sheeting with a minimum thickness of 6-mils, and 3) are identified as contaminated soils.

- Contaminated soil and groundwater will not be relocated offsite or removed from the subject property without proper disposal or moved from one portion of the subject property to another without proper characterization and/or appropriate notices in accordance with Section 20c of Part 201, and/or the use of engineering controls (i.e., liners, surface cover, etc.).

- Short-term dewatering for construction purposes is permitted, provided the dewatering, including management and disposal of the groundwater, is conducted in accordance with all applicable local, state, and federal laws and regulations and does not cause or result in the exacerbation of contamination, or any other violation of local, state, and federal

environmental laws and regulations including, but not limited to, Parts 201 of the NREPA, as amended. Groundwater may be temporarily stored in frac tanks prior to treatment (if necessary) and disposal.

3.3 Health and Safety

The following health and safety provisions pertain to construction activities conducted at the subject property:

- Parties performed surface work or other activities that include contact with impacted soils will utilize appropriate gloves and hand washing along with typical Level D personal protective equipment (i.e. hard hat, safety glasses, work boots, work clothes). Dust and loose soil will be removed as practicable prior to exiting the site to control transmission of contamination.

- Eating and drinking will be restricted to non-contaminated areas of the subject property to control inadvertent consumption of contaminated dust or soil.

- All potential third-party contractors who may work sub-grade on the subject property will be notified of the presence of soil contaminants and that site-specific health and safety plans and/or requirements for 40-hour personal protection and safety training are necessary when working in the impacted area of the subject property.

- Site workers will adhere to a site-specific health and safety plan in accordance with Occupational Safety and Health Administration (OSHA) 29 CFR 1910.120 Worker Protection Regulations and will practice management actions for impacted soil on the subject property during construction related actions.

- Prior to any excavation or intrusive activity, including but not limited to the installation of building footings, sub-grade utilities, or other similar features, contractors shall review documentation of the potential hazardous substances in soil and groundwater and measures will be under taken to assure protection of persons who may come into direct contact with contaminated soil and/or groundwater.

3.4 Engineering Controls

The following engineering controls will be implemented during redevelopment/construction activities to prevent potential unacceptable exposures to subject property occupants following development:

- Due to the identified exceedances of the MDEQ Residential VIAC, a passive vapor intrusion barrier system that is compatible with the compounds identified in soil, groundwater, and soil gas will be installed beneath each of the proposed residential buildings, to prevent soil gas from entering the buildings and prevent potential inhalation exposures to occupants. Vapor barrier design specifications and layout will be consistent with the guidelines included in the May 2013 MDEQ Guidance Document for the Vapor Intrusion Pathway and manufacturer recommendations. Following installation, the vapor barrier system will be operated in accordance with a system-specific operation and maintenance (O&M) manual prepared by the system engineer. Records of vapor barrier system installation and O&M actions will be maintained.

- Sub-grade storm sewer piping and associated catch basin structures will be installed on the subject property, which will be connected to two proposed retention ponds on the western portion of the subject property. Nitrile gasketing associated with the storm water system will be installed during construction activities and a 60 mil PVC liner will be installed in each of the proposed retention ponds (Appendix D).

- Nitrile gasketing associated with potable water supply mains will be installed during construction activities.

- Sub-grade utility trenches associated with utilities installed during construction activities will be equipped with bentonite/cement migration barriers to prevent migration of existing contamination to offsite locations (Appendix D).

4.0 EVALUATION AND DEMONSTRATION OF COMPLIANCE WITH SECTION 7A OBLIGATIONS – CONSTRUCTION PHASE

The following sections describe how the submitter's use of the property will be or is in compliance with Section 7a obligations.

4.1 Exacerbation (Section 7a(1)(a))

Redevelopment activities are anticipated that could result in exacerbation if proper management activities are not completed. Soil and/or groundwater in impacted areas will be characterized to allow proper management of contaminated media, as identified and further described in Section 3.2. Soil control measures will be will be planned and implemented in a manner as to not increase offsite migration along subsurface utility, sewer, or structure corridors.

4.2 Due Care (Section 7a(1)(b))

Response Activities will be implemented as outlined in Sections 3.0 through 3.4 of this report.

Following completion of redevelopment activities, a Documentation of Due Care Compliance report will be prepared outlining as-built/post development conditions, including the location and concentrations of residual soil and groundwater impacts. The report will incorporate O&M plans and inspection/recordkeeping protocols for the passive vapor barrier installed at the subject property buildings.

4.3 Reasonable Precautions (Section 7a(1)(c))

Reasonable precautions will be taken against the reasonable foreseeable acts or omissions of a third party and the consequences that are foreseeable could result from those acts or omissions.

Third parties who intend to perform subsurface work on the property will be notified prior to beginning work to allow proper management of impacted soil (if present) to prevent exacerbation and to comply with Sections 7a.

Utility companies that service the property will be notified. Copies of notices are included in Appendix B.

4.4 Reasonable Cooperation, Assistance, and Access (Section 7a(1)(d))

Reasonable cooperation, assistance, and access will be provided to the persons (i.e. including liable parties) that are authorized to conduct response activities at the facility, including the cooperation and access necessary for the installation, integrity, operation, and maintenance of any complete or partial response activity at the facility.

4.5 Use Restriction Compliance (Section 7a(1)(e))

No land use or resource use restrictions are recorded in connection with the facility.

In the event that any land use or resource use restriction is placed on the facility, the owner will comply with them.

4.6 Effectiveness or Integrity of Use Restrictions (Section 7a(1)(f))

As indicated in Section 4.5, no land use or resource use restrictions have been placed on the property.

If any land use or resource use restrictions are placed on the property, the owner will not impede the effectiveness and integrity of the land use or resource restrictions employed at the facility.

5.0 DUE CARE DOCUMENTATION

Rule 1003(5) requires the submitter maintain documentation, demonstrating the submitter is in compliance with Section 7a of Part 201. The documentation must be made available to the MDEQ upon request and may include but is not limited to:

- Soil and groundwater characterization, remediation, relocation, and/or disposal documentation, as warranted, including notices of soil relocation required under Section 20c of Part 201.
- Vapor mitigation system installation and subsequent operation and maintenance logs;
- Notices to utility companies servicing subsurface utilities on the property (Appendix B); and,
- Utility engineering control implementation;
- Notices to third parties performing subsurface work (as needed).

If you have questions regarding this report, please contact PM at 800-313-2966

REPORT PREPARED BY:

Nicholas Lieder
Staff Geologist

J. Adam Patton, CHMM
Manager of Site Investigation Services

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CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

201 S. Main Street
Plymouth, MI 48170
Phone (734) 453-1234
www.plymouthmi.gov

General Information:
Sites that are developed as a Planned Unit Development (PUD) offer a public benefit in exchange for deviations from the requirements of a specific zoning district. Put simply, a PUD is a rezoning with a formal agreement to the conditions. As such, it must also be approved by the City Commission. Applicants seeking a PUD and site plan approval are encouraged to familiarize themselves with the City of Plymouth Zoning Ordinance, Zoning Map, and Master Plan in order to assure that the proposed PUD considers the use proposed for development of the site and the building height, bulk, density, area, off-street parking, landscaping and screening requirements of the zoning ordinance. Copies of the Zoning Ordinance, Zoning Maps and Master Plans may be obtained online or from the Community Development Department.

Site plans must be reviewed and approved by the City of Plymouth Planning Commission before building permits may be issued.

Applicants must have a pre-application meeting prior to submittal unless waived by the Community Development Director. Pre-application meeting fee is $325.

PUD Review Fee:
PUD Preliminary Plan (initial review and one revision)…..$2,000 + $50/acre or fraction thereof
PUD Final Plan (includes initial review and one revision) ….. $1,750
Subsequent PUD Review (beyond initial and one revision)….. $750
Final Site Conformance Review (Multi-Family and Non-Residential) ….. $50/acre, $200 Min.

Review Process:
Submit 15 copies of the PUD Application and 15 copies of the site plan drawings and any supplemental information folded and stapled to the Community Development Department before the review process can begin. Site plan drawings shall be on a sheet size that is at least 24 inches by 36 inches, with graphics and scale. Submit one digital copy of the entire submission package (application, site plan drawings, supplemental information, etc.) via email to plans@plymouthmi.gov or by document sharing application. Site plans submitted for review must be in the hands of the City **by 12:00 PM on the third Monday of the month** in order to be on the following month's agenda**.** Deadlines and meeting dates can be found on the Planning Commission's page on the City's website. Fees shall be provided at the time of submittal.

This application will be initially reviewed for completeness by the Community Development Department. Incomplete applications will be returned for modification. Following receipt, applications are distributed to the City's Planning Consultant, Fire Marshall, applicable department heads, and Planning Commissioners for review to ensure compliance with all applicable codes and ordinances.

The applicant will be provided with the Planning Consultant's comments and recommendations concerning the application in advance of the meeting.

The Planning Commission meets on the second Wednesday of the month in the City of Plymouth Commission Chambers (second floor), 201 S. Main Street, Plymouth, MI at 7:00 PM.

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CITY OF PLYMOUTH

PLANNED UNIT DEVELOPMENT 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	Current Zoning Classification	Date of Application
100 South Mill Street	I-2	12/16/2021

Name of Property Owner	Phone Number	
Mailing Address	Email Address (Required)	
City	State	Zip Code

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee

Applicant/Company Name	Phone Number		
Pulte Homes of Michigan LLC	(248) 330-3069		
Applicant/Company Address	City	State	Zip Code
2800 Livernois Road, Building D, Suite 320	Troy	MI	48083
Email Address (Required)			
joe.skore@pultegroup.com			

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name	Phone Number		
Atwell, LLC	(810) 923-6878		
Company Address	City	State	Zip Code
311 N. Main St.	Ann Arbor	MI	48104
Registration Number / Expiration Date	Email Address (Required)		
58580	mbush@atwell-group.com		

IV. Type of Project

☐ Commercial ☐ Industrial ☑ Multi-Family
☐ Mixed Use ☐ Single Family

☑ New ☐ Remodel
☐ Addition ☐ Interior Finish

V. Historic District

Is this project located in the Historic District?
☐Yes ☑No

VI. Description of Project

Addition of 29 multi-family townhome units to the previously approved PUD plan at 100 South Mill St.

These additional units will bring the total development to 105 units.

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VII. Applicant Signature

Signature of Applicant	Date
Joe Skora	12/22/21

VIII. Property Owner Signature

Signature of Property Owner	Date
DocuSigned by: 9715A0393AB5414...	12/22/2021

Subscribed and sworn before me this _____day of _____, 20_____.

Notary Public:_____

My Commission expires: _____

IX. PUD General Design Standards (from Sec. 78-313)

The PUD meets the following general design standards		YES	NO	N/A
1.	All regulations within the city zoning ordinance applicable to setback, parking and loading, general provisions, and other requirements shall be met in relation to each respective land use in the development based upon zoning districts in which the use is listed as a principal permitted use. In all cases, the strictest provisions shall apply.	[X]	[ ]	[ ]
2.	Notwithstanding (1) above, deviations with respect to such regulation may be granted as part of the overall approval of the planned unit development, provided there are features or elements demonstrated by the applicant and deemed adequate by the city commission upon the recommendation of the planning commission designed into the project plan for the purpose of achieving the objectives of this section.	[X]	[ ]	[ ]
3.	The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses.	[X]	[ ]	[ ]
4.	The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment.	[X]	[ ]	[ ]
5.	The public benefit shall be one which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district.	[X]	[ ]	[ ]
6.	The number and dimensions of off-street parking shall be sufficient to meet the minimum required by the ordinances of the city. However, where warranted by overlapping or shared parking arrangements, the planning commission or city commission may reduce the required number of parking spaces.	[X]	[ ]	[ ]
7.	All streets and parking areas within the planned unit development shall meet the minimum construction and other requirements of city ordinances, unless modified by city planning commission.	[X]	[ ]	[ ]
8.	Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.	[X]	[ ]	[ ]
9.	Effort shall be used to preserve significant natural, historical, and architectural features and the integrity of the land, including MDEQ regulated and non MDEQ regulated wetlands or floodplains.	[X]	[ ]	[ ]
10.	Thoroughfare, drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served.	[X]	[ ]	[ ]
11.	There shall be underground installation of utilities, including electricity and telephone.	[X]	[ ]	[ ]

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12.	The pedestrian circulation system, and its related walkways and safety paths, shall be separated from vehicular thoroughfares and ways.	[X]	[ ]	[ ]
13.	Signage, lighting, landscaping, building materials for the exterior of all structure, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.	[X]	[ ]	[ ]
14.	Where nonresidential uses adjoin off-site residentially zoned property, noise reduction and visual screening mechanisms such as earthen and/or landscape berms and/or decorative walls, shall be employed in accordance with section 78-206.	[X]	[ ]	[ ]
15.	The proposed density of the planned unit development shall be no greater than that which would be required for each of the component uses (measured by stated acreage allocated to each use) of the development by the district regulations of the underlying zoning district.	[X]	[ ]	[ ]

X. Requirements for Preliminary PUD Site Plan Review (from Sec. 78-314)

	YES	NO	N/A
Applicant is requesting that the Planning Commission review the preliminary and final PUD plans concurrently, rather than as two separately phased applications.	[ ]	[X]	[ ]

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	The applicant's name	[X]	[ ]	[ ]
2.	Name of the development	[X]	[ ]	[ ]
3.	The preparer's name and professional seal of architect, engineer, surveyor or landscape architect indicating license in the state	[X]	[ ]	[ ]
4.	Date of preparation and any revisions	[X]	[ ]	[ ]
5.	North arrow	[X]	[ ]	[ ]
6.	Property lines and dimensions	[X]	[ ]	[ ]
7.	Complete and current legal description and size of property in acres	[X]	[ ]	[ ]
8.	Small location sketch of the subject site and area within ½ mile; and scale of no less than one inch equals 1,000 feet	[X]	[ ]	[ ]
9.	Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the PUD site	[X]	[ ]	[ ]
10.	Lot lines and all structures on the property and within 100 feet of the PUD property lines	[X]	[ ]	[ ]
11.	Location of any access points on both sides of the street within 100 feet of the PUD site along streets where access to the PUD is proposed	[X]	[ ]	[ ]
12.	Existing locations of significant natural, historical, and architectural features, existing drainage patterns, surface water bodies, floodplain areas, MDEQ designated or regulated wetlands with supporting documentation and a tree survey indicating the location and diameter (in inches, measured four feet above grade) trees greater than 12 inches in diameter	[X]	[ ]	[ ]
13.	Existing and proposed topography at five-foot contour intervals, or two-foot contour intervals (two-foot intervals required for final site plan), and a general description of grades within 100 feet of the site	[X]	[ ]	[ ]
14.	Dimensions of existing and proposed right-of-way lines, names of abutting public streets, proposed access driveways and parking areas, and existing and proposed pedestrian and/or bicycle paths	[X]	[ ]	[ ]
15.	Existing buildings, utility services (with sizes), and any public or private easements, noting those which will remain and which are to be removed	[X]	[ ]	[ ]

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Please include the following applicable information on the site plan.		YES	NO	N/A
16.	Layout and typical dimensions of proposed lots, footprints and dimensions of proposed buildings and structures; uses with the acreage allotted to each use. For residential developments: the number, type and density of proposed housing units	[X]	[ ]	[ ]
17.	General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees and landscaping to be retained	[X]	[ ]	[ ]
18.	Size, type and location of proposed identification signs	[X]	[ ]	[ ]
19.	If a multiphase planned unit development is proposed, identification of the areas included in each phase. For residential uses identify the number, type, and density of proposed housing units within each phase	[X]	[ ]	[ ]
20.	Any additional graphics or written materials requested by the planning commission or city commission to assist the city in determining the appropriateness of the PUD such as, but not limited to: aerial photography; market studies; impact on public primary and secondary schools and utilities; traffic impacts using trip generation rates recognized by the Institute of Transportation Engineers for an average day and peak hour of the affected roadways; impact on significant natural, historical, and architectural features and drainage; impact on the general area and adjacent property; description of how property could be developed under the regulations of the underlying district; preliminary architectural sketches; and estimated construction cost	[X]	[ ]	[ ]
21.	An explanation of why the submitted planned unit development plan is superior to a plan which could have been prepared under strict adherence to related sections of this chapter.	[X]	[ ]	[ ]
22.	A narrative report shall accompany the site plan providing a description of the project, discussing the market concept of the project, and explaining the way the criteria set forth in the preceding design standards has been met.	[X]	[ ]	[ ]

XI. Requirements of the Final PUD Review Application

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	[ ]	[ ]	[ ]
2.	Name of person preparing plan – Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan	[ ]	[ ]	[ ]
3.	Date, north point	[ ]	[ ]	[ ]
4.	Property line dimension	[ ]	[ ]	[ ]
5.	Street right-of-way widths	[ ]	[ ]	[ ]
6.	Existing utilities (sewer, water, gas, etc.) and easements	[ ]	[ ]	[ ]
7.	Show adjacent property and buildings	[ ]	[ ]	[ ]
8.	Existing topography, trees and other features	[ ]	[ ]	[ ]
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	[ ]	[ ]	[ ]
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 feet contours	[ ]	[ ]	[ ]
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	[ ]	[ ]	[ ]
12.	Number of dwelling units per building	[ ]	[ ]	[ ]
13.	Height of structure	[ ]	[ ]	[ ]

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Please include the following applicable information on the site plan.		YES	NO	N/A
14.	Percent one room apartments (efficiencies)	[ ]	[ ]	[ ]
15.	Total number of rooms if multiple-family	[ ]	[ ]	[ ]
16.	Parking requirements met (See Section 78-720)	[ ]	[ ]	[ ]
17.	Number of units and bedrooms each building	[ ]	[ ]	[ ]
18.	Parking lot layout (showing paved area) including ingress and egress and service area	[ ]	[ ]	[ ]
19.	Parking lot space dimensions	[ ]	[ ]	[ ]
20.	Loading and unloading space	[ ]	[ ]	[ ]
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	[ ]	[ ]	[ ]
22.	Utility connections (sanitary sewer, water, storm sewers)	[ ]	[ ]	[ ]
23.	On-site storm water retention	[ ]	[ ]	[ ]
24.	Fire hydrants within 300 feet (on- and off-site)	[ ]	[ ]	[ ]
25.	Sidewalks and elevations	[ ]	[ ]	[ ]
26.	Sedimentation and erosion control plan	[ ]	[ ]	[ ]
27.	Landscape plan showing plant materials to be used	[ ]	[ ]	[ ]
28.	Sign requirements met – proposed signage with height, dimensions, location, setbacks, etc.	[ ]	[ ]	[ ]
29.	Require walls and fences or greenbelts	[ ]	[ ]	[ ]
30.	Corner clearance	[ ]	[ ]	[ ]
31.	Service drive needed	[ ]	[ ]	[ ]
32.	Acceleration lanes and traffic pattern	[ ]	[ ]	[ ]
33.	Trash receptacle locations including screening type and height	[ ]	[ ]	[ ]
34.	Mailbox locations	[ ]	[ ]	[ ]
35.	Air conditioner unit locations	[ ]	[ ]	[ ]
36.	Special site features (play areas, pools, etc.)	[ ]	[ ]	[ ]
37.	Handicapped facilities	[ ]	[ ]	[ ]
38.	Building elevation drawings	[ ]	[ ]	[ ]

Please include the following additional information for final PUD review		YES	NO	N/A
1.	A separately delineated specification of all deviations from this chapter which would otherwise be applicable to the uses and development proposed in the absence of this article	[ ]	[ ]	[ ]
2.	A specific schedule of the intended development and construction details, including phasing or timing	[ ]	[ ]	[ ]
3.	A specific schedule of the general improvements to constitute a part of the development, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features	[ ]	[ ]	[ ]
4.	A specification of the exterior building materials with respect to the structures proposed in the project	[ ]	[ ]	[ ]
5.	Signatures of all parties having an interest in the property	[ ]	[ ]	[ ]

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For Office Use Only

		YES/DATE	NO	N/A
1.	Pre-Application Meeting			
2.	Digital Copy of Application Package			
3.	Public Hearing Notice			
4.	CWA Review			
5.	Municipal Services Review			
6.	Fire Department Review			
7.	Engineering Review			

AMENDED PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

MILL STREET TOWNS

A MULTI-FAMILY SITE CONDOMINIUM COMMUNITY
100 SOUTH MILL STREET, CITY OF PLYMOUTH, WAYNE COUNTY

DEVELOPMENT TEAM

APPLICANT / DEVELOPER
PULTE HOMES OF MICHIGAN, LLC
2800 LIVERNOIS ROAD
BUILDING D, SUITE 320
TROY, MI 48083
PHONE: 248.330.3069
CONTACT: JOE SKORE
EMAIL: JOE.SKORE@PULTEGROUP.COM

PLANNER / ENGINEER
ATWELL, LLC
311 N. MAIN STREET
ANN ARBOR, MICHIGAN 48104
PHONE: 810.923.6878
CONTACT: MATTHEW W. BUSH, PE
EMAIL: MBUSH@ATWELL-GROUP.COM

LEGAL DESCRIPTION

TAX ID: 006-09-0643-300

TAX DESCRIPTION:

LOTS 643 TO 653 INCL ALSO PART OF LOT 654 DESC AS BEG AT THE NE COR OF LOT 654 TH S 07D 20M 48S E 658 FT TH N 17D 08M W 220.09 FT TH N 17D 39M 14S W 460.45 FT TH N 88D 20M 20S E 119.27 FT TO POB ASSESSORS PLYMOUTH PLAT NO 18 T1S R8E L67 P27 WCR ALSO SLY 25 FT OF LOT 363 ALSO SE TRI PART OF LOT 364 MEAS 102.78 FT ON S LOT LINE AND 80 FT ON E LOT LINE ALSO LOT 402 ALSO PART OF LOT 362 BEG AT SE COR OF LOT 362 TH S 88D 20M 20S W 317.99 FT TH N 17D 40M 50S W 340.05 FT TH N 72D 19M 10S E 128.26 FT TH N 53D 32M 12S E 40 FT TH S 35D 23M E 462.98 FT TO POB ASSESSORS PLYMOUTH PLAT NO 14 T1S R8E L66 P80 WCR

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF PLYMOUTH CURRENT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR MUST OBTAIN PERMITS FROM WCDPS FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF LILLEY ROAD.
3. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, INVERTS AND GRADES PRIOR TO START OF WORK.
5. THE 8" SANITARY SEWER AND 8" WATER MAIN WILL BE INSTALLED IN ACCORDANCE WITH STATE AND LOCAL STANDARDS AND PROVISIONS PRIOR TO ACCEPTANCE AS PUBLIC UTILITIES.

PARKING

1. 4 PARKING SPACES PER UNIT (2 IN DRIVEWAY / 2 IN GARAGE)
2. 3 ADDITIONAL ON STREET GUEST PARKING SPACES PROVIDED

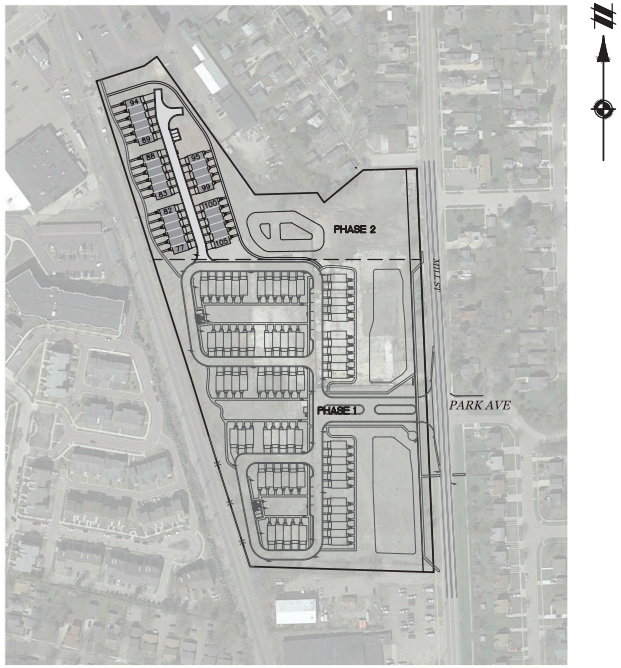
PROPOSED PUBLIC BENEFITS

THE DEVELOPMENT PROPOSES THE FOLLOWING COMMUNITY BENEFITS:

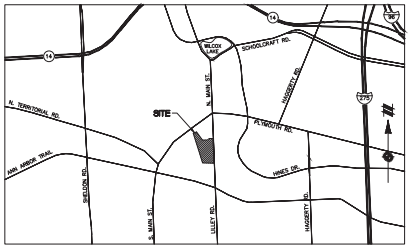
1. NEW DOWNTOWN HOUSING: THE PROJECT PROPOSES 105 NEW OWNER OCCUPIED HOSING UNITS WITHIN THE DOWNTOWN AREA. BE IN COMPLIANCE WITH THE FUTURE MASTER PLAN DESIGNATING THIS AREA FOR MIXED USE AND WOULD HELP PROVIDED THE CITY WITH A NEEDED VARIETY OF HOUSING IN THE CORE DOWNTOWN AREA.
2. CLEAN UP OF A NEGLECTED SITE: THE PROJECT PROPOSES TO CLEANING UP AN OLD AND NEGLECTED INDUSTRIAL SITE LOCATED IN THE CITY DOWNTOWN AREA.
3. ADDITIONAL OPEN SPACE PROVIDED: THE DEVELOPMENT PROVIDES FOR APPROXIMATELY 8 ACRES OF COMMON AREA OPEN SPACE, WHICH GREATLY EXCEEDS THE REQUIRED 1.08 ACRES THAT WOULD BE REQUIRED IN ACCORDANCE WITH THE CITY'S RM-2 ORDINANCE.
4. PEDESTRIAN NODE AMENITIES & BIKE PARKING FACILITIES: THE DEVELOPMENT PROVIDES FOR LARGE OPEN SPACE AREAS INTEGRATED INTO THE DEVELOPMENT. AT EACH OF THE OPEN SPACE CORRIDORS, A PEDESTRIAN NODE WITH SEATING BENCHES AND A LANDSCAPING PERGOLA FEATURE OR OTHER ITEM OF INTEREST IS PROPOSED FOR COMMON USE. THE OPEN SPACE AREA AT THE FRONT ENTRANCE APPROACH PROPOSES ADDITIONAL BIKE PARKING FACILITIES TO PROMOTE MULTI-MODAL TRANSPORTATION FOR THE RESIDENTS ART THE DEVELOPMENT.
5. ARCHITECTURAL DESIGN: THE DEVELOPMENT PROPOSES INTERESTING ARCHITECTURAL FEATURES AND ACCENTS WITH THE BUILDINGS THAT RESULT IN THE CREATION OF A SENSE OF PLACE AND COMMUNITY WITHIN THE DEVELOPMENT.
6. OFFSITE PEDESTRIAN CONNECTIONS AND AMENITIES: THE PROJECT PROPOSES A PEDESTRIAN NODAL FEATURE ALONG LILLEY ROAD COMPLETE WITH SEATING AREA BENCHES AND BIKE PARKING FACILITIES PROVIDING ADDITION INTEREST AND PEDESTRIAN USABILITY OF THIS CORRIDOR. THE PROJECT IS ALSO EVALUATING THE POTENTIAL FOR A 550 LINEAR FOOT 5' WIDE SIDEWALK EXTENSION TO THE NORTH WITHIN THE EXCEPTION PARCEL.
7. OFFSITE PEDESTRIAN HAWK SIGNAL: THE PROJECT PROPOSES A PEDESTRIAN CROSSING H.A.W.K. SIGNAL ACROSS LILLEY ROAD TO CONNECT THE CITY PARK TO THE WEST.

PROPOSED PUD LIMITED DEVIATIONS

DEVIATION REQUESTED	REQUIRED (RM-2)	PROPOSED (PUD)
1. REAR TO REAR SETBACK	70' (MIN)	66' (MIN)



OVERALL DEVELOPMENT MAP
1" = 150 FEET



VICINITY MAP
SCALE: 1"= 2500'

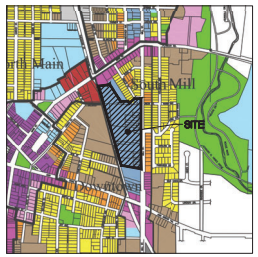
SHEET INDEX

01	COVER SHEET
02	ORIGINAL CONDITIONS
03	LAYOUT PLAN
04	UTILITY AND GRADING PLAN
05	STORMWATER MANAGEMENT PLAN
06	LANDSCAPE PLAN
07	DETAIL SHEETS
08	ILLUSTRATIVE ELEVATIONS

SITE DATA TABLE

PROPOSED R.O.W. AREA:	±0.5 AC	
ORIGINAL PUD SITE AREA:	±9.9 AC	
AMENDED PUD SITE AREA:	±4.8 AC	
TOTAL PUD SITE AREA:	±15.2 AC	
ORIGINAL PUD UNITS:	76 UNITS	
AMENDED PUD UNITS:	29 UNITS	
TOTAL UNITS:	105 UNITS	
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL	
PROPOSED ZONING:	PUD (RM-2 MULTIPLE FAMILY RESIDENTIAL)	
SETBACKS:	REQUIRED	PROVIDED
FRONT:	25'	25'
SIDE:	10'	10'
REAR:	35'	35'
BUILDING SEPARATION:	REQUIRED (RM-2)	PROVIDED
FRONT TO FRONT:	70'	92'
FRONT TO REAR:	70'	N/A
REAR TO REAR:	70'	66'
END TO END:	25'	25'
END TO FRONT:	50'	N/A
END TO REAR:	50'	61'
OPEN SPACE:	REQUIRED*	PROVIDED
	1.1 AC	8.1 AC

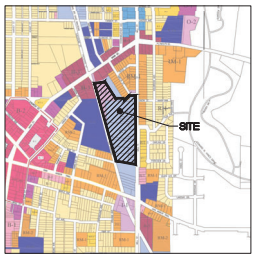
* 150 SF/BEDROOM X 3 BEDROOMS/UNIT X 105 UNITS = 1.1 AC



Legend

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Mixed Use
- Office
- Local Business
- Central Business
- General Business
- Heavy Industrial
- Light Industrial
- Parks
- Institutional
- Vacant, ROW or Railroad

CITY OF PLYMOUTH – FUTURE LAND USE MAP
APPROXIMATE SCALE: 1" = 1500'



Legend

- R-1 Single-Family Residential
- RT-1 Two-Family Residential
- RM-1 Multiple-Family Residential
- RM-2 Multiple-Family Residential
- MU Mixed Use
- O-1 Office
- O-2 Office
- B-1 Local Business
- B-2 Central Business
- B-3 General Business
- ARC Ann Arbor Road Corridor
- I-1 Light Industrial
- I-2 Heavy Industrial
- P-1 Vehicular Parking
- PUD Planned Unit Development
- Central Business District

CITY OF PLYMOUTH – ZONING DESIGNATION MAP
APPROXIMATE SCALE: 1" = 1500'

PROJECT NARRATIVE

PULTE HOMES OF MICHIGAN, THE DEVELOPER OF THE MILL STREET TOWNES RESIDENTIAL COMMUNITY ON 100 SOUTH MILL STREET, IS RESPECTFULLY REQUESTING AN AMENDMENT TO THE MILL STREET TOWNES PUD TO INCLUDE AN ADDITIONAL 29 HIGH-QUALITY TOWNHOME RESIDENCES LOCATED ON THE ADJACENT 4.8-ACRE PARCEL TO THE NORTH. THIS PARCEL IS CURRENTLY VACANT AND WAS FORMERLY LISTED AS THE 'EXCEPTION' AREA ON THE INITIAL MILL STREET TOWNES PUD. THE ADDITIONAL TOWNHOMES BEING PROPOSED WITH THIS AMENDMENT ARE THE SAME AS THE TOWNHOMES PROPOSED AND CONSTRUCTED UNDER THE CURRENT MILL STREET TOWNES PUD AND THERE ARE NO ADDITIONAL DEVIATIONS BEING REQUESTED WITH THIS AMENDMENT. UTILITIES WILL BE PROVIDED VIA CONNECTIONS TO THE CITY SYSTEMS CONSTRUCTED INTERNAL TO THE MILL STREET TOWNES DEVELOPMENT. STORMWATER MANAGEMENT FOR THE AMENDMENT EXPANSION AREA (PHASE 2) WILL BE COLLECTED IN A SEPARATE PROPOSED DETENTION BASIN DESIGNED IN ACCORDANCE WITH COUNTY STANDARDS. ADDITIONAL GUEST PARKING, PEDESTRIAN CONNECTIONS AND OPEN SPACE AREAS ARE BEING PROVIDED WITH THE AMENDED PUD PLAN EXPANSION.

MILL STREET TOWNES PUD ENTITLEMENT HISTORY:
- PRELIMINARY PUD APPROVED – JULY 2018
- FINAL PUD PLAN APPROVED – APRIL OF 2019
- ENGINEERING PLAN APPROVALS AND A PRE-CONSTRUCTION MEETING HELD – MAY OF 2019

STATE OF MICHIGAN — STEVEN DALE — ENGINEER — EXPIRES PROFESSIONAL ENGINEER

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SECTION 26
TOWN 01 SOUTH, RANGE 08 EAST
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

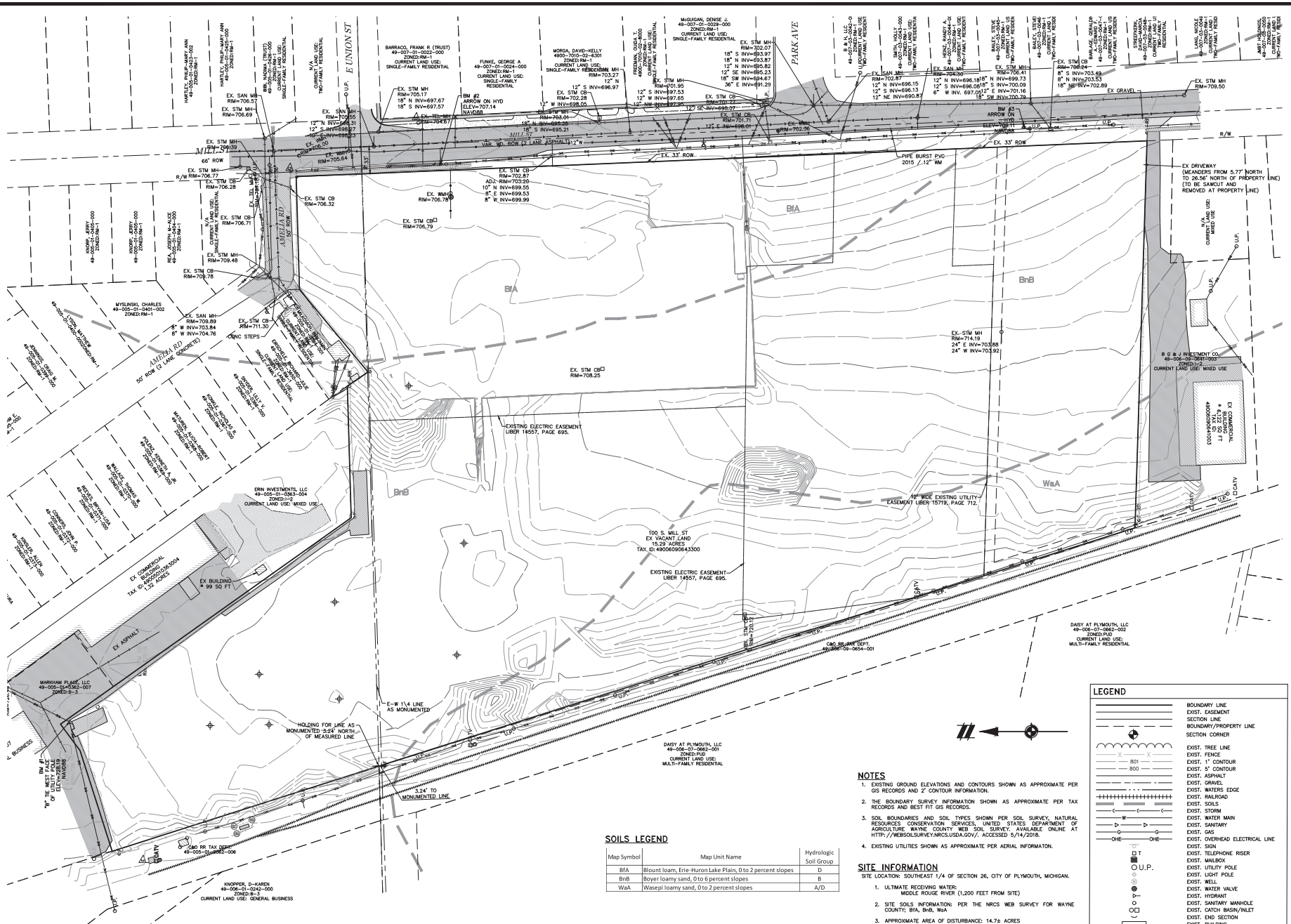
PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN
COVER SHEET

DATE
DECEMBER 16, 2021

REVISIONS

SCALE 0 75 150
1" = 150 FEET
DRAWN BY: CR
CHECKED BY: MB
P.M.: M. BUSH
JOB #: 17002512
FILE CODE: –
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SOILS LEGEND

Map Symbol	Map Unit Name	Hydrologic Soil Group
BfA	Blount loam, Erie-Huron Lake Plain, 0 to 2 percent slopes	D
BnB	Boyer loamy sand, 0 to 6 percent slopes	B
WaA	Wasepi loamy sand, 0 to 2 percent slopes	A/D

NOTES

1. EXISTING GROUND ELEVATIONS AND CONTOURS SHOWN AS APPROXIMATE PER GIS RECORDS AND 2' CONTOUR INFORMATION.
2. THE BOUNDARY SURVEY INFORMATION SHOWN AS APPROXIMATE PER TAX RECORDS AND BEST FIT GIS RECORDS.
3. SOIL BOUNDARIES AND SOIL TYPES SHOWN PER SOIL SURVEY, NATURAL RESOURCES CONSERVATION SERVICES, UNITED STATES DEPARTMENT OF AGRICULTURE WAYNE COUNTY WEB SOIL SURVEY. AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/. ACCESSED 5/14/2018.
4. EXISTING UTILITIES SHOWN AS APPROXIMATE PER AERIAL INFORMATON.

SITE INFORMATION

SITE LOCATION: SOUTHEAST 1/4 OF SECTION 26, CITY OF PLYMOUTH, MICHIGAN.

1. ULTIMATE RECEIVING WATER: MIDDLE ROUGE RIVER (1,200 FEET FROM SITE)
2. SITE SOILS INFORMATION: PER THE NRCS WEB SURVEY FOR WAYNE COUNTY; BfA, BnB, WaA
3. APPROXIMATE AREA OF DISTURBANCE: 14.7± ACRES

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. WATERS EDGE
- EXIST. RAILROAD
- EXIST. SOILS
- EXIST. STORM
- EXIST. WATER MAIN
- EXIST. SANITARY
- EXIST. GAS
- EXIST. OVERHEAD ELECTRICAL LINE
- EXIST. SIGN
- EXIST. TELEPHONE RISER
- EXIST. MAILBOX
- EXIST. UTILITY POLE
- EXIST. LIGHT POLE
- EXIST. WELL
- EXIST. WATER VALVE
- EXIST. HYDRANT
- EXIST. SANITARY MANHOLE
- EXIST. CATCH BASIN/INLET
- EXIST. END SECTION
- EXIST. BUILDING

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WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN

ORIGINAL CONDITIONS

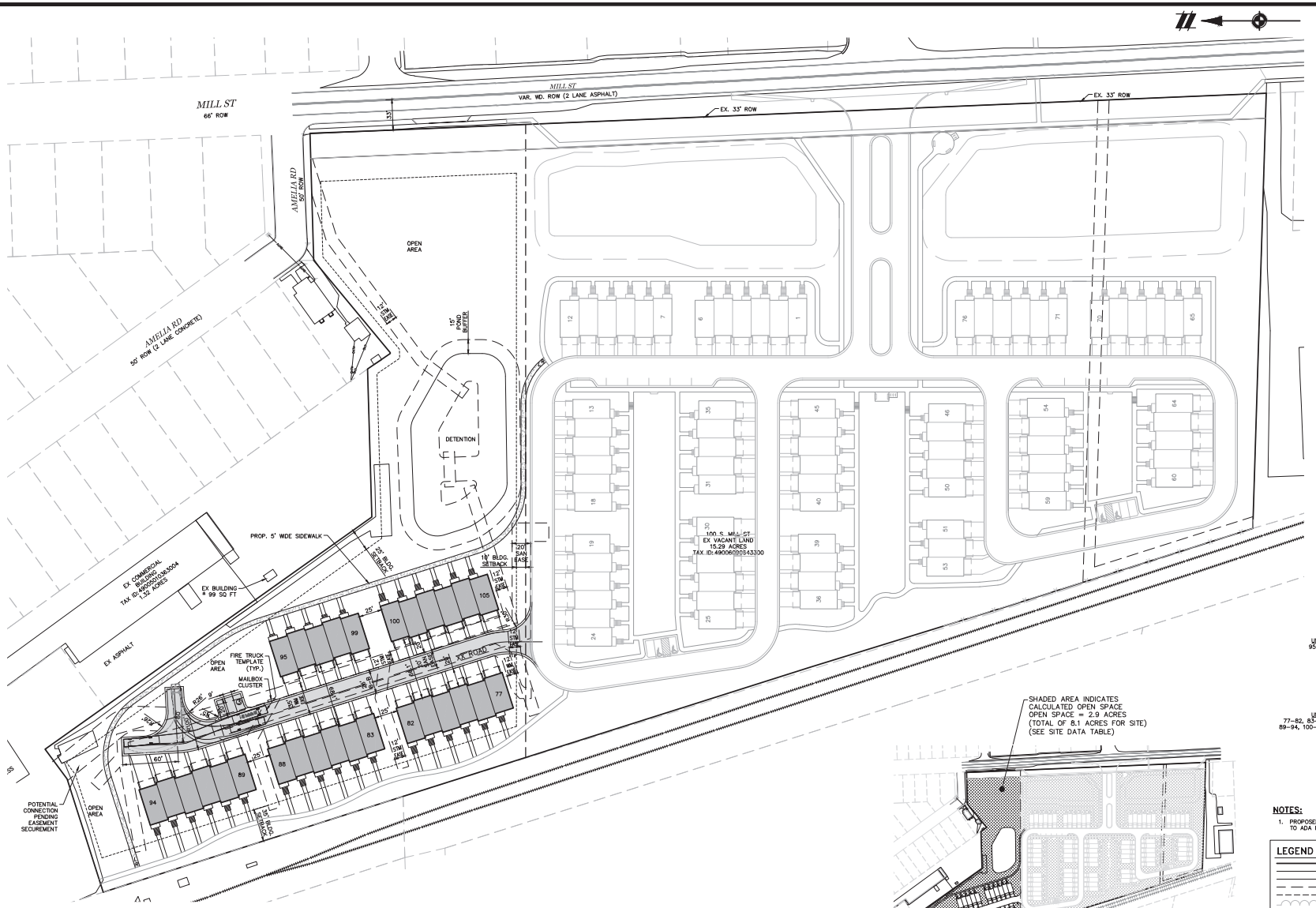
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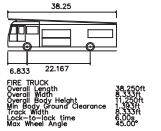
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1" = 50 FEET

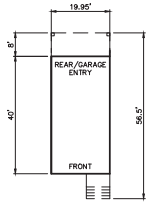
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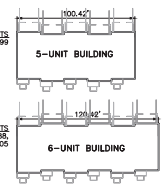


OPEN SPACE DELINEATION MAP
SCALE: 1"=200'





UNIT DETAIL
NOT TO SCALE



BUILDING DETAILS
NOT TO SCALE

NOTES:

1. PROPOSED SIDEWALK AND RAMPS SHALL CONFORM TO ADA REQUIREMENTS.

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. FENCE
- EXIST. GRAVEL
- EXIST. BUILDING
- PROP. SETBACK
- PROP. BUILDING
- PROP. BACK OF CURB
- PROP. R.O.W.
- PROP. EASEMENT
- PROP. CONCRETE
- PROP. ASPH.
- PROP. PHASE 1 DEVELOPMENT
- PROP. BUILDING (PH 1)
- PROP. BACK OF CURB (PH 1)
- PROP. WALK (PH 1)

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PLYMOUTH MULTI-FAMILY
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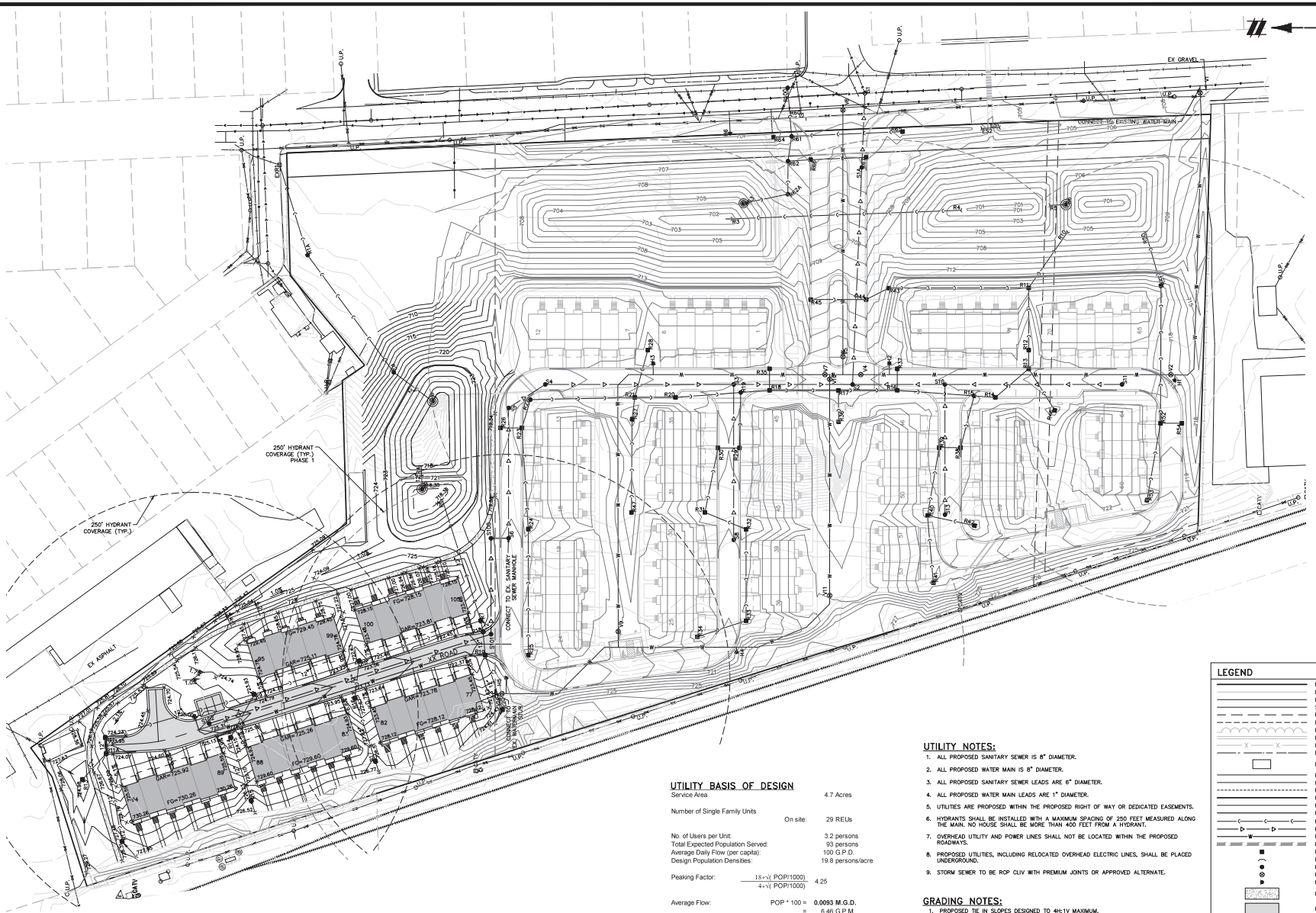
LAYOUT PLAN

DATE
DECEMBER 16, 2021

REVISIONS

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UTILITY BASIS OF DESIGN

Service Area		4.7 Acres
Number of Single Family Units	On site:	29 REUs
No. of Users per Unit:		3.2 persons
Total Expected Population Served:		93 persons
Average Daily Flow (per capita):		100 G.P.D.
Design Population Densities:		19.8 persons/acre
Peaking Factor:	$\frac{18+\sqrt{(POP/1000)}}{4+\sqrt{(POP/1000)}}$	4.25
Average Flow:	POP * 100 =	**0.0093 M.G.D.**
	=	6.46 G.P.M.
	=	0.0144 C.F.S.
Peak Flow:	0.0093 *4.0=	**0.0395 M.G.D.**
	=	27.46 G.P.M.
	=	0.0612 C.F.S.
Pipe Capacity:	10 in. diameter	A= 0.545 sf
	0.40% slope	R= 0.208 ft
	0.013 Manning's 'n'	
	Manning's Capacity =	1.389 C.F.S.
	Velocity Flowing Full =	2.55 F.P.S.

UTILITY NOTES:

1. ALL PROPOSED SANITARY SEWER IS 8" DIAMETER.
2. ALL PROPOSED WATER MAIN IS 8" DIAMETER.
3. ALL PROPOSED SANITARY SEWER LEADS ARE 6" DIAMETER.
4. ALL PROPOSED WATER MAIN LEADS ARE 1" DIAMETER.
5. UTILITIES ARE PROPOSED WITHIN THE PROPOSED RIGHT OF WAY OR DEDICATED EASEMENTS.
6. HYDRANTS SHALL BE INSTALLED WITH A MAXIMUM SPACING OF 250 FEET MEASURED ALONG THE MAIN. NO HOUSE SHALL BE MORE THAN 400 FEET FROM A HYDRANT.
7. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED WITHIN THE PROPOSED ROADWAYS.
8. PROPOSED UTILITIES, INCLUDING RELOCATED OVERHEAD ELECTRIC LINES, SHALL BE PLACED UNDERGROUND.
9. STORM SEWER TO BE RCP CLIV WITH PREMIUM JOINTS OR APPROVED ALTERNATE.

GRADING NOTES:

1. PROPOSED TIE IN SLOPES DESIGNED TO 4H:1V MAXIMUM.
2. GRADING NOTATION FOR THESE PLANS ARE AS FOLLOWS: "FG" = FINISHED GRADE, "TW" = TOP OF WALL, "BW" = BOTTOM OF WALL, "VO" = VIEWOUT UNIT, "WO" = WALKOUT UNIT, "GU" = GUTTER, "M" = MATCH EXISTING, "T/S" = TOP OF CONCRETE SLAB.
3. TOP OF GARAGE SLAB IS 4" ABOVE THE PROPOSED FINISH GRADE FOR THE UNIT.
4. SUBGRADE BENEATH SIDEWALKS AND DRIVES ARE TO BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR. SUBGRADE BENEATH THE ROADS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR.
5. CURBS AND STREETS MUST BE MAINTAINED AS APPROVED BY THE CITY.
6. ALL DISTURBED AREAS MUST BE STABILIZED BY SOD, OR HYDROSEEDING/ SEEDING AND INSTALLATION OF BIODEGRADABLE SOIL EROSION CONTROL BLANKETS IMMEDIATELY FOLLOWING COMPLETION OF WORK.

LEGEND

- BOUNDARY LINE
- EXIST. CONTOUR
- EXIST. EASEMENT
- SECTION LINE
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- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. FENCE
- EXIST. GRAVEL
- EXIST. BUILDING
- PROP. 1' CONTOUR
- PROP. 5' CONTOUR
- PROP. SETBACK
- PROP. BUILDING
- PROP. BACK OF CURB
- PROP. R.O.W.
- PROP. STORM SEWER
- PROP. SANITARY
- PROP. WATER MAIN
- PROP. FIRE HYDRANT COVERAGE
- PROP. CATCH BASIN/INLET
- PROP. OUTLET
- PROP. MANHOLE
- PROP. WATER VALVE IN WELL
- PROP. FIRE HYDRANT
- PROP. CONCRETE SIDEWALK
- PROP. ASPHALT
- PROP. PHASE 1 DEVELOPMENT
- PROP. BUILDING (PH 1)
- PROP. BACK OF CURB (PH 1)
- PROP. WALK (PH 1)
- PROP. STORM SEWER (PH 1)
- PROP. SANITARY (PH 1)
- PROP. WATER MAIN (PH 1)
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- PROP. OUTLET (PH 1)
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CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN

UTILITY AND GRADING PLAN

DATE
DECEMBER 16, 2021

REVISIONS

SCALE 0 25 50
1" = 50 FEET

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STORMWATER MANAGEMENT CALCULATIONS

Design Basis: Wayne County Storm Water Management Program standards, including "first flush", bankfull & 100 year storm event design measures.

I. Total Volume of Detention Area: 100 Year storm

1) Developed area contributing runoff (a) = **3.65** acres

Surface	Area	C Factor	CA	Weighted C
Water Surfaces	0.49	1.00	0.49	0.05
Roofs	1.42	0.95	1.35	0.13
Asphalt or concrete pavements	2.48	0.95	2.36	0.23
Semi-pervious: lawns & parks	5.98	0.30	1.79	0.17
	10.37		5.99	0.58

Developed Runoff Coefficient (c) = **0.58**

Stations of Road Frontage (Rd_{tot}) = **3.42**

2) Maximum Allowable Runoff, Qa =
Q_a = a x 0.15 cfs/acre = 0.55 cfs
or Q_a = Rd_{tot} x 0.103 cfs/acre = 0.35 cfs

Qa = discharge to County storm sewer = 0.35 cfs

3) Calculate Q_a = Q_a / (a x c) = 0.17 cfs/acre imperv.
(max. outflow per acre impervious)

4) Max. Storage Time, T_{100} = -45+sqrt(19845/Q_a) = 296.67 minutes

5) Max. Storage Required, V_s = ((17649xT_{100}) / (T_{100}+45)) - 40Q_a x T_{100} = 13,307 cf / acre imperv.

6) Total Storage Required, $V_{t\ 100}$ = V_s x a x c = **28,171 c.f.**

Total Adjusted Storage, $V_{t\ 100}$ - $V_{t\ ff}$ = **24,329 cf**

II. Storage volume to detain "first flush" runoff
Volume of 0.5 inch rain over entire watershed.
$V_{t\ ff}$ = 1815 x acreage x relative imperv. factor (c) = **3,842 cf**

III. Storage volume to control "bankfull" flood (1.5 year storm/24 hr. event)
$V_{t\ bf}$ = 5160 x acreage x relative imperv. factor (c) = **10,924 cf**

Adjusted Storage, $V_{t\ bf}$ - $V_{t\ ff}$ = **7,082 cf**

IV. Basin volume provided

Storage Provided - Forebay

Elev.	Area	Avg. Area	Height	Incremental Volume	Cumulative Volume
718.3	725			0	0
		1105	0.7		
719.0	1,485			774	774
		1980	1.0		
720.0	2,475			1,980	2,754
		3068	1.0		
721.0	3,660			3,068	5,822

$V_{t\ forebay}$ = 5,822 cf Z_{ff} = **720.35**

Storage Provided - Northern Detention Basin

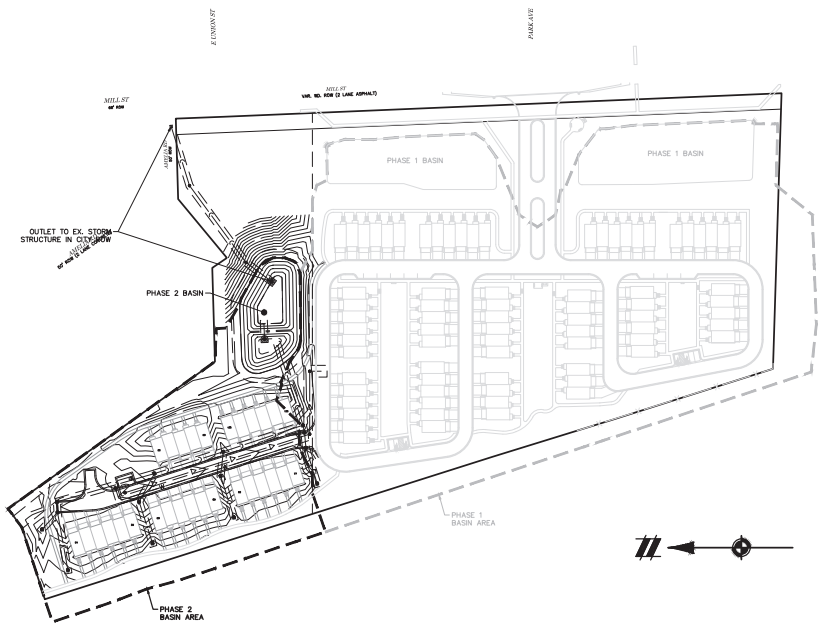
Elev.	Basin Area	Avg. Area	Height	Incremental Volume	Cumulative Volume
718.0	2,675	-		0	0
		3368	1.0		
719.0	4,060			3,368	3,368
		4863	1.0		
720.0	5,665			4,863	8,231
		6368	1.0		
721.0	7,070			6,368	14,599
		10545	1.0		
722.0	14,020			10,545	25,144
		15485	1.0		
723.0	16,950			15,485	40,629

Storage Provided - Cumulative Basin & Forebay in Addition to First Flush Storage Volume

	Area (sf)		Volume (cf)		
Elev.	Basin Only	Forebay (only above elev. Zff)	Basin Only	Forebay (only above elev. Zff)	Cumulative Volume
718.0	2,675	-	0	0	0
719.0	4,060	0	3,368	0	3,368
720.0	5,665	0	4,863	0	8,231
721.0	7,070	0	6,368	1,980	16,579
722.0	14,020	0	10,545	0	27,124
723.0	16,950	0	15,485	0	42,609

Storage Elevations

Z_s = 718.00 (Permanent Water)
Z_{ff} = 719.76
Z_{100} = 721.73
Freeboard = 1.27 @ 708.85



STORMWATER NOTES

1. STORM PIPE SIZES APPROXIMATE FOR PRELIMINARY PUD. SIZES TO BE CONFIRMED DURING FINAL DESIGN.
2. OUTLET TO BE CONFIRMED.

LEGEND

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- EXIST. FENCE
- EXIST. GRAVEL
- EXIST. WATERS EDGE
- EXIST. BUILDING
- PROP. CONTOUR
- PROP. SETBACK
- PROP. BUILDING
- PROP. R.O.W.
- PROP. STORM SEWER
- PROP. CATCH BASIN/INLET
- PROP. OUTLET
- PROP. CONCRETE SIDEWALK
- PROP. ASPHALT
- PROP. DRAINAGE AREA LINE
- PROP. PHASE 1 DEVELOPMENT
- PROP. BUILDING (PH 1)
- PROP. BACK OF CURB (PH 1)
- PROP. WALK (PH 1)

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AMENDED PRELIMINARY PUD PLAN
STORMWATER MANAGEMENT PLAN

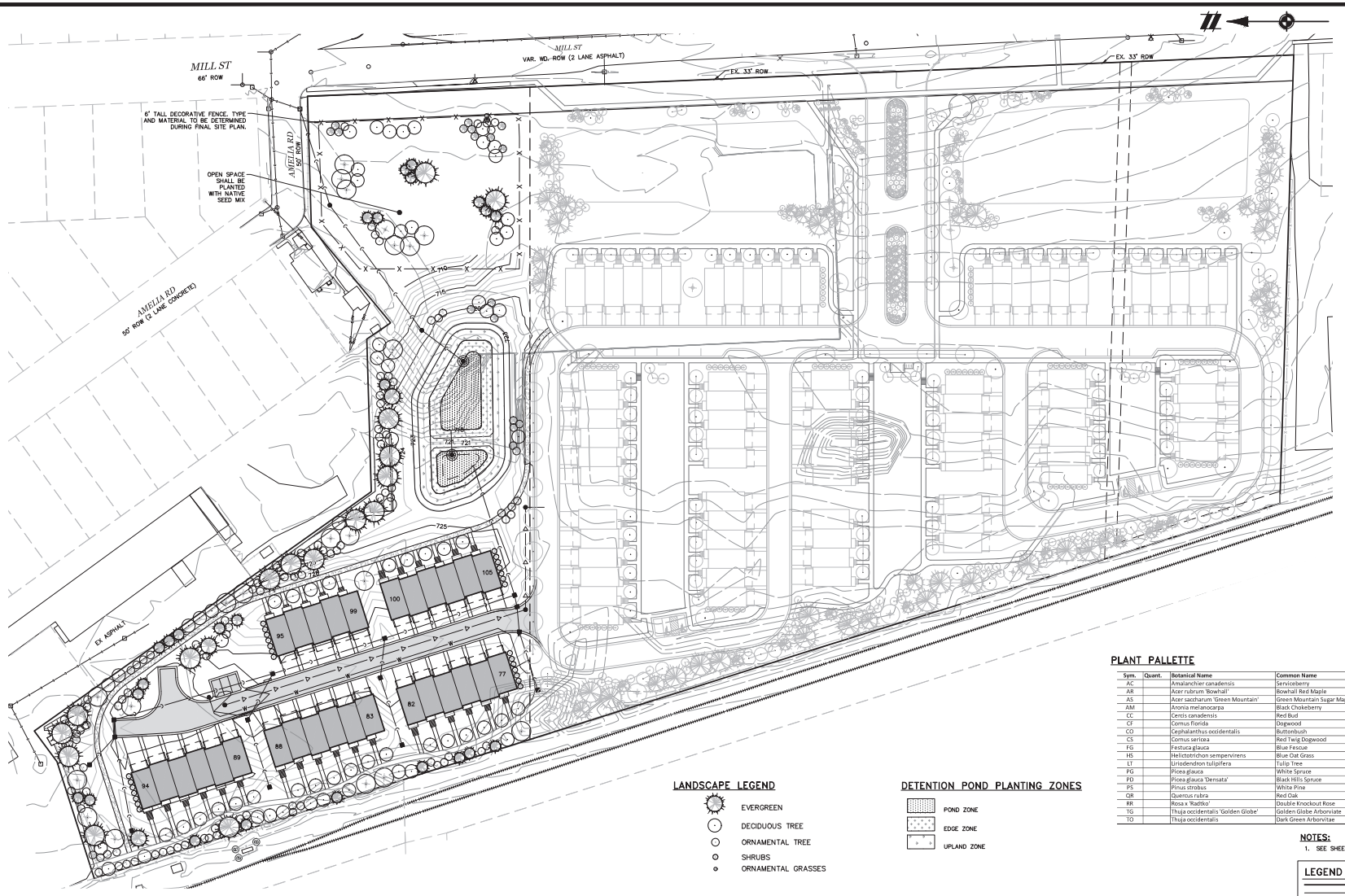
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SHEET NO. 05

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LANDSCAPE LEGEND

- EVERGREEN
- DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS
- ORNAMENTAL GRASSES

DETENTION POND PLANTING ZONES

- POND ZONE
- EDGE ZONE
- UPLAND ZONE

PLANT PALLETTE

Sym.	Quant.	Botanical Name	Common Name	Size	Notes
AC		Amalanchier canadensis	Serviceberry	6' hgt.	B&B
AR		Acer rubrum 'Bowhall'	Bowhall Red Maple	3" cal	B&B
AS		Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3" cal	B&B
AM		Aronia melanocarpa	Black Chokeberry	36" hgt	B&B
CC		Cercis canadensis	Red Bud	6' hgt.	B&B
CF		Cornus florida	Dogwood	2" cal	B&B
CO		Cephalanthus occidentalis	Buttonbush	No. 3	Cont.
CS		Cornus sericea	Red Twig Dogwood	36" hgt	B&B
FG		Festuca glauca	Blue Fescue	No. 3	Cont.
HS		Helictotrichon sempervirens	Blue Oat Grass	No. 3	Cont.
LT		Liriodendron tulipifera	Tulip Tree	3" cal	Cont.
PG		Picea glauca	White Spruce	6'-8' hgt	B&B
PD		Picea glauca 'Densata'	Black Hills Spruce	6'-8' hgt	B&B
PS		Pinus strobus	White Pine	6'-8' hgt.	B&B
QR		Quercus rubra	Red Oak	3" cal	B&B
RR		Rosa x 'Radtko'	Double Knockout Rose	No. 3	Cont.
TG		Thuja occidentalis 'Golden Globe'	Golden Globe Arborviate	36" hgt	B&B
TO		Thuja occidentalis	Dark Green Arborvitae	6' hgt.	B&B

NOTES:

1. SEE SHEET 07 FOR LANDSCAPE DETAILS

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. FENCE
- EXIST. GRAVEL
- EXIST. BUILDING
- PROP. SETBACK
- PROP. BUILDING
- PROP. BACK OF CURB
- PROP. R.O.W.
- PROP. EASEMENT
- PROP. CONCRETE
- PROP. ASPH.
- PROP. PHASE 1 DEVELOPMENT
- PROP. BUILDING (PH 1)
- PROP. BACK OF CURB (PH 1)
- PROP. WALK (PH 1)

LANDSCAPE NOTES

1. ALL WORKMANSHIP SHALL CONFORM TO CITY OF PLYMOUTH STANDARDS AND SPECIFICATIONS.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES.
3. LANDSCAPING OPERATIONS, INCLUDING PLANTING OF TREES AND SHRUBS, SHALL NOT DAMAGE ANY UTILITY OR INTERRUPT ANY UTILITY SERVICE, AND SHALL NOT DAMAGE OR CREATE A NUISANCE AFFECTING ADJACENT PROPERTY, PUBLIC STREETS, OR SIDEWALKS.
4. PLANT AND GRASS MATERIALS SHALL BE INSTALLED ACCORDING TO THE CITY OF PLYMOUTH AND CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S STANDARDS.
5. ALL OPEN OR OTHERWISE DISTURBED AREAS THAT ARE NOT SPECIFIED WITH OTHER PLANTING, PAVING OR SEED MIXTURES SHALL BE PLANTED WITH A STANDARD PERMANENT GRASS SEED MIXTURE.
   a. SEED MIXTURE SHALL BE THM MIX PLANTED ACCORDING TO MDOT SPECIFICATION 816 AND 816-1A INCLUDING PLACEMENT OF 4 INCH TOPSOIL BED.
   b. SOD WHERE SPECIFIED, SHALL BE CLASS B PLANTED PER MDOT SPECIFICATION 816.
6. LANDSCAPING MATERIALS THAT ARE UNSIGHTLY, DEAD, DYING, OR THAT BECOME UNHEALTHY BECAUSE OF DAMAGE, NEGLECT, DRAINAGE PROBLEMS, DISEASE, INSECT INFESTATION, OR OTHER CAUSES SHALL BE REPLACED WITHIN ONE YEAR, OR THE NEXT PLANTING PERIOD, WHICHEVER OCCURS FIRST. REPLACEMENT MATERIALS SHALL MEET ALL STANDARDS OF THE ORIGINAL INSTALLATION.
7. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN ADEQUATE WATER SUPPLY. AUTOMATIC IRRIGATION IS PROVIDED.
8. THE PROPERTY OWNER (OR ANY APPLICABLE OWNER'S ASSOCIATION) SHALL BE RESPONSIBLE TO ENSURE THE PROPER CARE AND MAINTENANCE OF LANDSCAPE AREAS, INCLUDING KEEPING ALL LANDSCAPE MATERIALS IN A HEALTHY AND GROWING STATE.
9. TOPSOIL REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED IN AN APPROPRIATE MANNER TO PREVENT EROSION, AND SHALL BE REDISTRIBUTED ON RE-GRADED SURFACES TO BE LANDSCAPED, TO PROVIDE A MINIMUM OF FOUR INCHES OF EVEN COVER. THE TOPSOIL SHALL THEN BE PERMANENTLY STABILIZED BY GRASS, GROUND COVER, OR OTHER PLANTINGS.
10. NO PLANT MATERIAL SHALL BE PLANTED CLOSER THAN 4 FEET FROM ANY PROPERTY LINE.
11. REMOVE ALL TWINE, WIRE, NURSERY GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALL. PEEL BACK THE BURLAP FROM EARTH BALLS AND REMOVE ANY BURLAP, TWINE OR WIRE AROUND THE TRUNK FLARE AND ABOVE.
12. ALL PLANTING AREAS ARE TO BE EXCAVATED OF ALL BUILDING / CONSTRUCTION AND FILL MATERIALS AND BACKFILLED WITH GOOD MEDIUM TEXTURED PLANTING SOIL. SEEDING AREAS ARE TO BE TREATED WITH 4" OF NEW TOPSOIL AND ROTOTILLED OR OTHERWISE SCARIFIED TO BREAK UP COMPACTION AT LEAST 8" BELOW THE TOPSOIL.
13. TOPSOIL SHALL BE SCREENED AND SUITABLE FOR GROWING VEGETATION AND MEET AT A MINIMUM CITY OF PLYMOUTH OR ASTM D-5268 AND MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
14. RECOMMENDED PLANTING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.

Know what's below. Call before you dig.

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

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

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SECTION 26
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CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN

LANDSCAPE PLAN

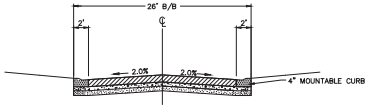
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DECEMBER 16, 2021

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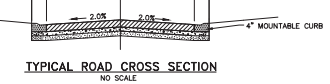
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CHECKED BY: MB
P.M.: M. BUSH
JOB #: 17002512
FILE CODE: –
SHEET NO. 08

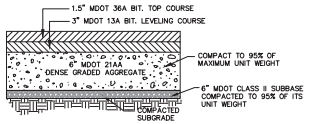
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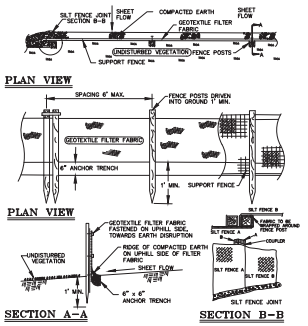
TYPICAL ROAD CROSS SECTION
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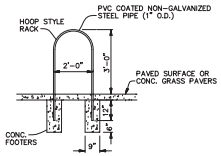
CONCRETE SIDEWALK SECTION
NOT TO SCALE

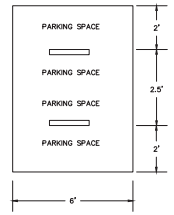


ON-SITE PAVEMENT SECTION
NOT TO SCALE

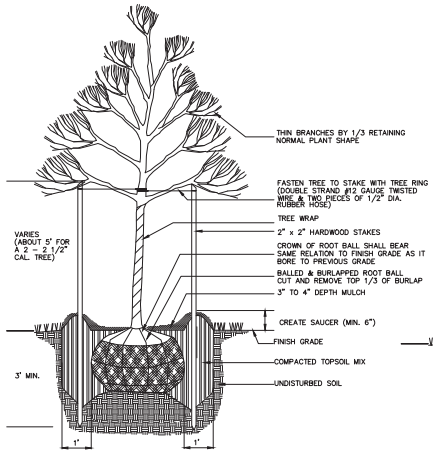


STANDARD SILT FENCE



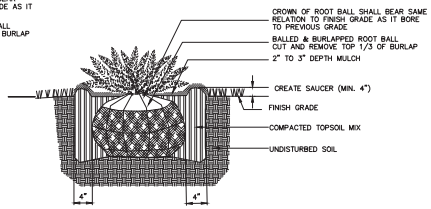


BIKE RACK DETAIL
NO SCALE



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
3. REMOVE TREE RINGS, TREE WRAP AND STAKES TWO YEARS AFTER INSTALLATION
4. WATER TREE THOROUGHLY SUBSEQUENT TO INSTALLATION

DECIDUOUS TREE PLANTING DETAIL
BALLED AND BURLAPPED
NO SCALE



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. WATER SHRUB THOROUGHLY SUBSEQUENT TO INSTALLATION

SHRUB PLANTING DETAIL
NO SCALE

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SECTION 26
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CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN

DETAIL SHEETS

DATE
DECEMBER 16, 2021

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P.M.: M. BUSH
JOB #: 17002512
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PulteGroup — Plymouth Townhomes — 6 Unit building - Front Elevation
ILLUSTRATIVE FRONT ELEVATION — May 17 , 2018



PulteGroup — Plymouth Townhomes — 6 Unit building - Rear Elevation
ILLUSTRATIVE REAR ELEVATION — May 17 , 2018



PulteGroup — Plymouth Townhomes — 6 Unit building - Left Elevation
ILLUSTRATIVE LEFT ELEVATION — May 17 , 2018



PulteGroup — Plymouth Townhomes — 6 Unit building - Partial Rear Elevation with loft option
ILLUSTRATIVE REAR ELEVATION — May 17 , 2018



PulteGroup — Plymouth Townhomes — 6 Unit building - Right Elevation
ILLUSTRATIVE RIGHT ELEVATION — May 17 , 2018



Proposed Left Elevation



Proposed Left Elevation

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WAYNE COUNTY, MICHIGAN

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PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN
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DATE
DECEMBER 16, 2021

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CHECKED BY: MB
P.M.: M. BUSH
JOB #: 17002512
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SHEET NO. 7

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Buyer: John Edward Smith Jr., Maggie Smith
Address: 13200 Candence Drive
Lot: 1.-1 or 1.-120, etc.
Vidallia Springs

HPA No. HB002427.

NEIGHBORHOOD DISCLOSURE ADDENDUM

(*Townes at Mill Street*)

This Addendum amends and supplements that Home Purchase Agreement dated 2/20/2005 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

1. **Condominium Name/Marketing Name.** The Unit is located within the residential site condominium called Townes at Mill Street (the "**Community**") on the Master Deed recorded as Document Number 2019279217 in the Wayne County Michigan Register of Deeds (the **"Master Deed"**), as may be amended from time to time. A condominium plat for the Townes at Mill Street (the "**Condo Plat**") was recorded as a Wayne County Condominium Subdivision Plan No. 1131 as part of the Master Deed is recorded in the Register of Deeds for Wayne County Michigan (the "**Condo Plat**").

2. **Homeowners Association**. The Unit being purchased by Buyer is part the Community, which is a residential condominium project, subject to all of the terms, easements, restrictions, assessments, conditions and requirements of Master Deed and the By-Laws for Townes at Mill Street Condominium Association ("**Association**"). Buyer, by virtue of its ownership of the Unit, which is subject to the Master Deed, shall automatically be a member of the Association created as the entity empowered to administer and enforce the provisions of the Master Deed and the other governing documents of the Association (the **"Association Documents"**) and subject to the Association Documents. The Association Documents include, but are not limited to, (a) the Master Deed, (b) the Certificate of Formation of the Association, and (c) the By-laws of the Association, as each may be amended. Buyer's membership in the Association will be mandatory, thereby obligating Buyer to pay assessments, contributions and other charges to the Association for the maintenance and repair of and the right to use and enjoy the amenities and common areas of the Community. The Master Deed and the By-Laws of the Association will also impose certain restrictions on the use of the Unit and Buyer's home. Buyer confirms that prior to executing this Addendum, Buyer has received and had the opportunity to review the Association Documents and determined that the Association Documents are acceptable to Buyer.

3. **Prior Land Uses**. The Community is located on property that was used for industrial uses from the early 1900s. Seller purchased the property from a prior owner who demolished all structures on the property and remediated hazardous substances located on the property associated with the prior industrial operations on the property. As part of the redevelopment of the property by the prior owner of the property, the Seller completed response activities to address impacted soils, ground water, and vapors, subject to oversight from the City of Plymouth and Michigan Department of Environment, Great Lakes, and Energy (EGLE). These response activities are memorialized in a Declaration of Restrict Covenant recorded against the property as Document Number 2019253386 in the Wayne County Register of Deeds records ("**Restrictive Covenant**") as required by EGLE. However, there are some areas of known impacted soils, ground water, and vapors that may remain at the property and adjacent property. If Buyer has further questions about the prior land uses or the Restrictive Covenant, Buyer is encouraged to contact Brandon Alger at EGLE, 27700 Donald Court, Warren, Michigan 48092, 586-753-3700.

4. **Foundation Membrane**. There are some known impacted soils, ground water and vapors that may remain on the property developed as part of the Community or on properties adjacent to the Community. In compliance with the Restrictive Covenant and State of Michigan and City of Plymouth requirements governing the development of the property, Seller is required to install a vapor barrier foundation membrane under the foundation of each building in the Community as a building control technology. All unit owners in the Community, including Buyer, will be **prohibited** from conducting any work in the units or buildings that would damage, penetrate or otherwise affect the foundation membrane, including penetrating the membrane, without the prior approval and oversight by the Association. In the event that repairs, replacements or improvements are needed to the buildings in the Community that would affect the foundation membrane (such as work to the water and sewer facilities) and such work has been approved by the Association, the Buyer and the Association are required to consult with an environmental consultant designated by the Association prior to conducting any work affecting the foundation membrane, as required by the Declaration. If the Association approves work that will affect the foundation membrane, the environmental consultant will be required to monitor and supervise any work involving the foundation or membrane. If Buyer has further questions about the membrane barrier system or the remediation of the property, Buyer is encouraged to contact J. Adam Patton, PM Environmental Inc., 4080 West Eleven Mile Road, Berkley, Michigan 48072, 800-313-2966 and/or Brandon Alger at EGLE as referenced above in Section 3.

5. **Structural Slabs**. **THE BUILDINGS IN THE COMMUNITY HAVE BEEN CONSTRUCTED WITH STRUCTURAL SLAB FOUNDATIONS AND OWNERS IN THE COMMUNITY WILL BE PROHIBITED FROM CONDUCTING ANY WORK IN THE BUILDINGS THAT WOULD DAMAGE, PENETRATE OR OTHERWISE AFFECT THE FOUNDATIONAL SLAB, INCLUDING PENETRATING THE SURFACE OF THE SLAB, WITHOUT THE PRIOR APPROVAL OF THE ASSOCIATION**. In the event that repairs, replacements or improvements are needed or desired to the Unit or the buildings in the Community that would affect the structural slab foundations of the Units or the buildings, Buyer and the Association are required to consult with a structural engineer prior to conducting any work affecting the structural slab foundation, as required by the Master Deed. If the Association approves work that will affect the structural slab foundation, a structural engineer will be required to monitor and supervise any work involving the structural slab foundation, including, but not limited to the repair, replacement or improvement to the slab and sub-slab to ensure that the integrity of the foundation membrane is maintained and that the membrane is properly sealed.

6. **Common Water and Sanitary Sewer Service**. All buildings in the Community will be constructed with shared water and sanitary sewer service for each townhome building instead of a separate water and sanitary sewer service for each unit. The Association will receive the water and sanitary sewer service bills and will divide each water and sanitary sewer service bill amongst all the unit owners in each townhome building and each Buyer is responsible for the timely payment of such divided bills.

7. **Open Space, Drainage and Utility Areas**. One or more open space areas shown on the Condo Plat are intended by the Seller primarily to be open space and may also serve as drainage and utility easement areas. Those areas may be unimproved, may be left in a natural or semi-natural condition, may include a drainage or detention pond or channel or otherwise serve to facilitate drainage, and may from time to time have ponding or standing water. Accordingly, those areas are not necessarily intended to be a recreational feature or an amenity with any specific aesthetic qualities. To the extent the Association improves or maintains open space areas, the costs to do so will be an expense of the Association. Seller makes no representation or warranty regarding the open space areas. Buyer agrees to accept the open space areas in their "AS-IS" condition.

8. **Pedestrian Access**. In the northwest corner of the Community is an off-site, pedestrian access ("**Pedestrian Access**") that will connect through the Community by a path and onto the streets in the Community to provide access to Main Street. The Pedestrian Access is a public access for the benefit of the residents of the Community and the public. The Association shall be responsible for maintaining the Pedestrian Access.

9. **Future Phases**. Additional property adjacent to the Community ("**Additional Parcel**") may be suitable for future residential development. The Additional Parcel may be developed in the future as an extension of the Community that would be included in the Association or as a separate residential community.

10. **Private Roads**. The roads internal to the Community are private roads that will be owned, repaired and maintained by the Association.

11. **Railroad**. One or more railroad lines are located in close proximity to the Community. Buyer is encouraged to inform itself about all aspects of being in close proximity to railroad lines that may be expected to affect Buyer's use and enjoyment of the Unit. By acquiring an ownership or occupancy interest in a portion of the Community, Buyer acknowledges and agrees that Seller, the Association, and their respective directors, officers, committees, agents, and employees have no control over adjacent land uses, including without limitation, the railroad company(ies), and will have no liability or responsibility to an owner or resident for any injury, damage, claim or other affect relating to the railroad line, including, without limitation, any noise, vibration or odors emanating therefrom or increased traffic over or other use thereof.

12. **Neighborhood Mailboxes**. The U.S. Postal Service ("**USPS**") has determined in your area that it will not provide mail delivery service to individual homes in the Community. Instead, the USPS has announced that it will only provide service to cluster-style mailboxes. The location for the cluster-style mailboxes will be determined by Seller in coordination with the USPS and the City of Plymouth during development of the Community. Seller has no control over the USPS's mode of delivery and limited cluster-style mailbox options for Huntley ClassicsIf Buyer has questions about mailbox requirements, Buyer is encouraged to contact the City of Plymouth Post Office at (734) 453-4669.

13. **Conflicts/Defined Terms**. In the event of a conflict between the Agreement and this Addendum, the terms of this Addendum shall govern and control. Each capitalized term used but not defined in this Addendum shall have the definition given to such term in the Agreement.

14. **Acceptance**. If Buyer is unwilling to accept the Property subject to all of the matters set forth herein, then Buyer may terminate the Agreement prior to signing this Addendum. If Buyer signs this Addendum, then Buyer is deemed to have agreed to the foregoing and have accepted the Property subject to all of the matters described above.

Dated: 02/28/2005

BUYER:

Primary buyer name	Date	Co-buyer 1 name	Date
Co-buyer 2 name	Date	Co-buyer 3 name	Date
Co-buyer 4 name	Date	Co-buyer 5 name	Date