City of Plymouth Planning Commission
Regular Meeting Agenda
Wednesday, August 9, 2023 – 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

https://us02web.zoom.us/j/84541411471
Passcode: 546431
Webinar ID: 845 4141 1471

1. CALL TO ORDER
   a) Roll Call

2. CITIZENS COMMENTS

3. APPROVAL OF THE MINUTES
   a) Approval of the July 12, 2023, meeting minutes

4. APPROVAL OF THE AGENDA

5. COMMISSION COMMENTS

6. PUBLIC HEARINGS

7. OLD BUSINESS
   a) SP23-05: 525 W. Ann Arbor Trail, Revised Site Plan Review
   b) SP23-06: 545 W. Ann Arbor Trail, Revised Site Plan Review
   c) SP23-07: 565 W. Ann Arbor Trail, Revised Site Plan Review
   d) PUD 23-01: 1100 W. Ann Arbor Trail, Revised Preliminary PUD
   e) Master Plan discussion

8. NEW BUSINESS
   a) SP23-08: 173 W. Liberty, Site Plan Review

9. REPORTS AND CORRESPONDENCE

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 2023 Goals

1. Review, amend, and revise the master plan as necessary
2. Obtain and review a form based codes test case
3. Create an ordinance to support generators

Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, July 12, 2023 - 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 Zachary Funk, Joe Hawthorne (arrived at 8:17 p.m.), Tim Joy, Kyle Medaugh (left at 8:43 p.m.), Eric Stalter

Excused: Commissioner Shannon Adams, Hollie Saraswat

Also present: Community Development and Planning Director Greta Bolhuis, Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

Sharon McKee, 1450 W. Ann Arbor Rd. # 35, said she was the president of the Plymouth Square Condominium Association and that they would like a wood shadowbox fence to be built between their property and Scooters Coffee in accordance with ordinance 78-167.

Maryann Bell, 1450 W. Ann Arbor Rd. #21 said she was concerned with privacy and liability with the pool area in the condominiums and also asked for the fence to be modified.

Lee Jasinski, 1380 Maple, said he appreciated a builder saving trees on the property where he was working.

3. APPROVAL OF MEETING MINUTES

Joy offered a motion, seconded by Medaugh, to approve the minutes for the June 14, 2023, meeting as amended to indicate Stalter was not in attendance.

There was a voice vote.
Stalter abstained.
MOTION PASSED

4. APPROVAL OF THE AGENDA

Stalter offered a motion, seconded by Joy, to approve the agenda for July 12, 2023.

There was a voice vote.
MOTION PASSED

5. COMMISSION COMMENTS

There were no commission comments.

6. PUBLIC HEARINGS

a. SP 23-04: 885 Starkweather, Special Land Use and Site Plan Review

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Sisolak said she received letters in support of the project from Rob Parent, Scott LaRiche, Peter Poulos, Scott Lorenz, Bonnie Butler, Nick Schulz, and Kristi Holmes.

Elmiger reviewed her report and noted that the new plan made changes that were recommended but she still had questions about the type of live entertainment, how the house adjacent to the building be better buffered, and issues related to adding a driveway on the Davis St. side of the parking lot.

Sisolak opened the public hearing at 7:27 p.m.

Luann Debeliso, 197 S. Union, said she supported the project.
Mark Oppat, 253 Blanche, said she would love to see a family-friendly restaurant with outdoor seating on the site.
Bonnie Butler, 900 Starkweather, spoke in support of the project.
Dan Smith, owner of a building in Plymouth, said he envisioned a world-class restaurant.
Holly Ellis, 904 Starkweather, said she supported the project.
Scott Lorenz, 1310 Maple, said the project could be a catalyst for further development in Old Village.

Sisolak closed the public hearing at 7:36 p.m.

Owner Don Soenen and Architect Robert Miller described how their updated plan addressed the issues presented at their first appearance before the Planning Commission.

Elmiger said the estimated traffic for a fine dining restaurant at peak hours would generate 96 additional trips, and that Davis St. already had commercial traffic.

Motion
Silvers offered a motion, seconded by Medaugh, to approve SP 23-04 for the special land use based on the following finding of fact.

Finding of Fact
The project in general meets the intent of the master plan.

Condition
A contiguous sidewalk is to be added if the adjacent property to the south is developed and the existing curb cut is removed, and a sidewalk installed.

Friendly Amendment
Sisolak offered a friendly amendment to stipulate that they build a sidewalk regardless of future development.

Silvers rejected the friendly amendment.
Silvers agreed to strike the condition from his motion. Medaugh agreed.

Amendment to the Motion
Silvers amended his motion, agreed to by Medaugh, to indicate that the following criteria for special land use are true for this project.

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

DRAFT

3. Will not be hazardous or disturbing to existing or future nearby uses.
4. Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.
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.
6. Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.

He added that the music and hours of operation were compatible with the use of the street.

Friendly Amendment

Sisolak offered a friendly amendment adding the condition that the city police and fire departments review the plan and if they deem a gate and knox box at the Davis St. driveway necessary, they will be required to install one, otherwise they would not be required.

There was a voice vote.
Hawthorne abstained.
MOTION PASSED

Elmiger reviewed her evaluation of the site plan, including lighting and the number of parking spaces.

Site Plan Review Motion

Joy offered a motion, seconded by Medaugh, to approve the site plan for SP23-04 at 885 Starkweather that items on page 15 of the Carlisle Wortman report enumerated below to be administratively approved, and that any mention of the sidewalk has been removed from consideration.

A. Show building setback dimensions on site plan.

B. Parking and Loading:
1. Recommend Planning Commission consider the proposed number of parking spaces so that islands/landscaping can be installed to make this site less non-conforming.
2. Show five (5) barrier-free spaces on site plan. 3. Show loading zone on site plan.

C. Site Access and Circulation:
1. Davis St. driveway issues described in the Special Land Use section of this review.
2. Defer evaluation of re-designed Starkweather St. driveway to City Engineer.
3. Planning Commission to determine if sidewalk segment along Davis St. frontage is required.
4. Applicant to consider adding bicycle rack.

D. Landscaping, Lighting, Dumpster:
1. Add two (2) ornamental trees along Starkweather St. frontage.
2. Add 18 shrubs along Davis St. frontage to screen parking lot from road.
3. Provide an area calculation of the parking lot pavement on the plans.
4. Shift parking lot island to east, and plant entire area with shrubs to create 60-80% opacity, and screen neighbor to the south.
5. Paint entire retaining wall (all sides).
6. Modify Note 14 on Sheet C-1 to excavate new planting beds that had been paved to a minimum of 1-foot deep, and refill with appropriate planting medium.
7. Confirm parking lot islands will be irrigated.

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8. Provide information about proposed lighting that allows for evaluation against ordinance requirements.

Friendly Amendment
Medaugh offered a friendly amendment to acknowledge 104 parking spaces meets the requirements. Joy accepted the amendment.

There was a voice vote.
Hawthorne abstained.
MOTION PASSED

There was a five-minute break.

b. SP23-05 : 525 W. Ann Arbor Trail, Special Land Use and Site Plan Review
Bolhuis reviewed the special land use criteria and said a duplex was previously on this site. The applicant was requesting to build three single-family homes.

Sisolak opened the public hearing at 8:51 p.m. Hearing no comments, she closed the public hearing at 8:52 p.m.

Mike Devine, representing the architect firm, described the project.

Commission members expressed concern that the master plan intended this parcel to be commercial in order to extend the downtown area. It was also mentioned that most businesses in the area were in converted homes.

Builder Matt Thurber addressed the Commission and said he wanted to make sure that the homes would be aesthetically pleasing as a gateway into the downtown, and that he would furnish a site plan at the next meeting.

MOTION
Funk offered a motion, seconded by Joy, to approve the special land use for 525 W. Ann Arbor Trail with the following conditions.

CONDITIONS
The existing curb cuts are to be removed and replaced.
A shade tree is to be planted on the site to meet the criteria of the character of the area.
The project must meet all R-1 standards.
The applicant must bring a site plan back to the Planning Commission for review.

There was a voice vote.
MOTION PASSED

c. SP23-05 : 545 W. Ann Arbor Trail, Special Land Use and Site Plan Review
Sisolak opened the public hearing at 9:26 p.m.

Bob Bake, 1303 Park Place, spoke in support of the project and said he was happy that three homes were being built on this site. He also said Ann Arbor Trail was becoming more residential.
Sisolak closed the public hearing at 9:30 p.m.

DRAFT

MOTION
Funk offered a motion, seconded by Joy, to approve the special land use for 545 W. Ann Arbor Trail with the following conditions.

CONDITIONS
The existing curb cuts are to be removed and replaced.
A shade tree is to be planted on the site to meet the criteria of the character of the area.
The project must meet all R-1 standards.
The builder must bring a site plan back to the Planning Commission for review.

There was a voice vote.
MOTION PASSED

d. SP23-05 : 565 W. Ann Arbor Trail, Special Land Use and Site Plan Review
Sisolak opened the public hearing at 9:31 p.m. Hearing no comments, she closed the public hearing at 9:32 p.m.

MOTION
Funk offered a motion, seconded by Joy, to approve the special land use for 545 W. Ann Arbor Trail with the following conditions.

CONDITIONS
The existing curb cuts are to be removed and replaced.
A shade tree is to be planted on the site to meet the criteria of the character of the area.
The project must meet all R-1 standards.
The builder must bring a site plan back to the Planning Commission for review.

There was a voice vote.
MOTION PASSED

7. OLD BUSINESS

a. Master Plan Discussion
Bolhuis distributed a document with the upcoming survey questions. Commission members reviewed the questions and made several suggestions for clarification.

Sisolak said Medaugh had completed his review of the transportation section of the master plan and would share it at a future meeting.

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

Sisolak said the Zoning Board of Appeals approved a variance allowing a habitable space above an accessory structure in a B-1 district.

10. ADJOURNMENT

Joy offered a motion, seconded by Funk, to adjourn the meeting at 9:47 p.m.

There was a voice vote.
MOTION PASSED

DRAFT

City of Plymouth
Community Development Department
Special Land Use and Site Plan Review

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

Applicant: Joseph Philips – 915 Wing Street Plymouth Michigan, 48170
Location: 525 W. Ann Arbor Trail
Zoning: B-1 – Local Business District
Action Requested: Site Plan Approval
Review Date: August 4, 2023

Project And Site Description:
The applicant is proposing to build a single-family residential home on the subject site, which is 0.21 acres (or 9,089 s.f.). A single-family home (or one-family detached dwelling) in the B-1, Local Business District is a Special Land Use.

The previous owner demolished the two-unit duplex which had previously occupied the site. The proposed building is two stories tall, or 25-feet to the midpoint of the roof. The proposed living space is 3,426 s.f., with a covered front porch at 390 s.f., a back landing at 30 s.f., a back patio at 108 s.f. and a detached two-car garage at 624 s.f.

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

Figure 1

Special Land Use Status:
The Planning Commission approved the special land use status at their July 12, 2023 meeting. The conditions of that approval were:

- The existing curb cuts are to be removed and replaced.
- A shade tree is to be planted on the site to meet the criteria of the character of the area.
- The project must meet all R-1 standards.
- The applicant must bring a site plan back to the Planning Commission for review.

Site Plan Review:
The remaining sections of this review evaluate the proposal against the R-1, Single-Family Residential District requirements.

Schedule of Regulations:
We have applied the schedule of regulations for the R-1 residential use in the table below. It should be noted that there were some minor discrepancies between the dimensions shown in the survey and in the architectural drawings. The calculated front yard setback dimension was taken from the survey. All other dimensions were taken from the architectural drawings.

R-1, Single-Family Residential Schedule of Regulation Requirements

Ordinance Criteria		**Required**	**Provided**
Minimum lot size		7,200 s.f.	9,089 s.f.
Minimum lot width		60 feet	69.1 feet
Height of buildings		2 stories / 25 ft max.	2 stories/ 24.1 ft
Minimum yard setback	Front	3.5 feet	15 feet
	Sides	6 ft least / 12 ft total	6 feet / 19.25 feet
	Rear	35 feet	53.3 feet
Max. % lot coverage		35%	30.3%
Max. floor area ratio		0.40	0.37
Min. landscape area % of lot		35%	52%
Min. landscape area % of front yard		60%	70.9%

Items to be Addressed: None.

Parking:
The ordinance requires two parking spaces per single-family residence. The site plan shows a two-car attached garage, meeting this requirement.
Items to be Addressed: None.

Architectural Evaluations:
The applicant has provided elevations of the building facades in the submission. As this structure is designed to meet the R-1 Single-Family Residential standards, we have no concerns regarding the residential appearance of this building.
Items to be Addressed: None.

Recommendation:
The submitted site plan meets the R-1, Single-Family Residential requirements and we recommend approval. We recommend a condition that deviations from the submitted site plan are permitted as long as all R-1 standards are met. Additionally, we recommend a condition that this structure and site meet all current and future R-1, Single-Family Residential ordinance standards throughout the duration of the special land use as single-family residential.

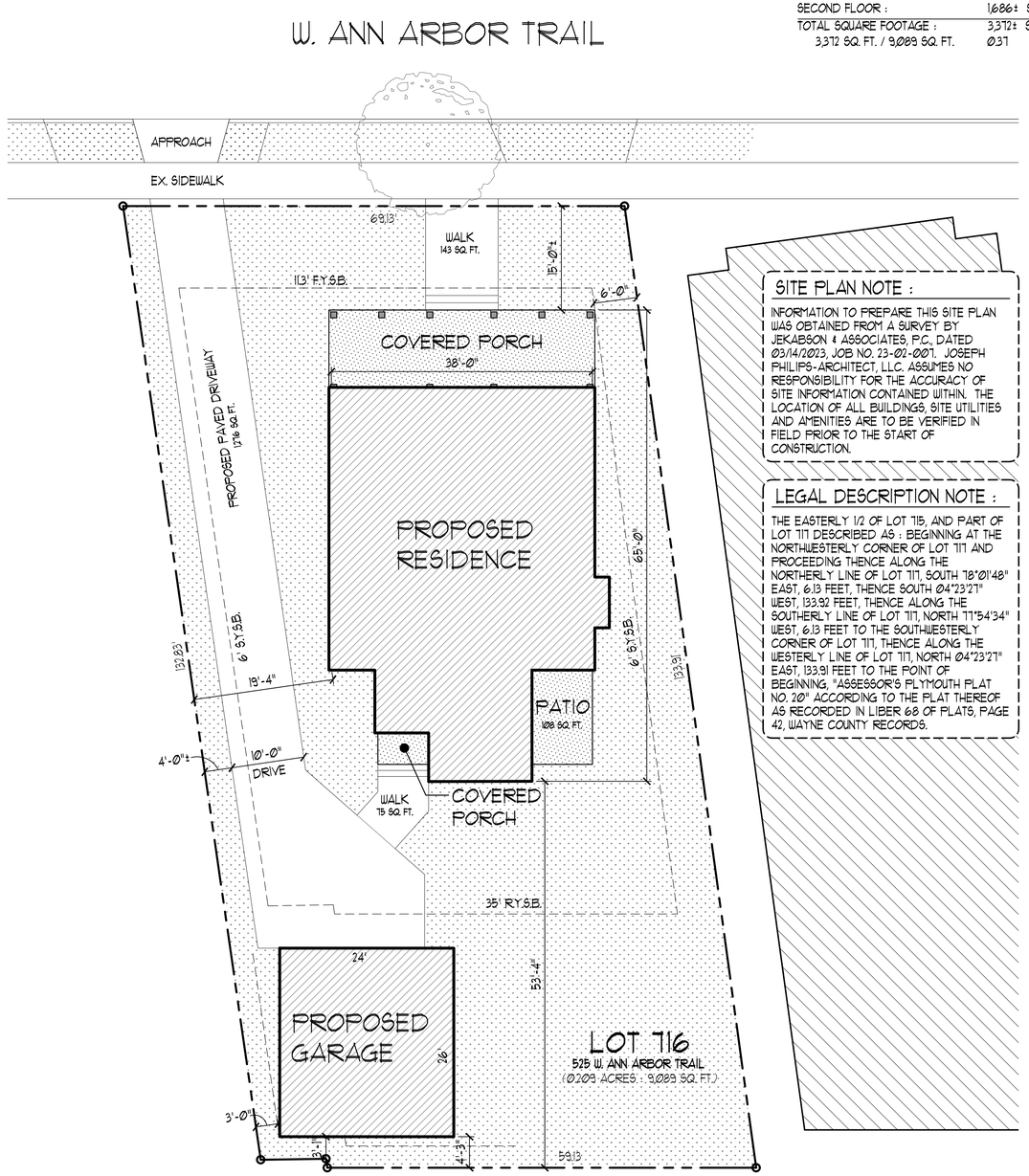
525 W. ANN ARBOR TRAIL - CUSTOM HOME

525 W. ANN ARBOR TRAIL

PLYMOUTH, MICHIGAN

7. FAR :

MAX. FAR :	Ø.4Ø (3,636 SQ. FT.)
FIRST FLOOR :	1,686± SQ. FT.
SECOND FLOOR :	1,686± SQ. FT.
TOTAL SQUARE FOOTAGE :	3,372± SQ. FT.
3,372 SQ. FT. / 9,Ø89 SQ. FT.	Ø.37



SITE PLAN NOTE :

INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A SURVEY BY JEKABSON & ASSOCIATES, P.C., DATED Ø3/14/2Ø23, JOB NO. 23-Ø2-ØØ7. 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.

LEGAL DESCRIPTION NOTE :

THE EASTERLY 1/2 OF LOT 715, AND PART OF LOT 717 DESCRIBED AS : BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 717 AND PROCEEDING THENCE ALONG THE NORTHERLY LINE OF LOT 717, SOUTH 78°Ø1'48" EAST, 6.13 FEET, THENCE SOUTH Ø4°23'27" WEST, 133.92 FEET, THENCE ALONG THE SOUTHERLY LINE OF LOT 717, NORTH 77°54'34" WEST, 6.13 FEET TO THE SOUTHWESTERLY CORNER OF LOT 717, THENCE ALONG THE WESTERLY LINE OF LOT 717, NORTH Ø4°23'27" EAST, 133.91 FEET TO THE POINT OF BEGINNING, "ASSESSOR'S PLYMOUTH PLAT NO. 2Ø" ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 68 OF PLATS, PAGE 42, WAYNE COUNTY RECORDS.

NORTH

10 TITLE

PROPOSED SITE PLAN

24" x 36" SCALE: 1" = 1Ø'-Ø"
11" x 17" SCALE: 1" = 2Ø'-Ø"

PROPOSED R-1 ZONING CONFORMANCE :

1. PRINCIPAL BUILDING MINIMUM SETBACKS & RESTRICTIONS :

FRONT (AVG.) :	113 FT.
SIDE (LEAST ONE) :	6 FT.
SIDE (TOTAL OF TWO) :	12 FT.
REAR :	35 FT.
MAX. HEIGHT :	25 FT. / 2 STORIES

2. ACCESSORY BUILDING MINIMUM SETBACKS & RESTRICTIONS :

SIDE :	3 FT.
REAR :	3 FT.
FROM PRINCIPAL BUILDING :	1Ø FT.
MAX. HEIGHT :	15 FT. / 1.5 STORIES
MAX. AREA :	35 % OF REAR YARD
(R.Y.S.B. x FRONTAGE) 35%	847± SQ. FT.
MAX. NO. OF DETACHED ACCESSORY BUILDINGS :	2 BUILDINGS

3. LOT SIZE :

FRONTAGE :	69.13 FT.
DEPTH (AVG.) :	132.6± FT.
LOT SIZE :	9,Ø89 SQ. FT.

4. PROPOSED BUILDING AREAS :

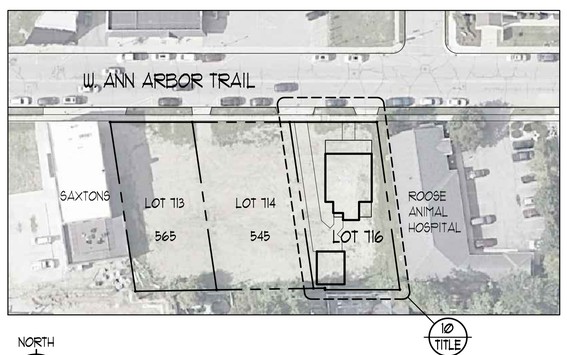
FIRST FLOOR :	1,713± SQ. FT.
SECOND FLOOR :	1,713± SQ. FT.
GARAGE (DETACHED) :	624± SQ. FT.
FRONT PORCH (COVERED) :	39Ø± SQ. FT.
REAR PORCH (COVERED) :	3Ø± SQ. FT.
PATIO :	1Ø8± SQ. FT.

5. LOT COVERAGE :

MAX. LOT COVERAGE :	35 % (3,181 SQ. FT.)
FIRST FLOOR :	1,713± SQ. FT.
GARAGE (DETACHED) :	624± SQ. FT.
FRONT PORCH (COVERED) :	39Ø± SQ. FT.
REAR PORCH (COVERED) :	3Ø± SQ. FT.
PATIO :	1Ø8± SQ. FT.
TOTAL SQUARE FOOTAGE AT GRADE :	2,865± SQ. FT.
2,865 SQ. FT. / 9,Ø89 SQ. FT.	31.5 %

6. LANDSCAPE AREA :

MIN. TOTAL LOT LANDSCAPE :	35 % (3,181 SQ. FT.)	
PROPOSED LOT LANDSCAPE :	9,Ø89 SQ. FT.	
FIRST FLOOR :	- 1,713± SQ. FT.	MINUS
GARAGE (DETACHED) :	- 624± SQ. FT.	
FRONT PORCH (COVERED) :	- 39Ø± SQ. FT.	
REAR PORCH (COVERED) :	- 3Ø± SQ. FT.	
PATIO :	- 1Ø8± SQ. FT.	
DRIVEWAY :	- 1,276± SQ. FT.	
FRONT PORCH WALK :	- 143± SQ. FT.	
BACK PORCH WALK :	- 75± SQ. FT.	
TOTAL LANDSCAPE SQUARE FOOTAGE :	4,73Ø± SQ. FT.	
4,73Ø SQ. FT. / 9,Ø89 SQ. FT	52 %	
MIN. FRONT YARD LANDSCAPE :	6Ø % (59 SQ. FT.)	
PROPOSED FRONT YARD :	99Ø± SQ. FT.	MINUS
DRIVEWAY :	- 145± SQ. FT.	
FRONT PORCH WALK :	- 143± SQ. FT.	
TOTAL LANDSCAPE SQUARE FOOTAGE :	7Ø2± SQ. FT.	
7Ø2 SQ. FT. / 99Ø SQ. FT	7Ø.9 %	



NORTH

10 TITLE

KEY PLAN

24" x 36" SCALE: 1" = 6Ø'-Ø"
11" x 17" SCALE: 1" = 12Ø'-Ø"

ISSUED FOR :

Ø7/19/23 DRAWINGS ARE BEING ISSUED THIS DATE FOR SUBMISSION TO THE CITY OF PLYMOUTH PLANNING COMMISSION TO OBTAIN SITE PLAN APPROVAL.

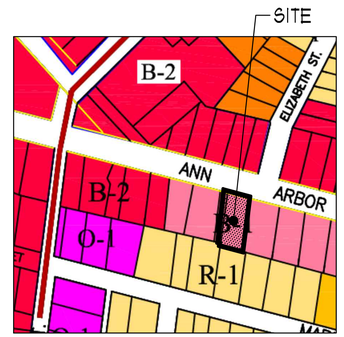
Ø6/19/23 DRAWINGS ARE BEING ISSUED THIS DATE FOR SUBMISSION TO THE CITY OF PLYMOUTH PLANNING COMMISSION TO OBTAIN SPECIAL LAND USE APPROVAL.

DRAWING INDEX:

SHEET		ISSUE DATE
TITLE	TITLE SHEET	Ø7/19/23
1	PROPOSED PLANS	Ø7/19/23
2	PROPOSED ELEVATIONS	Ø7/19/23

B-1 ZONING SUMMARY :

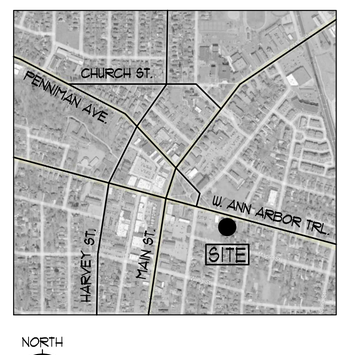
1.	ZONING DISTRICT :	B-1 LOCAL BUSINESS
2.	MINIMUM SETBACKS :	
	FRONT :	1Ø FT.
	SIDE :	Ø FT.
	REAR :	35 FT.
3.	BUILDING RESTRICTIONS :	
	MAX. HEIGHT :	25 FT. / 2 STORIES



NORTH

PARTIAL ZONING MAP

NOT TO SCALE



NORTH

LOCATION MAP

NOT TO SCALE

525

JOB NO: 23916a
SHEET NO: TITLE
916_PD_19

DATE: 06/19/23 07/19/23

PRELIMINARY

PROJECT: 525 W. ANN ARBOR TRAIL - CUSTOM HOME
525 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN

TITLE SHEET

NOT FOR CONSTRUCTION

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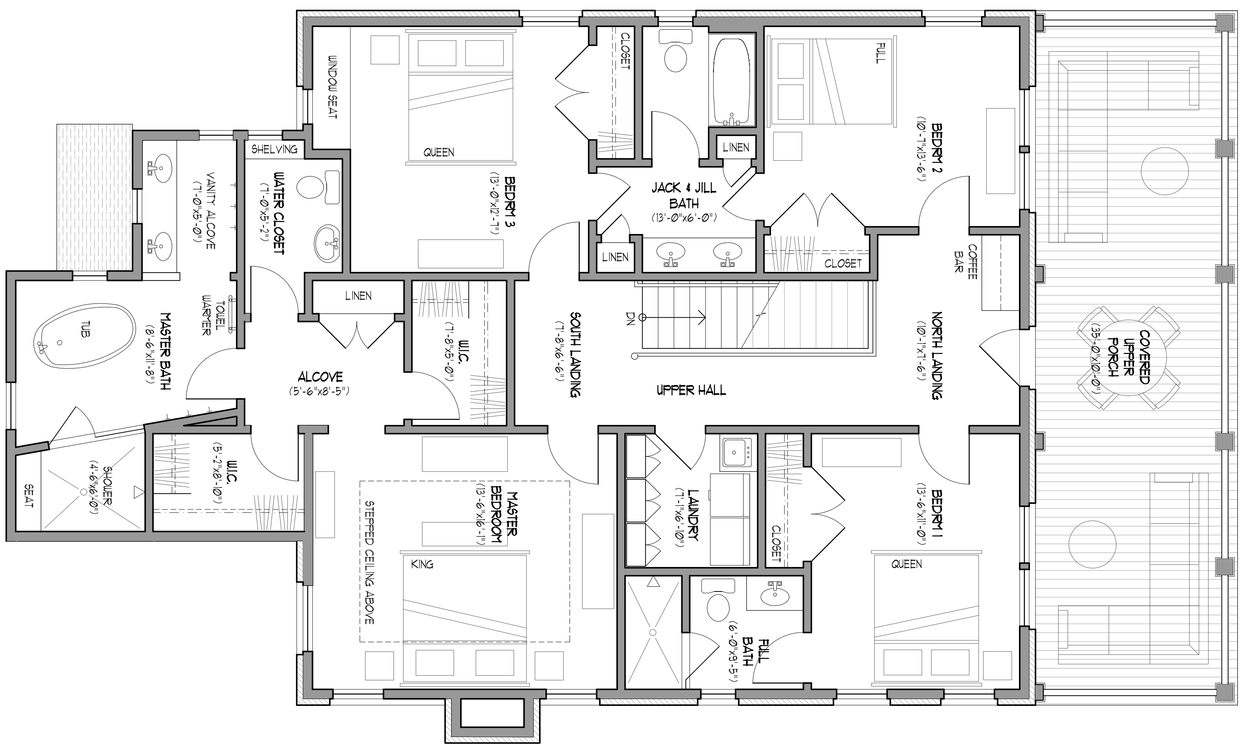
SECOND FLOOR PLAN

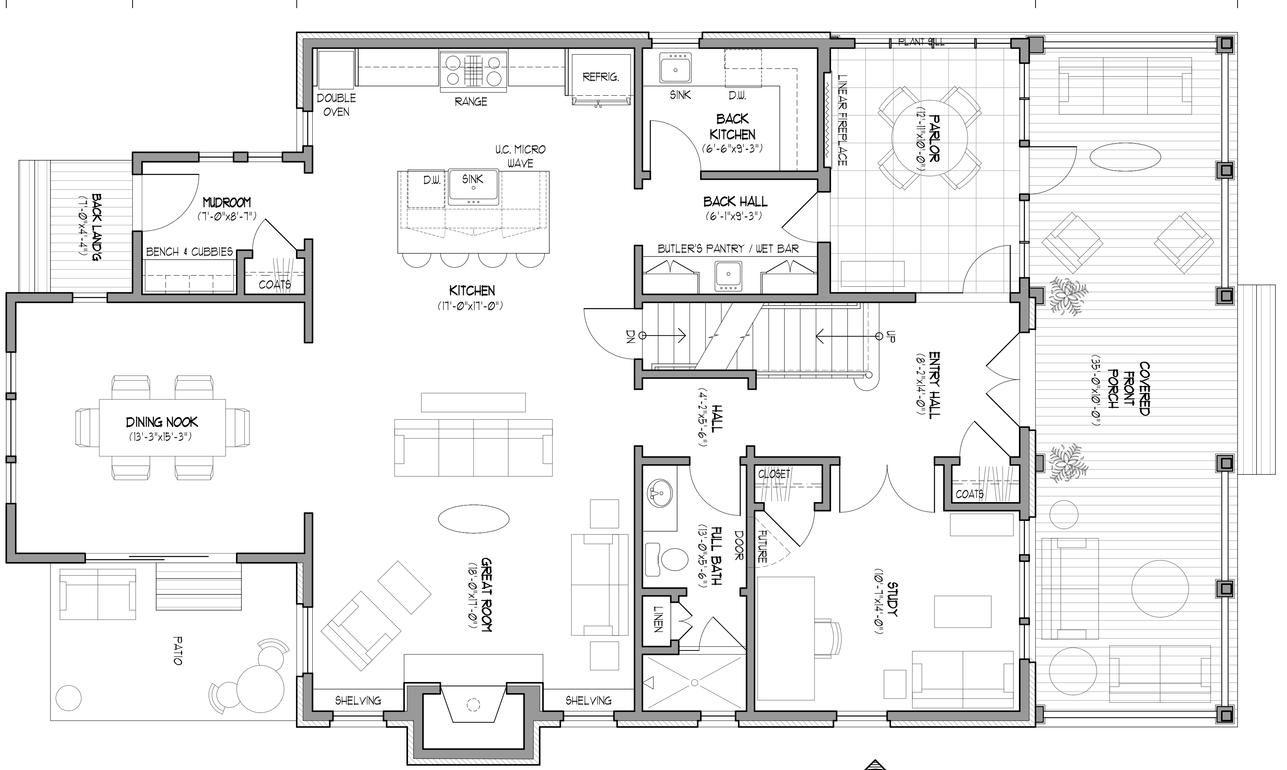
24" x 36" SCALE: 1/4" = 1'-0"
11" x 17" SCALE: 1/8" = 1'-0"



SECOND FLOOR 1,113 SQFT.
COVERED UPPER PORCH 400 SQFT.

FIRST FLOOR PLAN

24" x 36" SCALE: 1/4" = 1'-0"
11" x 17" SCALE: 1/8" = 1'-0"



FIRST FLOOR	1,113 SQFT.
COVERED FRONT PORCH	400 SQFT.
BACK LANDG	30 SQFT.
TWO CAR GARAGE	624 SQFT.
TOTAL	2,157 SQFT.

525

JOB NO: 23916 SHEET NO: 1 916_PD_18	DATE: 06/01/23 06/09/23 07/05/23 07/12/23 07/19/23	PRELIMINARY	PROJECT: 525 W. ANN ARBOR TRAIL - CUSTOM HOMES 525 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN PROPOSED PLANS	NOT FOR CONSTRUCTION UNDER NO CIRCUMSTANCES IS THIS DOCUMENT TO BE USED FOR CONSTRUCTION OR OBTAINING PERMITS. ©COPYRIGHT 2023

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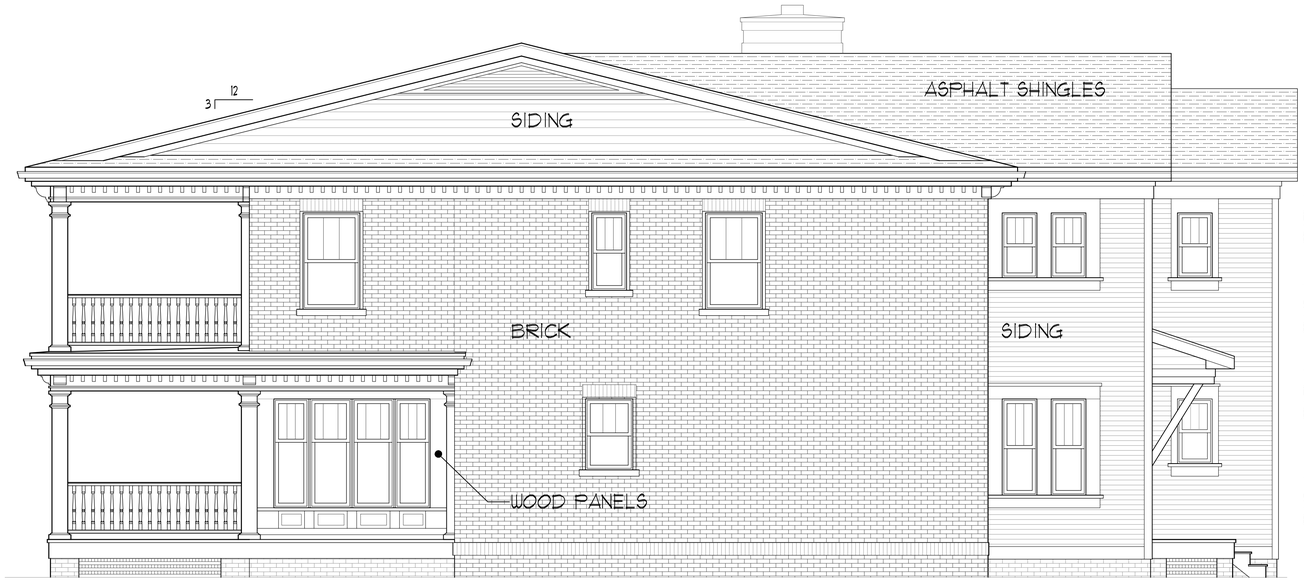
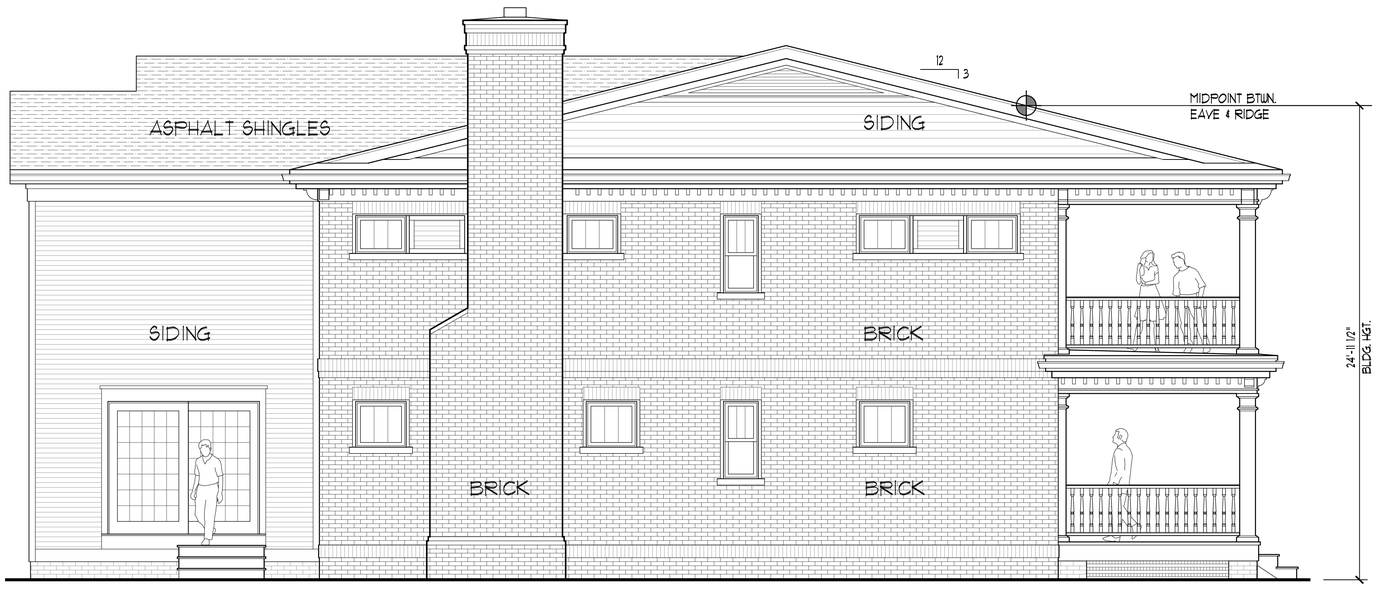


W 1 WEST ELEVATION
24" x 36" SCALE: 1/4" = 1'-0"
11" x 17" SCALE: 1/8" = 1'-0"

S 1 SOUTH (REAR) ELEVATION
24" x 36" SCALE: 1/4" = 1'-0"
11" x 17" SCALE: 1/8" = 1'-0"



E 1 EAST ELEVATION
24" x 36" SCALE: 1/4" = 1'-0"
11" x 17" SCALE: 1/8" = 1'-0"

N 1 NORTH (FRONT) ELEVATION
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525

JOSEPH PHILIPS ARCHITECT, LLC

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PROJECT:
565 W. ANN ARBOR TRAIL - CUSTOM HOMES
565 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN

PROPOSED ELEVATIONS

PRELIMINARY

DATE:
07/05/23
07/06/23
07/12/23
07/19/23

JOB NO:
23916
SHEET NO:
2
916_PD_19

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Know what's below.
Call before you dig.

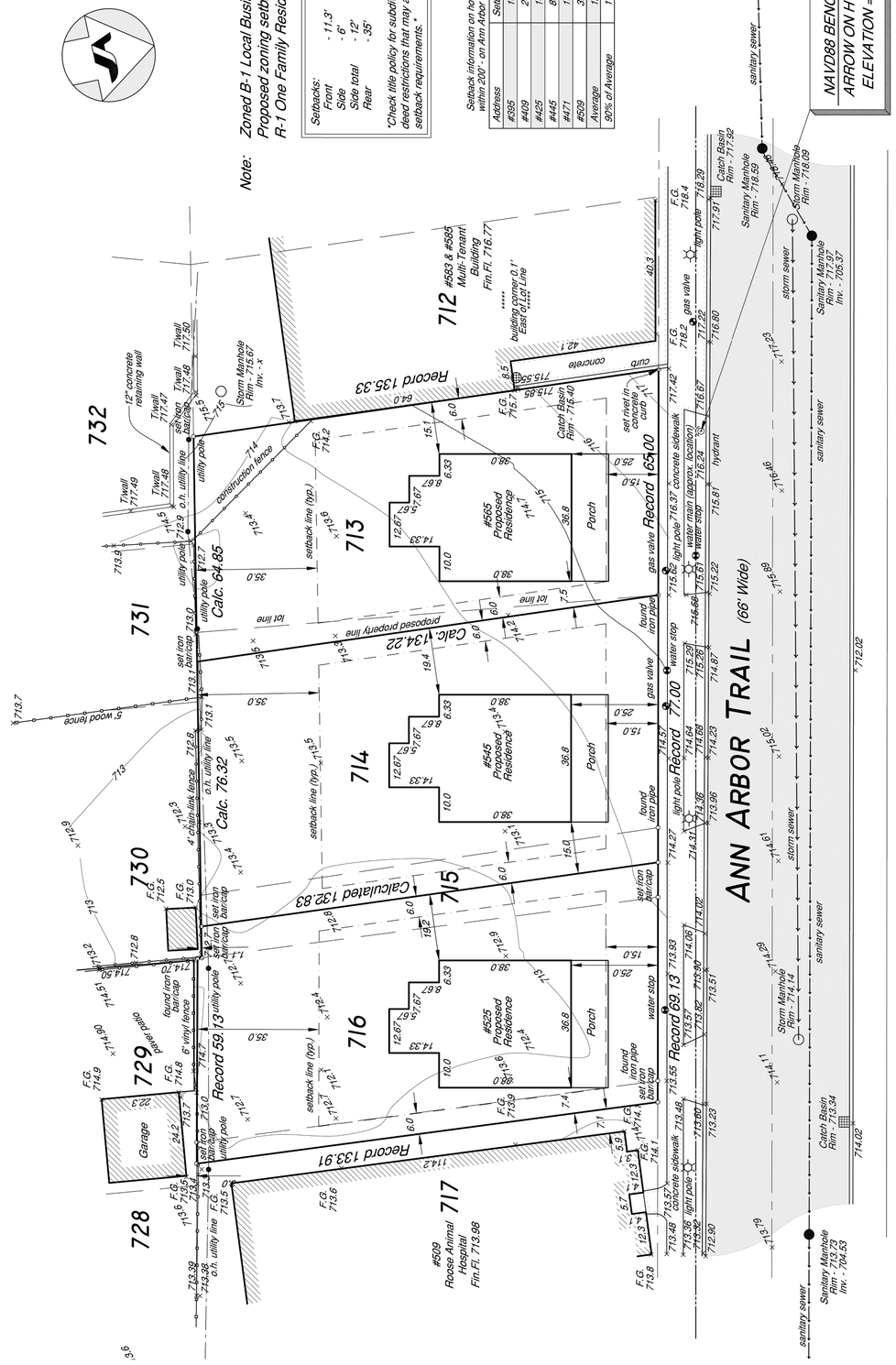
Note: Zoned B-1 Local Business
Proposed zoning setbacks for
R-1 One Family Residential

Setbacks:	
Front	- 11.3'
Side	- 6'
Side total	- 12'
Rear	- 35'

Check title policy for subdivision deed restrictions that may affect setback requirements.

Setback information on houses within 200' - on Ann Arbor Trail

Address	Setback
#395	16.7
#409	20.2
#425	16.4
#445	8.5
#471	10.2
#509	3.0
Average	12.5
90% of Average	11.3


728
729
730
731
732
712
713
714
715
716
717
#583 & #585 Multi-Tenant Building Fin.Fl. 716.77
building corner 0.1' East of Lot Line
Record 135.33
Calc. 64.85
Calc. 134.22
Calc. 76.32
Calculated 132.83
Record 59.13
Record 65.00
Record 69.13
Record 133.91
#565 Proposed Residence
#545 Proposed Residence
#525 Proposed Residence
Porch
Garage
#509 Roose Animal Hospital Fin.Fl. 713.98
ANN ARBOR TRAIL (66' Wide)
asphalt pavement with concrete curbs
proposed property line
lot line
construction fence
setback line (typ.)
12" concrete retaining wall
4' chain-link fence
6' vinyl fence
5' wood fence
paver patio
concrete sidewalk
concrete curb
set rivet in concrete
found iron pipe
set iron bar/cap
found iron bar/cap
utility pole
light pole
gas valve
water stop
water main (approx. location)
hydrant
Storm Manhole Rim - 715.67' Inv. -
Catch Basin Rim - 716.40
Catch Basin Rim - 717.92
Sanitary Manhole Rim - 718.59
Storm Manhole Rim - 718.09
Sanitary Manhole Rim - 717.97 Inv. - 705.37
Sanitary Manhole Rim - 713.73 Inv. - 704.53
Catch Basin Rim - 713.34
storm sewer
sanitary sewer
o.h. utility line
T/wall 717.50
T/wall 717.48
T/wall 717.47
T/wall 717.49
F.G. 714.9
F.G. 714.8
F.G. 713.9
F.G. 713.0
F.G. 712.5
F.G. 715.7
F.G. 714.2
F.G. 718.4
F.G. 718.2
F.G. 713.6
F.G. 713.8
F.G. 714.1
F.G. 713.9
F.G. 713.5
F.G. 713.4
F.G. 713.39
F.G. 713.36
F.G. 713.38
F.G. 713.3
F.G. 713.1
F.G. 712.8
F.G. 712.7
F.G. 712.9
F.G. 713.7
F.G. 714.7
F.G. 714.5
F.G. 715.5
F.G. 715.6
F.G. 716.9
F.G. 717.9
F.G. 714.4
F.G. 714.3
F.G. 713.2
F.G. 712.4
F.G. 712.1
F.G. 712.3
F.G. 712.2
F.G. 713.1
F.G. 713.4
F.G. 713.5
F.G. 713.7
F.G. 714.0
F.G. 714.1
F.G. 714.2
F.G. 714.3
F.G. 714.4
F.G. 714.5
F.G. 714.6
F.G. 714.7
F.G. 714.8
F.G. 714.9
F.G. 715.0
F.G. 715.1
F.G. 715.2
F.G. 715.3
F.G. 715.4
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F.G. 715.6
F.G. 715.7
F.G. 715.8
F.G. 715.9
F.G.

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Side total	*- 12'*
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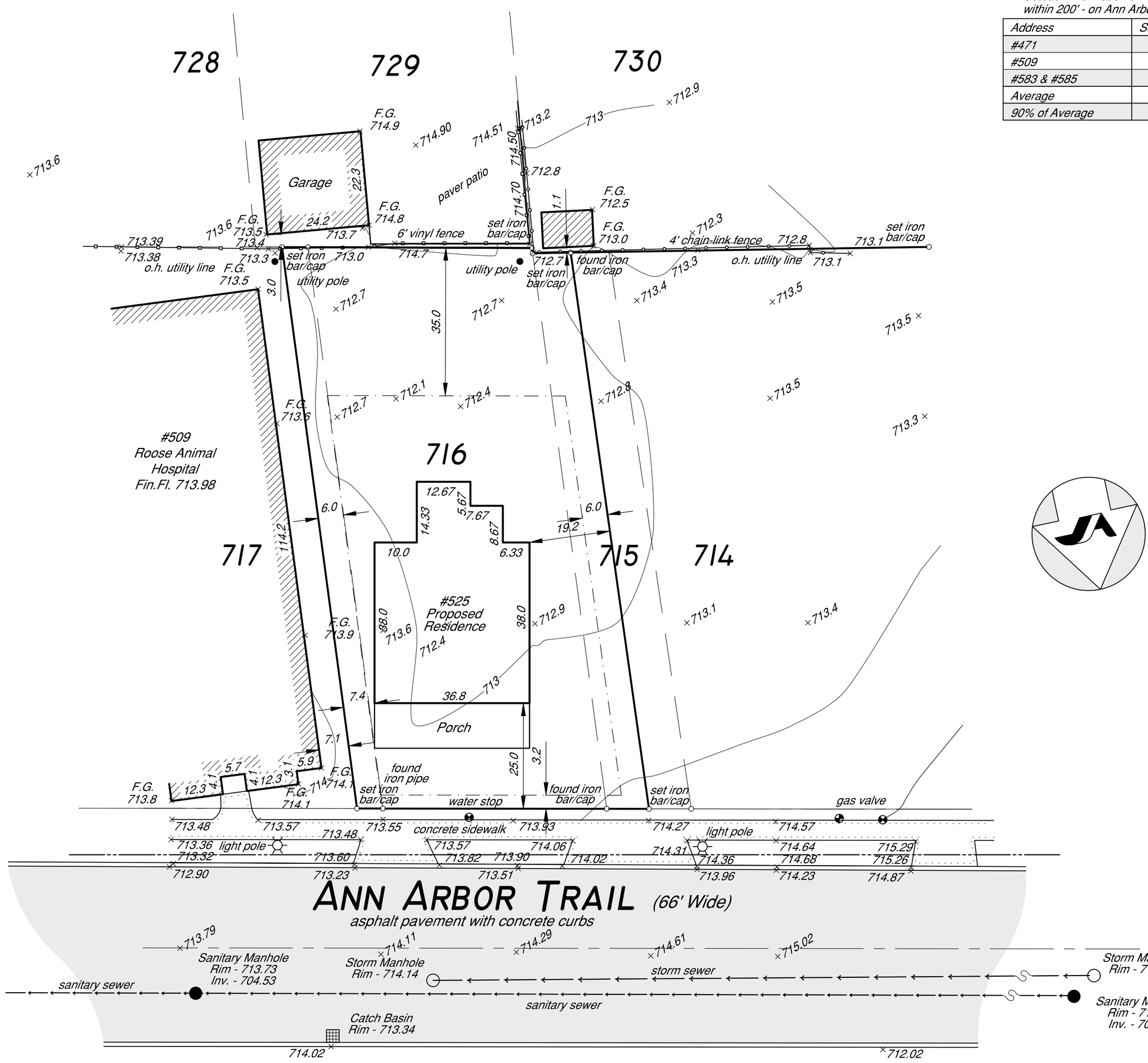
#509	*1.7*
#583 & #585	*0.9*
Average	*3.5*
90% of Average	*3.2*



NAVD88 BENCHMARK
ARROW ON HYDRANT
ELEVATION = 719.33

LEGAL DESCRIPTION

PARCEL 3
THE EASTERLY ½ OF LOT 715, ALSO LOT 716, AND PART OF LOT 717 DESCRIBED AS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 717 AND PROCEEDING THENCE ALONG THE NORTHERLY LINE OF LOT 717, SOUTH 78°01'48" EAST, 6.13 FEET; THENCE SOUTH 04°23'27" WEST, 133.92 FEET; THENCE ALONG THE SOUTHERLY LINE OF LOT 717, NORTH 77°54;'34" WEST, 6.13 FEET TO THE SOUTHWESTERLY CORNER OF LOT 717; THENCE ALONG THE WESTERLY LINE OF LOT 717, NORTH 04°23'27" EAST, 133.91 FEET TO THE POINT OF BEGINNING, "ASSESSOR'S PLYMOUTH PLAT No. 20" ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 68 OF PLATS, PAGE 42, WAYNE COUNTY RECORDS. CONTAINS 9,089 SQUARE FEET.

26 July 2023 - Recalculated Setbacks

PROPOSED SITE PLAN

Prepared For: Evergreen Development NV, LLC
485 S. Main St.
Plymouth, MI 48170
(734) 667-3352

Jekabson & Associates, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 455-8000
by:

Date	*14 MAR 2023*
Job no.	*23-02-007*
Scale	*1" = 20'*
Drawn	*AAH*
Checked	*JGE*
Sheet	*1 OF 1*

City of Plymouth
Community Development Department
Special Land Use and Site Plan Review

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

Applicant: Joseph Philips – 915 Wing Street Plymouth Michigan, 48170
Location: 545 W. Ann Arbor Trail
Zoning: B-1 – Local Business District
Action Requested: Site Plan Approval
Review Date: August 4, 2023

Project And Site Description:
The applicant is proposing to build a single-family residential home on the subject site, which is 0.23 acres (or 10,144 s.f.). A single-family home (or one-family detached dwelling) in the B-1, Local Business District is a Special Land Use.

The previous owner demolished the six-unit multi-family building which had previously occupied the site. The proposed building is two stories tall, or 24.1-feet to the midpoint of the roof. The proposed living space is 3,372 s.f. with a covered front porch at 400 s.f., a back landing at 30 s.f., a back patio at 111 s.f., and a detached two-car garage at 624 s.f.

An aerial of the subject site is shown in Figure 1 below. Please note that property boundaries are proposed to change.

Figure 1

Special Land Use Status:
The Planning Commission approved the special land use status at their July 12, 2023 meeting. The conditions of that approval were:

- The existing curb cuts are to be removed and replaced.
- A shade tree is to be planted on the site to meet the criteria of the character of the area.
- The project must meet all R-1 standards.
- The applicant must bring a site plan back to the Planning Commission for review.

Site Plan Review:
The remaining sections of this review evaluate the proposal against the R-1, Single-Family Residential District requirements.

Schedule of Regulations:
We have applied the schedule of regulations for the R-1 residential use in the table below. It should be noted that there were some minor discrepancies between the dimensions shown in the survey and in the architectural drawings. The calculated front yard setback dimension was taken from the survey. All other dimensions were taken from the architectural drawings.

R-1, Single-Family Residential Schedule of Regulation Requirements

Ordinance Criteria		**Required**	**Provided**
Minimum Lot size		7,200 s.f.	10,144 s.f.
Minimum lot width		60 feet	77 feet
Height of buildings		2 stories / 25 ft max.	2 stories/ 24.1 ft
Minimum yard setback	Front	1.3 feet	15 feet
	Sides	6 ft least / 12 ft total	12.5 feet / 20.75 ft
	Rear	35 feet	52.8 feet
Max. % lot coverage		35%	27%
Max. floor area ratio		0.40	0.33
Min. landscape area % of lot		35%	57.1%
Min. landscape area % of front yard		60%	73.8%

Items to be Addressed: None.

Parking:
The ordinance requires two parking spaces per single-family residence. The site plan shows a two-car attached garage, meeting this requirement.
Items to be Addressed: None.

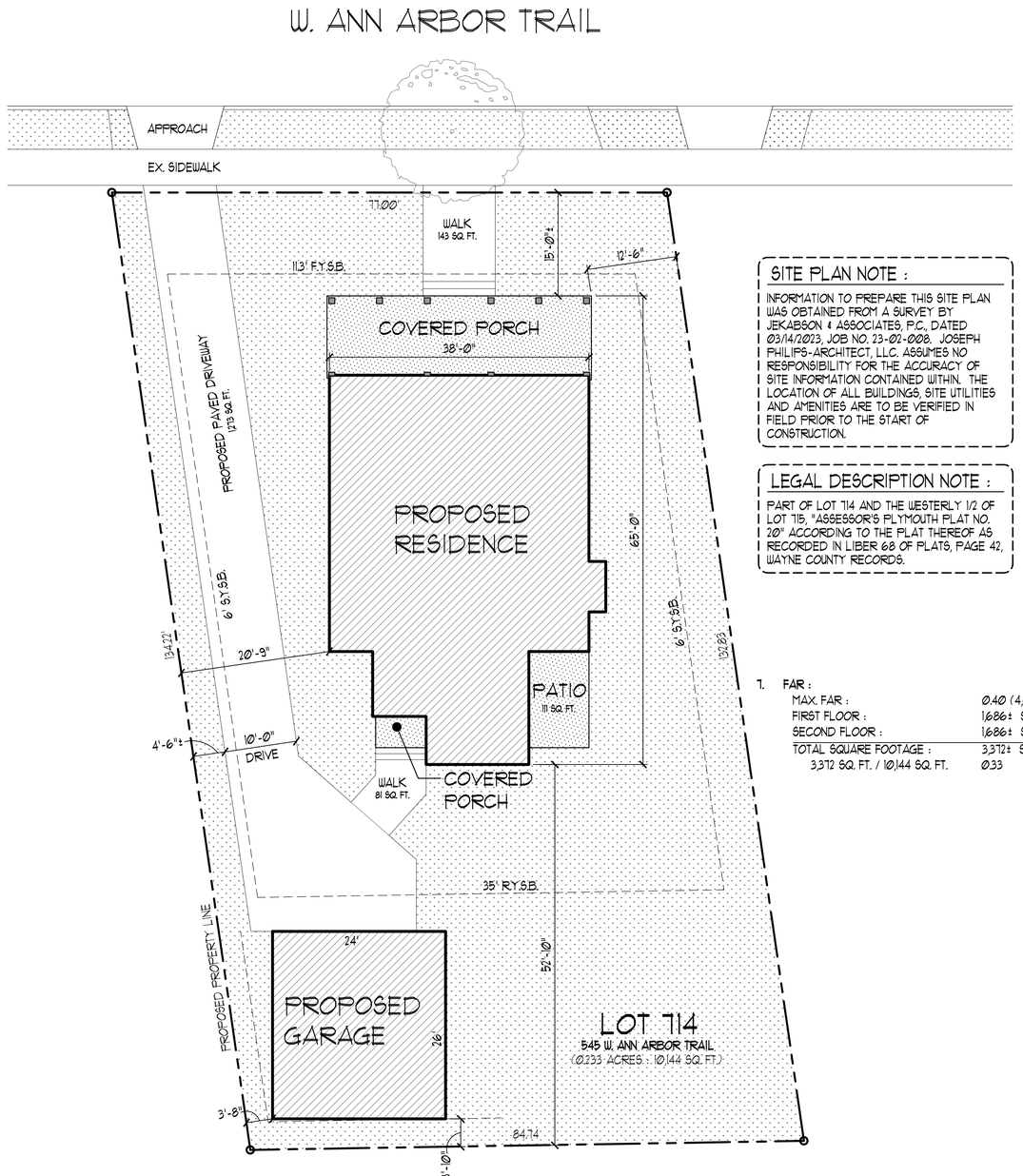
Architectural Evaluations:
The applicant has provided elevations of the building facades in the submission. As this structure is designed to meet the R-1 Single-Family Residential standards, we have no concerns regarding the residential appearance of this building.
Items to be Addressed: None.

Recommendation:
The submitted site plan meets the R-1, Single-Family Residential requirements and we recommend approval. We recommend a condition that deviations from the submitted site plan are permitted as long as all R-1 standards are met. Additionally, we recommend a condition that this structure and site meet all current and future R-1, Single-Family Residential ordinance standards throughout the duration of the special land use as single-family residential.

545 W. ANN ARBOR TRAIL - CUSTOM HOME

545 W. ANN ARBOR TRAIL

PLYMOUTH, MICHIGAN



NORTH

10 TITLE PROPOSED SITE PLAN

24" x 36" SCALE: 1" = 10'-0"
11" x 17" SCALE: 1" = 20'-0"

SITE PLAN NOTE :

INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A SURVEY BY JEKABSON & ASSOCIATES, P.C., DATED 03/14/2023, JOB NO. 23-01-008. 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.

LEGAL DESCRIPTION NOTE :

PART OF LOT 714 AND THE WESTERLY 1/2 OF LOT 715, "ASSESSOR'S PLYMOUTH PLAT NO. 20" ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 68 OF PLATS, PAGE 42, WAYNE COUNTY RECORDS.

PROPOSED R-1 ZONING CONFORMANCE :

1. PRINCIPAL BUILDING MINIMUM SETBACKS & RESTRICTIONS :
   - FRONT (AVG.) : 113 FT.
   - SIDE (LEAST ONE) : 6 FT.
   - SIDE (TOTAL OF TWO) : 12 FT.
   - REAR : 35 FT.
   - MAX. HEIGHT : 25 FT. / 2 STORIES
2. ACCESSORY BUILDING MINIMUM SETBACKS & RESTRICTIONS :
   - SIDE : 3 FT.
   - REAR : 3 FT.
   - FROM PRINCIPAL BUILDING : 10 FT.
   - MAX. HEIGHT : 15 FT. / 1.5 STORIES
   - MAX. AREA : 35 % OF REAR Y'ARD
   - (R.Y.S.B. x FRONTAGE) 35% 943± SQ. FT.
   - MAX. NO. OF DETACHED ACCESSORY BUILDINGS : 2 BUILDINGS
3. LOT SIZE :
   - FRONTAGE : 77 FT.
   - DEPTH (AVG.) : 132.5± FT.
   - LOT SIZE : 10,144 SQ. FT.
4. PROPOSED BUILDING AREAS :
   - FIRST FLOOR : 1,686±SQ. FT.
   - SECOND FLOOR : 1,686±SQ. FT.
   - GARAGE (DETACHED) : 624± SQ. FT.
   - FRONT PORCH (COVERED) : 40Ø±SQ. FT.
   - REAR PORCH (COVERED) : 30±SQ. FT.
   - PATIO : 111±SQ. FT.
5. LOT COVERAGE :
   - MAX. LOT COVERAGE : 35 % (3,550 SQ. FT.)
   - FIRST FLOOR : 1,686± SQ. FT.
   - GARAGE (DETACHED) : 624± SQ. FT.
   - FRONT PORCH (COVERED) : 40Ø± SQ. FT.
   - REAR PORCH (COVERED) : 30± SQ. FT.
   - PATIO : 111± SQ. FT.
   - TOTAL SQUARE FOOTAGE AT GRADE : 2,851± SQ. FT.
   - 2,851 SQ. FT. / 10,144 SQ. FT. 28.1 %
6. LANDSCAPE AREA :
   - MIN. TOTAL LOT LANDSCAPE : 35 % (3,550 SQ. FT.)
   - PROPOSED LOT LANDSCAPE : 10,144 SQ. FT.
   - FIRST FLOOR : - 1,686± SQ. FT.
   - GARAGE (DETACHED) : - 624± SQ. FT.
   - FRONT PORCH (COVERED) : - 40Ø± SQ. FT.
   - REAR PORCH (COVERED) : - 30± SQ. FT.
   - PATIO : - 111± SQ. FT.
   - DRIVEWAY : - 1,273± SQ. FT.
   - FRONT PORCH WALK : - 143± SQ. FT.
   - BACK PORCH WALK : - 81± SQ. FT.

   MINUS
   - TOTAL LANDSCAPE SQUARE FOOTAGE : 5,796± SQ. FT.
   - 5,796 SQ. FT. / 10,144 SQ. FT. 57.1 %

   - MIN. FRONT YARD LANDSCAPE : 60 % (662 SQ. FT.)
   - PROPOSED FRONT YARD : 1,104± SQ. FT.
   - DRIVEWAY : - 146± SQ. FT.
   - FRONT PORCH WALK : - 143± SQ. FT.

   MINUS
   - TOTAL LANDSCAPE SQUARE FOOTAGE : 815± SQ. FT.
   - 815 SQ. FT. / 1,104 SQ. FT 73.8 %
7. FAR :
   - MAX. FAR : Ø.4Ø (4,Ø58 SQ. FT.)
   - FIRST FLOOR : 1,686± SQ. FT.
   - SECOND FLOOR : 1,686± SQ. FT.
   - TOTAL SQUARE FOOTAGE : 3,372± SQ. FT.
   - 3,372 SQ. FT. / 10,144 SQ. FT. Ø.33

ISSUED FOR :

Ø7/19/23 DRAWINGS ARE BEING ISSUED THIS DATE FOR SUBMISSION TO THE CITY OF PLYMOUTH PLANNING COMMISSION TO OBTAIN SITE PLAN APPROVAL.

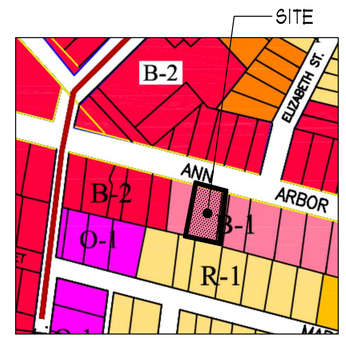
Ø6/19/23 DRAWINGS ARE BEING ISSUED THIS DATE FOR SUBMISSION TO THE CITY OF PLYMOUTH PLANNING COMMISSION TO OBTAIN SPECIAL LAND USE APPROVAL.

DRAWING INDEX:

SHEET		ISSUE DATE
TITLE	TITLE SHEET	Ø7/19/23
1	PROPOSED PLANS	Ø7/19/23
2	PROPOSED ELEVATIONS	Ø7/19/23

B-1 ZONING SUMMARY :

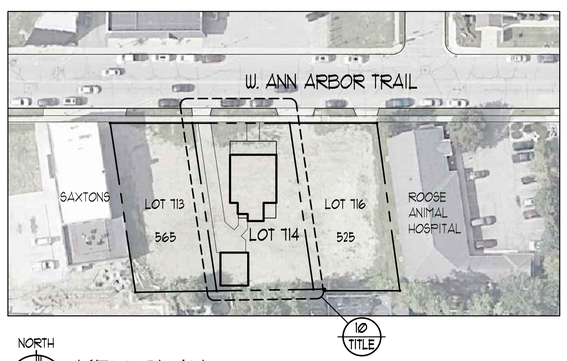
1. ZONING DISTRICT : B-1 LOCAL BUSINESS
2. MINIMUM SETBACKS :
   - FRONT : 10 FT.
   - SIDE : Ø FT.
   - REAR : 35 FT.
3. BUILDING RESTRICTIONS :
   - MAX. HEIGHT : 25 FT. / 2 STORIES



NORTH

PARTIAL ZONING MAP

NOT TO SCALE



NORTH

10 TITLE KEY PLAN

24" x 36" SCALE: 1" = 60'-0"
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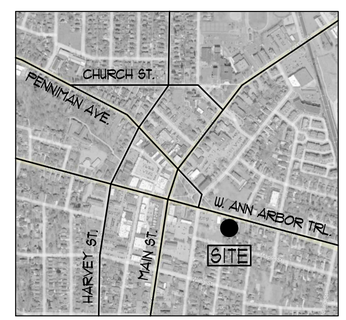

NORTH

LOCATION MAP

NOT TO SCALE

JOSEPH PHILIPS ARCHITECT, LLC

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PROJECT: 545 W. ANN ARBOR TRAIL - CUSTOM HOME
545 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN

TITLE SHEET

PRELIMINARY

DATE: 06/19/23 07/19/23

JOB NO: 23916b
SHEET NO: TITLE
916_PD_19

545

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SECOND FLOOR PLAN

24" x 36" SCALE: 1/4" = 1'-0"
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SECOND FLOOR	1,686 SQFT.
COVERED UPPER PORCH	400 SQFT.

FIRST FLOOR PLAN

24" x 36" SCALE: 1/4" = 1'-0"
11" x 17" SCALE: 1/8" = 1'-0"

FIRST FLOOR	1,686 SQFT.
COVERED FRONT PORCH	400 SQFT.
BACK LAND'G	30 SQFT.
TWO CAR GARAGE	624 SQFT.
TOTAL	2,740 SQFT.

545

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PROJECT:
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545 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN
PROPOSED PLANS

PRELIMINARY

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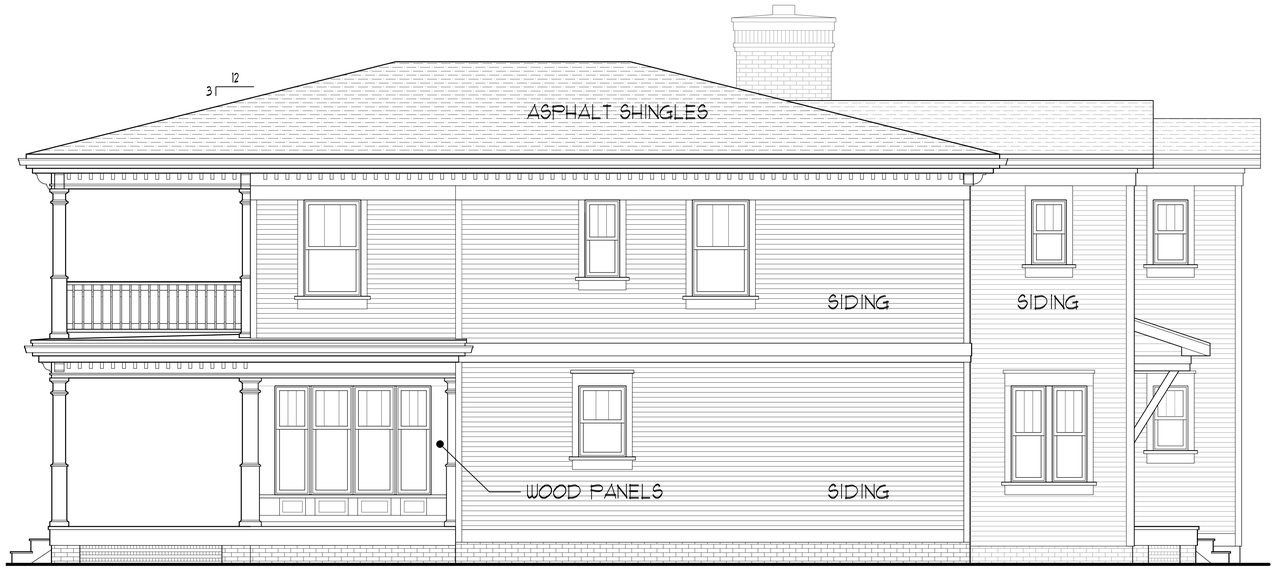

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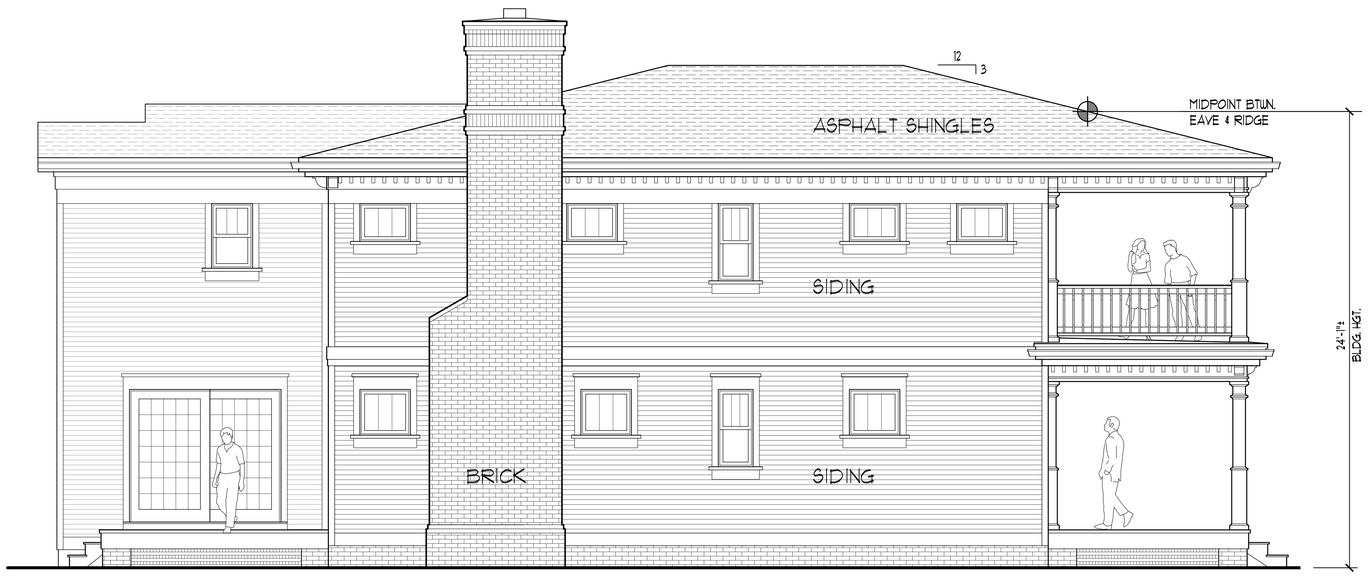

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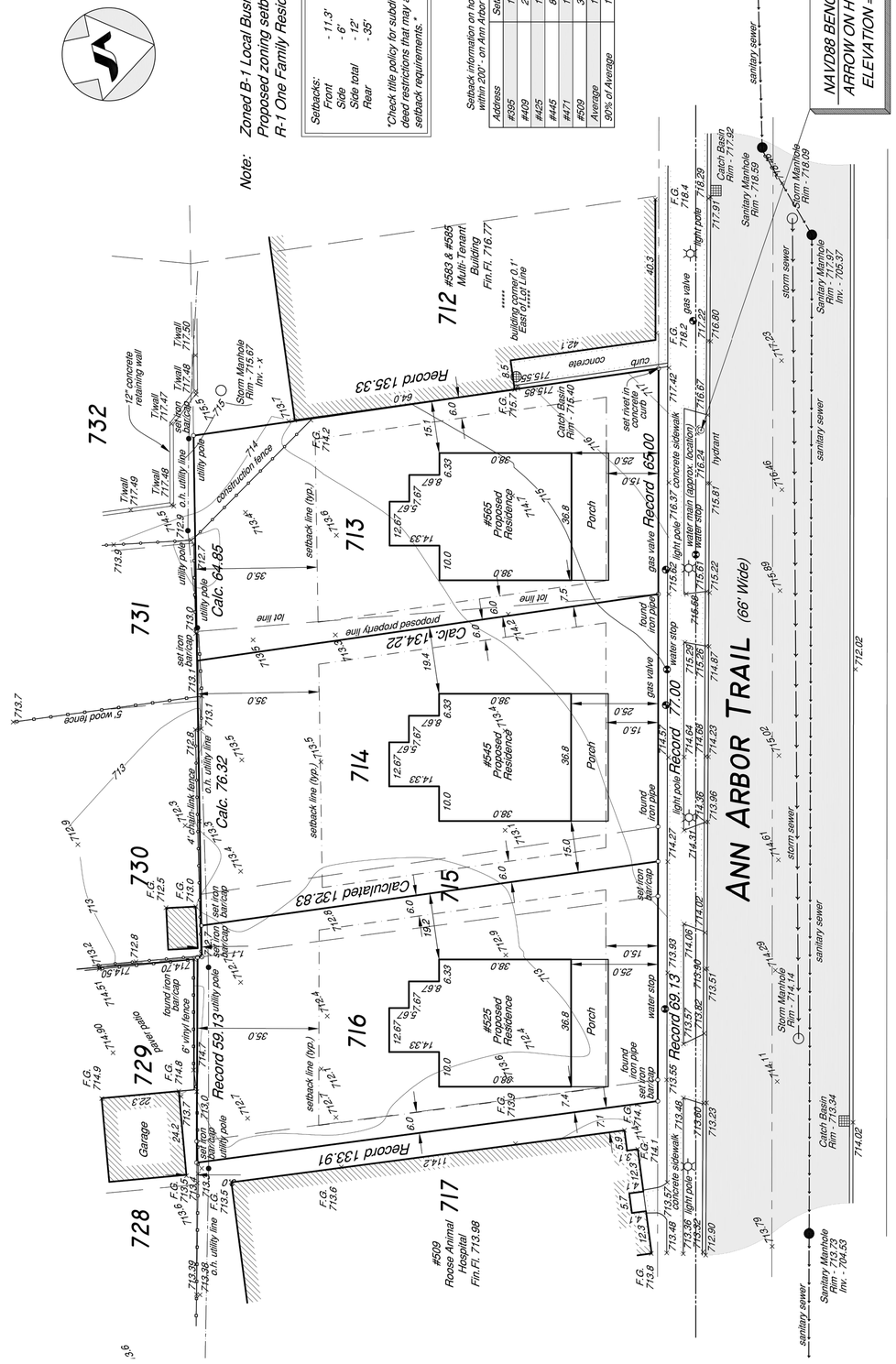
Average	12.5
90% of Average	11.3



Note: Zoned B-1 Local Business
Proposed zoning setbacks for
R-1 One Family Residential

Setbacks:	
Front	- 11.3'
Side	- 6'
Side total	- 12'
Rear	- 35'

Check title policy for subdivision deed restrictions that may affect setback requirements.

Setback information on houses within 200' - on Ann Arbor Trail

Address	Setback
#395	16.7
#409	20.2
#425	16.4
#445	8.5
#471	10.2
#509	3.0
Average	12.5
90% of Average	11.3

NAVD88 BENCHMARK
ARROW ON HYDRANT
ELEVATION = 719.33

LEGAL DESCRIPTION

LOT 713 - 716, ALSO PART OF LOT 717 OF, "ASSESSOR'S PLYMOUTH PLAT No. 20" ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 68 OF PLATS, PAGE 42, WAYNE COUNTY RECORDS. CONTAINS 27,902 SQUARE FEET.

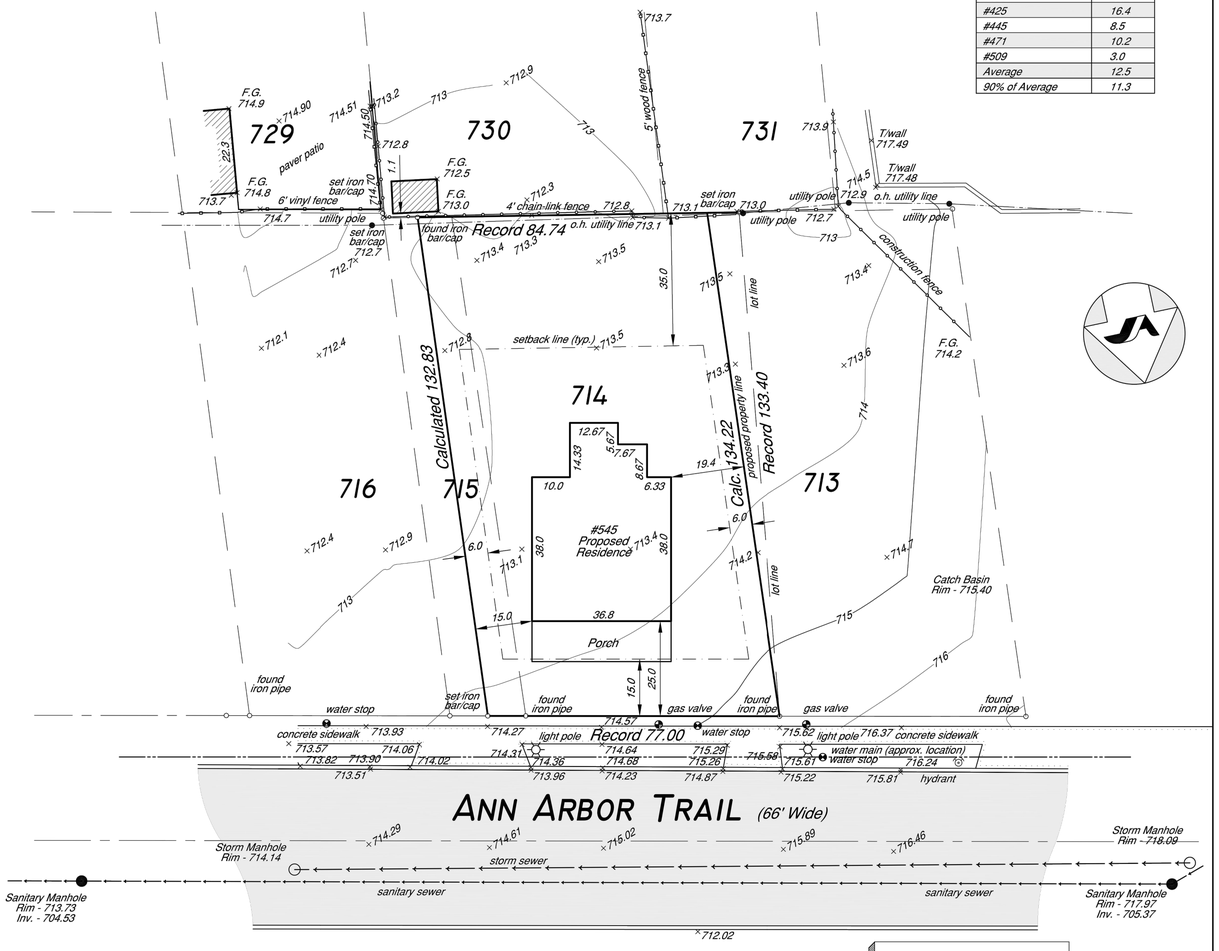
PROPOSED SITE PLAN

Prepared For: Evergreen Development NV, LLC
485 S. Main St.
Plymouth, MI 48170
(734) 667-3352

Jekabson & Associates, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 455-8000

by:

Date 13 JUNE 20
Job no. x
Scale 1" = 20'
Drawn AAH
Checked JGE
Sheet 1 OF 1



NAVD88 BENCHMARK
ARROW ON HYDRANT
ELEVATION = 719.33

LEGAL DESCRIPTION

PARCEL 2
PART OF LOT 714 AND THE WESTERLY ½ OF LOT 715, "ASSESSOR'S PLYMOUTH PLAT No. 20" ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 68 OF PLATS, PAGE 42, WAYNE COUNTY RECORDS. CONTAINS 10,144 SQUARE FEET.

PROPOSED SITE PLAN

Prepared For: Evergreen Development NV, LLC
485 S. Main St.
Plymouth, MI 48170
(734) 667-3352

Jekabson & Associates, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 455-8000

Date 14 MAR 2023
Job no. 23-02-008
Scale 1" = 20'
Drawn AAH
Checked JGE

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

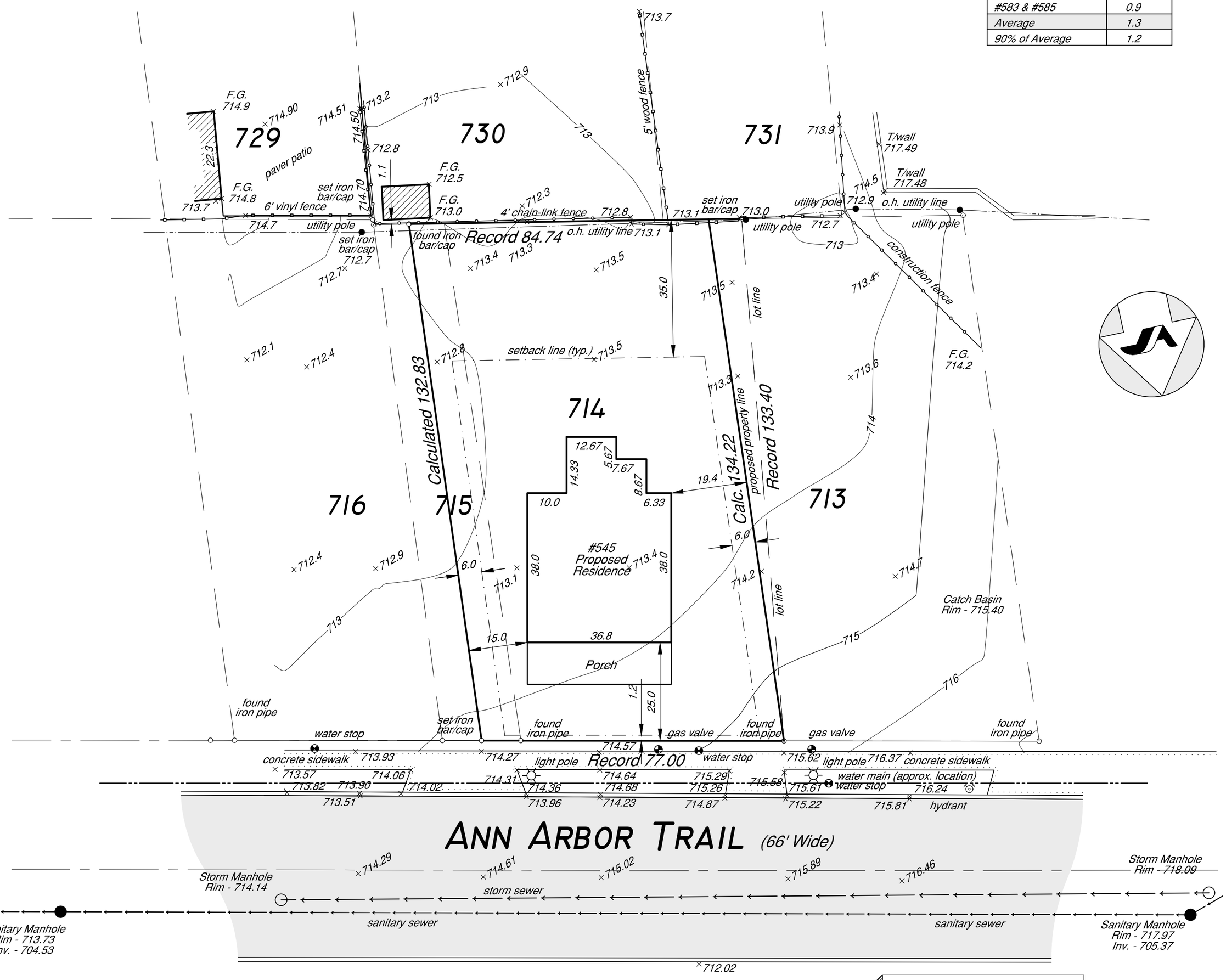
Note: Zoned B-1 Local Business
Proposed zoning setbacks for
R-1 One Family Residential

Setbacks:
- *Front - 1.2'*
- *Side - 6'*
- *Side total - 12'*
- *Rear - 35'*

Check title policy for subdivision deed restrictions that may affect setback requirements.

Setback information on houses within 200' - on Ann Arbor Trail

Address	Setback
#509	1.7
#583 & #585	0.9
Average	1.3
90% of Average	1.2



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26 July 2023 - Recalculated Setbacks

PROPOSED SITE PLAN

Prepared For: Evergreen Development NV, LLC
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(734) 414-7200 (734) 455-8000
by:

Date 14 MAR 2023
Job no. 23-02-008
Scale 1" = 20'
Drawn AAH
Checked JGE
Sheet 1 OF 1

City of Plymouth
Community Development Department
Special Land Use and Site Plan Review

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

Applicant: Joseph Philips – 915 Wing Street Plymouth Michigan, 48170
Location: 565 W. Ann Arbor Trail
Zoning: B-1 – Local Business District
Action Requested: Site Plan Approval
Review Date: August 4, 2023

Project And Site Description:
The applicant is proposing to build a single-family residential home on the subject site, which is 0.20 acres (or 8,669 s.f.). A single-family home (or one-family detached dwelling) in the B-1, Local Business District is a Special Land Use.

The previous owner demolished the six-unit multi-family building which had previously occupied the site. The proposed building is two stories tall, or 24.1-feet to the midpoint of the roof. The proposed living space is 3,372 s.f. with a covered front porch at 400 s.f., a back landing at 30 s.f., a back patio at 111 s.f., and a detached two-car garage at 624 s.f.

An aerial of the subject site is shown in Figure 1 below. Please note that property boundaries are proposed to change.

Figure 1

Special Land Use Status:
The Planning Commission approved the special land use status at their July 12, 2023 meeting. The conditions of that approval were:

- The existing curb cuts are to be removed and replaced.
- A shade tree is to be planted on the site to meet the criteria of the character of the area.
- The project must meet all R-1 standards.
- The applicant must bring a site plan back to the Planning Commission for review.

Site Plan Review:
The remaining sections of this review evaluate the proposal against the R-1, Single-Family Residential District requirements.

Schedule of Regulations:
We have applied the schedule of regulations for the R-1 residential use in the table below. It should be noted that there were some minor discrepancies between the dimensions shown in the survey and in the architectural drawings. The calculated front yard setback dimension was taken from the survey. All other dimensions were taken from the architectural drawings.

R-1, Single-Family Residential Schedule of Regulation Requirements

Ordinance Criteria		**Required**	**Provided**
Minimum Lot size		7,200 s.f.	8,669 s.f.
Minimum lot width		60 feet	65 feet
Height of buildings		2 stories / 25 ft max.	2 stories/ 24.1 ft
Minimum yard setback	Front	1.3 feet	15 feet
	Sides	6 ft least / 12 ft total	6 feet / 15 feet
	Rear	35 feet	54 feet
Max. % lot coverage		35%	31.6%
Max. floor area ratio		0.40	0.39
Min. landscape area % of lot		35%	49.2%
Min. landscape area % of front yard		60%	69%

Items to be Addressed: None.

Parking:
The ordinance requires two parking spaces per single-family residence. The site plan shows a two-car attached garage, meeting this requirement.
Items to be Addressed: None.

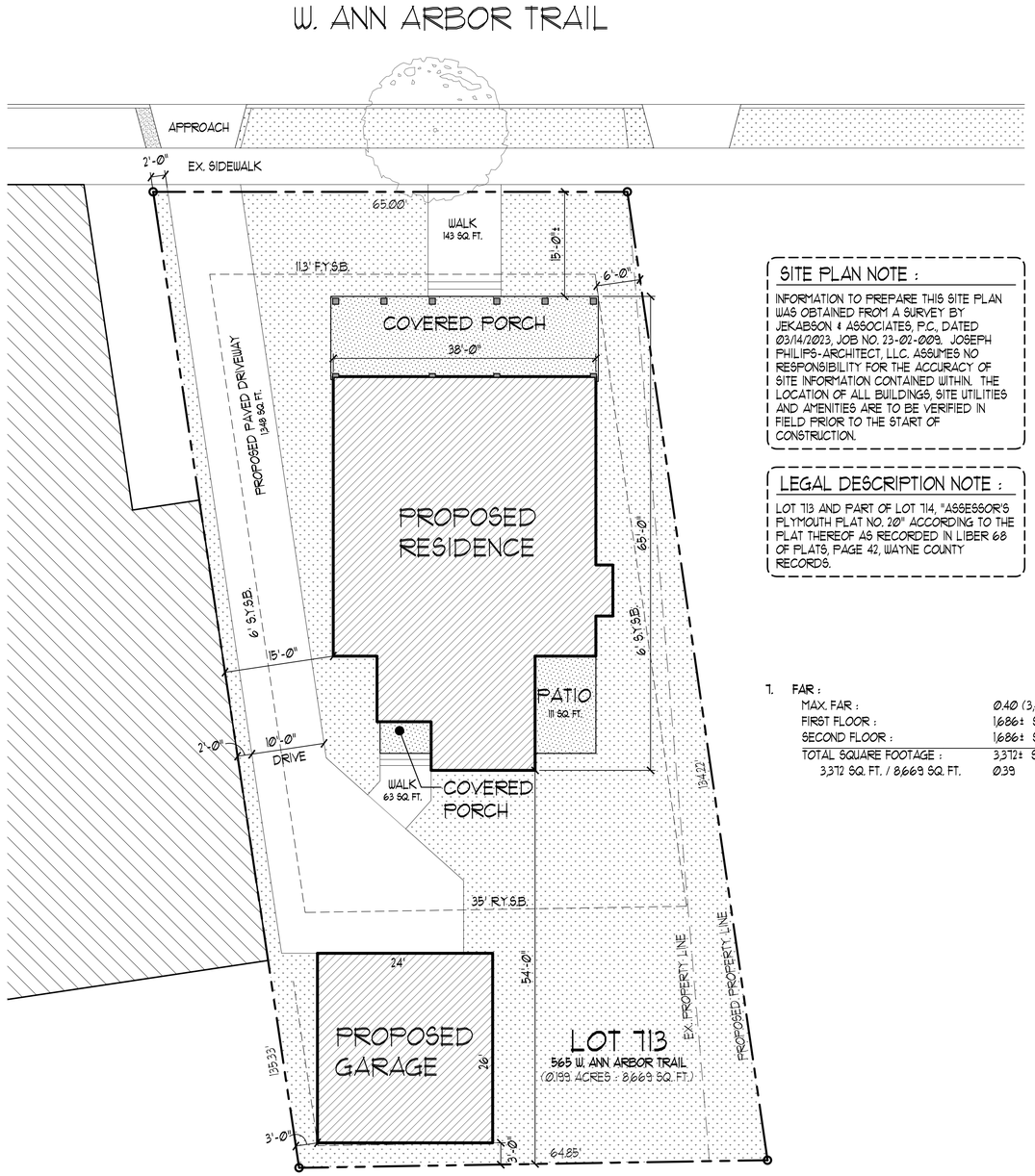
Architectural Evaluations:
The applicant has provided elevations of the building facades in the submission. As this structure is designed to meet the R-1 Single-Family Residential standards, we have no concerns regarding the residential appearance of this building.
Items to be Addressed: None.

Recommendation:
The submitted site plan meets the R-1, Single-Family Residential requirements and we recommend approval. We recommend a condition that deviations from the submitted site plan are permitted as long as all R-1 standards are met. Additionally, we recommend a condition that this structure and site meet all current and future R-1, Single-Family Residential ordinance standards throughout the duration of the special land use as single-family residential.

565 W. ANN ARBOR TRAIL - CUSTOM HOME

565 W. ANN ARBOR TRAIL

PLYMOUTH, MICHIGAN



SITE PLAN NOTE :

INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A SURVEY BY JEKABSON & ASSOCIATES, P.C., DATED 03/14/2023, JOB NO. 23-01-009. 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.

LEGAL DESCRIPTION NOTE :

LOT 713 AND PART OF LOT 714, "ASSESSOR'S PLYMOUTH PLAT NO. 20" ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 68 OF PLATS, PAGE 42, WAYNE COUNTY RECORDS.

PROPOSED R-1 ZONING CONFORMANCE :

1. PRINCIPAL BUILDING MINIMUM SETBACKS & RESTRICTIONS :
   - FRONT (AVG.) : 113 FT.
   - SIDE (LEAST ONE) : 6 FT.
   - SIDE (TOTAL OF TWO) : 12 FT.
   - REAR : 35 FT.
   - MAX. HEIGHT : 25 FT. / 2 STORIES
2. ACCESSORY BUILDING MINIMUM SETBACKS & RESTRICTIONS :
   - SIDE : 3 FT.
   - REAR : 3 FT.
   - FROM PRINCIPAL BUILDING : 10 FT.
   - MAX. HEIGHT : 15 FT. / 1.5 STORIES
   - MAX. AREA : 35 % OF REAR YARD
   - (R.Y.S.B. x FRONTAGE) 35% 796± SQ. FT.
   - MAX. NO. OF DETACHED ACCESSORY BUILDINGS : 2 BUILDINGS
3. LOT SIZE :
   - FRONTAGE : 65 FT.
   - DEPTH (AVG.) : 133.6± FT.
   - LOT SIZE : 8669 SQ. FT.
4. PROPOSED BUILDING AREAS :
   - FIRST FLOOR : 1686±SQ. FT.
   - SECOND FLOOR : 1686±SQ. FT.
   - GARAGE (DETACHED) : 624± SQ. FT.
   - FRONT PORCH (COVERED) : 400±SQ. FT.
   - REAR PORCH (COVERED) : 30±SQ. FT.
   - PATIO : 111± SQ. FT.
5. LOT COVERAGE :
   - MAX. LOT COVERAGE : 35 % (3,034 SQ. FT.)
   - FIRST FLOOR : 1686±SQ. FT.
   - GARAGE (DETACHED) : 624± SQ. FT.
   - FRONT PORCH (COVERED) : 400±SQ. FT.
   - REAR PORCH (COVERED) : 30±SQ. FT.
   - PATIO : 111± SQ. FT.
   - TOTAL SQUARE FOOTAGE AT GRADE : 2,851± SQ. FT.
   - 2,851 SQ. FT. / 8669 SQ. FT. 32.9 %
6. LANDSCAPE AREA :
   - MIN. TOTAL LOT LANDSCAPE : 35 % (3,034 SQ. FT.)
   - PROPOSED LOT LANDSCAPE : 8,669 SQ. FT.
   - FIRST FLOOR : - 1,686± SQ. FT.
   - GARAGE (DETACHED) : - 624± SQ. FT.
   - FRONT PORCH (COVERED) : - 400± SQ. FT.
   - REAR PORCH (COVERED) : - 30± SQ. FT.
   - PATIO : - 111± SQ. FT.
   - DRIVEWAY : - 1,348± SQ. FT.
   - FRONT PORCH WALK : - 143± SQ. FT.
   - BACK PORCH WALK : - 63± SQ. FT.

   MINUS
   - TOTAL LANDSCAPE SQUARE FOOTAGE : 4,264± SQ. FT.
   - 4,264 SQ. FT. / 8669 SQ. FT 49.2 %

   - MIN. FRONT YARD LANDSCAPE : 60 % (559 SQ. FT.)
   - PROPOSED FRONT YARD : 931± SQ. FT.
   - DRIVEWAY : - 145± SQ. FT.
   - FRONT PORCH WALK : - 143± SQ. FT.

   MINUS
   - TOTAL LANDSCAPE SQUARE FOOTAGE : 643± SQ. FT.
   - 643 SQ. FT. / 931 SQ. FT 69 %
7. FAR :
   - MAX. FAR : 0.40 (3,468 SQ. FT.)
   - FIRST FLOOR : 1686± SQ. FT.
   - SECOND FLOOR : 1686± SQ. FT.
   - TOTAL SQUARE FOOTAGE : 3,372± SQ. FT.
   - 3,372 SQ. FT. / 8669 SQ. FT. 0.39

ISSUED FOR :

07/19/23 DRAWINGS ARE BEING ISSUED THIS DATE FOR SUBMISSION TO THE CITY OF PLYMOUTH PLANNING COMMISSION TO OBTAIN SITE PLAN APPROVAL.

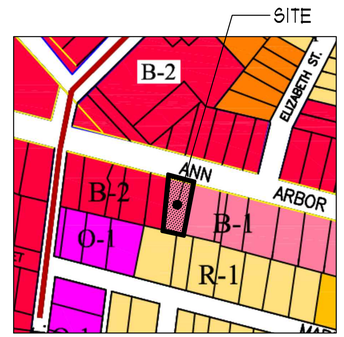
06/19/23 DRAWINGS ARE BEING ISSUED THIS DATE FOR SUBMISSION TO THE CITY OF PLYMOUTH PLANNING COMMISSION TO OBTAIN SPECIAL LAND USE APPROVAL.

DRAWING INDEX:

SHEET		ISSUE DATE
TITLE	TITLE SHEET	07/19/23
1	PROPOSED PLANS	07/19/23
2	PROPOSED ELEVATIONS	07/19/23

B-1 ZONING SUMMARY :

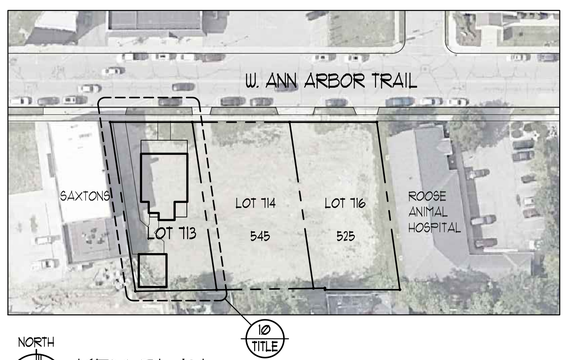
1. ZONING DISTRICT : B-1 LOCAL BUSINESS
2. MINIMUM SETBACKS :
   - FRONT : 0 FT.
   - SIDE : 0 FT.
   - REAR : 35 FT.
3. BUILDING RESTRICTIONS :
   - MAX. HEIGHT : 25 FT. / 2 STORIES



NORTH

PARTIAL ZONING MAP

NOT TO SCALE

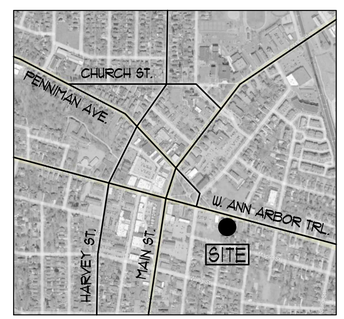


10 TITLE

NORTH

KEY PLAN

24" x 36" SCALE: 1" = 60'-0"
11" x 17" SCALE: 1" = 120'-0"



NORTH

LOCATION MAP

NOT TO SCALE

NORTH

10 TITLE

PROPOSED SITE PLAN

24" x 36" SCALE: 1" = 10'-0"
11" x 17" SCALE: 1" = 20'-0"

565

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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PROJECT:
565 W. ANN ARBOR TRAIL - CUSTOM HOME
565 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN

TITLE SHEET

PRELIMINARY

DATE:
06/19/23
07/19/23

JOB NO: 23916c
SHEET NO: TITLE
916_PD_19

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

SECOND FLOOR PLAN

24" x 36" SCALE: 1/4" = 1'-0"
11" x 17" SCALE: 1/8" = 1'-0"

SECOND FLOOR	1,686 SQFT.
COVERED UPPER PORCH	400 SQFT.

FIRST FLOOR PLAN

24" x 36" SCALE: 1/4" = 1'-0"
11" x 17" SCALE: 1/8" = 1'-0"

FIRST FLOOR	1,686 SQFT.
COVERED FRONT PORCH	400 SQFT.
BACK LAND'G	30 SQFT.
TWO CAR GARAGE	624 SQFT.
TOTAL	2,740 SQFT.

565

JOSEPH PHILIPS
ARCHITECT, LLC

NOT FOR CONSTRUCTION

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PROJECT:
565 W. ANN ARBOR TRAIL - CUSTOM HOMES
565 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN
PROPOSED PLANS

PRELIMINARY

DATE:
06/01/23
06/09/23
07/05/23
07/12/23
07/19/23

JOB NO: 23916
SHEET NO: 1
916_PD_19

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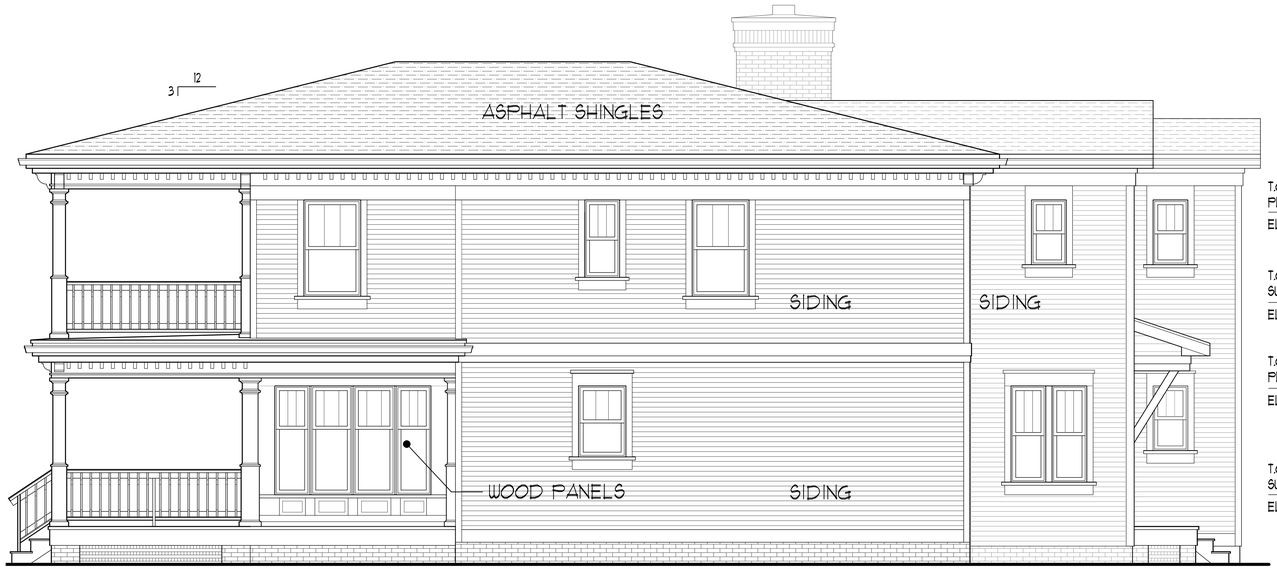
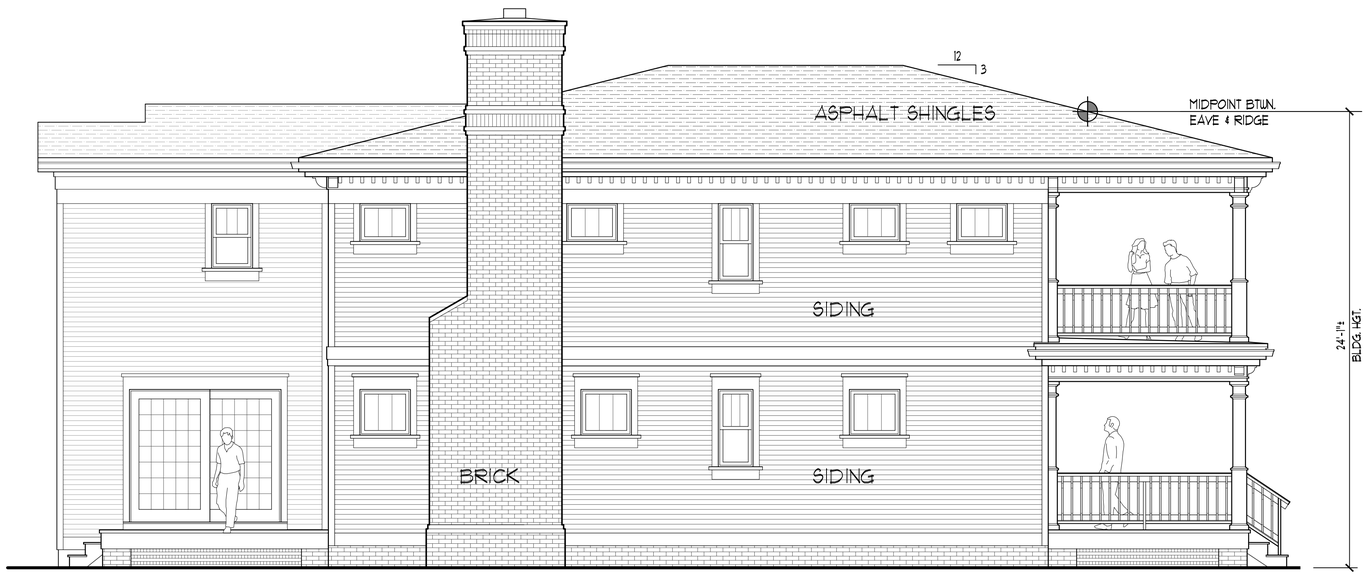


W 1 WEST ELEVATION

24" x 36" SCALE: 1/4" = 1'-0"
11" x 17" SCALE: 1/8" = 1'-0"

S 1 SOUTH (REAR) ELEVATION

24" x 36" SCALE: 1/4" = 1'-0"
11" x 17" SCALE: 1/8" = 1'-0"



E 1 EAST ELEVATION

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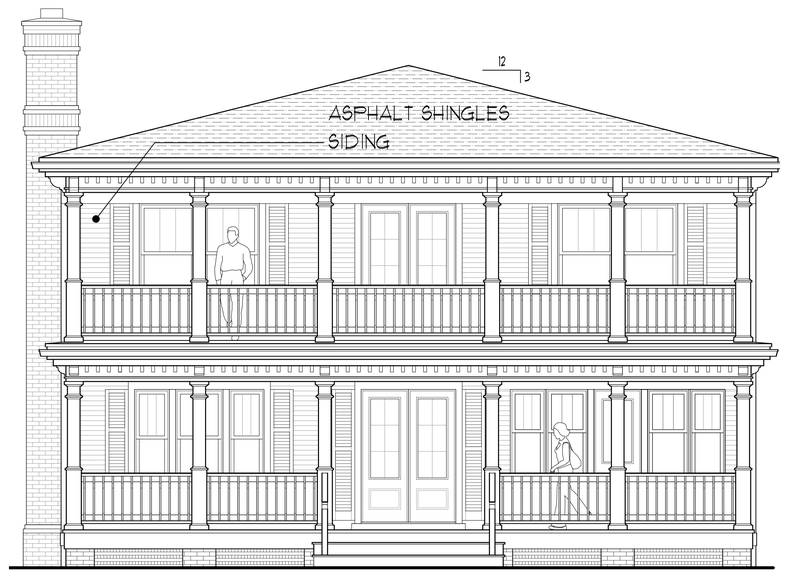

N 1 NORTH (FRONT) ELEVATION

24" x 36" SCALE: 1/4" = 1'-0"
11" x 17" SCALE: 1/8" = 1'-0"

565

JOSEPH PHILIPS ARCHITECT, LLC

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PROJECT:
565 W. ANN ARBOR TRAIL - CUSTOM HOMES
565 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN

PROPOSED ELEVATIONS

PRELIMINARY

DATE:
07/05/23
07/06/23
07/12/23
07/19/23

JOB NO: 23916
SHEET NO: 2
916_PD_19

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

Note: Zoned B-1 Local Business
Proposed zoning setbacks for R-1 One Family Residential

Setbacks:	
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Side	- 6'
Side total	- 12'
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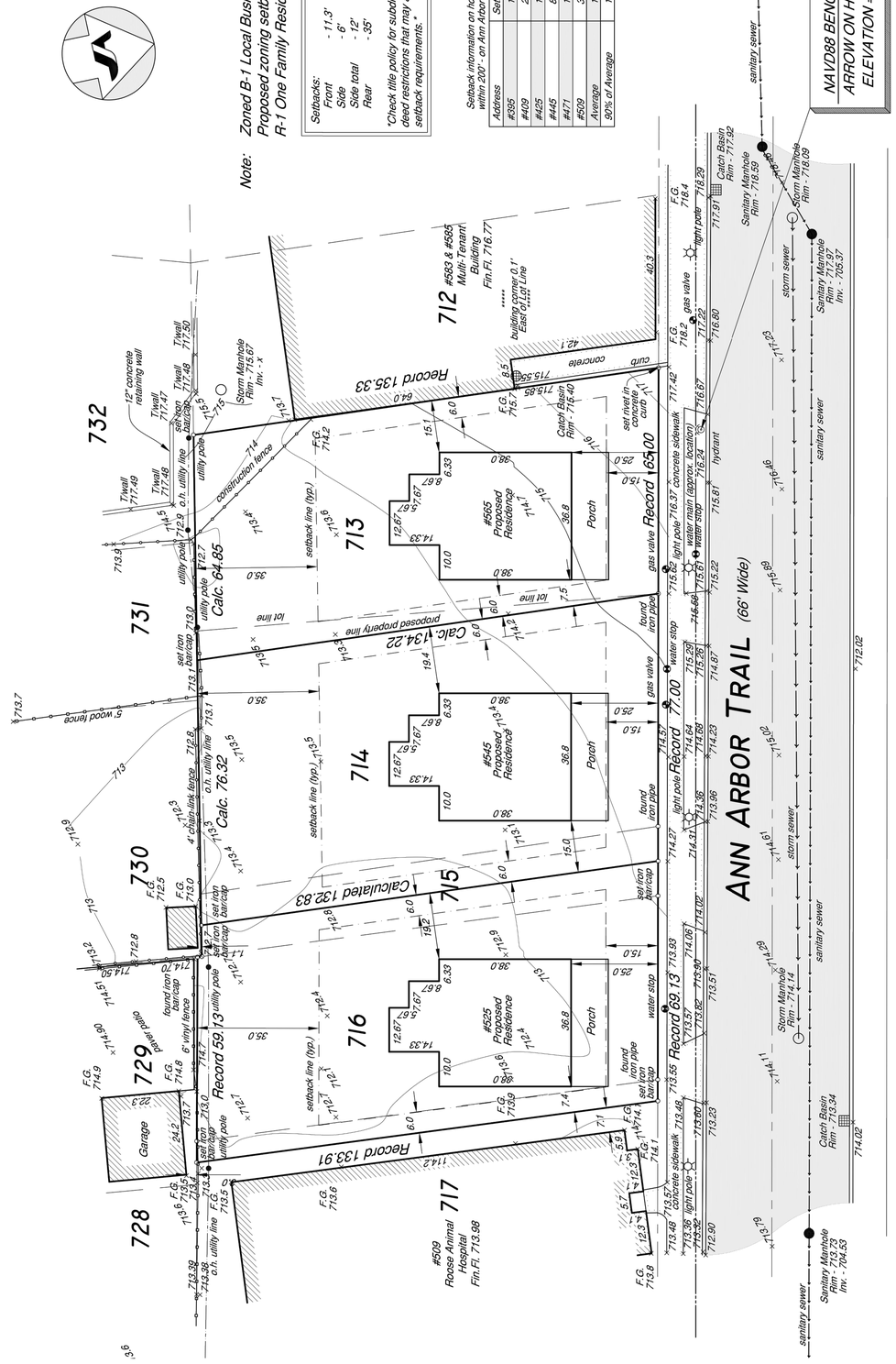

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by:

Date	13 JUNE 20
Job no.	x
Scale	1" = 20'
Drawn	AAH
Checked	JGE
Sheet	1 OF 1

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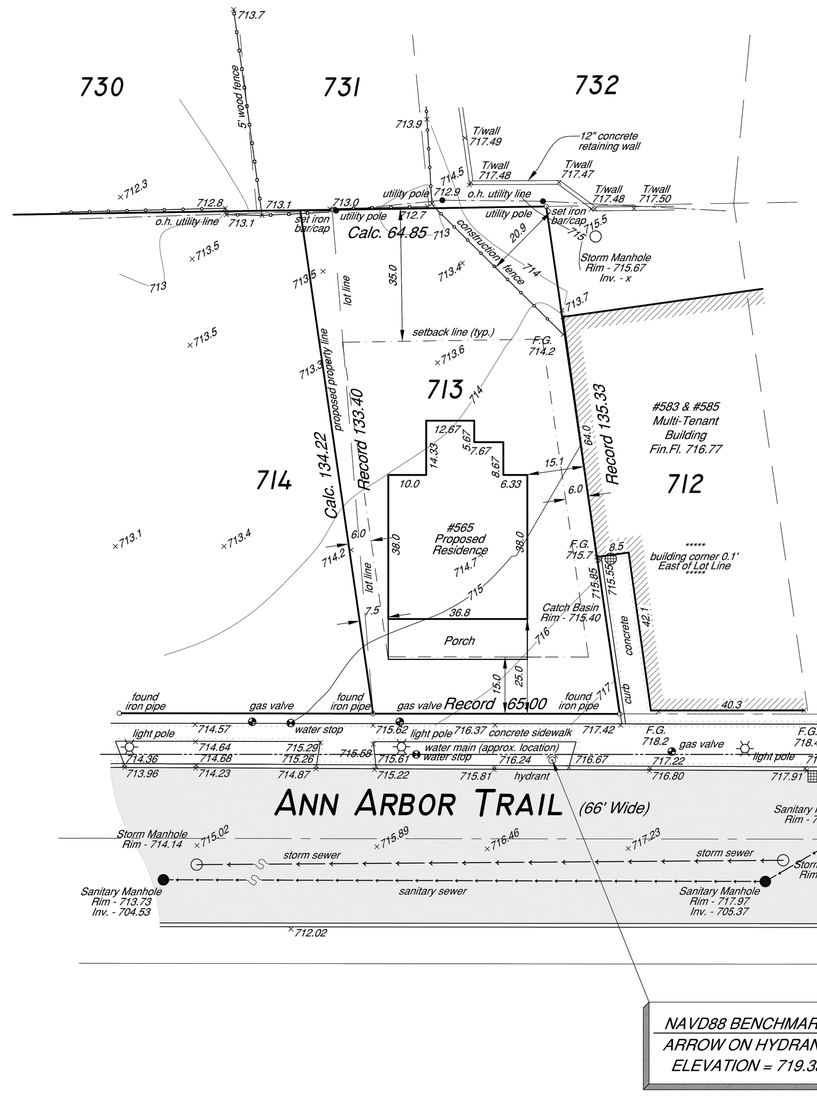

LEGAL DESCRIPTION

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Date	14 MAR 2023
Job no.	23-02-009
Scale	1" = 20'
Drawn	AAH
Checked	JGE
Sheet	

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

Note: Zoned B-1 Local Business
Proposed zoning setbacks for
R-1 One Family Residential

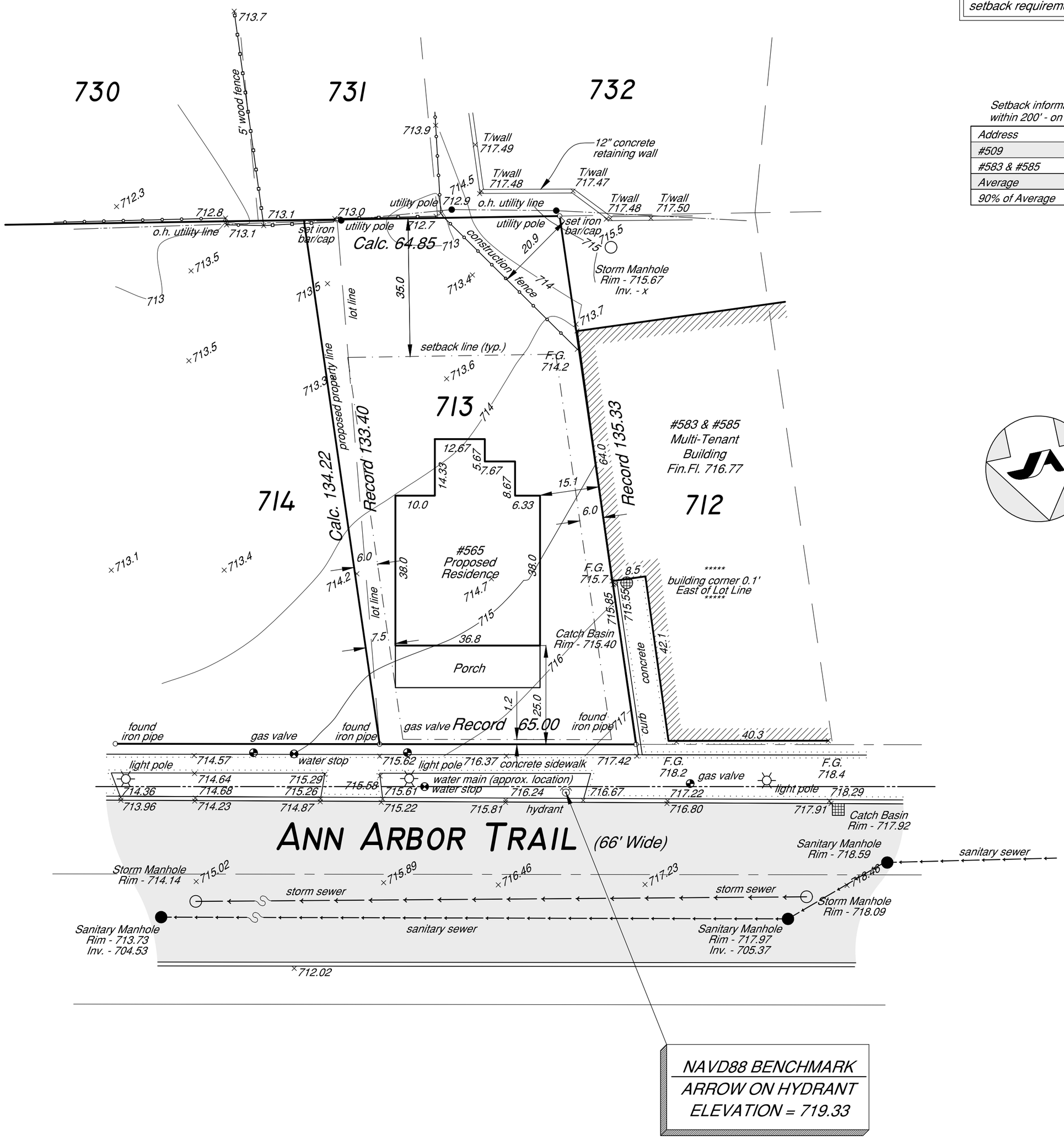
Setbacks:

Front	*- 1.2'*
Side	*- 6'*
Side total	*- 12'*
Rear	*- 35'*

Check title policy for subdivision deed restrictions that may affect setback requirements.

Setback information on houses within 200' - on Ann Arbor Trail

Address	*Setback*
#509	*1.7*
#583 & #585	*0.9*
Average	*1.3*
90% of Average	*1.2*



NAVD88 BENCHMARK
ARROW ON HYDRANT
ELEVATION = 719.33

LEGAL DESCRIPTION

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26 July 2023 - Recalculated Setbacks

PROPOSED SITE PLAN

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Jekabson & Associates, P.C.
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by:

Date	*14 MAR 2023*
Job no.	*23-02-009*
Scale	*1" = 20'*
Drawn	*AAH*
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: July 31, 2023

Planned Unit Development
For
City of Plymouth, Michigan

GENERAL INFORMATION

Applicant:	Champion Development Group LL Real Estate, LLC 5000 E. Grand River Howell, MI 48843
Project Name:	Brookside Village-Christian Science
Plan Date:	February 15, 2023
Latest Revision Date:	July 19, 2023
Location:	1100 West Ann Arbor Trail
Zoning:	R-1, Single-Family Residential District
Action Requested:	Preliminary PUD Approval

PROJECT DESCRIPTION

The applicant is proposing a Planned Unit Development (PUD) on this site, including a small worship building for the current property owner, Christian Science of Plymouth, renovation of the existing parking for this use, and 24 condominium units on the remainder of the site. Three condominium (3) units along E. Ann Arbor Trail will be in the style of a single-family home, while the remaining 21 units will be designed as attached townhomes clustered around a central green/gathering space. The project is also proposing to add a sidewalk on the east side of the site, allowing public access from the Ann Arbor Trail sidewalk to the trail along Tonquish Creek at the back of the site. Additional improvements to the Tonquish Creek trail are also proposed as public benefits of the PUD.

The applicants appeared before the Planning Commission at their March 8 and April 12, 2023 meetings to present their concepts and receive input. They are returning with a revised plan for formal Preliminary PUD review.

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

Figure 1. Subject Site

Source: Near Maps (Image Capture June 17, 2023)

At the April Planning Commission meeting, the minutes reflect that the Commissioners welcomed affordable housing, but stated that the density of the project was still too high, and a traffic study might be warranted. The most recent plans show the density has been reduced by four units (from 28 in April to 24 in July), and the units fronting Ann Arbor Trail have been modified from two-unit buildings to one-unit buildings in the style of a single-family home.

PUD PROCESS AND PLAN REQUIREMENTS

According to Section 78-314 of the Zoning Ordinance and the prescribed PUD procedures for review, the applicant attended has attended several pre-application conferences with City staff, the most recent in June, 2023. A formal application has been submitted and includes the transmittal of preliminary PUD plans/site plans.

The requirements of a preliminary site plan submission that accompany a PUD plan (Sec. 78-314) include the following information, which needs to be provided:

1. The ordinance requires a narrative report to accompany the site plan explaining the manner in which the PUD criteria (Sec. 78-313) has been met. A narrative has been included with the submission that

addresses some of the PUD criteria, but doesn't address all of the criteria. The narrative should list the criteria in the ordinance, and respond to each.

2. The ordinance also requires the developer to provide an explanation of why the submitted PUD is superior to a plan which could have been prepared under strict adherence to related sections of the Zoning Ordinance. This could be included in the narrative responding to the PUD criteria.

3. The submission includes two "site plans," one prepared by an engineer, the other prepared by an architect. While very similar, there are some differences. Just one site plan should be submitted, based on a survey of the property. For this review, our comments are directed toward the engineer site plan.

4. The most recent submission doesn't include the ALTA site survey, which was provided in the previous submission. The ALTA survey should be part of the plan set. The ALTA survey includes the legal description of the property, existing natural features (Tonquish Creek streambanks and edge of water), floodplains, and existing topography, which are required by the ordinance.

5. Current land use abutting properties to the subject site needs to be provided on the plans.

6. Description of how the project implementation will be phased in, if at all, should be provided.

Note that the Planning Commission may request additional information needed to assist in determining the appropriateness of the PUD.

***Items to be Addressed**: Amend site plans to include required information.*

PUD CRITERIA

Section 78-311(c) of the Zoning Ordinance establishes PUD criteria which determine the overall eligibility for a Planned Unit Development. The project must demonstrate that they meet all of these criteria to be entitled to PUD treatment. The criteria are provided below, with our comments after each.

(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: Regarding benefits to the users:

- The existing property owner, Christan Science Church, has no need for the existing large building on site given the size of their current congregation. The proposed redevelopment will provide this group with a building that meets their current needs.
- The project will also establish 24 new residential units, allowing some current Plymouth residents to downsize, or provide homes for new residents. The applicant has not prepared a "parallel plan" that shows how the site could be redeveloped under current zoning. However, if the church re-located to a different property, we estimate that the site could accommodate approximately 10 single-family homes on 7,200 s.f. lots. Our estimate is based a rule of thumb, with 80% of the land being

occupied by residential lots, and 20% being occupied by roads, utilities, etc. Therefore, this plan offers approximately 14 more residential units than if the site were re-developed for single-family homes under current zoning.

Regarding benefits to the broader community:

- The project offers a housing type other than single-family homes. According to the Southeast Michigan Council of Governments (SEMCOG) and the 2021 American Community Survey, Plymouth's housing stock is 60% single-family homes, and 40% multi-unit housing. (Sixty-two percent of the multi-unit housing is owner-occupied.) The population of Plymouth is also aging. Since 2010, the average age of Plymouth residents has changed from 39.2 to 45.7 years. Also, the number of residents aged 55 and older has increased from 26% of the City's population in 2010 to 32% of the population in 2021. People in this age bracket are often downsizing, and looking for housing opportunities that require less maintenance.
- The project narrative describes other "benefits" that this project offers, including:
  - Sidewalk connection between the Ann Arbor Trail public walk to the Tonquish Creek trail.
  - Improvements to the Tonquish Creek trail, including extending the trail through the Tonquish Creek Manor property to McKinley St., ecological revitalization along Tonquish Creek streambank, and new benches and streetlights.
  - Small patio and seating area in front of the church building.

Redevelopment of the site with the church and residential units (at the proposed density) would be unfeasible without application of the PUD tool. Given the size of the redevelopment project, we don't consider the other elements to be very substantial benefits unless more details and certainty for their implementation can be provided. At a minimum, we would expect to see permission from the City of Plymouth Housing Commission to install a new trail on the Tonquish Creek Manor property, conceptual plans (more than a line) for the new trail, and a detailed list of proposed activities (prepared by a professional in ecological restoration) for the ecological restoration work along the stream bank.

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. Current development on this site locates pavement between 20 to 40-feet from the top of the bank of Tonquish Creek. The proposed development locates the rear of the townhomes *at the top of the bank*. When constructing a building, contractors generally use 15-20 feet of land adjacent to the new building walls to work in. This "building envelope" is cleared and compacted with large equipment, significantly degrading any environmental qualities. Since the new townhomes are located right at the top of the bank, it is likely that most of the bank in this area will be negatively impacted, which could also have a negative impact on the stream and water quality in the stream.

Apart from the impacts of construction this project will most likely have on the streambank, the ecological condition of the current streambank is unknown. We would

assume that a streambank restoration project would benefit the streambank stability and water quality in the creek; however, as mentioned above, more information about the current condition of the streambank, and the proposed restoration activities would need to be provided. We would not consider the streambank restoration to be a benefit of the project if the restoration is only done to restore disturbance caused by constructing the project.

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

CWA Comment. There are no known historic resources on the property.

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: N.A.

(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: We assume that the City's water and sewer system has additional capacity to handle this development. This needs to be confirmed by the City's Engineer and an opinion provided at this stage of the project review.

Regarding traffic, the applicant has not submitted a Traffic Impact Study. We have researched the estimated number of trips generated by the uses on site, using the *Institute of Transportation Engineers Trip Generation Manual (11th Edition)*, as listed in the table below:

Table 1: Estimated Number of Vehicle Trips Generated by Project

Land Use	# of Trips on a Weekday (50% entering, 50% exiting)	# of Trips on a Weekend (50% entering, 50% exiting)	
		Saturday	Sunday
Church (per 1,000 s.f.) --Existing traffic--	26	17	110*
Single-Family Detached (3 units)	28	28	25
Single-Family Attached (21 units)	147	184	151
TOTAL	26 (Existing) 175 (New)	17 (Existing) 212 (New)	110 (Existing) 176 (New)

*Note that the church will only have 63 seats, but this number represents trips both entering and exiting the property on a Sunday (all day).

Background traffic counts for Ann Arbor Trail, between Sheldon and Lilley, are 6,600 Average Annual Daily Traffic (AADT), or 6,600 vehicles using this roadway on a typical day (Source: SEMCOG Traffic Volume: https://maps.semcog.org/trafficvolume/). While additional questions could be addressed by a Traffic Study, the proposed development on a week-day will increase the AADT on Ann Arbor Trail by about 2%, and on a Saturday by about 3%. We don't think this will be an issue for Ann Arbor Trail. (Note: No traffic data is available for Joel R Street, but it is logical to assume that some of the new residents in this project would use the Joel R street access to enter/exit the project, reducing the number of trips using Ann Arbor Trail.)

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

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

(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.

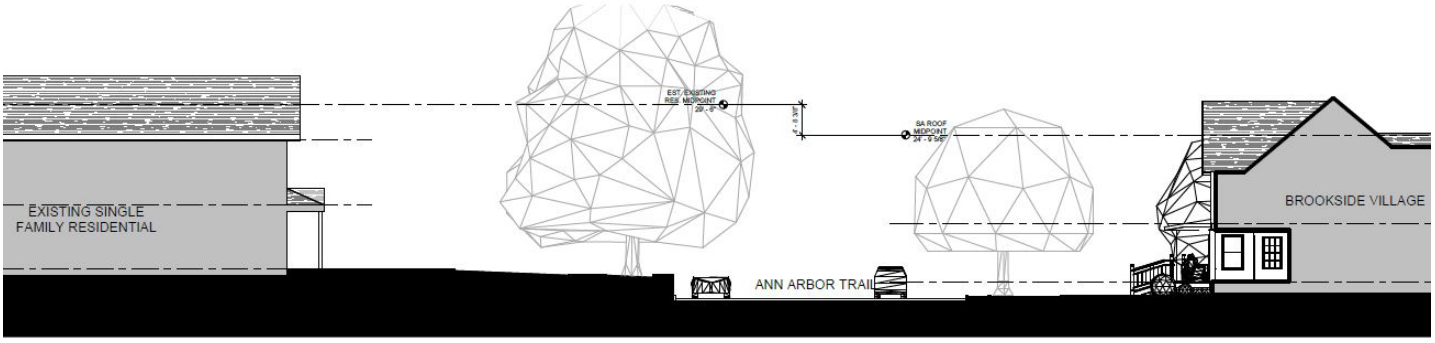
CWA Comment: As mentioned above, the project is proposing to construct townhouse units at the top of the Tonquish Creek streambank. This will have negative impacts on the streambank, and most likely the stream and water quality. The northern townhouse units need to be moved away from the top of the bank so that the construction doesn't impact the top of the bank. See the Density Analysis below for options that achieve this goal, and therefore meet this PUD criterion. The property doesn't contain any historic structures.

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

CWA Comment: No financial information regarding the cost of the residential units has been provided; so, we can't provide an analysis. However, it is important that the development "fit" into the neighborhood. Ways this can be accomplished is that the new buildings are of similar height and massing of surrounding residential buildings, have similar architectural characteristics and level of detail, and that the setbacks from the street have a relationship to the adjacent buildings along the street.

Regarding **height**, we looked at all three building types below:

- The 3 detached units along Ann Arbor Trail are proposed at 2.5-stories, 24.75-feet tall at the midpoint of the roof. The submission includes the image on the next page, showing how the project will relate to the single-family homes on the south side of Ann Arbor Trail. The midpoint of the house on the south side of the street is 29.5-feet, which is 4.75-feet taller than the proposed unit. The height dimension (to the midpoint of the roof) of the office building to the east should be provided, as well as a graphic comparison of this building with the proposed buildings along Ann Arbor Trail.



- The 21 attached townhome units on the interior of the site are proposed at 2.5-stories, 25.25-feet tall at the midpoint of the roof. These units are only a few inches taller than the units facing Ann Arbor Trail, and will likely be perceived as virtually the same height, or slightly lower due to the sloping topography (the site slightly slopes down from the street to the back by 2-feet).
- The church building is proposed at one-story, 20-feet tall at the midpoint of the roof. This building will be lower than most buildings along Ann Arbor Trail, and not dominate the street.

Regarding **massing**, the 3 detached units along Ann Arbor Trail are proposed at 2,400 s.f. (per the engineer site plan). Researching the existing homes along Ann Arbor Trail, the proposed detached units along Ann Arbor Trail are similar to the average size of the homes on both sides of the street (traditional & new). They are significantly (31%) smaller than the average-sized new home on the street. We have tallied these results in the table below:

Table 2: Average home sizes on Ann Arbor Trail – Subject Site to McKinley St.

Subject Site to McKinley St.	**Average Home Size (s.f.)**
South Side:	
Traditional (1950s-older)*	2,258 s.f.
New (1960-younger)	3,493 s.f.
North Side:	
Traditional (1950s-older)	1,559 s.f.
Both Sides/All Ages:*	**2,147 s.f.**

*Note: The large house on the southeast corner of Ann Arbor Trail/McKinley was not included in this analysis. If included, this would change the average "traditional" house size on the south side of the street to 2,595 s.f., and the "Both Sides/All Ages" average to 2,285 s.f.

Regarding the **architectural characteristics, and level of detail** of the proposed structures:

- The 3 units along Ann Arbor Road appear to be designed in the modern "farmhouse" style, with very few architectural details. The form of the buildings, with pitched roofs and front porches, is consistent with other traditional homes along the street; however, the mix of brick and board-and-batten siding is not. Horizontal siding, with board-and-batten accents would be more in line with the character of the street, in our opinion.
- The front façade of the 21 interior townhomes is not visible from the street; only the rear elevations. The dormers and intermittent pitched rooflines on the rear facades help to provide some details when viewed from the street. The garage doors could also be modified so they aren't the standard door, but a carriage style with windows to provide a less "utilitarian" façade facing the entry drive.

- The current church building is a contemporary style with low-pitched roofs and a horizontal orientation. The proposed church building also has a contemporary style. The pergola over the side façade (at the front) helps to connect the building to the patio area, and adds interest to the street view.

Regarding **front setbacks** of the proposed buildings, the two buildings that define this development are the 3 single-unit residential buildings that face Ann Arbor Trail, and the church building.

Table 3: Existing and Proposed Front Setbacks:

	Front Setback – Existing Buildings on North Side of Ann Arbor Trail	**Front Setback – Proposed Buildings on North Side of Ann Arbor Trail**
Office Building	9 - 22 feet	N.A.
Residential Buildings	House to west of church: 67 feet Ave. houses Joel R to McKinley: 19 feet	Front Porch: 10 feet House: 17 feet
Church Building	63 feet	59 feet

We have the following observations:

- Both the proposed single-unit residential buildings and church building are oriented to be parallel to Ann Arbor Trail, which is consistent with the other residential buildings in the vicinity. However, the office building to the east is at an angle to the street, which will help to create a transition between the residential uses on Ann Arbor Trail, and the beginning of downtown.
- The front porches of the proposed residential buildings are closer to the street than other homes to the west; however, the body of the house is setback a similar distance to the average of existing homes. (Note that porches closer to the street encourage interaction between people using the sidewalk, and residents on the porch, which is consistent with the goals of the City's ordinance to incentivize rear garages/front porches (78-43(11)). Also, the front setback of the body of the proposed house is similar to the front setback of the office building's western side.
- The proposed church building will be setback 59-feet from the front edge of the property. Sec. 78-296 requires a front setback minimum of 50-feet.

  The proposed setback is slightly closer to the street than the existing church building. A more gradual setback transition between the new residential buildings and the house to the west would be to place the new church building at a front setback of 42-feet. This would bring the church closer to the street (and the reading room more visible to passersby). The church building itself would also screen activity at the church from the neighbor's front yard; however, the rear yard would be less well screened if the building were shifted. Has the applicant discussed the proposed building location with the neighbor to the west? Granted, moving the church building closer to the street would be a deviation of the ordinance that could be accommodated in the PUD. However, even shifting the building to the minimum setback of 50-feet would create a more "planned," less haphazard transition along the street. We suggest that the applicant consult with the neighbor to the west to help determine if shifting the building will lessen impacts on the neighbor.

(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 narrative does not explain how the ownership of the property will be handled if the project is approved. This criterion needs to be addressed by the applicant.

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

CWA Comment: The project is proposing a mix of townhouse (multi-family) residences, and a house of worship. The Master Plan identifies this area as "Mixed Use: Low Density." The Plan describes this future land use designation as follows:

> *The Mixed Use Low Density designation is specific to land uses where it is appropriate to have a low-impact commercial use adjacent to single-family or multi-family residential areas. This land use allows for single and multi-family uses to continue and be established, while encouraging lower-intensity commercial and office uses that can serve the residential areas. The Mixed Use Low Density land use designation is generally detached buildings with the character of single-family residences that are no more than two stories. Parking in this land use should be located at the rear of the property.*

The proposal is consistent/inconsistent with the Master Plan vision in the following ways:

1. The Christian Science Reading Room is a low-impact commercial use that would be adjacent to single- and multi-family residential development.
2. The project is proposing to establish multi-family uses. Houses of worship are often combined with residential uses in the same district; however, houses of worship are considered a "Special Land Use."
3. The site design along the street frontage has been modified to create three single-unit residential buildings, which look like a single-family residence, which is consistent with the Master Plan. The buildings in the interior and rear of the site are of a "townhouse" (multi-family) character. Also, all the proposed residential buildings are 2.5-stories, which is taller than the height called for in the Master Plan. However, the top ½ story is integrated into the roof, with dormers, which creates a two-story appearance. The actual building height dimension is within, or very close to, the maximum permitted in the R-1, One-Family Residential District:

Table 4: Maximum Permitted and Proposed Building Heights in R-1 District:

Building Type	Maximum Permitted Height	Proposed Height
Church Building	25 feet	20 feet
Single-Unit Residential Buildings		24.75 feet
Townhouse Buildings (See below)		25.25 feet

Townhouse Building: Section 78-313, *PUD General Design Standards*, 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. The townhouse buildings are considered "multi-family" buildings, and are regulated by the bulk requirements in the RM-2, Multi-Family Residential District (since the proposed buildings are 2.5-stories). These districts regulate height by the number of stories.

If the building has more than 2-stories, a maximum height dimension is not provided in the ordinance. In our interpretation, the proposed townhouse buildings are consistent with the RM-2 District requirements.

4. Parking is proposed at the side and rear of the buildings, as required.

The Planning Commission should discuss the one inconsistency of the project and Master Plan (multi-family/townhouse vs. single-family appearance) with the applicant. Also reference our Density Analysis later in this review.

(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 project is located in the R-1, One-Family Residential District. The project is proposing a multi-family product. This use is not single-family, but in our opinion, the residential buildings harmonize with single-family residential uses because of the single-unit buildings along Ann Arbor Trail, and because of the height of the townhouse buildings in the interior of the site. The project is relatively small, and will not have a significant impact on surrounding traffic (see our analysis above), and will provide a logical transition between the downtown to the east and single-family residential homes to the west. Also reference our Density Analysis later in this review.

(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: We don't believe the applicant is proposing the project to circumvent the strict application of the zoning standards. The Master Plan identifies this site as appropriate for multi-family residential use, in combination with low-intensity commercial uses that support the neighboring residential properties. We would argue that a house of worship also supports neighboring residential uses.

The most recent set of plans has reduced the number of units from 37 units originally discussed with the Community Development Department, to 24 units. They have also limited the townhomes to 2.5-stories, and designed the buildings to appear like 2-story buildings to better coordinate with the existing homes along the street. Townhomes also provide a logical transition between the downtown and single-family residential uses.

The Planning Commission needs to evaluate the above criteria pertaining to PUD eligibility.

In summary, the PUD project appears to meet some of the criteria. The following information should be provided to fully evaluate the remaining criteria:

1. To better evaluate the proposed public benefits of the project, applicant to provide permission from the City of Plymouth Housing Commission to install a new trail on the Tonquish Creek Manor property, conceptual plans (more than a line) for the new trail, and a detailed list of proposed activities (prepared by a professional in ecological restoration) for the ecological restoration work along the stream bank.

2. Confirmation by City Engineer that the City's water and sewer system has additional capacity to handle this development.

3. Shift the northern townhouse units away from the top of the streambank so that the construction doesn't impact the top of the bank.

4. Provide the height dimension (to the midpoint of the roof) of the office building to the east, and graphic comparison of this building with the proposed single-unit buildings along Ann Arbor Trail.

5. Planning Commission to consider shifting the proposed church building closer to the street to provide a more gradual transition between the new single-unit buildings on Ann Arbor Trail and the existing house to the west of the church. May require a deviation.

6. Planning Commission to consider suggestion to reduce density by one-unit (and reconfiguring buildings to be shorter, but wider) and further away from top of streambank.

***Items to be Addressed**: Provide additional information to complete evaluation of all PUD Eligibility criteria.*

DENSITY ANALYSIS

We have evaluated the density in two different ways:
1. Using the entire site area (97,818 s.f.), as was done in our previous review since the project narrative describes two land uses in one "Master" condominium site.
2. Divided the property based on the area occupied by each land use. We estimated, based on the current site plan, that the land occupied by the church is approximately 22,858 s.f., and the land occupied by the townhomes is 75,233 s.f.

As mentioned above, Section 78-313, *PUD General Design Standards*, 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. Therefore, we have evaluated the density of the townhomes using the RM-2, Multi-Family Residential District, since this district permits multi-family buildings up to 4-stories in height. (Note: RM-1 Multi-Family Residential District only permits multi-family buildings up to 2-stories in height; since the proposed buildings are 2.5 stories, we must use RM-2 standards.) Townhomes are considered a "permitted" use in the RM-2 District.

The ordinance calculates permitted density by dividing the area of the lot by 900 s.f. (Sec. 78-191(c)). The table below shows the results of this calculation using both approaches described above:

Table 5: Calculating Number Of "Rooms"

Using Entire Site Area	Using Only Land Occupied by Townhomes
97,818 s.f. / 900 = 109 rooms	75,233 s.f. / 900 = 84 rooms

The ordinance assigns a specific number of "rooms" to a unit, based on the number of bedrooms in each unit. Other rooms, such as a den, office, or similar extra space, are considered bedrooms when calculating density. Therefore, the number of rooms assigned to a unit is assigned as follows:

Efficiency apartment unit = 1 room
One-bedroom unit = 2 rooms
Two-bedroom unit = 3 rooms
Three-bedroom unit = 4 rooms
Four-bedroom unit = 5 rooms

The proposal has three types of units:

- Single-unit buildings, which have three bedrooms and a small office. This unit would be counted as having 4 bedrooms. As such, it would be assigned 5 rooms, as listed above.
- Large unit, which has two bedrooms, and one flex room. This unit would be counted as having 3 bedrooms. As such, it would be assigned 4 rooms, as listed above.
- Small unit, which has two bedrooms and no other room that could be considered a bedroom. This unit would be counted as having 2 bedrooms. As such, it would be assigned 3 rooms, as listed above.

Using this information, the density of the project is proposed as listed in the table on the next page. We have also included the maximum allowed under the RM-2 Zoning District for comparison:

Table 6: Density Analysis

	Proposed Number of Rooms/Units
Single-Unit Buildings (3 units)	3 units x 5 rooms = 15 rooms
Large Units (15 units)	15 units x 4 rooms = 60 rooms
Small Units (6 units)	6 units x 3 rooms = 18 rooms
TOTAL	24 units/93 rooms

If using the entire site, the proposal is 15% below the maximum permitted; if using only the land occupied by the townhomes, the proposal is 11% higher than the maximum permitted.

Another way to look at density is to calculate “dwelling units per acre.” We have estimated the density of other similar projects in Plymouth in the table on the next page. This will allow the Planning Commission to experience the density of the built projects and understand the character these projects offer, and how they fit into the existing streetscape.

Table 7: Similar Existing Projects

Project	Density	Comments
Brookside Village (Current Proposal)	24 units / 1.72 ac. = 14 DU/AC	2.5- story townhouses on Ann Arbor Trail.
Saxton's– Jewell/Maple PUD	10 units / 0.75 ac. = 13 DU/AC	2.5-story townhouses on Maple St.
Plymouth Trail Condominiums	29 units / 2.15 ac. = 13.5 DU/AC	1.0-2.0-story attached single-family on A2 Trail.
Daisy PUD	159 units / 10.47 ac. = 15 DU/AC	2.0-story attached single-family & 3.0-story townhouses on N. Union St.
A2 Trial & Hamilton	10 units / .52 ac. = 19 DU/AC	2.5 story townhouses on Ann Arbor Trail.
Hamilton St.	27 units / 1.13 ac. = 28 DU/AC	3.0-story condominium building on Hamilton St.

The project is under the maximum number of rooms if considering the entire parcel, and over the maximum number of rooms if considering the land occupied by the townhouses. If looking at the project via "dwelling units per acre," it is on the low end of other similar projects in Plymouth.

If the Planning Commission deems the most appropriate application of the ordinance is only to consider the land occupied by the townhomes, then the PUD process would permit approval of the proposed density as a deviation (over by 9 rooms) from the ordinance. If the Planning Commission deems the most appropriate application of the ordinance is to consider the entire site, then the project complies with the density requirement, and no deviation is required.

In our opinion, we evaluate density on the land's ability to support the proposed development, as well as what "fits" within the context of the setting, and similar developments already built in the community. Our previous analysis has provided the opinion that the proposal has a number of characteristics that fit into the character of the existing street. In addition, this project proposes a rate of "dwelling units per acre" which is on the low end of other similar projects in town. However, this site is not able to support the level of development proposed along the stream. As mentioned above, we think the 7 large townhome units along the rear of the property are too close to the stream. If one of these large units was eliminated, so only six units spanned the rear of the site, and the units were shortened by 5 feet and widened so that they are the same footprint area, the building could be located 5-feet further away from the stream. Another idea is to build decks vs. patios, which could minimize clearing and grading near the top of the streambank. Reducing the density by one large unit would also reduce the deviation (if any as determined by the Planning Commission) by 4 rooms.

***Items to be Addressed**: 1) Planning Commission to determine more appropriate application of the ordinance (entire site vs. land occupied by townhomes) to calculate whether density is compliant/non-compliant with the ordinance. 2) Planning Commission to discuss with applicant the option to remove one unit at rear, shorten (but widen) the six remaining units, and increase the distance between units and top of streambank by 5-feet.*

SITE PLAN

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. The proposed church is evaluated by the R-1 One-Family Residential District standards, while the proposed townhomes are evaluated by the RM-2 Multi-Family Residential District standards.

Table X: Schedule of Regulations Requirements: Church Building

			R-1 Required	Proposed (Church)
Minimum Lot Size/Width			3-acres / 200 feet road frontage	Approx. 0.52-acres / 54 feet road frontage**
Height of building			2 stories, 25 feet maximum	1 story, 20-feet
	Front (Ann Arbor Trail)		50 feet*	59-feet
	Sides	**Least one**	30 feet least*	**10 feet**
	Rear		50 feet*	79 feet
Frontage			Located on street with min. 86-foot right-of-way	Ann Arbor Trail – 66-foot right-of-way**

*Per Special Land Use standards in Sec. 78-296.

**The church already occupies this site, and currently doesn't meet these ordinance standards. We consider these conditions to be existing non-conformities that could be approved through the PUD process.

Table X: Schedule of Regulations Requirements: Townhome Buildings

			RM-2 Required	Proposed (Townhomes)
Minimum Lot Size/Width			10,000 s.f. (No min. width req.)	Approx. 75,233 s.f.
Height of building			4 stories	2.5 stories, 24.75 – 25.25 feet
	Front (Ann Arbor Trail)		25 feet, or equal to the height of the building (or 24.75 feet)***	43 feet***
	Sides	**Least one**	10 least / 20 total	25 feet (east) 97 feet (west)
	Rear		35 feet	35 feet
Distance Between Buildings			70 feet - Front to Front 70 feet - Rear to Rear 25 feet - End to End (sides) 50 feet - End to Front 50 Feet -End to Rear	**26 feet - Front to Front** **41 feet - Rear to Rear** **14 feet - End to End (sides)** **30 feet - End to Front** **27 Feet -End to Rear**
Minimum usable open space			150 s.f. x 51 beds = 7,650 s.f.	41,068 s.f.

***Sec. 78-191 states that ½ of the right-of-way width may be considered as a front yard setback. The Ann Arbor Trail right-of-way is 66-feet wide. Therefore, if ½ of the right-of-way width is counted toward the front setback, then the location of the townhomes along this street frontage is 43 feet (or 10-feet on the subject site, and 33-feet of right-of-way width).

Side Setbacks: Section 78-296 requires a minimum 30-foot side setback. The current building is located 39.8 feet away from the westerly property line. The proposal locates the church building 10-feet from the westerly property line. This is a deviation of the proposed project.

Distance Between Buildings: The ordinance requires a certain dimension between buildings. The purpose of these requirements is to ensure there is enough space for vehicular access, and to create a more campus-like setting. However, it's our opinion that these distances are more attuned to a suburban setting, and not a built-out city. Also, the other, similar developments in the City noted above do not fully comply with these requirements. Distance between buildings would be a project deviation.

***Items to be Addressed**: 1. Proposed side yard setback of church building. 2. Proposed distance between buildings for townhouse buildings.*

PARKING, LOADING

The table below shows the required parking for this mixed-use project, as well as the parking proposed on the site plan:

Parking Requirements

	Parking Required	Parking Provided
Townhouses	2 spaces per 2-bedrooms unit, and 2.5 spaces per units with 3 or more bedrooms = (6 units x 2) + (18 units x 2.5) = 57 spaces	2 garage spaces/unit (24 units x 2) = 48 spaces + 10 visitor spaces
Church Building	One parking space per 2 seats = 63 seats / 2 = 32 spaces	32 spaces
TOTAL	89 spaces	90 spaces

Number of Parking Spaces
The proposal meets the parking requirements in the ordinance.

The church lot shows the required number of barrier-free parking spaces. However, the townhouse visitor parking must show at least one van-accessible parking space (8-foot wide space with 8-foot wide aisle).

Location of Parking Lots
Sec. 78-296 (applicable to church parking) requires that parking lots be setback a minimum of 15-feet from the side and rear property lines. The proposed church parking lot is in the same location as the existing church parking lot, and is located directly on the property lines. We consider this condition an existing non-conformity, which will be improved with the addition of parking lot islands.

Sec. 78-207 (applicable to townhouse visitor parking) requires that the parking lots be set back a minimum of 5-feet from the side and rear property lines. The proposal locates 4 visitor parking spaces directly on the north property line. Note that the Planning Commission has the ability (per this section) to waive or modify this requirement where there is limited land area available to meet the strict requirements of this section, or where it is possible to provide additional landscaping or screening from adjoining uses. There is no room for screening, except for a fence. The Planning Commission will need to determine if this situation is considered a "deviation" from the ordinance, or apply its discretion as acceptable.

Screening of Parking Lots
Section 78-203 requires a 10-foot landscaped strip between a parking lot and any abutting street. This requirement applies to the parking lot that abuts Joel R Street, as the parking lot does not abut Ann Arbor Trail. The proposal shows a new landscape area of 5-8-feet wide between the rear parking lot and the public sidewalk. These landscape islands need to be widened, or be considered a deviation from the ordinance. We suggest they be considered a beneficial deviation, as increasing the width of these landscaped areas will lessen the width of parking lot islands.

Sec. 78-206 also requires that where a multi-family use is located next to a single-family residential district, a 4.5-6.5-tall wall, fence, or landscaped berm is required between land uses. Given the current site design, implementing this requirement is not feasible. The Planning Commission could consider this a deviation, and in our opinion, is logical.

Parking Lot/Space Dimensions
The dimensions of the proposed parking spaces meet ordinance requirements.

The maneuvering lane in the church lot meets the minimum width of 20-feet. However, the lane underneath the overhang (for drop-off/pick-up) is wide, and could be narrowed. The need for such a wide lane, since it is one-way, should be provided.

The internal maneuvering lane in the townhouse portion of the project is narrower than 20-feet; therefore, it will be a one-way lane as indicated on the plans. We consider this a positive aspect of the plan, but question why does a one-way lane need to be so wide? The applicant should provide an explanation regarding the proposed width.

We also question why the two-way lane between the townhomes and church needs to be 24-feet wide. A 20-foot wide lane would accommodate two-way movements.

In our opinion, the amount of pavement under the pick-up/drop-canopy, and the townhouse internal maneuvering land and lane between the townhomes and church can be narrowed, and additional green space/landscape screening can be implemented to soften the effects of so much pavement.

Loading Space
The plans do not show any loading/unloading space. Given that the church has a reading room, the applicant should describe the types of delivery trucks visiting the site, and indicate where they would "stand" while making their delivery.

Clear Vision Area
No buildings are within the clear vision area along either street facade.

Items to be Addressed: *1. Add one van-accessible barrier-free parking space to townhouse visitor parking. 2. Planning Commission to determine if lack of 5-foot setback for 4 townhome visitor parking spaces (along north property line) is considered a "deviation" to be addressed via the PUD, or acceptable via discretion afforded the Commissioners in the ordinance. 3. Width deficiency of landscape islands abutting Joel R Street; Planning Commission to determine if acceptable deviation or islands need to be widened. 4. Lack of screen wall/fence/landscaping between multi-family use and single-family district; Planning Commission to consider if acceptable deviation. 5) Applicant provide reasoning on proposed width of pavement under church canopy, townhouse internal maneuvering lane, and two-way lane between*

townhomes and church; consider narrowing width and adding more green space. 5) Provide information on truck deliveries to the reading room, and proposed standing location on site while making deliveries.

CIRCULATION

Access to both the church and townhouse development are provided via two shared driveways, one from Ann Arbor Trail and a second from Joel R Street. Both driveways currently exist, but the Ann Arbor Trail driveway has been shifted to the west. We consider sharing the driveways between uses as a positive aspect of the plan.

As mentioned above, a number of vehicle travel lanes are wider than required. At a previous meeting, the Planning Commission called for reducing impervious surfaces. Overall, the design should be refined to minimize the amount of pavement on the site, and increase green space.

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

SIDEWALKS

Currently, public sidewalks exist along both street frontages. The plans proposed to retain these walks.

A new sidewalk is proposed between the public sidewalk along Ann Arbor Trail and the Tonquish Creek trail at the back of the site. We consider this sidewalk a positive aspect of the plan.

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

LANDSCPAING/LIGHTING/SIGNAGE

Information regarding landscaping, lighting, and signage are components of a Final PUD Site Plan. We will evaluate these topics upon Final Site Plan review.

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

ARCHITECTURAL ELEVATIONS AND FLOOR PLANS

The plan set provides architectural elevations and floor plans of the proposed church, single-use residential buildings, and the multi-family townhouse buildings.

We have provided our opinions regarding the character of the proposed buildings under the “PUD Criteria” section of this review, as well as possible adjustments to the layout of the “large” townhouse units along the north of the site to keep construction impacts out of the Tonquish Creek streambanks. We commend the applicant for designing “usable” front porches on the single-unit residential buildings.

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

RECOMMENDATIONS

We support the general concept illustrated in this PUD proposal, and think it meets most of the PUD criteria. However, there are a number of details that, in our opinion, need to be clarified before recommending Preliminary approval. Our main concern is that the layout of the project is too close to Tonquish Creek, and will have a negative impact on the creek, stream, and water quality. The Planning Commission should consider the proposed deviations in light of the proposed "public benefits" offered by the project, and discuss areas of non-compliance with the applicant. The applicant should provide additional information, and clarification of the following topics:

A. **Preliminary PUD Plan:** Amend site plans to include required information in Sec. 78-314.
B. **PUD Criteria**: Provide additional information to complete evaluation of all PUD Eligibility criteria, including:
    1. To better evaluate the proposed public benefits of the project, applicant to provide permission from the City of Plymouth Housing Commission to install a new walking trail on the Tonquish Creek Manor property, conceptual plans (more than a line) for the new trail, and a detailed list of proposed activities (prepared by a professional in ecological restoration) for the ecological restoration work along the stream bank.
    2. Confirmation by City Engineer that the City's water and sewer system has additional capacity to handle this development.
    3. Shift the northern townhouse units away from the top of the streambank so that the construction doesn't impact the top of the bank.
    4. Provide the height dimension (to the midpoint of the roof) of the office building to the east, and graphic comparison of this building with the proposed single-unit buildings along Ann Arbor Trail.
    5. Planning Commission to consider shifting the proposed church building closer to the street to provide a more gradual transition between the new single-unit buildings on Ann Arbor Trail and the existing house to the west of the church. May require a deviation.
    6. Planning Commission to consider suggestion to reduce density by one-unit (and reconfiguring buildings to be shorter, but wider) and further away from top of streambank.

C. **Density**:
    1. Planning Commission to determine appropriate application of the ordinance (entire site vs. land occupied by townhomes) to calculate whether density is compliant/non-compliant with the ordinance.
    2. Planning Commission to discuss with applicant the option to remove one unit at rear, shorten (but widen) the six remaining units, and increase the distance between units and top of streambank by 5-feet.

D. **Area, Width, Height Setbacks**:
    1. Deviation of proposed side yard setback of church building.
    2. Deviation of proposed distance between buildings for townhouse buildings.

E. **Parking/Loading.**
    1. Add one van-accessible barrier-free parking space to townhouse visitor parking.
    2. Planning Commission to determine if lack of 5-foot setback for 4 townhome visitor parking spaces (along north property line) is considered a "deviation" to be addressed via the PUD, or acceptable per discretion afforded the Commissioners in the ordinance.
    3. Width deficiency of landscape islands abutting Joel R Street; Planning Commission to determine if acceptable deviation or islands need to be widened.

4. Lack of screen wall/fence/landscaping between multi-family use and single-family district; Planning Commission to consider if acceptable deviation.
5) Applicant provide reasoning on proposed width of pavement under church canopy, townhouse internal maneuvering lane, and two-way lane between townhomes and church; consider narrowing width and adding more green space.
6) Provide information on truck deliveries to the reading room, and proposed standing location on site while making deliveries.

Sally M. Elmiger

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

#152-1804

cc: Greta Bolhuis
John Buzuvis
Marleta Barr

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
1100 W. Ann Arbor Trail	R-1	2-15-23

Name of Property Owner	Phone Number	
First Church of Christ Science of Plymouth	734-453-0970	
Mailing Address	Email Address (Required)	
1100 W. Ann Arbor Trail	clerk@christianscienceinplymouth.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.	Architect [X] Developer	Engineer	Lessee
Applicant/Company Name	Phone Number		
Champion Development Group	313-282-6432		
Applicant/Company Address	City	State	Zip Code
5000 E. Grand River	Howell	MI	48843
Email Address (Required)			
hamgroup2@gmail.com			

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name	Phone Number		
Stuckey Vitale Architects	248-546-6700		
Company Address	City	State	Zip Code
27172 Woodward	Royal Oak	MI	48067
Registration Number / Expiration Date	Email Address (Required)		
1301028G 5-11-2025	arudnycky@stuckyvitale.com		

IV. Type of Project

☐ Commercial ☐ Industrial [X] Mixed Use	[X] Preliminary Plan [X] PUD Review/Revision
[X] Multi-Family ☐ Single Family	☐ Final Plan ☐ PUD Amendment/Extension

V. Historic District

Is this project located in the Historic District?
☐ Yes [X] No

VI. Description of Project

Townhouse residential units + a new church > Name: Brookside Village

VII. Fee Schedule

Fee Item	Fee	Quantity	Total
PUD Preliminary Plan (initial review only)	$1,500.00	1	1,500
PUD per acre fee	$75.00	2.25 Ac	225
Rezoning	$800.00		
Condominium project	$500.00		
Subsequent PUD review/revision	$1,000.00		
Final PUD	$1,100.00		
Extension of PUD approval	$850.00		
Amendment to approved PUD	$850.00		
Special PC meeting	$900.00		
		TOTAL FEE	1,725

VIII. Applicant Signature

Signature of Applicant	Date
Douglas B. Hamborsky	2-15-23

IX. Property Owner Signature

Signature of Property Owner	Date
R Stephen Rea	2/18/23

Subscribed and sworn before me this 18th day of February, 2023.

Toni Kristine Nagy
Notary Public of Wayne County
Expires 12/17/2027
Acting in the County of _____

Notary Public: Toni Kristine Nagy

My Commission expires: 12/17/2027

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			

X. 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.	[✓]	[ ]	[ ]
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.	[✓]	[ ]	[ ]
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.	[✓]	[ ]	[ ]
4.	The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment.	[✓]	[ ]	[ ]
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.	[✓]	[ ]	[ ]
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.	[✓]	[ ]	[ ]
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.	[✓]	[ ]	[ ]
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.	[✓]	[ ]	[ ]
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.	[✓]	[ ]	[ ]
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.	[✓]	[ ]	[ ]
11.	There shall be underground installation of utilities, including electricity and telephone.	[✓]	[ ]	[ ]
12.	The pedestrian circulation system, and its related walkways and safety paths, shall be separated from vehicular thoroughfares and ways.	[✓]	[ ]	[ ]
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.	[✓]	[ ]	[ ]
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.	[ ]	[ ]	[✓]
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.	[ ]	[ ]	[✓]

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

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

	Please include the following applicable information on the site plan.	YES	NO	N/A
1.	The applicant's name	[✓]	[ ]	[ ]
2.	Name of the development	[✓]	[ ]	[ ]
3.	The preparer's name and professional seal of architect, engineer, surveyor or landscape architect indicating license in the state	[✓]	[ ]	[ ]
4.	Date of preparation and any revisions	[✓]	[ ]	[ ]
5.	North arrow	[✓]	[ ]	[ ]
6.	Property lines and dimensions	[✓]	[ ]	[ ]
7.	Complete and current legal description and size of property in acres	[✓]	[ ]	[ ]
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	[✓]	[ ]	[ ]
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	[✓]	[ ]	[ ]
10.	Lot lines and all structures on the property and within 100 feet of the PUD property lines	[✓]	[ ]	[ ]
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	[✓]	[ ]	[ ]
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	[✓]	[ ]	[ ]
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	[✓]	[ ]	[ ]
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	[✓]	[ ]	[ ]
15.	Existing buildings, utility services (with sizes), and any public or private easements, noting those which will remain and which are to be removed	[✓]	[ ]	[ ]
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	[✓]	[ ]	[ ]
17.	General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees and landscaping to be retained	[✓]	[ ]	[ ]
18.	Size, type and location of proposed identification signs	[✓]	[ ]	[ ]
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	[ ]	[ ]	[✓]

Please include the following applicable information on the site plan.		YES	NO	N/A
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	[✓]	[ ]	[ ]
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.	[✓]	[ ]	[ ]
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.	[✓]	[ ]	[ ]

XII. 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	[ ]	[ ]	[ ]
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	[ ]	[ ]	[ ]

Please include the following applicable information on the site plan.		YES	NO	N/A
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	[ ]	[ ]	[ ]

CHAMPION DEVELOPMENT GROUP

BROOKSIDE VILLAGE
PLYMOUTH MICHIGAN

FIRST CHURCH OF CHRIST, SCIENTIST of PLYMOUTH

PROPOSED PUD DEVELOPMENT

JULY 19, 2023

APPLICANTS

This proposed PUD project is being developed by two entities as follows:

Residential Portion (Developer)

LL Real Estate, LLC
5000 Grand River
Howell, MI 48843

Contact: Douglas B. Hamborsky AIA

Church Portion (Present Land Owner)

First Church of Christ Scientist of Plymouth
1100 W Ann Arbor Trail
Plymouth, MI 48170

Contact: Toni Nayback

ARCHITECT

Stuckey Vitale Architects
27172 Woodward Ave.
Royal Oak, MI 48067

CIVIL / SURVEY / LANDSCAPE

Stonefield Engineering & Design
607 Shelby
Detroit, MI 48226

BENEFICIAL EFFECT OF PUD PROJECT APPROACH

The City of Plymouth **Master Plan** describes a need to expand the present variety of housing types available within the City with specific attention toward developing smaller, multi-family residential properties that would provide a new options for residents to enjoy the benefits of maintenance free living while remaining in the City. This proposed PUD project supports this goal by replacing an underutilized decades old large church facility with a new much smaller church along with a variety of new Condominium homes. This represents an ideal mixed-use transition from the adjacent Downtown commercial and office uses into the residential neighborhoods. Core Features of the proposed project include:

- A new Church home building for the First Church of Christ Scientist of Plymouth (Who has been in Plymouth for over 100 years)
- A public bookstore (The Christian Science Reading Room)
- 21 New Townhouse Style condominium homes
- 3 New stand-alone style condominium homes along Ann Arbor Trail
- Significant enhancements for the Tonquish Creek Trail and as described
- Providing new properties that will produce new property tax revenue for the City

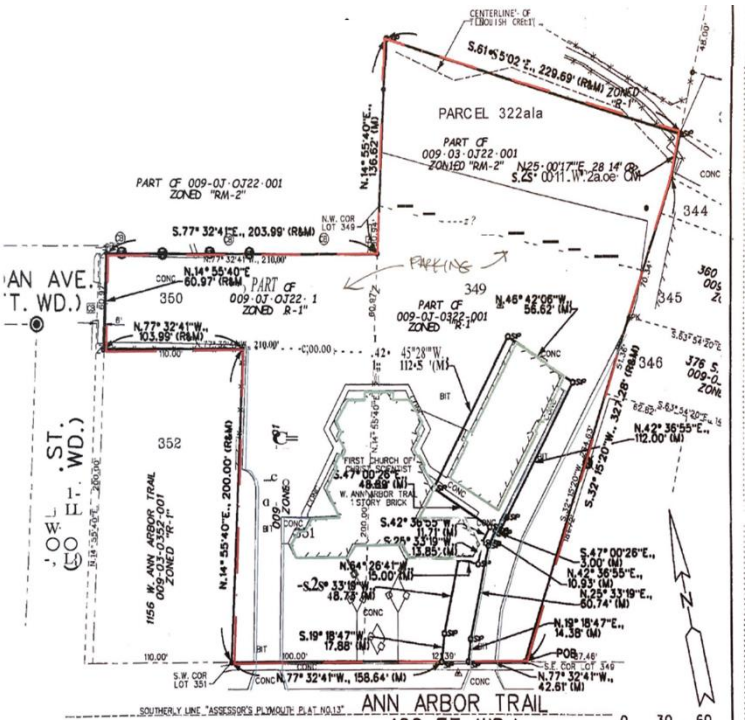
This assortment of features and amenities can only be accomplished within the PUD process.

PROPOSED PUD DEVELOPMENT - JULY 19, 2023

OVERVIEW

The existing **First Church of Christ, Scientist of Plymouth** has been on its present 2.25 Acre site since the 1950's. Prior to this location, the Church family was located in Downtown Plymouth. In all, the this Church Community has been part of the Plymouth population for over 100 years.

The existing campus located at 1100 W. Ann Arbor Trail contains 2 structures of around 8,000 sf + 4,200 sf totaling around 12,200 sf. The Church congregation population has become reduced over the years, and no longer requires the use of a large church building. The projection for the future does not see this population growing. The present Church operations have been conducted in the smaller building for the last several years. The larger structure is presently being temporarily leased out to an unaffiliated Church group.



The need for the First Church of Christ, Scientist of Plymouth Church at this time is to develop a new structure with parking that is appropriately sized for the present and future population of the Church family. This can be accomplished on around 1/3 of the existing property land. The plan as presented in this project is that the developer, Champion Development Group, shall develop a project suitable and harmonious with the Church family and the adjacent Plymouth community.

The Champion Development Group (CDG) has entered into a Contract with the First Church of Christ, Scientist of Plymouth entity to purchase the available remaining portion of the property and has been working closely with the Church family to help define what each entity needs to move forward with a workable Master Site layout. The intention is for CDG to develop a Townhouse style residential Condominium community as depicted in the designs provided with this submission.

The property will become divided into a Church section and a Residential section. Both sections will be part of a 'Master' Condominium site that will have assorted rights and obligations to be defined in future Condominium Documents. Within the Residential Condominium, each structure will then become defined as 'Units' that will be regulated by requirements defined within their own Condominium Documents.

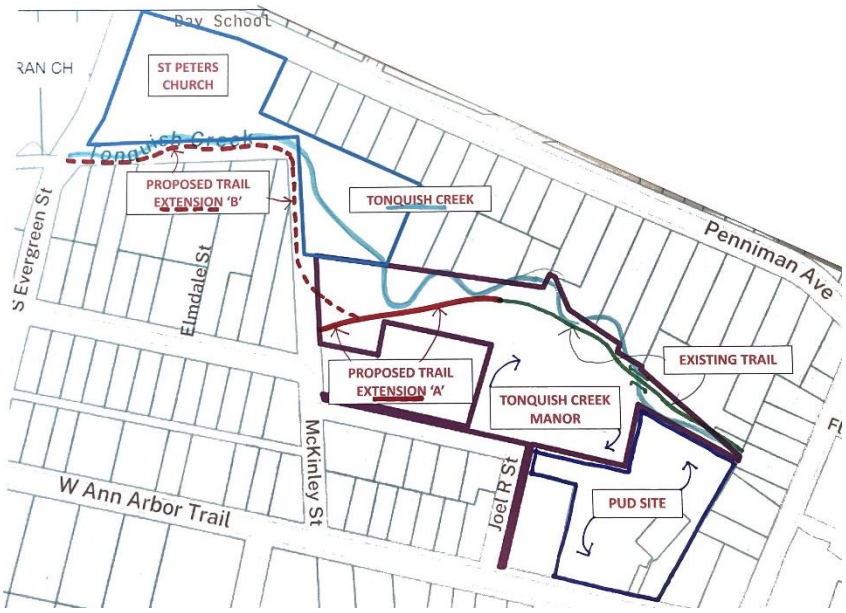
We view the proposed development as a net reduction of dense use of the property by replacing a church operation with over 100 car parking lot with a much less dense small church and 24 Condominium homes. We do not see this project adversely affecting the surrounding neighborhood.

PROPOSED PUD DEVELOPMENT - JULY 19, 2023

PUBLIC BENEFIT

We understand that for a project to be considered through the PUD process, there must be some form of Public Benefit scope included. For the development as proposed, here are the following scope elements that we intend to provide to satisfy this requirement:

- ***A principal proposed benefit of the proposed PUD is to extend and enhance the Tonquish Creek Trail by working with the City to develop a plan for the Extension 'A' and 'B' scope as shown on the map below. We will then construct the 'A' portion of this proposed plan. This will greatly enhance the usability of the trail and help to satisfy the recent STRATIGIC PLAN goals of the City.***



- ***A patio area with some bench seating will be provided between the public sidewalk and the Church Reading Room entry. This will allow visitors the ability to rest or simply enjoy the area during nice weather days.***

  Landscaping will be included to form a 'Pocket Park' and a bike rack will be placed in this area for convenience.

PROPOSED PUD DEVELOPMENT - JULY 19, 2023

- ***The Tonquish Creek bank that runs along our property (approximately 230 linear feet), will undergo significant ECOLOGICAL REVITALIZATION by having invasive species and any dead material removed and any remaining native vegetation trimmed to an appropriate size or enhanced.***

- ***We would offer to replace the dated and worn park benches with up to 4 new benches of a style as approved by the City.***

- ***We would offer to replace or restore up to 3 ornamental light poles including updating to LED lamps.***

- ***We intend to construct a walkway between the head end of the Tonquish Creek and the Brookside Village property including new stairs. This will allow for new convenient access to the Creek and Trail for residents and neighbors.***

In addition to these features, we will be replacing the dated existing Church structure with a fresh campus of new buildings that will enhance the values and appearance of this entire area.

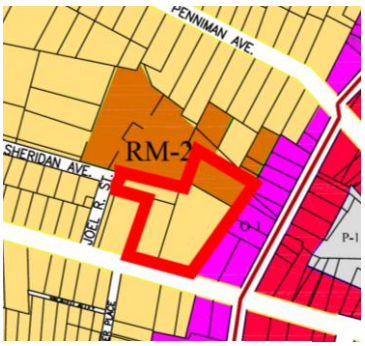
(NOTE: If desired by the City, in lieu of the constructing a portion of the Tonquish Trail Enhancement, the Developer would use those funds to explore the potential development of an additional parking lot for the Tonquish Manor Senior Housing facility.)

PROPOSED PUD DEVELOPMENT - JULY 19, 2023

ZONING DISCUSSION

The existing property is presently zoned primarily **'R-1'** Residential, which allows for a Church use. There is a small portion of the North side of the property that is zoned **'RM-2'**. The adjacent senior housing property to the Northwest is zoned **'RM-2'** Multi-Family and the property to the East is zoned **'O-1'** Office.

Future Land Use Map



Existing Zoning Map

The Future Land Use Plan has designated this property for a **'Mixed Use'** future zoning. Our proposed combination of lower density Townhouse residential along with the Church that operates a small public bookstore (The Christian Science Reading Room), represents a perfect application to address the Master Plan goals for this parcel.

To support the mixed use development scope, there is not a single district that would apply to this approach. The best way to accomplish the vision as submitted is to propose that this project be considered as a **Planned Unit Development (PUD)**. This would allow for the flexibility to have the uses and features as presented to be implemented on this property. While a PUD is not a specific 'district', our plan is to utilize a number of features and regulations presently found in the **RM-2** district and apply those as shown on the plans. Setbacks, building height and similar regulations will be utilized as defined.

Regarding application of the FAR (Floor Area Ratio) regulations, the RM-2 district does not require the FAR conditions to be applied. While we are proposing 3 individually designed 'Stand Alone Condominiums' along Ann Arbor Trail as a direct response to input from the neighbor's comments at recent PC meetings, we consider these condominium structures to be part of the overall RM-2 district and not considered as single-family houses that would be otherwise subject to the 'R-1' district regulations.

COMMUNITY GOALS

From review of the Plymouth Master Plan, we understand that there are perpetual goals to continue the improvement of the Plymouth City environment into the future. We feel the proposed PUD project addresses all of the Plymouth goals in substantial ways as follows:

QUALITY OF LIFE

- The addition of smaller, low maintenance Condominium homes will offer the Plymouth residents that wish to 'downsize' from their larger single family homes into these wonderful, zero maintenance Condominium homes.

PROPOSED PUD DEVELOPMENT - JULY 19, 2023

- With the inclusion of smaller Condominium units, this will keep pricing lower then other similar properties in the area and provide living options for a significant group of residents.
- This will allow the valuable Christ Science community to remain in Plymouth for decades to come.

FINANCIAL STABILITY

- The existing large Church structure is dated and in need of significant repair and maintenance. The proposed replacement of this structure with a campus of new structures will significantly increase property values on and around the property.
- This project will convert a large portion of the existing parcel into a residential use that will immediately begin producing property tax revenue for the City.

ECONOMIC VITALITY

- The population of residents that will live in the new Condominiums will produce significant financial activity to the Downtown Plymouth area.
- The proposed enhancements to the Tonquish Creek and adjacent Trail will produce an improved environment that will affect all properties that utilize this public amenity.

INFRASTRUCTURE

- The utilities that serve the proposed development will be enhanced from the decades old services that exist. This will be especially true for the Storm Water Management of the new site.
- The new drive and traffic configuration will be designed to current MDOT standards.

The project TEAM is extremely excited to bring this wonderful development to the City of Plymouth for consideration and look forward to discussing this plan at the ***August 9, 2023*** *Planning Commission meeting.*

FIRST CHURCH OF CHRIST, SCIENTIST of PLYMOUTH

CHAMPION DEVELOPMENT GROUP

BROOKSIDE VILLAGE

1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

OWNER:
CHAMPION DEVELOPMENT GROUP
5000 E. GRAND RIVER
HOWELL, MICHIGAN 48843
(517) 545-8800

ARCHITECT
STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MICHIGAN 48067
(248) 546-6700

CIVIL / LANDSCAPE ENGINEER
STONEFIELD ENGINEERING & DESIGN
607 SHELBY ST.
SUITE 200
DETROIT, MI 48226
(248) 247-1115

PROJECT INFORMATION

PROJECT DESCRIPTION
DEVELOPMENT OF EXISTING CHURCH SITE IN PLYMOUTH, MICHIGAN FROM A LARGE CHURCH VENUE TO A SMALLER CHURCH AND ADJACENT RESIDENTIAL TOWNHOUSES.

APPLICABLE CODES
PLYMOUTH, MICHIGAN MUNICIPAL CODE
2015 MICHIGAN BUILDING CODE (MBC)

TYPES OF CONSTRUCTION
5B

SHEET INDEX - GENERAL

DWG #	DRAWING NAME	ISSUED FOR	DATE
TS1	COVER SHEET	PRELIMINARY PUD SUBMISSION	07.19.23
DRAWINGS: 1			

SHEET INDEX - CIVIL

DWG #	DRAWING NAME	ISSUED FOR	DATE
C-1	COVER SHEET	PRELIMINARY PUD SUBMISSION	07.19.23
C-2	DEMOLITION PLAN	PRELIMINARY PUD SUBMISSION	07.19.23
C-3	SITE PLAN	PRELIMINARY PUD SUBMISSION	07.19.23
C-4	GRADING PLAN	PRELIMINARY PUD SUBMISSION	07.19.23
C-5	STORMWATER MANAGEMENT PLAN	PRELIMINARY PUD SUBMISSION	07.19.23
C-6	UTILITY PLAN	PRELIMINARY PUD SUBMISSION	07.19.23
C-7	LIGHTING PLAN	PRELIMINARY PUD SUBMISSION	07.19.23
C-8	LANDSCAPING PLAN	PRELIMINARY PUD SUBMISSION	07.19.23
C-9	LANDSCAPING DETAILS	PRELIMINARY PUD SUBMISSION	07.19.23
C-10	CONSTRUCTION DETAILS	PRELIMINARY PUD SUBMISSION	07.19.23
C-11	CONSTRUCTION DETAILS	PRELIMINARY PUD SUBMISSION	07.19.23
DRAWINGS: 11			

SHEET INDEX - ARCHITECTURAL

DWG #	DRAWING NAME	ISSUED FOR	DATE
SP101	ARCHITECTURAL SITE PLAN		
CH101	FIRST CHURCH OF CHRIST SCIENTIST - FLOOR PLAN	PRELIMINARY PUD SUBMISSION	07.19.23
CH301	EXTERIOR ELEVATIONS	PRELIMINARY PUD SUBMISSION	07.19.23
CH302	EXTERIOR ELEVATIONS	PRELIMINARY PUD SUBMISSION	07.19.23
TH101	SMALL TOWNHOUSE PLANS	PRELIMINARY PUD SUBMISSION	07.19.23
TH102	LARGE TOWNHOUSE PLANS	PRELIMINARY PUD SUBMISSION	07.19.23
TH301	TOWNHOUSE TYPICAL ELEVATIONS	PRELIMINARY PUD SUBMISSION	07.19.23
TH302	TOWNHOUSE TYPICAL ELEVATIONS	PRELIMINARY PUD SUBMISSION	07.19.23
SC110	STAND ALONE CONDO TYP. FLOOR PLANS	PRELIMINARY PUD SUBMISSION	07.19.23
SC310	STAND ALONE CONDO TYP. ELEVATIONS	PRELIMINARY PUD SUBMISSION	07.19.23
AR101	ASSORTED RENDERS	PRELIMINARY PUD SUBMISSION	07.19.23
AR102	ASSORTED RENDERS	PRELIMINARY PUD SUBMISSION	07.19.23
AR103	ASSORTED RENDERS	PRELIMINARY PUD SUBMISSION	07.19.23
AR104	ASSORTED RENDERS	PRELIMINARY PUD SUBMISSION	07.19.23
AR105	CONCEPTUAL SECTION	PRELIMINARY PUD SUBMISSION	07.19.23
DRAWINGS: 15			

2 | LOCATION MAP

1 | CONCEPTUAL RENDER ALONG ANN ARBOR TRAIL

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STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No. 1301029086
LICENSED ARCHITECT

BROOKSIDE VILLAGE

TS1

SVA

2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

PRELIMINARY PUD SUBMISSION

SITE DEVELOPMENT PLANS
FOR
BROOKSIDE VILLAGE
PROPOSED PLANNED UNIT DEVELOPMENT

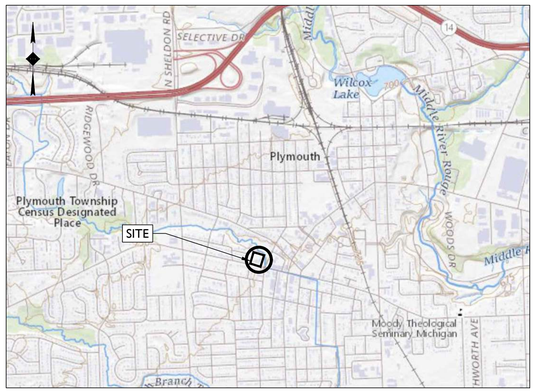
PID: 49009030322309
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH ,WAYNE COUNTY, MICHIGAN

APPLICANT/ OWNER

LL REAL ESTATE, LLC
5000 E GRAND RIVER AVENUE
HOWELL, MI 48843
313-282-6432
HAMGROUP2@GMAIL.COM

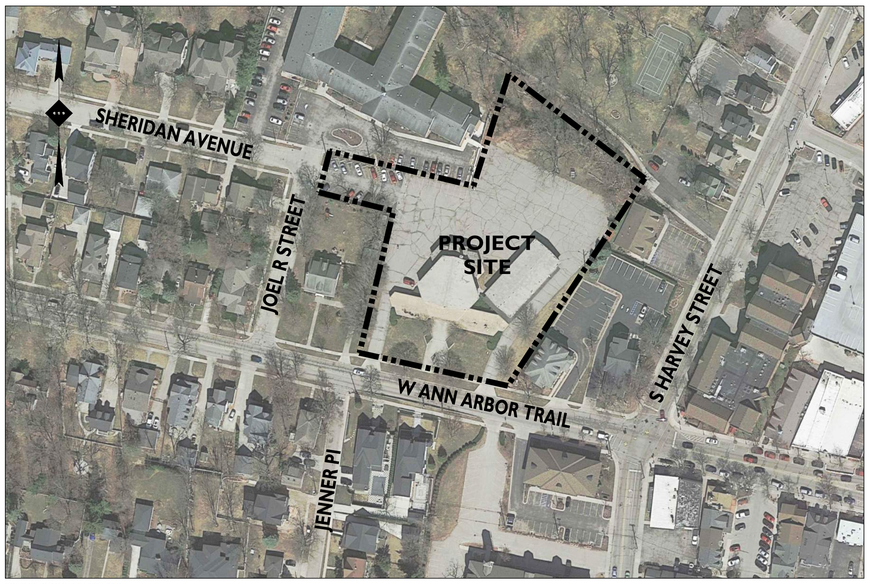
ARCHITECT

STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067
248-546-6700



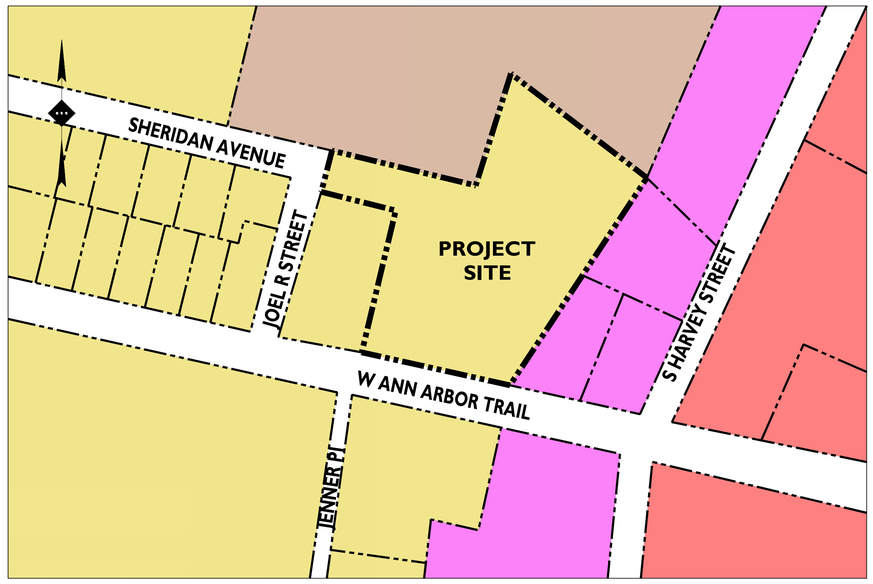
SOURCE: USGS NATIONAL MAPPER

LOCATION / KEY MAP
SCALE: 1" = 2,000'±



SOURCE: GOOGLE EARTH PRO

AERIAL MAP
SCALE: 1" = 100'±



SOURCE: CITY OF PLYMOUTH, WAYNE COUNTY MICHIGAN OFFICIAL ZONING MAO

B-2: CENTRAL BUSINESS DISTRICT
M-2: MULTIPLE-FAMILY RESIDENTIAL DISTRICT
O-1: OFFICE DISTRICT
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

ZONING MAP
SCALE: 1" = 100'±

PLANS PREPARED BY:

811
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Boston, MA · Princeton, NJ · Tampa, FL
www.stonefieldeng.com

607 Shelby Suite 200 Detroit MI
Phone 248.247.1115

PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
   - ALTA/NSPS LAND TITLE SURVEY PREPARED BY KEM-TEC DATED 06/22/2022
   - ARCHITECTURAL PLANS PREPARED BY SVA ARCHITECTS DATED 07/11/2023
   - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO 07/10/2023
   - LOCATION MAP OBTAINED FROM USGS ONLINE MAPS 07/10/2023
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING PLAN	C-4
STORMWATER MANAGEMENT PLAN	C-5
UTILITY PLAN	C-6
LIGHTING PLAN	C-7
LANDSCAPING PLAN	C-8
LANDSCAPING NOTES & DETAILS	C-9
CONSTRUCTION DETAILS	C-10 TO C-11

ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE SURVEY	C-1

ISSUE	DATE	BY	DESCRIPTION
2	07/19/2023	JRC	SUBMISSION FOR PRELIMINARY PUD APPROVAL
1	03/22/2023	JRC	SUBMISSION FOR CITY STUDY MEETING #2
0	02/15/2023	JRC	SUBMISSION FOR CITY STUDY MEETING

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607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS
BROOKSIDE VILLAGE
PROPOSED PLANNED UNIT DEVELOPMENT
PARCEL ID: 49009030322309
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: DET-220084

TITLE: COVER SHEET

DRAWING: C-1

V:\DET\2022\DET-220084 LL REAL ESTATE, LLC\1100 W ANN ARBOR TRAIL, PLYMOUTH, MI\CAD\PLOT\DET-PJ-COVER.DWG

Know what's **below**
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ALL SITE FEATURES WITHIN THE PROPERTY LINE ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. ALL FEATURES WITHIN THE RIGHT-OF-WAY ARE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION UNLESS OTHERWISE NOTED.THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

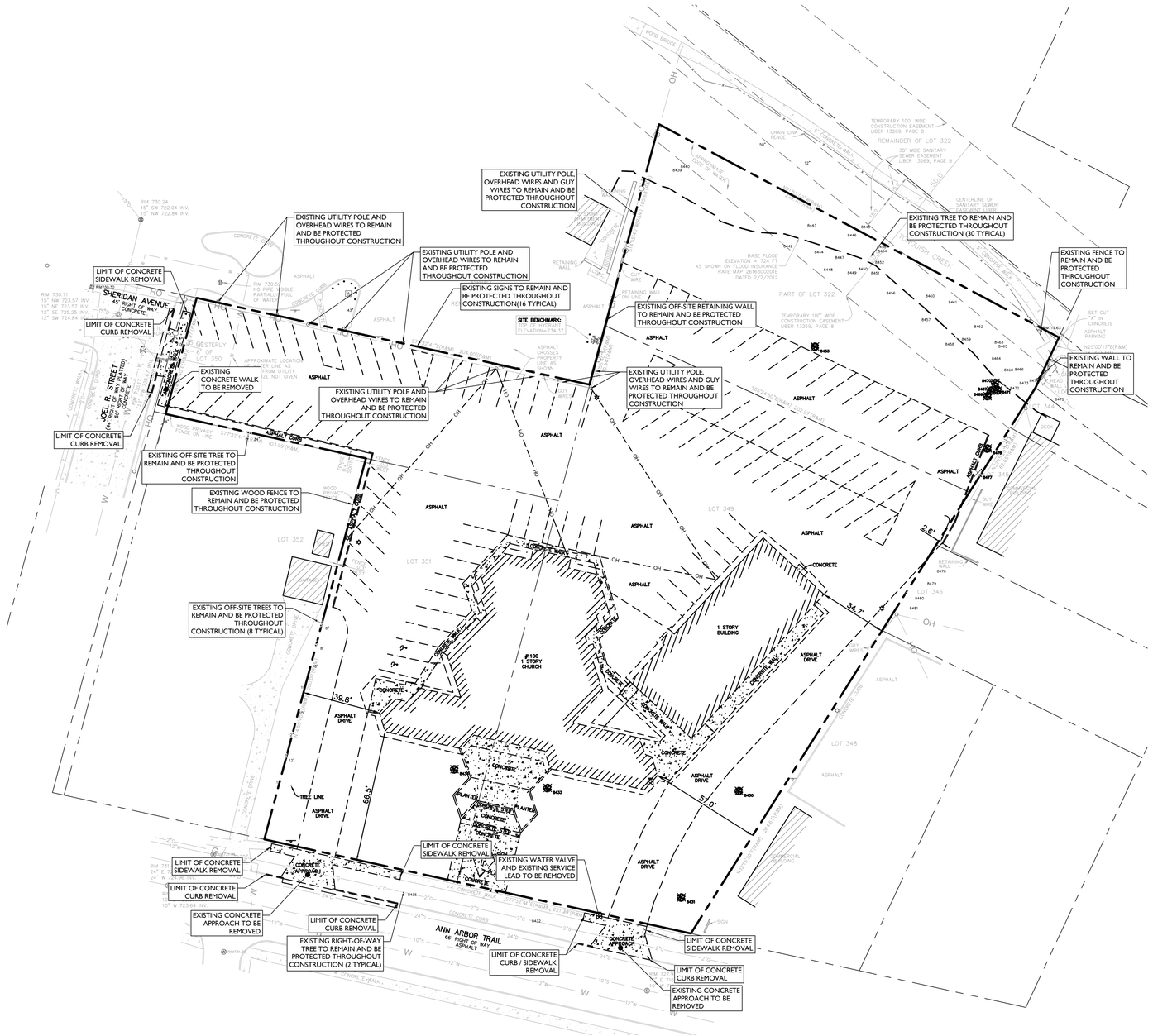
TREE REMOVAL AND MITIGATION REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 34-18(1)	HERITAGE TREE REPLACEMENT REQUIREMENTS HERITAGE TREES SHALL BE REPLACED AT A SLIDING SCALE RATE SET BY THE CITY COMMISSION (2) TWO HERITAGE TREES PROPOSED TO BE REMOVED	 2 TREES PROPOSED
§ 34-19(1)	FRONT YARD REPLACEMENT REQUIREMENTS TREES > 6" BUT LESS THAN HERITAGE TREE TREES SHALL BE REPLACED AT A SLIDING SCALE RATE SET BY THE CITY COMMISSION (2) TWO NON HERITAGE TREES PROPOSED TO BE REMOVED IN THE FRONT YARD	 2 TREES PROPOSED

DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

SYMBOL	DESCRIPTION
	PROPERTY LINE
	FEATURE TO BE REMOVED / DEMOLISHED
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN



TREE REMOVAL SCHEDULE

TREE #	D.B.H.	CANOPY RADIUS	BOTANICAL NAME	COMMON NAME	CONDITION	COMMENTS	"(N) NOT REGULATED (c = condition)"	HERITAGE (H)	RECOMMENDATION
8430	21	21'	*Acer saccharum*	Sugar Maple	good			H	TO BE REMOVED
8431	18	18'	*Acer saccharum*	Sugar Maple	poor	- Extensive rot & dead branches	N (c)		TO BE REMOVED
8432	21	21'	*Acer platanoides*	Norway Maple	fair	- Girdling root(s)		H	
8433	6 / 6 / 6 /...	10'	*Malus spp.*	Crabapple	fair	- Dead branch(es)			TO BE REMOVED
8434	10 / 8 / 6 /...	10'	*Malus spp.*	Crabapple	fair	- Rot in trunk			TO BE REMOVED
8435	22	22'	*Acer platanoides*	Norway Maple	fair	- Girdling root(s)		H	
8436	17	17'	*Acer platanoides*	Norway Maple	fair	- Scarred trunk			
8437	6	6'	*Acer negundo*	Boxelder	poor	- 75% or more dead	N (c)		
8438	6 / 3	6'	*Acer negundo*	Boxelder	fair	- Vine-choked			
8439	9	9'	*Acer platanoides*	Norway Maple	poor	- Substantial rot, missing leader, & substantial lean	N (c)		
8440	19	---	---	---	dead		N (c)		
8441	8	8'	*Acer platanoides*	Norway Maple	fair	- Bent/crooked/bowed leader			
8442	8	8'	*Acer negundo*	Boxelder	poor	- 75% or more dead	N (c)		
8443	6	6'	*Ailanthus altissima*	Tree-of-Heaven	poor	- Hollow/extensive rot	N (c)		
8444	14	---	---	---	dead		N (c)		
8445	14	14'	*Ulmus spp.*	Elm	poor	- Base of tree undermined by erosion	N (c)		
8446	9	9'	*Ailanthus altissima*	Tree-of-Heaven	poor	- Missing main leader, and large area of dead bark	N (c)		
8447	9	9'	*Acer negundo*	Boxelder	poor	- Lean > 45 degrees	N (c)		
8448	30	30'	*Juglans spp.*	Walnut	fair	- Rot in trunk		H	
8449	7	7'	*Acer negundo*	Boxelder	poor	- Lean > 45 degrees	N (c)		
8450	6 / 4	6'	*Acer negundo*	Boxelder	poor	- Lean > 45 degrees	N (c)		
8451	21	21'	*Juglans spp.*	Walnut	poor	- 75% or more dead	N (c)		
8452	6	6'	*Acer negundo*	Boxelder	poor	- 50% or more dead	N (c)		
8453	43	43'	*Juglans spp.*	Walnut	fair	- Rot in trunk		H	TO BE REMOVED
8454	8	8'	*Acer negundo*	Boxelder	poor	- 50% or more dead	N (c)		
8455	6	6'	*Ulmus spp.*	Elm	fair	- Contorted crown			
8456	14	14'	*Acer negundo*	Boxelder	poor	- 50% or more dead	N (c)		
8457	7	7'	*Ulmus spp.*	Elm	fair	- Bent/crooked/bowed leader			
8458	10	10'	*Acer negundo*	Boxelder	poor	- Extensive rot & dead branches	N (c)		
8459	6	---	---	---	dead		N (c)		
8460	11	---	---	---	dead		N (c)		
8461	27	27'	*Populus deltoides*	Cottonwood	poor	- 50% or more dead	N (c)		
8462	29	29'	*Salix spp.*	Willow	poor	- 75% or more dead	N (c)		
8463	10	10'	*Acer platanoides*	Norway Maple	fair	- Dead branch(es)			
8464	9	---	---	---	dead		N (c)		
8465	26	26'	*Salix spp.*	Willow	poor	- 75% or more dead	N (c)		
8466	7	5'	*Ulmus spp.*	Elm	poor	- More than half of leader missing	N (c)		
8467	6	6'	*Acer platanoides*	Norway Maple	fair	- Bent/crooked/bowed leader			TO BE REMOVED
8468	6 / 5	6'	*Acer negundo*	Boxelder	poor	- 50% or more dead	N (c)		
8469	7 / 7	7'	*Acer negundo*	Boxelder	poor	- Lean > 45 degrees	N (c)		TO BE REMOVED
8470	8 / 4	8'	*Ulmus spp.*	Elm	fair	- More than half of leader missing			TO BE REMOVED
8471	6	6'	*Acer platanoides*	Norway Maple	poor	- More than half of leader missing	N (c)		TO BE REMOVED
8472	10	10'	*Acer negundo*	Boxelder	fair	- Contorted crown			
8473	7	---	---	---	dead		N (c)		
8474	6	2'	*Acer platanoides*	Norway Maple	poor	- More than half of leader missing	N (c)		
8475	7	2'	*Cercis canadensis*	Eastern Redbud	poor	- More than half of leader missing	N (c)		
8476	10 / 8	10'	*Acer platanoides*	Norway Maple	fair	- Utility-pruned			TO BE REMOVED
8477	7	7'	*Pseudotsuga menziesii*	Douglasfir	fair	- Utility-pruned			TO BE REMOVED
8478	9	9'	*Picea pungens*	Colorado Blue Spruce	good				
8479	10	10'	*Picea pungens*	Colorado Blue Spruce	good				

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

ISSUE	DATE	BY	DESCRIPTION
2	07/19/2023	JRC	SUBMISSION FOR PRELIMINARY PUD APPROVAL
1	03/22/2023	JRC	SUBMISSION FOR CITY STUDY MEETING #2
0	02/15/2023	JRC	SUBMISSION FOR CITY STUDY MEETING

NOT APPROVED FOR CONSTRUCTION

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Princeton, NJ · Tampa, FL · Rutherford, NJ
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607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

BROOKSIDE VILLAGE

PROPOSED PLANNED UNIT DEVELOPMENT

PARCEL ID: 490990303232.000
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-220084

TITLE:

DEMOLITION PLAN

DRAWING:

C-2

V:\DET\2022\DET-220084\LL REAL ESTATE LLC / 1001 ANN ARBOR TRAIL, PLYMOUTH, MI\CAD\DWG\PDP\DEMO.DWG

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
	PROPOSED RETAINING WALL
	PROPOSED BUILDING DOORS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

30' 0' 30' 60'

GRAPHIC SCALE IN FEET

1" = 30'

ISSUE	DATE	BY	DESCRIPTION
2	07/19/2023	JRC	SUBMISSION FOR PRELIMINARY PUD APPROVAL
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0	02/15/2023	JRC	SUBMISSION FOR CITY STUDY MEETING

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design

Detroit, MI · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

BROOKSIDE VILLAGE

PROPOSED PLANNED UNIT DEVELOPMENT

PARCEL ID: 490903032209
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-220084

TITLE:

SITE PLAN

DRAWING:

C-3

V:\DET\2022\DET-220084\LL REAL ESTATE LLC (1100 W ANN ARBOR TRAIL, PLYMOUTH, MI)\CAD\PLOT\DET-DA-SITE.DWG

SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
G 100.00	PROPOSED GRADE SPOT SHOT
TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
DC 100.12 BC 100.00	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
TW 102.00 BW 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC, FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
5. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IF THIS CONDITION CANNOT BE MET.
6. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

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Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com
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Phone 248.247.1115

SITE DEVELOPMENT PLANS

BROOKSIDE VILLAGE

PROPOSED PLANNED UNIT DEVELOPMENT

PARCEL ID: 49099030232109
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

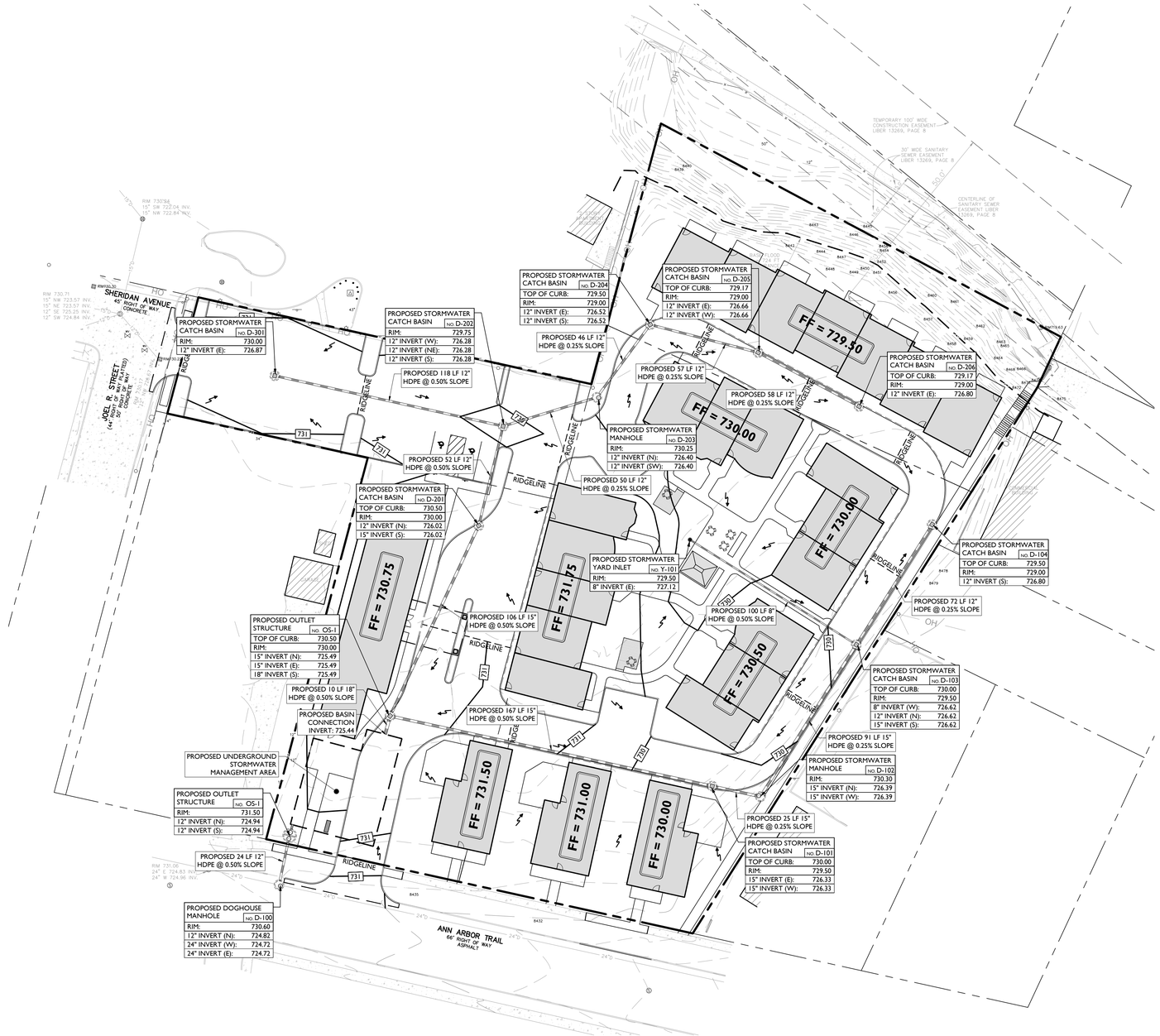
STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-220084

TITLE: GRADING PLAN

DRAWING: C-4

V:\DET\2022\DET-220084-LL-REAL ESTATE, LLC (1100 W ANN ARBOR TRAIL, PLYMOUTH, MI)\CAD\SD\PLOT\SD-04-GRADING



SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPING
	PROPOSED UNDERGROUND OUTLET STRUCTURE

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADIENT.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
6. FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.

30' 0' 30' 60'

GRAPHIC SCALE IN FEET
1" = 30'

ISSUE	DATE	BY	DESCRIPTION
2	07/19/2023	JRC	SUBMISSION FOR PRELIMINARY PUD APPROVAL
1	03/22/2023	JRC	SUBMISSION FOR CITY STUDY MEETING #2
0	02/15/2023	JRC	SUBMISSION FOR CITY STUDY MEETING

NOT APPROVED FOR CONSTRUCTION

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www.stonefieldeng.com
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

BROOKSIDE VILLAGE

PROPOSED PLANNED UNIT DEVELOPMENT

PARCEL ID: 490903032309
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-220084

TITLE:

STORMWATER MANAGEMENT PLAN

DRAWING:

C-5

V:\DET\2022\DET-220084\LL REAL ESTATE, LLC (1890 ANN ARBOR TRAIL, PLYMOUTH, MI)\ADD\PDF\DP-05 STM.DWG

SYMBOL	DESCRIPTION
	PROPERTY LINE
SAN	PROPOSED SANITARY LATERAL
W	PROPOSED DOMESTIC WATER SERVICE
E/T/C	PROPOSED ELECTRICAL/DATA CONDUITS
T/C	PROPOSED DATA CONDUITS
E	PROPOSED ELECTRIC CONDUITS
OH	PROPOSED OVERHEAD WIRES
G	PROPOSED GAS LINE
	PROPOSED VALVE
	PROPOSED WATER TEE / BEND
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DIRECT CONNECTION (FDC)
S	PROPOSED SANITARY MANHOLE / CLEANOUT
	PROPOSED UTILITY POLE
T	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

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NOT APPROVED FOR CONSTRUCTION

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SITE DEVELOPMENT PLANS

BROOKSIDE VILLAGE

PROPOSED PLANNED UNIT DEVELOPMENT

PARCEL ID: 49099010232209
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-220084

TITLE:

UTILITY PLAN

DRAWING:

C-6

V:\DET\2022\DET-220084\LL REAL ESTATE, LLC (-) BRW ANN ARBOR TRAIL, PLYMOUTH, MI\CAD\DP\DET220084-UTIL.DWG

FIXTURES 'A' & 'B'

FIXTURE 'C'

PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	15	MIRADA SMALL LED AREA LIGHT 02L LUMEN PACKAGE W/ HOUSE-SIDE SHIELD - SINGLE	FT	0.90	LSI INDUSTRIES	MRS-LED-02L-SIL-FT-AMT
	B	3	MIRADASMALL LED AREA LIGHT 02L LUMEN PACKAGE - DOUBLE @180°	FT	0.90	LSI INDUSTRIES	MRS-LED-02L-SIL-FT-AMT
	C	5	ARBOR POST TOP DECORATIVE LUMINAIRE - 2,300 LUMENS	V	0.90	COOPER LIGHTING	ARB-B2-LED-D1-T5

LIGHTING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 78-204(a)(1)	ALL OUTDOOR LIGHTING IN RESIDENTIAL USE DISTRICTS USED TO LIGHT THE GENERAL AREA OF A SITE SHALL BE SHIELDED OR DIRECTED IN A MANNER WHICH REDUCES GLARE AND SHALL BE SO ARRANGED AS TO REFLECT OBJECTIONABLE LIGHTS AWAY FROM ALL ADJACENT RESIDENTIAL DISTRICTS OR ADJACENT RESIDENCES	COMPLIES
§ 78-204(b)(3)a.	MAXIMUM PROPERTY LINE (RESIDENTIAL): 0.1 FC	0.1 FC
§ 78-204(b)(3)a.	MAXIMUM PROPERTY LINE (NON-RESIDENTIAL): 1.0 FC	0.9 FC
§ 78-204(b)(3)b.1.	MINIMUM ILLUMINATION OF LIGHTED AREAS (RESIDENTIAL AND CHURCHES): 0.4 FC	0.2 FC (W)
§ 78-204(b)(3)b.1.	MAXIMUM ILLUMINATION OF LIGHTED AREAS (RESIDENTIAL AND CHURCHES): 0.6 FC	1.8 FC (W)
§ 78-204(B)(3)B.1.	MAXIMUM HEIGHT: 25 FT OR HEIGHT OF BUILDING, WHICHEVER IS LESS	25 FT

(W) WAIVER

LIGHTING STATISTICS

DESCRIPTION	AVERAGE	MINIMUM	MAXIMUM
OVERALL PARCEL	0.52 FC	0.0 FC	1.8 FC
PROPERTY LINE (RESIDENTIAL)	0.02 FC	0.0 FC	0.1 FC
PROPERTY LINE (NON-RESIDENTIAL)	0.20 FC	0.0 FC	0.9 FC

SYMBOL	DESCRIPTION
	PROPERTY LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+XX	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED PEDESTRIAN LIGHT

GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER, ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
   - LIGHT EMITTING DIODES (LED): 0.90
   - HIGH PRESSURE SODIUM: 0.72
   - METAL HALIDE: 0.72
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

30' 0' 30' 60'

GRAPHIC SCALE IN FEET

1" = 30'

ISSUE	DATE	BY	DESCRIPTION
2	07/19/2023	JRC	SUBMISSION FOR PRELIMINARY PUD APPROVAL
1	03/22/2023	JRC	SUBMISSION FOR CITY STUDY MEETING #2
0	02/15/2023	JRC	SUBMISSION FOR CITY STUDY MEETING

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design

Detroit, MI · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

BROOKSIDE VILLAGE

PROPOSED PLANNED UNIT DEVELOPMENT

PARCEL ID: 49009030232109
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-220084

TITLE: LIGHTING PLAN

DRAWING: C-7

V:\DET\2022\DET-220084\LL REAL ESTATE LLC (-1)\PH ANN ARBOR TRAIL, PLYMOUTH, MI\CAD\PLOTS\DP-01 LIGHT.DWG

LANDSCAPE MAINTENANCE SCHEDULE

MAINTENANCE TASK	WINTER			SPRING				SUMMER				FALL			
	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	FREQUENCY	JUNE	JULY	AUGUST	FREQUENCY	SEPTEMBER	OCTOBER	NOVEMBER	FREQUENCY
SITE INSPECTION				X			ONCE PER SEASON		X		ONCE PER SEASON			X	ONCE PER SEASON
DEBRIS & WEED CONTROL				X	X	X	BI-WEEKLY	X	X	X	BI-WEEKLY	X	X		BI-WEEKLY
IRRIGATION MAINTENANCE					X		ONCE PER SEASON				N/A		X		ONCE PER SEASON
MULCHING					X		ONCE PER SEASON				N/A				N/A
SEASONAL PLANTINGS						X	ONCE PER SEASON	X	X	X	WEEKLY	X	X	X	WEEKLY
MOWING OF TURF				X	X	X	WEEKLY	X	X	X	WEEKLY	X	X	X	WEEKLY
MOWING OF WILDFLOWERS							N/A				N/A			X	ONCE PER SEASON
PRUNING				X	X		MONTHLY				N/A			X	ONCE PER SEASON
FERTILIZER & AMENDMENTS				X	X	X	MONTHLY	X	X	X	BI-WEEKLY	X	X	X	BI-WEEKLY
INSECT & DISEASE CONTROL						X	ONCE PER SEASON	X	X	X	BI-WEEKLY	X	X		N/A
PLANTING RENOVATION				X			ONCE PER SEASON				N/A		X		ONCE PER SEASON
LANDSCAPE STRUCTURES INSPECTION					X		ONCE PER SEASON				N/A				N/A
LIGHTING MAINTENANCE				X			ONCE PER SEASON				N/A		X		ONCE PER SEASON
PAVED SURFACE MAINTENANCE					X		ONCE PER SEASON				N/A				N/A

LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
	PARKING AREA SCREENING	
§ 78-167.(e)(1)a.	OFF-STREET PARKING SHALL BE BUFFERED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY	COMPLIES
§ 78-167.(e)(2)d.	MINIMUM 4 FT BUFFER REQUIRED BETWEEN PARKING AREA AND STREET	ANN ARBOR TRAIL: N/A(1) JOEL R STREET: 5.4 FT PROVIDED
	36" HIGH MASONRY SCREENING REQUIRED	36" HIGH EVERGREEN HEDGE PROPOSED
	1 TREE FOR EVERY 40 LF OF FRONTAGE	
	ANN ARBOR TRAIL: NO PARKING PROPOSED	N/A(1)
	JOEL R. STREET: 40 FT	
	(40 FT) * (1 TREE / 40 LF OF FRONTAGE) = 1 TREE	1 TREE PROPOSED
	INTERIOR PARKING LOT LANDSCAPING	
§ 78-168.(a)(1)a.	PARKING LOTS 25 - 100 SPACES:	
	1 TREE FOR EVERY 10 SPACES	
	(45 SPACES) * (1 TREE / 10 SPACES) = 5 TREES	5 TREES PROPOSED
	100 SF OF LANDSCAPE AREA FOR EVERY 10 SPACES	
	(45 SPACES) * (100 SF / 10 SPACES) = 500 SF	1,559 SF PROVIDED
§ 78-168.(a)(2)	MINIMUM LANDSCAPE AREA: 60 SF	39 SF PROVIDED

(N/A) NOT APPLICABLE
(1) INTERNAL DRIVE ISLES AND PARKING DO NOT ABUT ROADWAY FRONTAGE.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	ACE	5	ACER SACCHARUM	SUGAR MAPLE	3" - 3.5" CAL	B&B	NATIVE, DROUGHT TOLERANT
	BET	3	BETULA NIGRA	RIVER BIRCH	4" - 4.5" CAL	B&B	NON NATIVE
	CEL	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3.5" - 4" CAL	B&B	NATIVE, DROUGHT TOLERANT, SALT TOLERANT
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	AME	3	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	2" - 2.5" CAL	B&B	NATIVE, DROUGHT TOLERANT, SALT TOLERANT
	CER	1	CERCIS CANADENSIS	EASTERN REDBUD	2.5" - 3" CAL	B&B	NATIVE
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	CEA	16	CEANOTHUS AMERICANUS	NEW JERSEY TEA	30" - 36"	POT	NATIVE, DROUGHT TOLERANT
	VER	13	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	30" - 36"	POT	NATIVE, SALT TOLERANT
	LIN	9	LINDERA BENZOIN	SPICEBUSH	36" - 42"	POT	NATIVE, SALT TOLERANT
	ROS	17	ROSA VIRGINIANA	VIRGINIA ROSE	30" - 36"	POT	NATIVE, DROUGHT TOLERANT, SALT TOLERANT
	VIB	7	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	36" - 42"	POT	NATIVE, DROUGHT TOLERANT
	VDE	12	VIBURNUM DENTATUM	VIBURNUM	36" - 42"	POT	NATIVE, SALT TOLERANT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	ILE	41	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	36" - 42"	POT	DROUGHT TOLERANT, SALT TOLERANT
	TAX	32	TAXUS CANADENSIS	CANADA YEW	30" - 36"	POT	NATIVE, DROUGHT TOLERANT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL

MICHIGAN WILDFLOWER FARM
WETLAND MIX:

ANEMONE CANADENSIS	CANADA ANEMONE
ASCLEPIAS INCARNATA	SWAMP MILKWEED
EUPATORIUM MACULATUM	JOE-PYE WEED
EUPATORIUM PERFOLIATUM	BONESET
HELENIUM AUTUMNALE	SNEEZEWEED
HIBISCUS MOSHEUTOS	SWAMP ROSE MALLOW
IRIS VIRGINICA	WILD BLUE FLAG
LIATRIS SPICATA	MARSH BLAZING STAR
LOBELIA SIPHILITICA	GREAT BLUE LOBELIA
RUDBECKIA FULGIDA SWEET	BLACK-EYED SUSAN
SOLIDAGO PATULA	SWAMP GOLDENROD
SYMPHYOTRICHUM PUNICEUM	SWAMP ASTER
VERBENA HASTATA	BLUE VERVAIN
VERNONIA MISSURICA	IRONWEED
ELYMUS VIRGINICUS	VIRGINIA WILD RYE
SCIRPUS SPP.	SCIRPUS SPECIES
SPARGANIUM EURYCARPUM	COMMON BUR REED

1. SOW ABOVE MIX AT A RATE OF 40% FORBS, 60% GRASSES/SEDGE/RUSH
2. 3 OZ./1000 S.F. OR 6 LBS./ACRE
3. NO MOWING SHALL TAKE PLACE.

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

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

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STONEFIELD engineering & design
Detroit, MI · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
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Phone 248.247.1115

SITE DEVELOPMENT PLANS

BROOKSIDE VILLAGE

PROPOSED PLANNED UNIT DEVELOPMENT

PARCEL ID: 49009030322309
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-220084

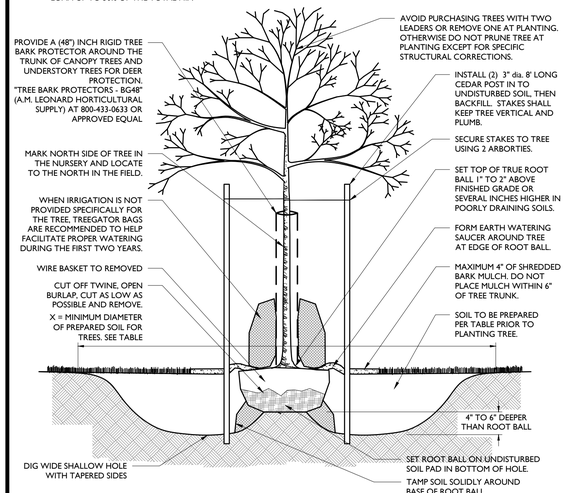
TITLE: **LANDSCAPING PLAN**

DRAWING: **C-8**

V:\DET\2022\DET-220084 LA REAL ESTATE, LLC (1099 ANN ARBOR TRAIL, PLYMOUTH, MI)\ACAD\PLOT\DWG\PP-08-09 LANDSCAPING

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

1

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
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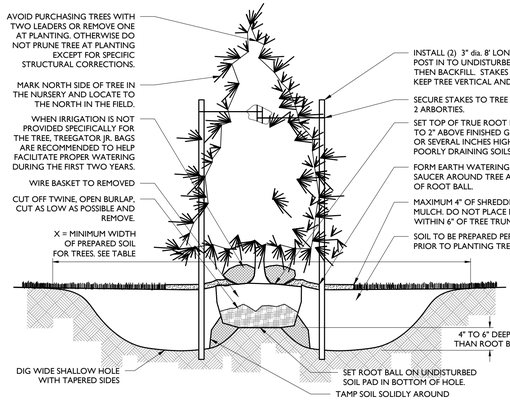


CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

2

GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. NO INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FIXTURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, THESE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL NOT BE TAKEN FROM A BOG OR SWAMP, NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL) IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

PLANT QUALITY AND HANDLING NOTES:

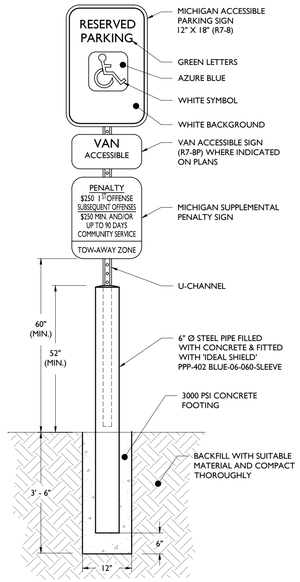
1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT OR STORAGE, OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES AND COVERED WITH MOISTENED MULCH OR ADDED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLANTS (MARCH 15 - DECEMBER 15)
    LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX B REPANDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZELKOVA VARIETIES

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
22. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
23. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

PLANT MATERIAL GUARANTEE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENT

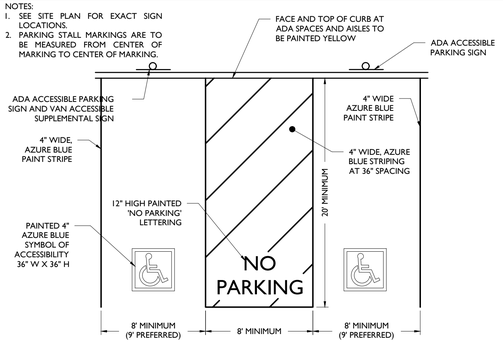


ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL

NOT TO SCALE

1

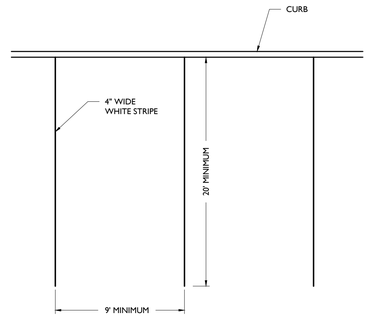
NOTES:
1. SEE SITE PLAN FOR EXACT SIGN LOCATIONS.
2. PARKING STALL MARKINGS ARE TO BE MEASURED FROM CENTER OF MARKING TO CENTER OF MARKING.



ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

2



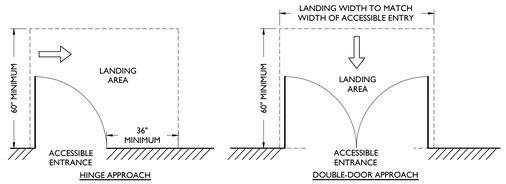
90° PARKING STALL MARKINGS

NOT TO SCALE

3

PAVEMENT STRIPING & MARKINGS NOTES:
1. ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
2. ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
3. PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
4. UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
5. UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.

4

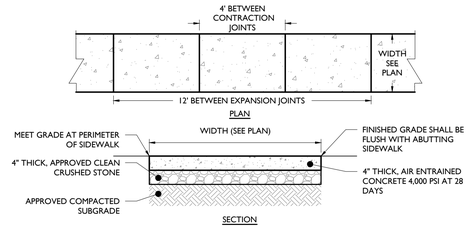


ACCESSIBLE ENTRANCE LANDING DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM SLOPE ON LANDING SHALL BE 1:50 IN ALL DIRECTIONS
2. DIMENSIONS SHOWN HERE ARE THE MINIMUM DIMENSIONS REQUIRED FOR AN ADA COMPLIANT LANDING AT THE ACCESSIBLE ENTRANCE. REFER TO SITE PLAN FOR SITE SPECIFIC DIMENSIONS THAT MAY SPECIFY A LARGER LANDING AREA.
3. CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE CONSTRUCTION IF THE ACCESSIBLE ENTRANCE ON SITE DOES NOT MATCH THE SCENARIO SHOWN ABOVE.

5

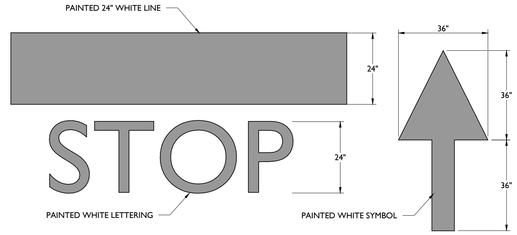


CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM THE SURFACE.
3. 1" DEEP BY ¼" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

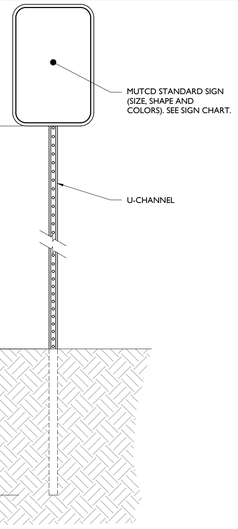
6



STOP BAR & ARROW DETAILS

NOT TO SCALE

7



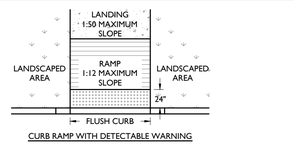
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)	STOP	WHITE	RED	36"x36"	GROUND
DO NOT ENTER (R5-1)	DO NOT ENTER	RED	WHITE	30"x30"	GROUND

NOTES:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

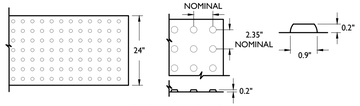
SIGN DETAIL & DATA TABLE

NOT TO SCALE

8



CURB RAMP WITH DETECTABLE WARNING



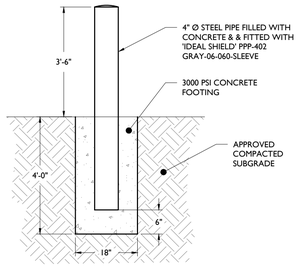
DETECTABLE WARNING

CURB RAMP DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
5. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
6. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

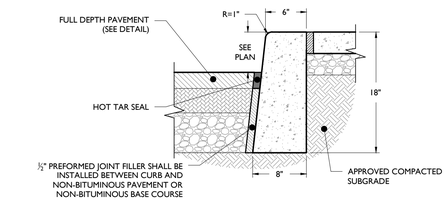
9



BOLLARD DETAIL

NOT TO SCALE

12



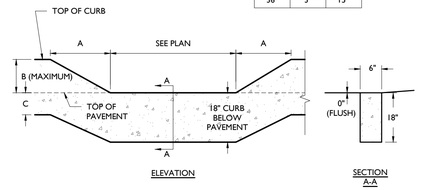
CONCRETE CURB DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

10

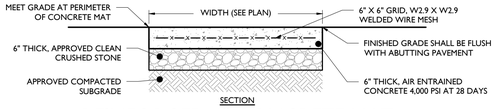
FLUSH CURB DIMENSIONS		
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"



FLUSH CURB DETAIL

NOT TO SCALE

11

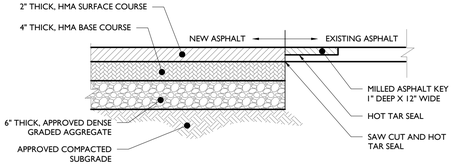


REINFORCED 6" CONCRETE MAT (FOR TRANSFORMER PAD)

NOT TO SCALE

NOTES:
1. ½" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY ¼" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

13



FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE:
HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

14

ISSUE	DATE	BY	DESCRIPTION
2	07/19/2023	JRC	SUBMISSION FOR PRELIMINARY PUD APPROVAL
1	03/22/2023	JRC	SUBMISSION FOR CITY STUDY MEETING #2
0	02/15/2023	JRC	SUBMISSION FOR CITY STUDY MEETING

NOT APPROVED FOR CONSTRUCTION

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SITE DEVELOPMENT PLANS

BROOKSIDE VILLAGE

PROPOSED PLANNED UNIT DEVELOPMENT

PARCEL ID: 49099203232109
I 100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

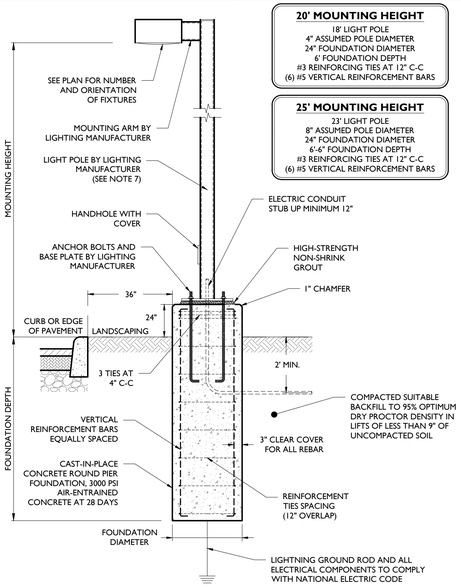
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: DET-220084

TITLE: CONSTRUCTION DETAILS

DRAWING: C-10

V:\DET\2022\DET-220084-LL-LEGAL ESTATE, LLC (100W ANN ARBOR TRAIL, PLYMOUTH, MI)\CAD\PLOT\SHEETS\SHEET SET\10-11 DETS.DWG



LIGHT POLE INSTALLATION DETAIL

NOT TO SCALE

NOTES:
1. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
2. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
3. ALL REBAR TO BE NEW GRADE 60 STEEL.
4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
5. CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
7. POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSI/ASCE 7-93.
8. POUR TO BE TERMINATED AT A FORM.
9. WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

1

Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

Type: _____

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRS - Mirada Small Area Light	**LED**	**9L** - 9,000 lms **9L** - 9,000 lms **12L** - 12,000 lms **15L** - 15,000 lms **18L** - 18,000 lms **21L** - 21,000 lms **24L** - 24,000 lms Custom Lumens Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **SW** - Type 5 Wide **FT** - Forward Throw	**(blank)** - standard **L** - Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (1-10V)
MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH							

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT	**70CRI** - 70 CRI	**(blank)** - None **Wireless Controls System:** **ALSC** - AdirLink Symphor Control System **ALSC2** - AdirLink Symphor Control System with 12-20' Mtr Motion Sensor **ALSC4** - AdirLink Symphor Control System with 20-40' Mtr Motion Sensor **ALBCS1** - AdirLink Blue Wireless Motion & Photo Sensor Controller (2-20' Mtr) **ALBCS2** - AdirLink Blue Wireless Motion & Photo Sensor Controller (25-40' Mtr) **Stand-Alone Controls** **ET** - 7-Day Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle (ANSI C136.41) **IPS361** - Integral Bluetooth® Motion and Photocell Sensor (8-24' Mtr)* **IPS812** - Integral Bluetooth® Motion and Photocell Sensor (25-40' Mtr)*	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**(blank)** - None **IH** - Integral Half Louver (Moderate Spill Light Cutoff) **IL** - Integral Louver (Sharp Spill Light Cutoff)[3]

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

Accessory Ordering Information[5]

CONTROLS ACCESSORIES	
Description	**Order Number**
Twist Lock Photocell (120V) for use with CR7P	**122514**
Twist Lock Photocell (208-277) for use with CR7P	**122515**
Twist Lock Photocell (347V) for use with CR7P	**122516**
Twist Lock Photocell (480V) for use with CR7P	**122518D**
AdirLink 5 Pin Twist Lock Controller	**653409**
AdirLink 7 Pin Twist Lock Controller	**653410**
Shorting Cap for use with CR7P	**149928**

FUSING OPTIONS[7]	
Description	**Order Number**
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

SHIELDING OPTIONS	
Description	**Order Number**
Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type SW" distribution.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. IPS811 is field configurable via the L1 app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CSX" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.

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SPECIFICATIONS FOR FIXTURE 'A' & 'B'

NOT TO SCALE

2

ARB ARBOR POST TOP

ORDERING INFORMATION

Sample Number: ARB-B2-LED-D1-T2-GM

Product Family [1, 2]	Lumens [3]	Lamp Type	Voltage	Distribution	Color [7]
ARB—Arbor Post Top **SKA XARB**—Arbor Post Top Buy American Act Compliant [8]	**B1**—Nominal 2,300 Lumens **B2**—Nominal 4,500 Lumens **B3**—Nominal 8,500 Lumens **B4**—Nominal 9,500 Lumens *	**LED**—Solid State Light Emitting Diodes	**D1**—Dimming Driver (120-277V) **347-347V** * **480-480V** *	**T2**—Type II **T3**—Type III **T4**—Type IV **T5**—Type V	**AP**—Grey **BZ**—Bronze **BK**—Black **SPECIAL**—Platinum **GM**—Graphite Metallic **WH**—White

Options (Add as Suffix)	Accessories (Order Separately) [10,20]
7030—70 CRI / 3000K CCT * **7035**—70 CRI / 3500K CCT * **8030**—80 CRI / 3000K CCT * **8035**—80 CRI / 3500K CCT * **AMB**—Amber 590nm [11, 17] **20MISP**—20kV MOV Surge Protective Device **20K**—20kV UL 1449 Fused Surge Protective Device **PC**—Button Type Photocontrol **PER**—NEMA 3-PIN Twistlock Photocontrol Receptacle **PER5**—NEMA 5-PIN Twistlock Photocontrol Receptacle **HA**—50°C High Ambient Temperature **BPS1**—Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [9] **SPB2**—Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [9] **SPB4**—Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [9] **MS-L08**—Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [16, 17] **MS-L20**—Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [16, 17] **MS-L40W**—Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [16, 17] **MS/DIM-L08**—Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [16, 17] **MS/DIM-L20**—Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [16, 17] **MS/DIM-L40W**—Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [16, 17] **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [12, 13, 14, 15, 16] **ZD**=SR Driver-enabled 4-PIN Twistlock Receptacle [12, 13, 14, 15, 16] **ZW-WOBWH**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [12, 13, 14, 15, 16] **ZW-WOFWH**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [12, 13, 14, 15, 16] **ZD-WOBWH**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting **ZD-WOFWH**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting **ZW-SWPD4WH**=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [12, 13, 14, 15, 16] **ZW-SWPD5WH**=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [12, 13, 14, 15, 16] **ZD-SWPD4WH**=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [12, 13, 14, 15, 16] **ZD-SWPD5WH**=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [12, 13, 14, 15, 16] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [18, 19] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [18, 19] **SLTD**=Fifth Light Dali Driver [18, 19] **DIM**=0-10V External Dimming Leads [18, 19] **VS**=Tempered Glass Vandal Shield **OC**=Coastal Construction [20] **SPBL2**=FDP-305-L2 (Wattstopper DALI sensor) **SPBL4**=FDP-301-L7 (Wattstopper DALI sensor) **TN**=Toolless hardware **F**=Single Fuse [6]	**ARBA-XX**=Single Pole Mount Arm [4] **ARWM-XX**=Wall Mount Arm **ARTA15-XX**=Twin Mount Bracket [4] **ARPAA-XX**=Pole Adapter 4" O.D. Pole **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [21] **WDLC-2P-16A**=WaveLinx Outdoor Control Module (2-PIN) [16, 20] **WOB-WH**= WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting **WOF-WH**= WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting **HALO-WH**= WaveLinx Pro Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting **SWPD5-WH**= WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [16,19,20,22]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPS10001EN for additional information.
2. Tenon O.D. must be 4" O.D. nominal. Shim 3" O.D. tenon when used with a ARPAA-XX 4" O.D. pole adapter.
3. Standard 4000K CCT, nominal 70CRI.
4. B4 only available with Type V distribution.
5. Requires the use of a step-down transformer.
6. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta, and Three Phase Corner Grounded Delta systems).
7. Custom and RAL color matching available upon request. Consult your lighting representative for more information.
8. Extended lead times apply. Use dedicated IES files when performing layouts.
9. Not available with B3 luminaire package in Type II, III, or IV distributions.
10. Controls system is not available with photocontrol (PC), photocontrol receptacle (PER or PER7), or controls systems MS, LWR, DIM or SPBx.
11. Not available on B1 or B2 lumen packages.
12. Sensor passive infrared (PIR) may be overly sensitive below -20°C (-4°F).
13. For device to be field configurable, requires WAC Gateway components WAC-PDE and WPDE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be ordered separately. Consult your lighting representative for more WaveLinx application information.
14. Not available on B1 or B4 lumen packages.
15. Requires 4-PIN twistlock receptacle (ZD or ZW) option.
16. Enlighted wireless sensors are factory installed and require network components LWR-EM-1, LWR-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information.
17. Not available in B4 lumen package.
18. Fifth Light Dali Driver (SLTD) sought "B" outside future.
19. Replace XX with paint color.
20. Fits on 3" O.D. x 4" long tenon for nominal 4-1/2" O.D. pole top.
21. Requires 5-PIN NEMA twistlock photocontrol receptacle (PER5) option. The WDLC-2 cannot be used in conjunction with other controls systems (MS, ZW, ZD or LWR). Operates on 120-347V input voltages.
22. Smart device with mobile application required to change system defaults. See controls section for details.
24. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 8 per ASTM D1654.
25. Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components that are not domestically sourced may be available for non-federal projects.
26. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
27. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Lumen Package B1. See IES files for photometric performance.
28. Must specify voltage (120V, 277V, or 347V) to fuse the single hot leg.
29. Not available with ELTD option.
30. If ZD or ZW only, shorting cap will be installed on 4-pin receptacle.

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SPECIFICATIONS FOR FIXTURE 'C'

NOT TO SCALE

3

WAYNE COUNTY DPS GENERAL NOTES:

1. ALL WORK WITHIN THE WAYNE COUNTY ROAD RIGHT-OF-WAY (ROW) AND DRAIN EASEMENT SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND GENERAL SPECIFICATIONS, INCLUDING SOIL EROSION AND SEDIMENTATION CONTROL OF THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES, AND MDOT 2012 SPECIFICATIONS FOR CONSTRUCTION.
2. THESE PLANS ARE NOT VALID WITHOUT ATTACHMENT OF THE WAYNE COUNTY PERMIT SPECIFICATIONS FOR CONSTRUCTION WITHIN THE ROAD ROW, PARKS, DRAIN EASEMENT OR SANITARY SEWER UNDER JURISDICTION OF THE WAYNE COUNTY (07/01/93) REVISED 12/15/2004
3. CONTRACTOR SHALL CONTACT MISS DIG AT 811 TO IDENTIFY AND FLAG / MARK THE LOCATIONS OF ALL UNDERGROUND UTILITIES AT THE PROPOSED CONSTRUCTION AREAS PRIOR TO START OF CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES, AND RESOLVE ANY CONFLICT BETWEEN THE PROPOSED WORK AND THE EXISTING UNDERGROUND OR ABOVEGROUND UTILITIES.
4. CONTRACTOR SHALL MAINTAIN 18" MINIMUM VERTICAL CLEARANCE AND 3 FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN THE PROPOSED AND EXISTING UTILITIES. ANY PROPOSED UTILITY PERMITTED TO CROSS UNDER THE ROAD OR DRAIN, MUST BE PLACED A MINIMUM OF 7 FEET BELOW THE LOWEST POINT OF THE ROAD, OR 6 FEET BELOW THE DRAIN BOTTOM, OVERHEAD WIRES/CABLES MUST BE INSTALLED 18 FEET MINIMUM ABOVE THE ROAD CENTERLINE. TO RELOCATE ANY UTILITY WITHIN THE ROAD ROW, THE CONTRACTOR SHALL COORDINATE THE RELOCATION WITH THE UTILITY COMPANY AND AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
5. ALL SURVEY MONUMENTS / CORNERS AND BENCH MARKS LOCATED WITHIN THE CONSTRUCTION AREA MUST BE PRESERVED IN ACCORDANCE WITH PUBLIC ACT 74 AS AMENDED (INCLUDING ACT 34, P.A. 2000) AND AS PER WAYNE COUNTY PERMIT RULE 1.5. THE PERMIT HOLDER AND CONTRACTOR SHALL COORDINATE THE WORK WITH A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF MICHIGAN DURING CONSTRUCTION ACTIVITIES FOR THE PURPOSE OF WITNESSING, PRESERVING OR REPLACING SURVEY MONUMENTS AND MONUMENT BOXES.
6. EXPOSURE OF ANY UTILITIES UNDER THE PAVEMENT WILL NOT BE PERMITTED, UNLESS APPROVED BY THE WAYNE COUNTY ENGINEER. PAVEMENT REMOVAL AND REPLACEMENT SHALL BE PERFORMED PER APPLICABLE WAYNE COUNTY STANDARD DETAILS AN AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
7. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITHIN THE WAYNE COUNTY ROAD ROW AND DRAIN EASEMENT WITH 3" TOPSOIL, THM SEED MIX AND MULCH. SLOPES STEEPER THAN 1 ON 3 SHALL BE RESTORED BY PLACING SOD ON 2" TOPSOIL.
8. ALL BACKFILLS UNDER OR WITHIN 3 FEET OF THE PROPOSED OR EXISTING PAVEMENT, CURB OR SIDEWALK SHALL CONFORM TO THE WAYNE COUNTY TRENCH "B" BACKFILL REQUIREMENTS. TRENCH "A" BACKFILL MAY BE USED WITHIN THE ROAD ROW AREAS UNDER CONDITIONS OTHER THAN THOSE SPECIFIED FOR TRENCH "B".
9. CONTRACTOR IS RESPONSIBLE FOR RESTORING OR REPLACING ALL DISTURBED LANDSCAPED AREAS, SPRINKLER SYSTEMS, FENCES, SIGNS, MAIL BOXES, ETC. WITHIN THE WAYNE COUNTY ROAD ROW AND / OR AS DIRECTED BY THE COUNTY ENGINEER.
10. CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES. OTHERWISE, DETOURING TRAFFIC MUST BE PER APPROVED PLANS. ALL SIGNING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF M.M.U.T.C.D.
11. MAINTAIN A SAFE AND ADEQUATE TRAVEL ROUTE FOR PEDESTRIANS AT ALL TIMES THROUGHOUT THE PROJECT DURATION.
12. TUNNELING, BORING AND JACKING OPERATIONS SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY SPECIFICATIONS AND DETAILS. BORE PITS SHALL BE PLACED AT MINIMUM 10 FEET FROM THE BACK OF CURB OR EDGE OF PAVEMENT.
13. REMOVE ALL ABANDONED CONDUITS FROM THE COUNTY ROADS ROW OR AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
14. CONTRACTOR SHALL PROVIDE COLD WEATHER PROTECTION FOR ALL PROPOSED CONCRETE WORK (PAVEMENTS, SIDEWALKS, DRIVE APPROACHES, ETC.) AS DIRECTED BY THE WAYNE COUNTY ENGINEER.
15. OVERNIGHT VEHICLE PARKING AND STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT'S ARE NOT PERMITTED WITHIN THE WAYNE COUNTY ROADS RIGHTS-OF-WAY.
16. CONTRACTOR SHOULD OBTAIN SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FROM THE WAYNE COUNTY DPS. CONTACT THE WAYNE COUNTY SOIL EROSION OFFICE AT (734) 326-5565, OR THE COMMUNITY HAVING JURISDICTION OVER THE SOIL EROSION PERMIT.
17. CONTRACTOR SHALL NOTIFY THE WAYNE COUNTY TRAFFIC SIGNAL SHOP AT (734) 955-2161 AT LEAST 72 HOURS PRIOR TO START OF WORK AT OR NEAR ANY SIGNALIZED INTERSECTIONS.
18. CONTRACTOR SHALL NOTIFY WAYNE COUNTY 72 HOURS PRIOR TO START OF CONSTRUCTION. CONTACT THE PERMIT OFFICE AT (734) 858-2761.

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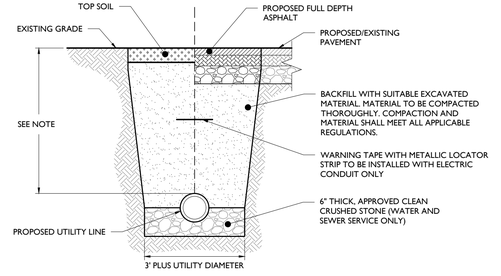


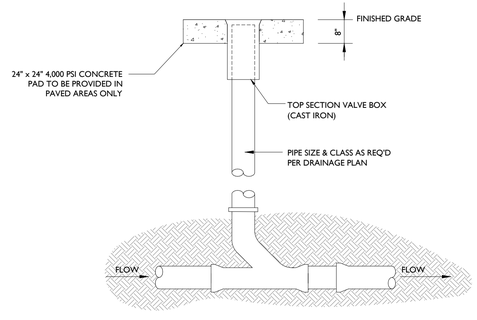
UTILITY TRENCH DETAIL

NOT TO SCALE

NOTE:

MINIMUM PIPE COVER SHALL BE AS FOLLOW:
- ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY
- GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY
- SEWER SERVICE - 36" MINIMUM
- WATER SERVICE - 48" MINIMUM

5



CLEAN-OUT

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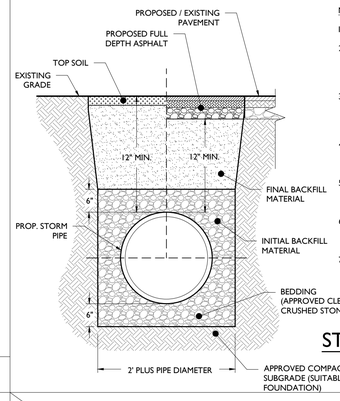
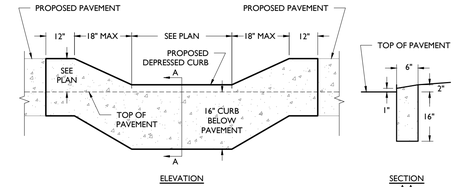


NOTES:
1. ALL PIPE SYSTEM INSTALLATIONS SHALL MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
2. ALL HDPE PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS" (LATEST EDITION).
3. ALL RCP PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C76-15, "STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE" (LATEST EDITION).
4. FOR NON HDPE OR RCP PIPE INSTALLATIONS, CONTRACTOR SHALL INSTALL PIPE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
5. WHERE THE TRENCH BOTTOM IS UNSTABLE, CONTRACTOR SHALL PROVIDE SUITABLE BACKFILL MATERIAL AS REQUIRED BY ENGINEER OR PER GEOTECH RECOMMENDATIONS.
6. MINIMUM COVER IN TRAFFIC AREAS IS 12" UP TO 48" DIAMETER PIPE AND 24" FOR 54" - 60" DIAMETER PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.
7. CONTRACTOR SHALL INSTALL SUITABLE MATERIAL FOR INITIAL AND FINAL BACKFILL. BACKFILL COMPACTION SHOULD MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.

STORM TRENCH DETAIL

NOT TO SCALE

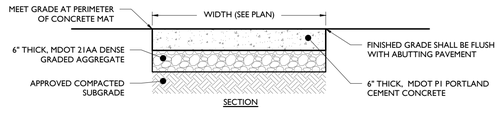
7



DEPRESSED CURB DETAIL

NOT TO SCALE

8



STANDARD DUTY CONCRETE PAVEMENT

NOT TO SCALE

NOTES:
1. ½" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY ½" WIDE TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

9

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ISSUE	DATE	DESCRIPTION	BY
2	07/19/2023	SUBMISSION FOR PRELIMINARY PUD APPROVAL	JRC
1	03/22/2023	SUBMISSION FOR CITY STUDY MEETING #2	JRC
0	02/15/2023	SUBMISSION FOR CITY STUDY MEETING	JRC

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Detroit, MI - New York, NY - Boston, MA
Princeton, NJ - Tampa, FL - Rutherford, NJ
www.stonefieldeng.com
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

BROOKSIDE VILLAGE

PROPOSED PLANNED UNIT DEVELOPMENT

PARCEL ID: 49099010232209
I 100 WEST, ANN ARBOR TRAIL
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: DET-220084

TITLE: CONSTRUCTION DETAILS

DRAWING: C-11

LAND USE

PARCEL ID: 49009030322309

PLANNED UNIT DEVELOPMENT
CHURCH AND MULTI-FAMILY TOWNHOUSES

LOT AREA	97,818 SF (2.25 AC)
USABLE OPEN SPACE / RECREATION AREA	41,068 SF (42%)
BUILDING AREA (3 STAND ALONE CONDOS + 21 TOWNHOUSES + CHURCH)	26,450 SF (27%)
ROAD/PARKING AREA	30,300 SF (31%)
BUILDING STORIES	2.5 STORIES
BUILDING HEIGHT	31'-6" (RIDGE) / 25'-3" (MIDPOINT OF ROOF)
FRONT YARD SETBACK	10 FT
SIDE YARD SETBACK (ONE)	10 FT
SIDE YARD SETBACK (BOTH)	20 FT
REAR YARD SETBACK	35 FT
DENSITY	11 RESIDENTIAL UNITS PER ACRE

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	CALUCLATION / ALLOCATION	PROPOSED
§ 78-271.2.A	CHURCH: 1 SPACE PER 2 SEATS OR 4FT OF PEWS (63 SEATS)(1 SPACE / 2 SEATS) = 32 SPACES TOWNHOUSES: TWO FOR EACH DWELLING UNIT HAVING TWO OR LESS BEDROOMS AND 2½ FOR EACH DWELLING UNIT HAVING THREE OR MORE BEDROOMS, PLUS FIVE FOR ANY OFFICE BUILDING OR CLUB HOUSE FACILITY. • 6 (2BR) * 2 SPACES = 12 SPACES • 18 (2BR) * 2.5 SPACES = 45 SPACES • TOTAL TOWNHOUSE = 57 SPACES TOTAL REQUIRED = 89 SPACES	90 SPACES (1)

CONDOMINIUM - UNITS

TOTAL	UNIT TYPE
3	STAND-ALONE CONDOMINIUM - 3 BEDROOM
6	SMALL TOWNHOUSE - 2 BEDROOM
15	LARGE TOWNHOUSE - 3 BEDROOM
UNIT TOTAL: 24	

TOTAL NUMBER OF ROOMS

CODE SECTION	CALUCLATION / ALLOCATION	PROPOSED
§ 78-191c	THE TOTAL NUMBER OF ROOMS IN A MULTIPLE DWELLING OF OVER TWO STORIES BUT NOT EXCEEDING FOUR STORIES SHALL NOT BE MORE THAN THE AREA OF THE PARCEL, IN SQUARE FEET, DIVIDED BY 900. APPLICABLE UNIT TYPES: 2 BEDROOM = 3 ROOMS 3 BEDROOM = 4 ROOMS 97,818sqft/900sqft = 108 MAX ROOM	(6) 2BR = 18 ROOMS + (18) 3BR = 72 ROOMS = 90 ROOMS

1 | ARCHITECTURAL SITE PLAN

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STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No. 1301029086
LICENSED ARCHITECT

BROOKSIDE VILLAGE

2022.129

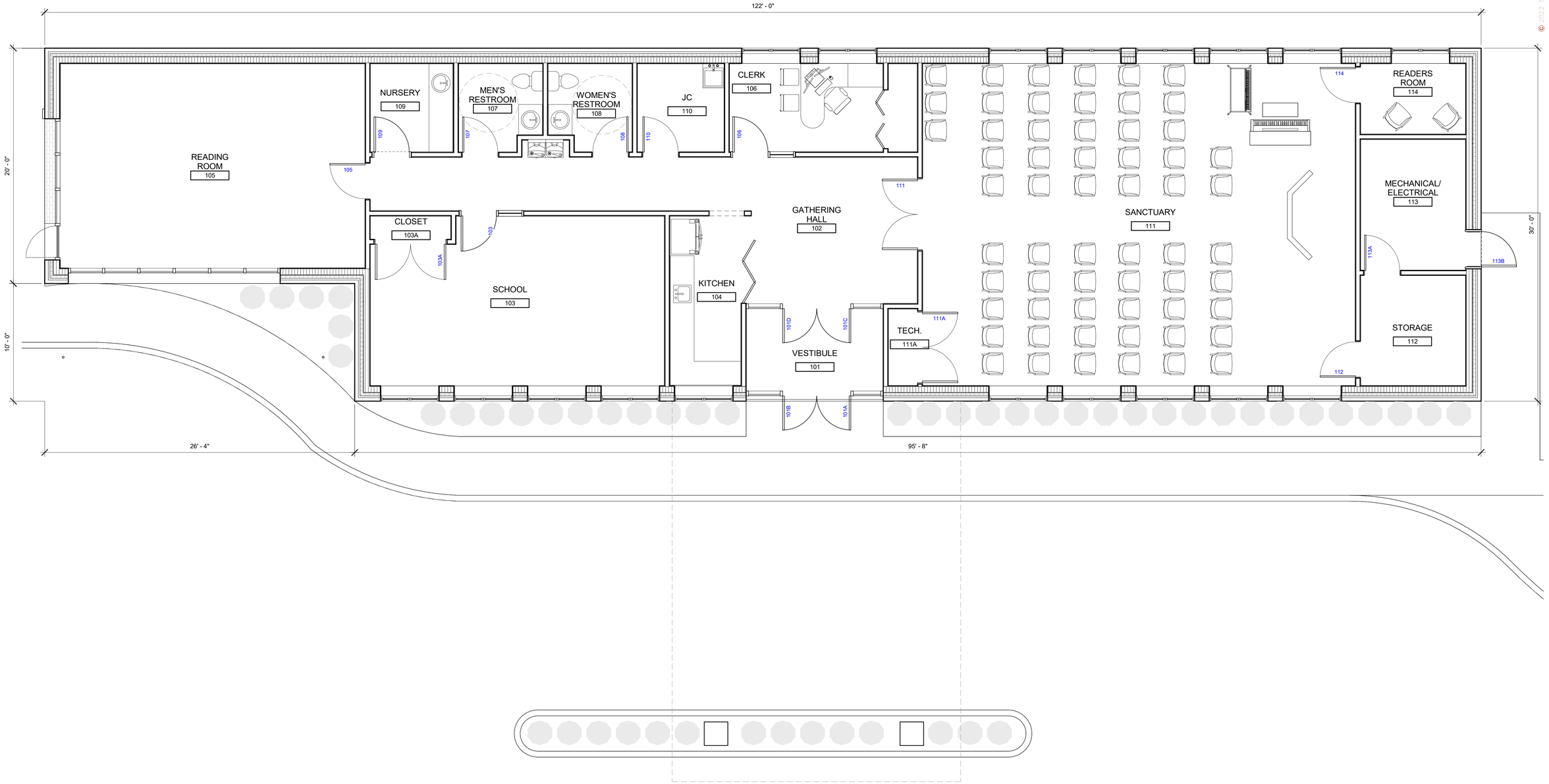
SVA

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

ARCHITECTURAL SITE PLAN

SP101



1 | ARCHITECTURAL FLOOR PLAN

© 2022 Sticky White Architects

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No. 1301029086
LICENSED ARCHITECT

FIRST CHURCH OF CHRIST SCIENTIST

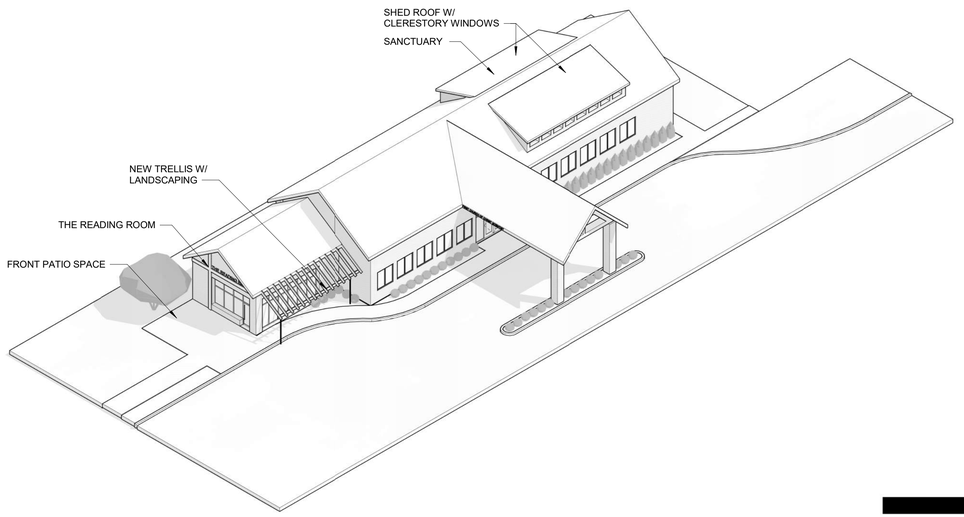
2023.033

FIRST CHURCH OF CHRIST SCIENTIST
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

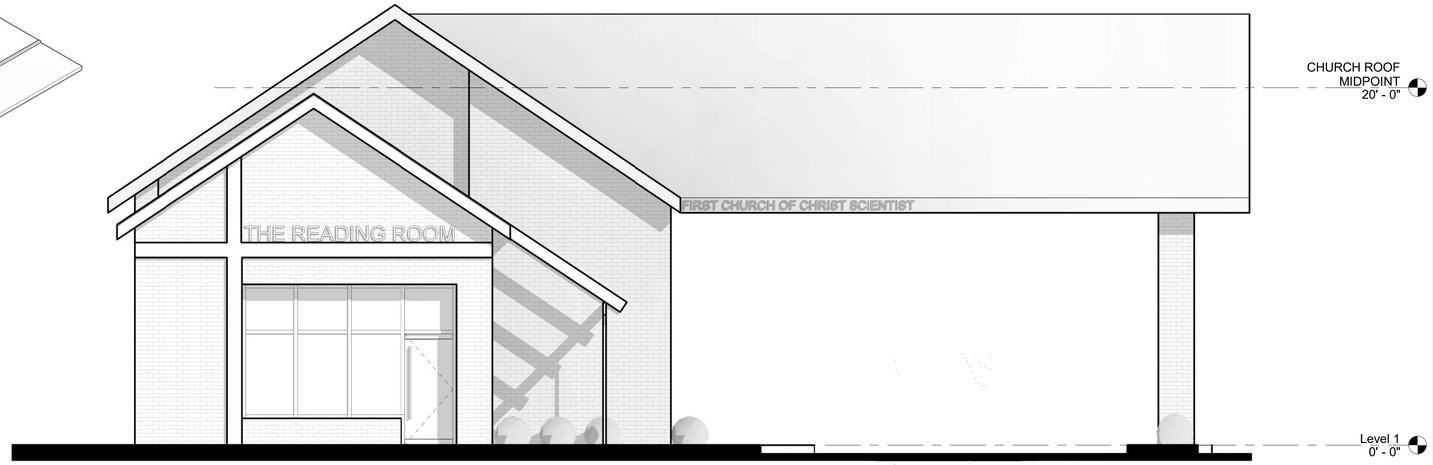
Drawn by : JML
Checked by : ARR

ARCHITECTURAL FLOOR PLAN

CH101



3 | CONCEPTUAL ISOMETRIC VIEW



2 | EXTERIOR ELEVAITON - SOUTH

1 | EXTERIOR ELEVATION - EAST

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JOHN A. VITALE
ARCHITECT
No.
1301029086
LICENSED ARCHITECT

FIRST CHURCH OF CHRIST SCIENTIST

SVA

2023.033

FIRST CHURCH OF CHRIST SCIENTIST
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

EXTERIOR ELEVATIONS

CH301

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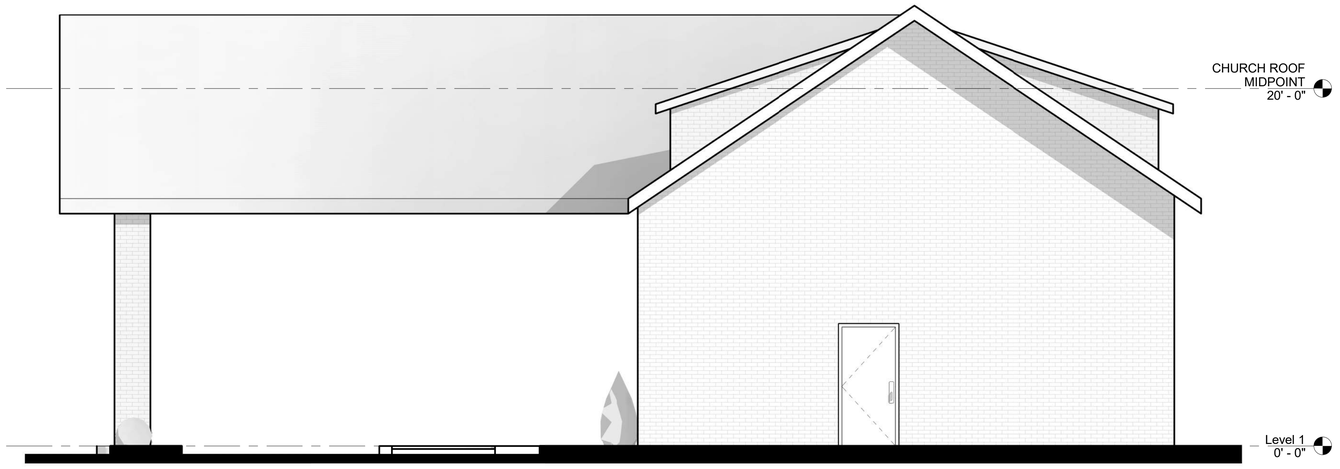
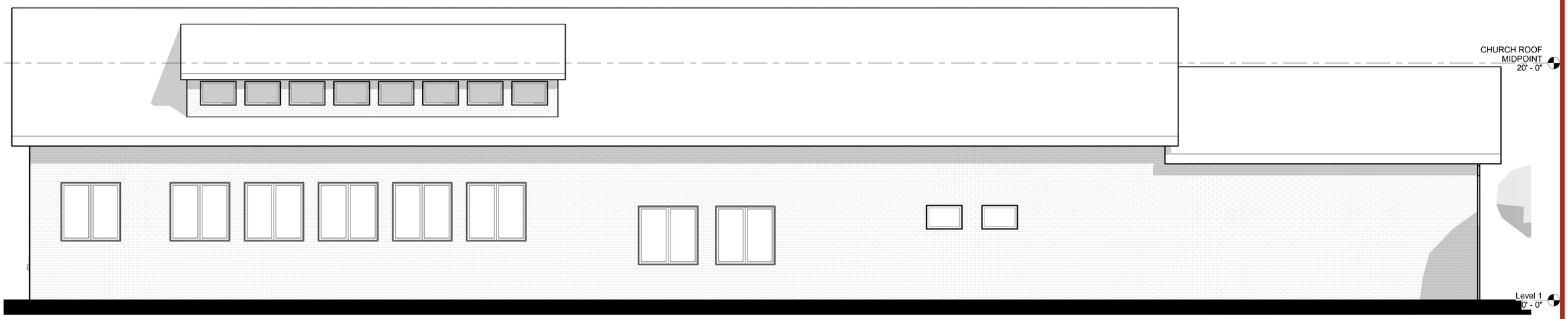


2 | EXTERIOR ELEVATION - NORTH



1 | EXTERIOR ELEVATION - WEST

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No.
1301029086
LICENSED ARCHITECT

FIRST CHURCH OF CHRIST SCIENTIST

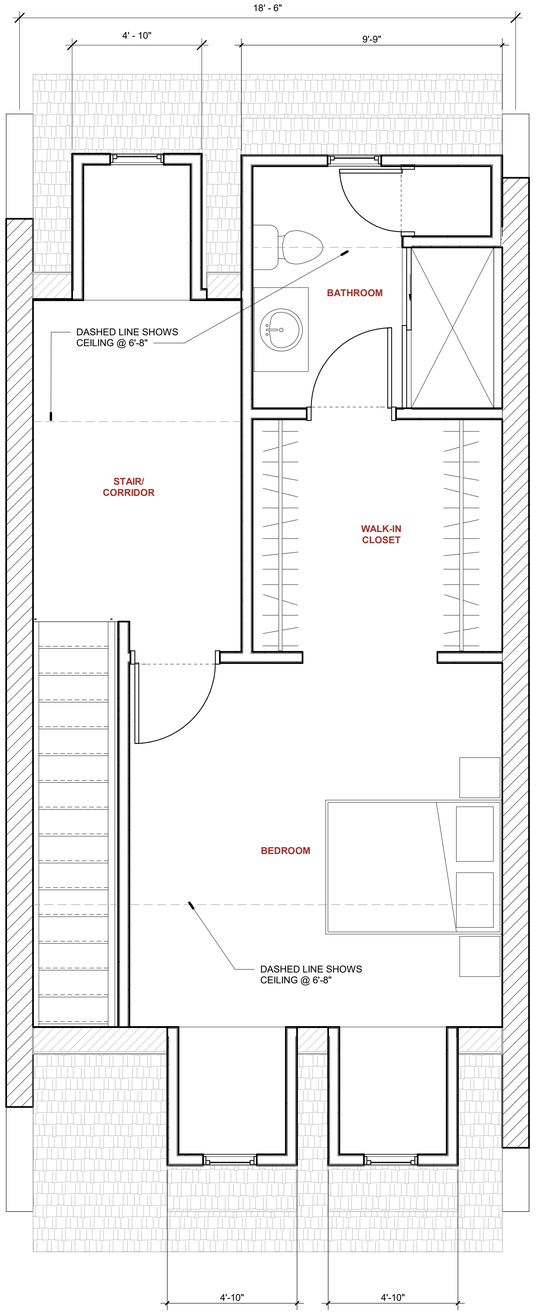
2023.033

FIRST CHURCH OF CHRIST SCIENTIST
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

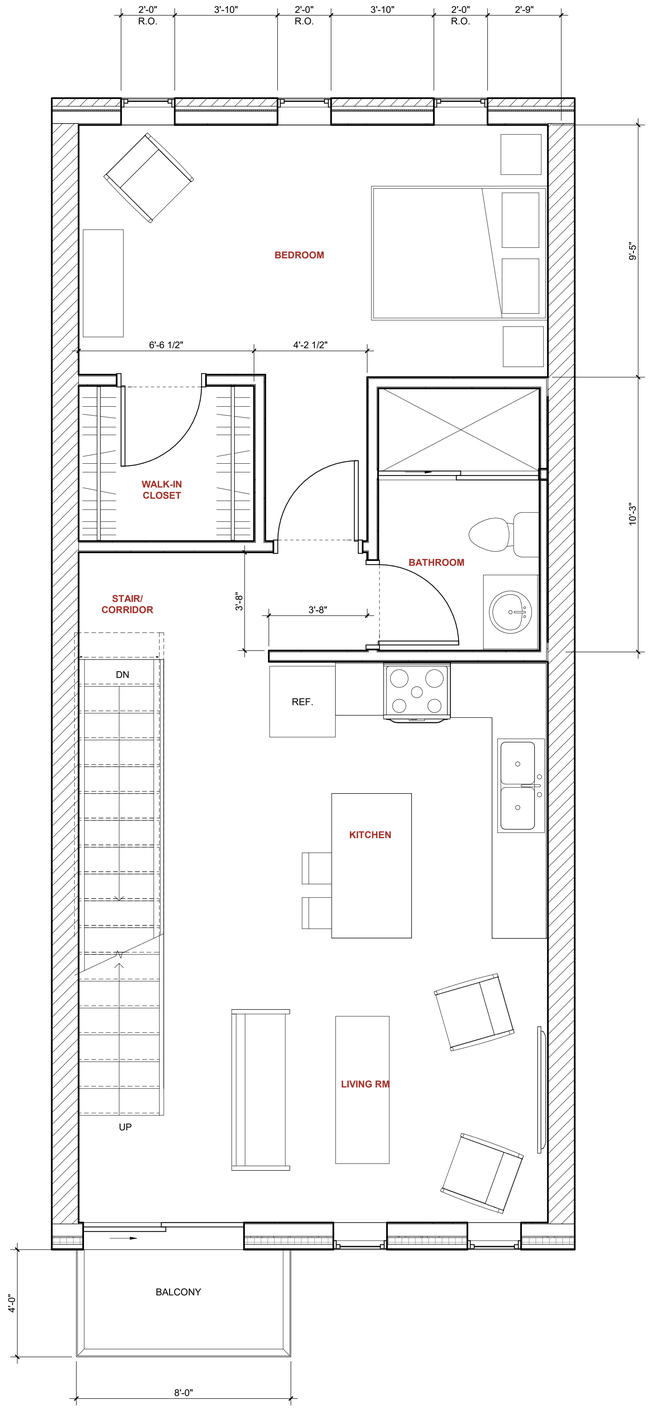
Drawn by : JML
Checked by : ARR

EXTERIOR ELEVATIONS

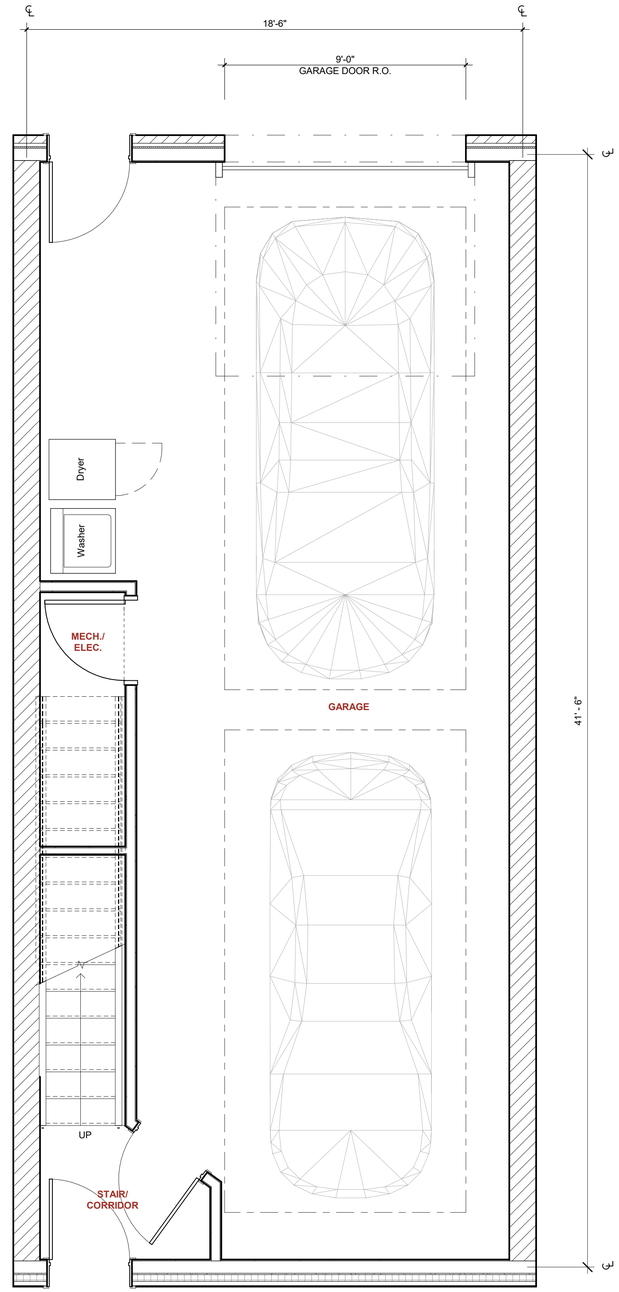
CH302



3 | SMALL TOWNHOME LEVEL 3



2 | SMALL TOWNHOME LEVEL 2



1 | SMALL TOWNHOME LEVEL 1

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BROOKSIDE VILLAGE

2022.129

SVA

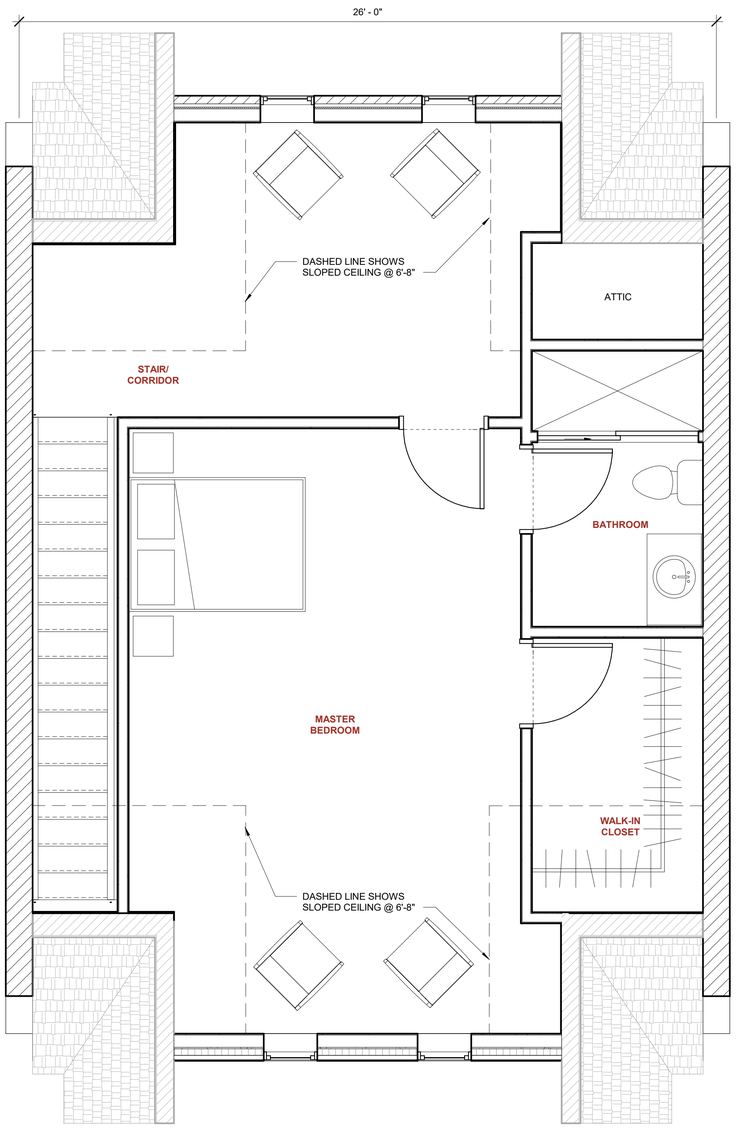
BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

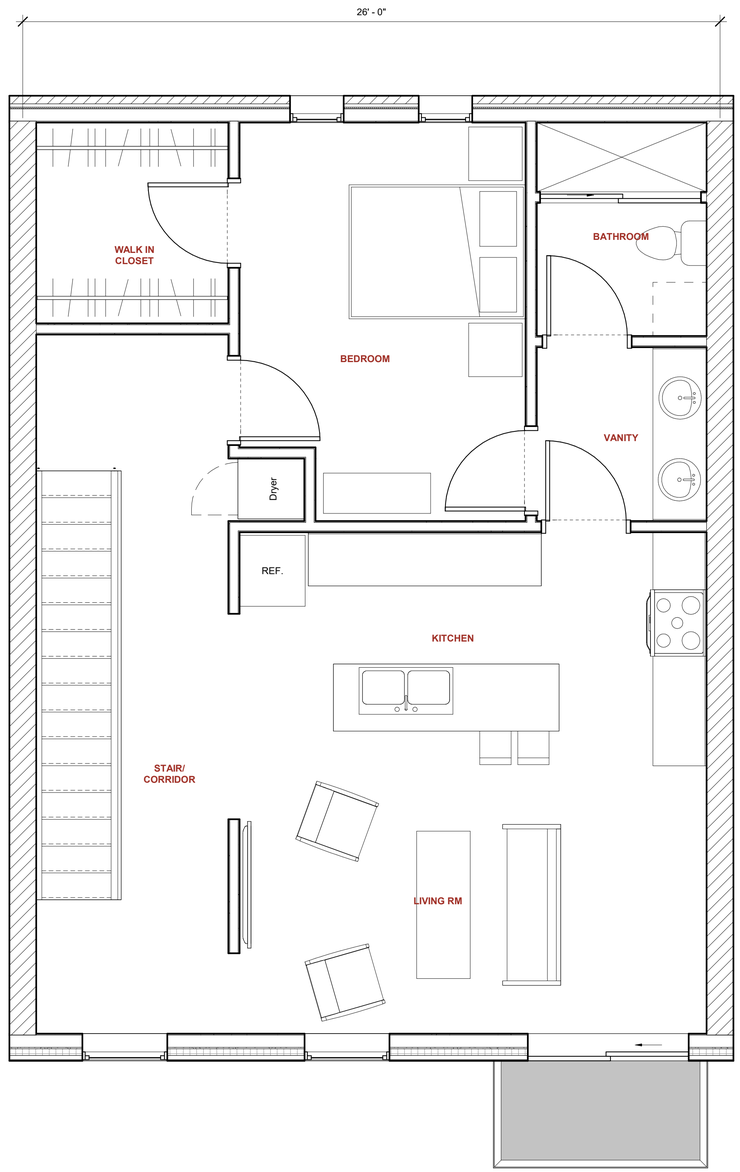
SMALL TOWNHOUSE PLANS

0 2' 4' 6'

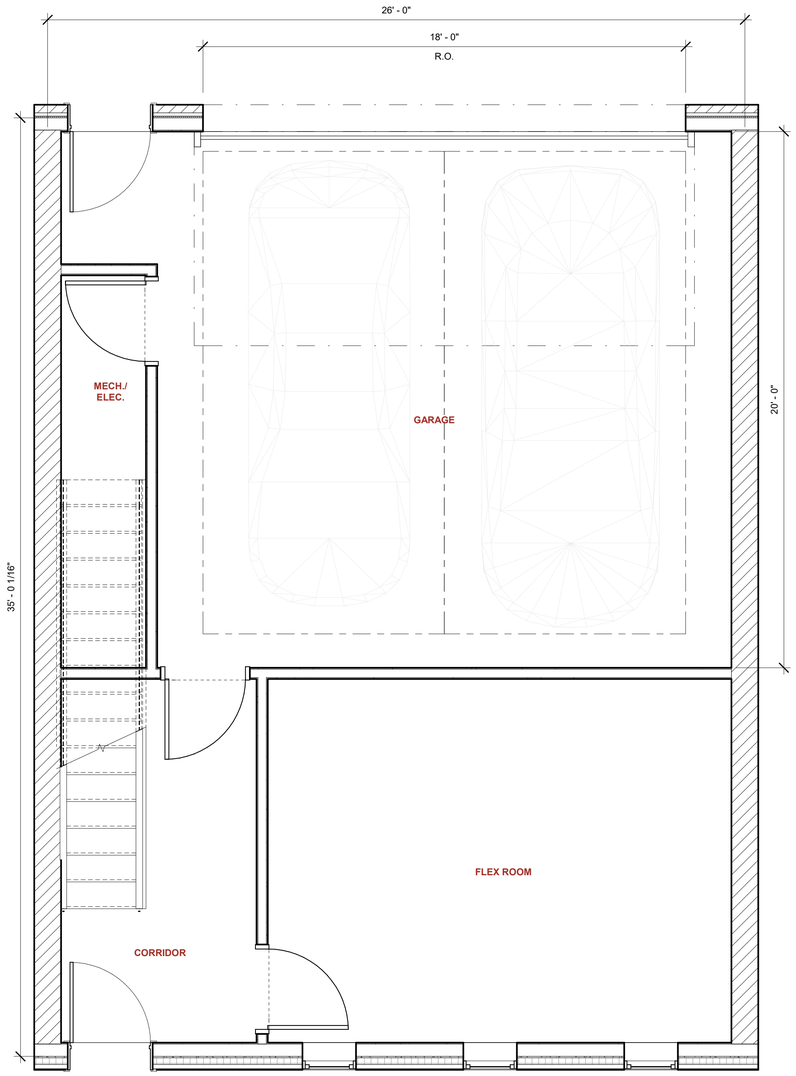
TH101



3 | Large Unit Level 3



2 | Large Unit Level 2



1 | LARGE TOWNHOME LEVEL 1

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ARCHITECT
No.
1301029086
LICENSED ARCHITECT

BROOKSIDE VILLAGE

SVA

2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

LARGE TOWNHOUSE PLANS

0 2' 4' 6'

TH102

MATERIAL LEGEND		
NAME	DESCRIPTION	REF.
BR-1	FACE BRICK (RUNNING BOND)	
FC-1	FIBER CEMENT SHAKE SIDING COLOR: COBBLESTONE	
FC-2	FIBER-CEMENT PANEL COLOR: NAVAL	
FC-3	FIBER-CEMENT PANEL COLOR: EBONY	
RF-1	ASPHALT SHINGLE ROOF	
RF-2	STANDING SEAM COPPER ROOF	

2 | Typ. Townhome Road Elevation

1 | Typ. Townhome Courtyard Elevation

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JOHN A. VITALE
ARCHITECT
No.
1301029086
LICENSED ARCHITECT

BROOKSIDE VILLAGE

2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

TOWNHOUSE TYPICAL ELEVATIONS

0 2' 4' 8'

TH301

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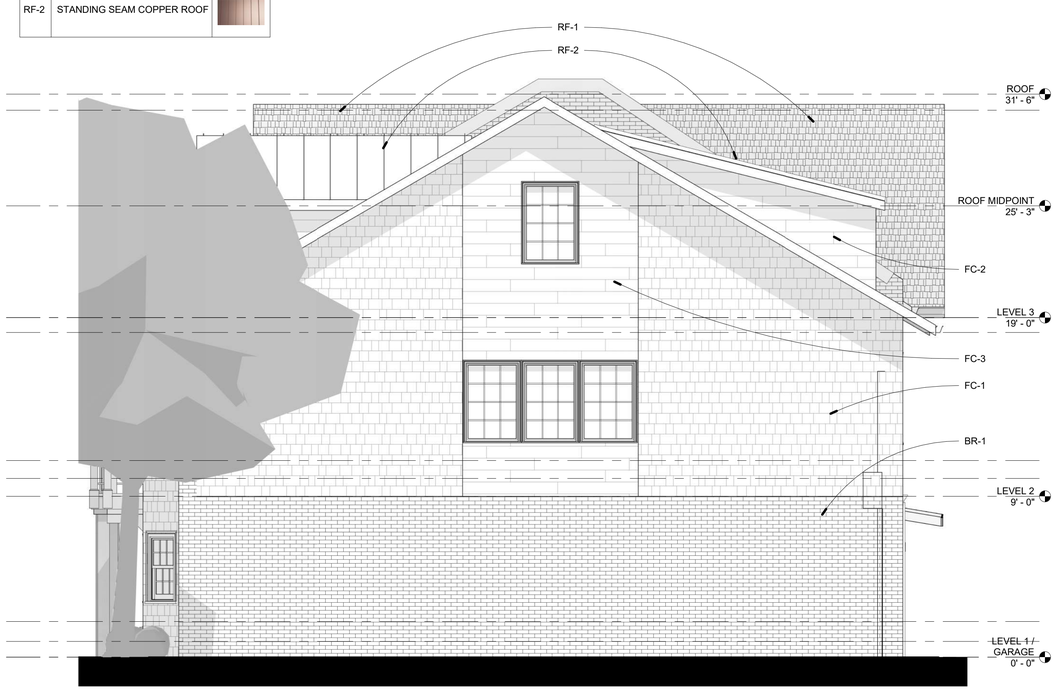
MATERIAL LEGEND		
NAME	DESCRIPTION	REF.
BR-1	FACE BRICK (RUNNING BOND)	
FC-1	FIBER CEMENT SHAKE SIDING COLOR: COBBLESTONE	
FC-2	FIBER-CEMENT PANEL COLOR: NAVAL	
FC-3	FIBER-CEMENT PANEL COLOR: EBONY	
RF-1	ASPHALT SHINGLE ROOF	
RF-2	STANDING SEAM COPPER ROOF	



2 / TH302 Typ. Townhome Side Elevation B
1/4" = 1'-0"

1 / TH302 Typ. Townhome Side Elevation A
1/4" = 1'-0"

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No. 1301029086
LICENSED ARCHITECT

BROOKSIDE VILLAGE

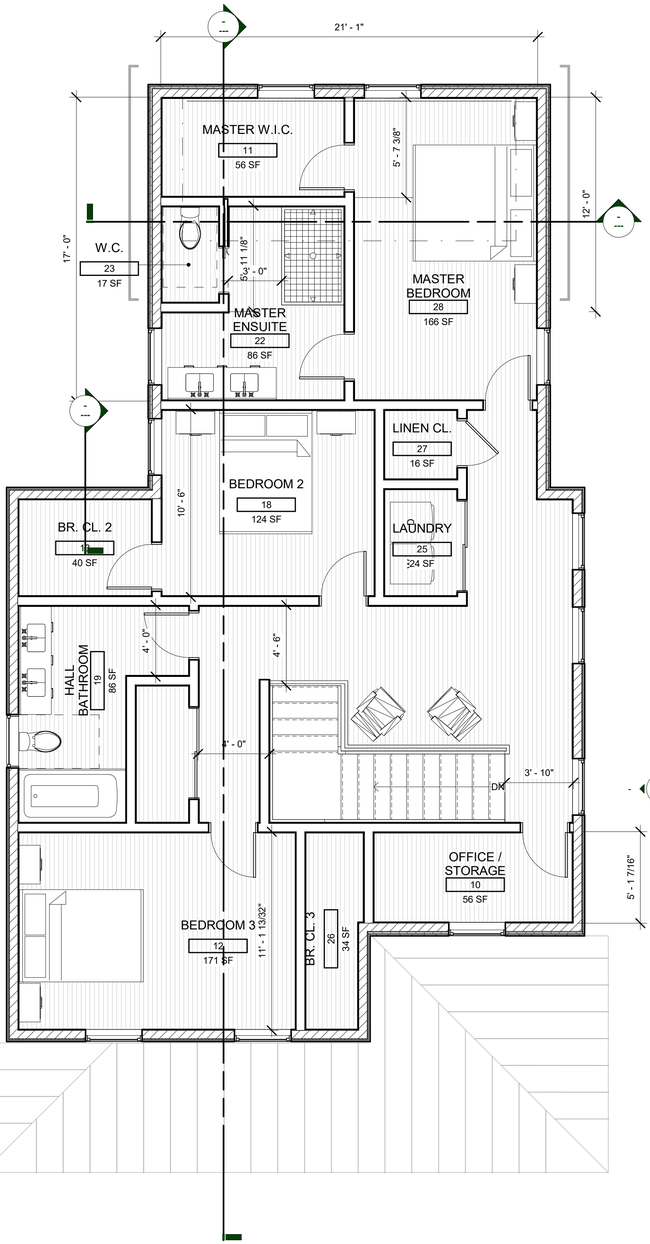
SVA

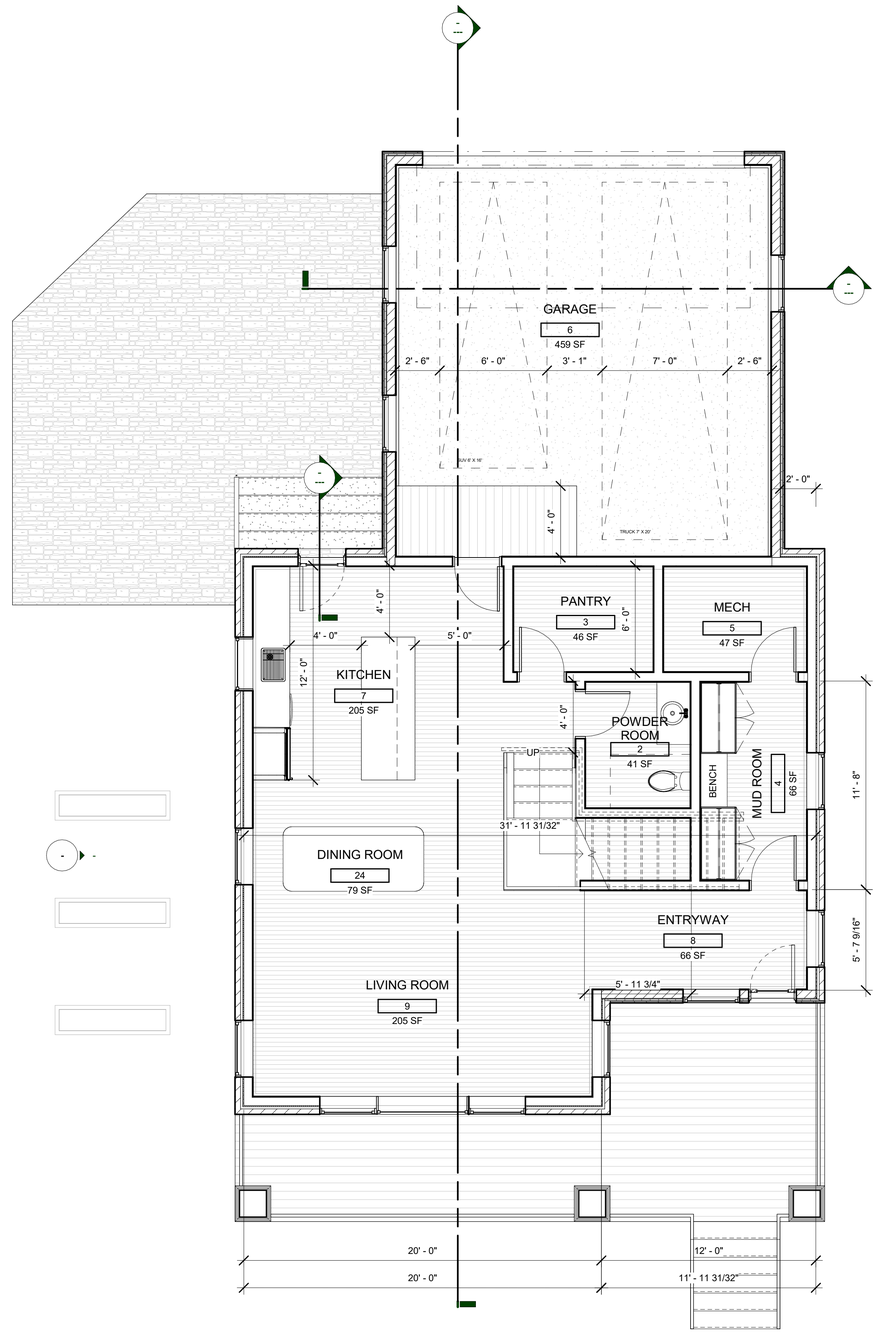
2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI
Drawn by : Author
Checked by : Checker

TOWNHOUSE TYPICAL ELEVATIONS

TH302





2 SC110 2ND FLOOR
1/4" = 1'-0"

1 SC110 1ST FLOOR
1/4" = 1'-0"

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No. 1301029086
LICENSED ARCHITECT

BROOKSIDE VILLAGE

SC110

SVA

2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : DM
Checked by : ARR

STAND ALONE CONDO TYP. FLOOR PLANS

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4 SC310 Standalone Condo West Elevation
1/4" = 1'-0"

2 SC310 Standalone Condo North Elevation
1/4" = 1'-0"

3 SC310 Standalone Condo South Elevation
1/4" = 1'-0"

1 SC310 Standalone Condo East Elevation
1/4" = 1'-0"

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No. 1301029086
LICENSED ARCHITECT

BROOKSIDE VILLAGE

SVA

2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : Author
Checked by : Checker

STAND ALONE CONDO TYP. ELEVATIONS

SC310

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2 | ENTRANCE

SVA

2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

ASSORTED RENDERS

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No. 1301029086
LICENSED ARCHITECT

BROOKSIDE VILLAGE

AR101

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1 | PERSPECTIVE RENDER A

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No.
1301029086
LICENSED ARCHITECT

FIRST CHURCH OF CHRIST SCIENTIST

2023.033

FIRST CHURCH OF CHRIST SCIENTIST
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

ASSORTED RENDERS

AR102

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1 | PERSPECTIVE RENDER B

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No.
1301029086
LICENSED ARCHITECT

FIRST CHURCH OF CHRIST SCIENTIST

SVA

2023.033

FIRST CHURCH OF CHRIST SCIENTIST
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

ASSORTED RENDERS

AR103

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1 | COURTYARD

SVA

2022.129

BROOKSIDE VILLAGE

1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : Author
Checked by : Checker

ASSORTED RENDERS

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No.
1301029086
LICENSED ARCHITECT

BROOKSIDE VILLAGE

AR104

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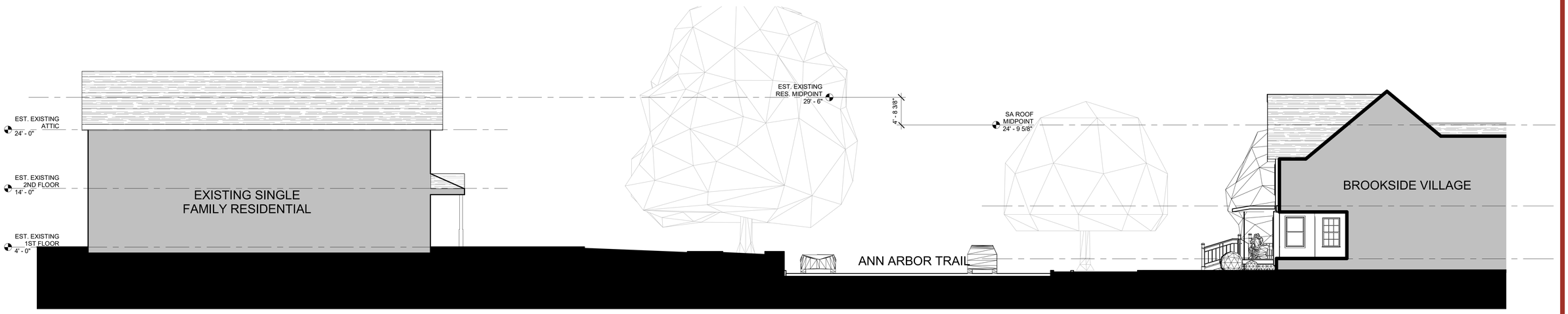
2 | CONCEPTUAL STREETVIEW



1 | CONCEPTUAL SECTION THROUGH ANN ARBOR TRAIL

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No.
1301029086
LICENSED ARCHITECT

BROOKSIDE VILLAGE

SVA

2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

CONCEPTUAL SECTION

AR105

From:	Nick Sobeck
To:	Group - Planning Commission; Buzuvis, John; Bolhuis, Greta
Subject:	1100 W. Ann Arbor Trail Development Proposal
Date:	Thursday, August 3, 2023 5:19:41 PM

Dear Planning Commission,
My Name is Nicholas Sobeck.
I live at 15650 Bradner Ave. Plymouth MI 48170 and have been a Plymouth Resident since March 2023.
I am aware of plans to redevelop the existing Christ Science property located at 1100 W. Ann Arbor Trail into a new mixed-use development containing a new smaller building for the Church community along with 21 new Townhome residences and 3 stand-alone condominium homes along Ann Arbor Trail all set in a nicely landscaped courtyard / Village style setting.
The overall project being proposed has many benefits for Plymouth including:
The proposed Homes along Ann Arbor Trail will blend in perfectly with the neighborhood.
The Church placement is now offset from the sidewalk creating a nice buffer to the street.
The newly proposed significant enhancements to the trail including extension of hard surface / replacement of worn benches and lights / represent a GREAT Public Benefit to the whole community.

● WILL ALLOW A 120+ YEAR OLD CHURCH COMMUNITY TO STAY IN PLYMOUTH
● The public patio 'pocket park' in front of the Church will provide a nice amenity to the street.
● A full ECOLOGICAL REVITALIZATION and clean-up of the Tonquish Creek bank along the property will really improve the appearance of this area.
● Construction of a walkway between the head end of the Tonquish Creek and the Brookside Village property including new stairs. This will provide a convenient connection of the neighborhood to the Creek and the Trail.
● We think that traffic from 24 new residences and a new small church will be much less than the potential traffic from a large church use or any other similar uses.
● Conversion of a tax-exempt property to a tax producing property will help us all.
As I see this property on a daily basis, we feel that replacement of the existing Church structure with a new , smaller Church structure would be a very positive upgrade . The complimentary 21 brand new quaint Townhomes + 3 street-side homes set in a Village / courtyard setting is a perfect companion to the new Church community. The proposed designs fit in well with the neighborhood and we would welcome new residents in this area so close to Downtown Plymouth. The traffic coming from this property will be less than what a full function Church operation could produce . Finally, converting a tax-exempt church property to one that will now produce tax revenue is a positive for all of us. Combine that with the significant Public Benefits that would come with the project, and we see this as a very positive project for all of us.
I strongly support this project and hope that the City will provide approval for it as I am

a frequent visitor in the Downtown Plymouth area.
Best,
Nick Sobeck

Date:

To: City of Plymouth Planning Commission and City Commission
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development
Brookside Village, 1100 W. Ann Abor Trail, Plymouth, MI

Hello, my name is CAROL UBER / ROBERT MAY.

I own the business named HOME SWEET HOME

located at 852 W. ANN ARBOR TRL.

and I have been doing business in Plymouth since 2007.

We are aware of plans to redevelop the existing Christ Science property located at 1100 W. Ann Arbor Trail into a new mixed-use development containing a new smaller Church building for the Christ Science community along with 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development, and see it as a positive addition to our Community.

The overall project being proposed has many benefits for Plymouth including:

- The proposed Homes along Ann Arbor Trail will blend in perfectly with the neighborhood.
- ***WILL ALLOW A 120+ YEAR OLD CHURCH COMMUNITY TO STAY IN PLYMOUTH***
- The public patio 'pocket park' in front of the Church will provide a nice amenity to the street.
- A full **ECOLOGICAL REVITALIZATION** and clean-up of the Tonquish Creek bank along the property will really improve the appearance of this area. Significant enhancements to the trail will be made and will provide a great public benefit to the community
- Construction of a walkway between the head end of the Tonquish Creek and the Brookside Village property including new stairs. This will provide a convenient connection of the neighborhood to the Creek and the Trail.
- We think that traffic from 24 new residences and a new small church will be much less than the potential traffic from a large church use or any other similar uses.
- **Conversion of a tax-exempt property to a tax producing property will be a benefit to this community.**
- **Provides a diversity of residential units, and pricing, which is needed in this community to attract and retain residents.**

As a business owner in Plymouth, we need to emphasize that every and any increase in potential customers to the Downtown area represents ***a huge positive change for all of us***. We are still all recovering from the last few years of reduced business. Add to this the fact that the new residents from the 24 residences will **NOT** require any public parking. With converting a tax-exempt property to a property that will now produce tax revenue, this project is a real winner for ***all of us.***

We strongly support this project and hope that the City will provide approval for it.

Regards,

Carol J. Abe

Robert Mikus

City of Plymouth Planning Commission
201 S. Main St.
Plymouth MI 48170

July 26, 2023

Dear Planning Commission Members,

I am writing to express my support for the Christian Science Church Proposed PUD. I have been a sometime member of the Plymouth Christian Science Church community for the past 35 years. My husband and I currently live in the larger community (Township) but would like to downsize into the City. This PUD could be the solution to the needs of many, from church members to others like us.

I believe a walkway connecting the neighborhood to Tonquish Creek, enhancements to the trail, and well-designed and landscaped homes and townhomes would prove a benefit to the area, which currently has a very dated-looking building on site. The church community has tried for a long time to find an answer to the question of what to do with said building, and this seems to be a win-win for the both the church and the local community, as well as potential new residents.

I sincerely hope you will consider this proposal in a favorable light, as it appears to meet with master plan criteria.

Thank you for your careful attention to this proposed project.

Sincerely,

Yvonne Carl
45265 Woodleigh Way
Plymouth, MI 48170

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

Date: August 1, 2023

Site Plan Review – Chage of Use
For
Plymouth, Michigan

Applicant:	Culinary Collective LLC 42411 Hammill Lane Plymouth, MI 48170 West Liberty Holdings, LLC
Project Name:	173 W. Liberty Change of Use
Plan Date:	July 18, 2023
Location:	173 W. Liberty (South Side of Liberty, between Starkweather and N. Mill St.)
Zoning:	B-1 – Local Business District
Action Requested:	Change of Use/Site Plan approval
Required Information:	Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The property owner and future tenant of 173 W. Liberty St. would like to re-occupy this building after the renovation is complete. As described, the building was condemned in 2022, and the current owner has re-built the structure so that it is habitable. They propose to use the first floor for a retail store, and use the second floor for office space, which are permitted uses in this district.

This review considers the change of use, per Sec. 78-242(10).

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

Figure 1. Subject Site

Source: Near Map (Image capture June 17, 2023)

The applicant has submitted an application to the Zoning Board of Appeals (August 3 meeting) for a variance for eight (8) parking spaces.

AREA, WIDTH, HEIGHT, SETBACKS

The site must meet the minimum standards for the B-1 District, as stated in Section 78-190 and summarized in **Table 1** below:

Table 1. *B-1 Schedule of Regulations Summary*

	Required	Provided
Lot Area	NA	1,917 s.f.
Lot Width	NA	18 ft.
Lot Coverage	NA	64%

Table 1. *B-1 Schedule of Regulations Summary (Continued)*

	Required	Provided
Setbacks		
Front	10 ft.	5.8 ft. (See Below)
Side:		
Minimum	N/A or 10 ft. (See Below)	0 ft.
Total of Two	N/A or 20 ft. (See Below)	0 ft.
Rear	75 ft.	26.17 ft.(See Below)
Building Height	25 ft. / 2 stories	23.92 ft. / 2 stories

Front Setback: The front setback is an existing non-conformity, and may remain as long as it is not expanded.

Side Setbacks: No side yards are required along the interior side lot lines, except for structures bordering residential districts, or if the structure facing interior lot lines contains windows. This building does not border a residential district. Also, the side walls of this building directly abut the buildings on either side, and do not contain windows. Therefore, no side yard setbacks are required.

Rear Setback: The rear setback is an existing non-conformity, and may remain as long as it is not expanded.

Items to be Addressed: *None.*

PARKING, LOADING

Section 78-271 lists parking requirements for retail and office uses. **Table 2** below summarizes the required and provided number of parking spaces for this site:

Table 2*. Parking Requirements*

	REQUIRED	PROVIDED
Retail stores except as otherwise specified herein	One (1) space / 200 s.f. of usable floor area 1,011 s.f. usable floor area / 200 = **5 spaces**	**1 space** (Barrier-free)
Business offices or professional offices	One (1) space / 300 s.f. of usable floor area 777 s.f. usable floor area / 300 = **3 spaces**	
Total Spaces:	8 spaces	1 space (See Below)

Number of Parking Spaces. As mentioned above, the applicant is applying for a variance to meet the 8-parking space requirement. Because this decision has not been made at this time, we recommend that the Planning Commission condition any approval on the Zoning Board of Appeals granting of the variance.

We offer this recommendation if something were to occur that delays the ZBA meeting or consideration of this application. If at the upcoming Planning Commission meeting the variances have already been granted, this recommendation can be ignored.

Dimensions. The plans show one parking space at the rear of the property. We defer any barrier-free requirements to the Building Official.

Loading/Unloading. The plans indicate that loading/unloading will occur in the alley behind the building.

Items to be Addressed: *1) Recommend conditioning approval on Zoning Board of Appeals granting variance for the 8-parking-space requirement. 2) Defer barrier-free requirements to Building Official.*

SITE ACCESS AND CIRCULATION

The site is accessed via passenger vehicles from W. Liberty St. Pedestrian traffic can reach this property via public sidewalks. The rear parking space is accessed via a public alley behind the building.

Items to be Addressed: *None.*

LANDSCAPING, LIGHTING, DUMPSTER

As mentioned above, this building and site are being renovated so that the building is habitable. As such, Sec. 78-351, *Non-Conforming Lots and Sites*, applies.

Landscaping
This property directly abuts other buildings, a public alley at the rear, and the sidewalk at the front. The historical development of this site eliminates any space to incorporate landscaping. Per Sec. 78-351, the ordinance allows for re-use and improvements to non-conforming sites that will gradually improve compliance with these requirements. However, we would consider the historical development of this site to guide application of landscaping requirements, and the orientation and location of the building in relationship to other buildings and paved areas eliminates any possible location to install landscaping.

Lighting
The plans show two light fixtures on the front façade of the building. No light fixtures are shown at the rear of the building. The lighting will need to conform to Sec. 78-204, *Exterior Lighting*. We defer evaluation of the exterior building lighting to the Building Official.

Dumpster Screen
The site plan shows trash and recycling receptacles at the rear of the site. The applicant should confirm that these receptacles are the "wheeled cart" variety that are emptied by the municipal trash hauler.

Items to be Addressed: *1) Defer evaluation of site lighting to Building Official. 2) Applicant to confirm that trash receptacles are the "wheeled cart" variety that are emptied by the municipal trash hauler.*

SIGNS

Sign information has been provided on Sheet AS-102, which shows one (1) proposed, channel letter sign for the retail business at 15 square feet in size. The number of signs and size of the sign comply with the maximum size in the ordinance. However, Sec. 78-225(l)(4) states that channel letters (either with transformers or mounted on a raceway) shall not extend more than 12 inches from the building wall. The proposed canopy extends over the sidewalk by 3-feet, so we assume the location of the sign is further away from the wall than permitted. The sign will need to be modified to meet ordinance requirements. In any event, the applicant will need to obtain a Sign Permit from the Community Development Department.

Items to be Addressed: *1) Modify sign to meet ordinance requirements; applicant to obtain Sign Permit.*

FLOOR PLAN AND ELEVATIONS

The submission includes both floor plans and elevations. Photographs of the previous structure and the renovated structure have also been provided.

Items to be Addressed: *None.*

RECOMMENDATIONS

The proposal is consistent with the historical use of this site. As a "Non-Conforming Lot and Site," significant improvements have been made to the building to enable use of this property. The ordinance requirements that have not been met (i.e., landscaping) cannot be accommodated given the location of the adjacent buildings, rear alley, and front sidewalks. We recommend Site Plan/Change of Use approval once the issues listed below have been resolved to the satisfaction of the Planning Commission:

1) Recommend conditioning approval on Zoning Board of Appeals granting a variance for the 8-parking-space requirement.

2) Defer barrier-free requirements to Building Official.

3) Defer evaluation of site lighting to Building Official.

4) Applicant to confirm that trash receptacles are the "wheeled cart" variety that are emptied by the municipal trash hauler.

5) Modify sign to meet ordinance requirements; applicant to obtain Sign Permit.

Sally M. Elmiger

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

City of Plymouth
Site Plan Review Application

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234 x 232
Fax 734-455-1824

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 $350.

SITE PLAN REVIEW FEE(S):
Site Plan Review (initial review only)…..$1,000 + $75/acre or fraction thereof
Subsequent Site Plan Review/Revision ….. $800
Special Land Use Review ….. $700 in addition to Site Plan Review fee
Condominium application, review ….. $500
Rezoning ….. $800

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 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 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 submission deadline 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.

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
173 WEST LIBERTY STREET	B-1	07.18.2023

Name of Property Owner	Phone Number	
WEST LIBERTY HOLDINGS LLC (ALEXANDRA BERNETICH, KELLY SUGG)	609-744-6329	
Mailing Address	Email Address (Required)	
42030 E ANN ARBOR TRAIL	AFBERNETICH@GMAIL.COM	
City	State	Zip Code
PLYMOUTH	MI	48170

NOTE: OWNER AND LESSEE ARE APPLYING JOINTLY

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.		Architect		Developer		Engineer	x	Lessee
Applicant/Company Name		Phone Number						
CULINARY COLLECTIVE LLC (REBECCA NICHOLSON)		248-775-9001						
Applicant/Company Address		City		State		Zip Code		
42411 HAMMILL LANE		PLYMOUTH		MI		48170		
Email Address (Required)								
REBNICHOLSON61@GMAIL.COM								

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name	Phone Number		
GREENPATH DESIGN PLLC	609-744-6329		
Company Address	City	State	Zip Code
139 W LIBERTY STREET	PLYMOUTH	MI	48170
Registration Number / Expiration Date	Email Address (Required)		
MI ARCHITECT 1301068957 06/25/2024	AFBERNETICH@GMAIL.COM		

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

■ Commercial ☐ Multi-Family	☐ New ■ Remodel	■ Change of Use	Is this project located in the Historic District?
☐ Mixed Use ☐ Industrial	☐ Addition ☐ Interior Finish	☐ Special Land Use	☐Yes ☐No

V. Historic District

VI. Description of Work

173 W Liberty Street was erected as part of Plymouth's original business district in the late 1800s. ~~The building, situated at the heart of Old Village, has sat vacant and blighted for years, serving as a~~ safety hazard and eyesore for the surrounding community. This renovation project aims to return ~~the building to productive use, while honoring the aesthetics and materials with which the original~~ structure was designed and built. Proposed uses include a ground-floor kitchenwares/dry goods ~~retail space and second-floor office space, contributing to Old Village's identity as a mixed-use,~~ walkable neighborhood serving residents and local businesses alike.

VII. Applicant Signature

Signature of Applicant	Date

VIII. Property Owner Signature

Signature of Property Owner	Date

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

Notary Public:_____

My Commission expires: _____

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			

IX. Site Plan Review Checklist

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	[ ]	[ ]	[ ]
2.	Name of person preparing 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, including zoning	[ ]	[ ]	[ ]
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	[ ]	[ ]	[ ]
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	[ ]	[ ]	[ ]
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.	Mail box locations	[ ]	[ ]	[ ]

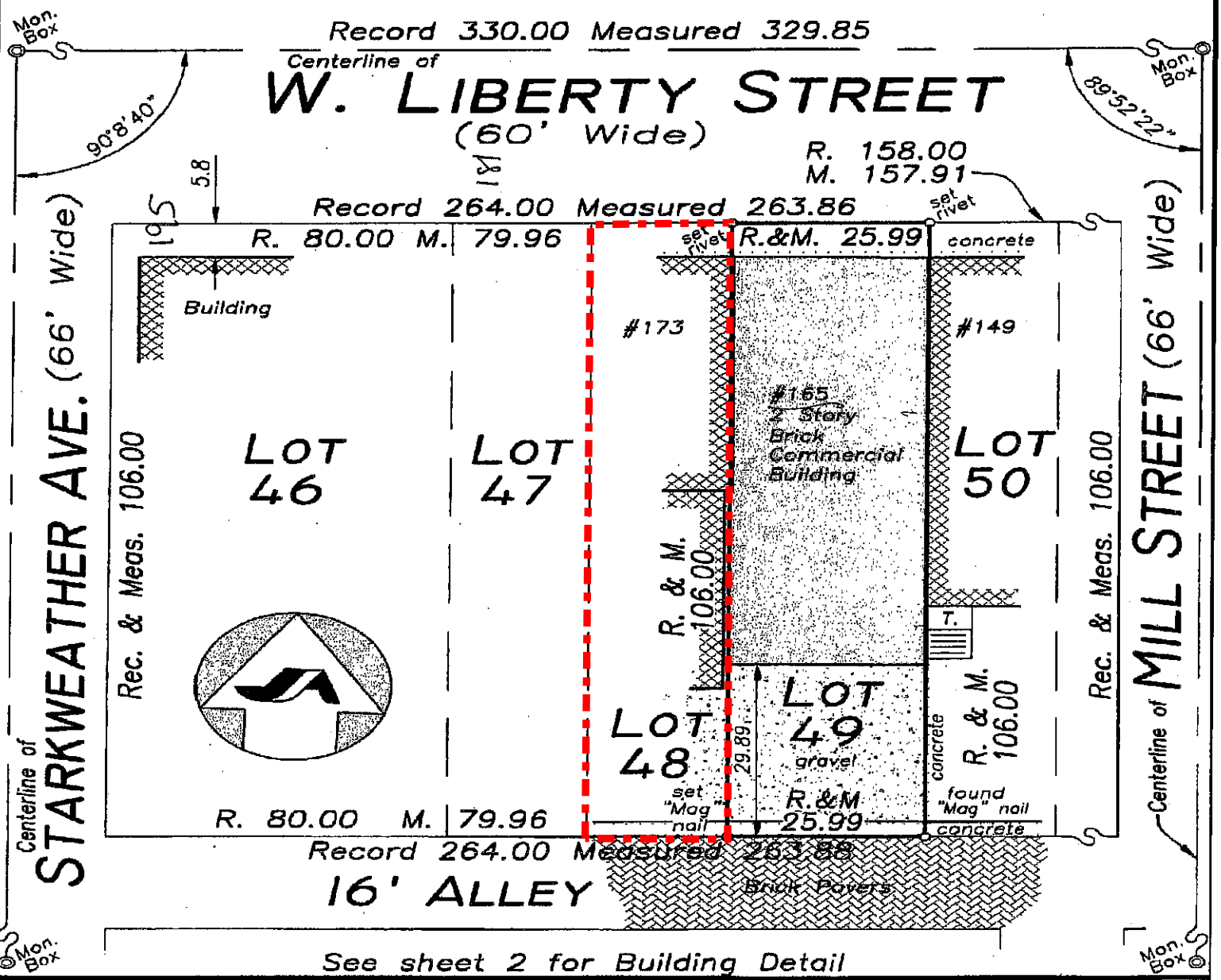
Please include the following applicable information on the site plan.		YES	NO	N/A
35.	Air conditioner unit locations	[ ]	[ ]	[ ]
36.	Special site features (play areas, pools, etc.)	[ ]	[ ]	[ ]
37.	Handicapped facilities	[ ]	[ ]	[ ]
38.	Building elevation drawings	[ ]	[ ]	[ ]

*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.

FILE

LEGAL DESCRIPTION

Lot 49 of, "ASSESSOR'S PLYMOUTH PLAT No 4", a part of the Northwest ¼ of section 26, Town 1 South, Range 8 East, Plymouth Village (now City of Plymouth), Wayne county, Michigan, as recorded in liber 63 of plats, page 90, Wayne county records. Subject to easements and restrictions of record.



See sheet 2 for Building Detail

STATE OF MICHIGAN
I, JOHN JEKABSON
PROFESSIONAL SURVEYOR
No. 19636
LICENSED PROFESSIONAL SURVEYOR

CERTIFICATE OF SURVEY

IN THE CITY OF PLYMOUTH
WAYNE COUNTY
MICHIGAN

PREPARED FOR: R.J. Montgomery & Associates

JEKABSON & ASSOCIATES, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 414-7272 fax
by

DATE	29 June 10
JOB NO.	10-06-018
SCALE	1" = 20'
DRAWN	JGE
CHECKED	IJJ
SHEET	1 OF 2

THIS DRAWING IS THE PROPERTY OF GREENPATH DESIGN, PLLC. UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS, IS PROHIBITED.

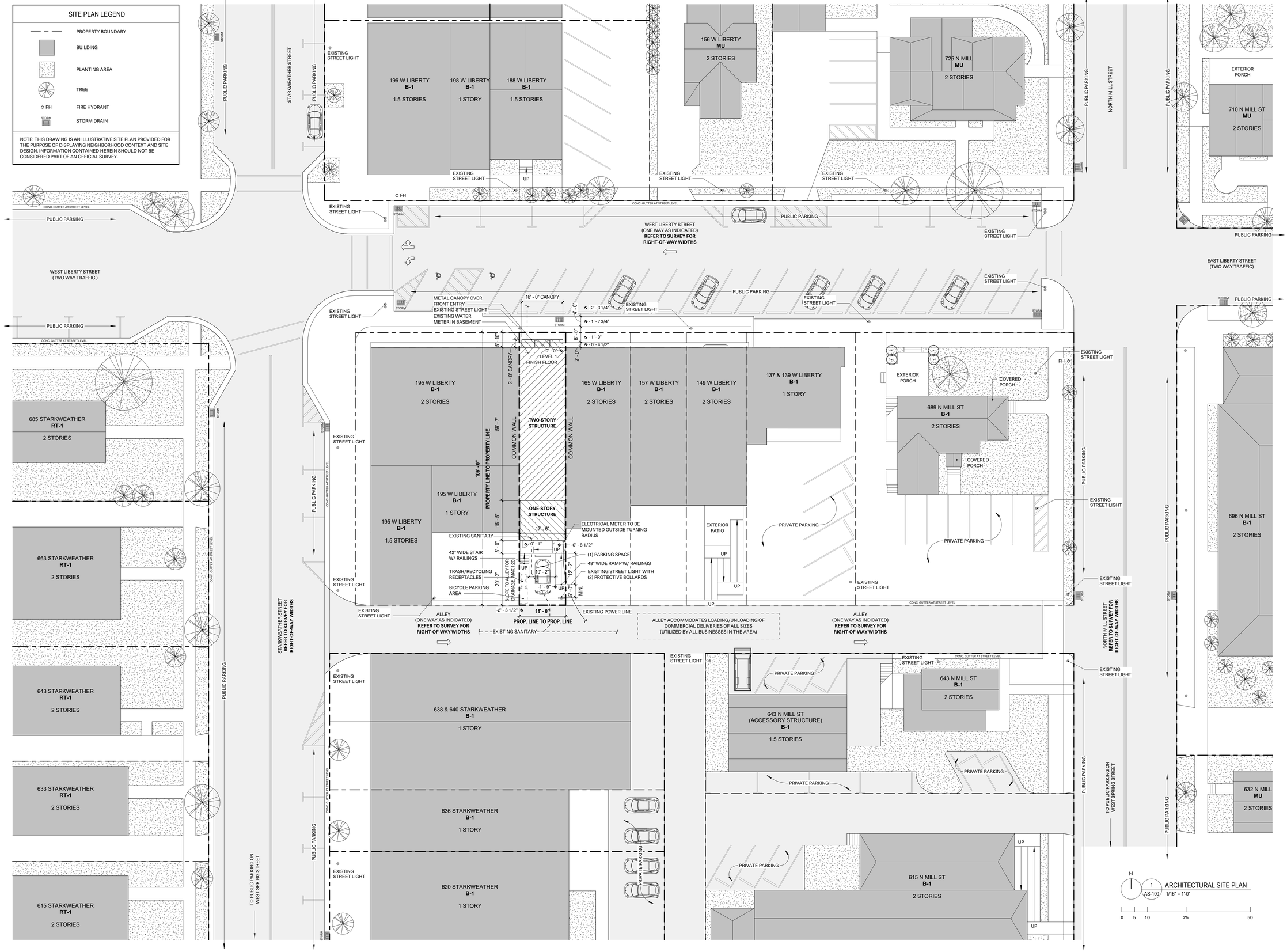
7/16/2023 12:31:49 PM

C:\Users\AlexBernetich\Desktop\2023.020 173 LIBERTY ARCH_APPROVALS WITH SURVEY INFO.rvt

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- BUILDING
- PLANTING AREA
- TREE
- FH — FIRE HYDRANT
- STORM — STORM DRAIN

NOTE: THIS DRAWING IS AN ILLUSTRATIVE SITE PLAN PROVIDED FOR THE PURPOSE OF DISPLAYING NEIGHBORHOOD CONTEXT AND SITE DESIGN. INFORMATION CONTAINED HEREIN SHOULD NOT BE CONSIDERED PART OF AN OFFICIAL SURVEY.



139 WEST LIBERTY STREET
PLYMOUTH, MI 48170
GREENPATH DESIGN
1.248.310.7286

GREENPATH DESIGN

CONSULTANTS

STAMPS

#	ISSUANCE	DATE
	SITE PLAN APPROVAL - SUBMISSION FOR AUGUST 2023 MEETING	07-18-2023

PROJECT
173 WEST LIBERTY STREET
173 W LIBERTY STREET
PLYMOUTH, MI 48170

PREPARED BY
ALEXANDRA BERNETICH

SHEET TITLE
ARCHITECTURAL SITE PLAN

AS-100

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N 3 AS-101 ROOF PLAN 1/4" = 1'-0"

0 1 5 10 20

N 2 AS-101 SECOND FLOOR PLAN 1/4" = 1'-0"

0 1 5 10 20

N 1 AS-101 FIRST FLOOR PLAN 1/4" = 1'-0"

0 1 5 10 20

N B AS-101 BASEMENT FLOOR PLAN 1/4" = 1'-0"

0 1 5 10 20

130 WEST LIBERTY STREET
PLYMOUTH, MI 48170
GREENPATH DESIGN
1.248.310.7286

GREENPATH DESIGN

CONSULTANTS

STAMPS

#	ISSUANCE	DATE
	SITE PLAN APPROVAL - SUBMISSION FOR AUGUST 2023 MEETING	07-18-2023

PROJECT
173 WEST LIBERTY STREET
173 W LIBERTY STREET
PLYMOUTH, MI 48170

PREPARED BY
ALEXANDRA BERNETICH

SHEET TITLE
FLOOR PLANS

AS-101

7/16/2023 12:31:51 PM

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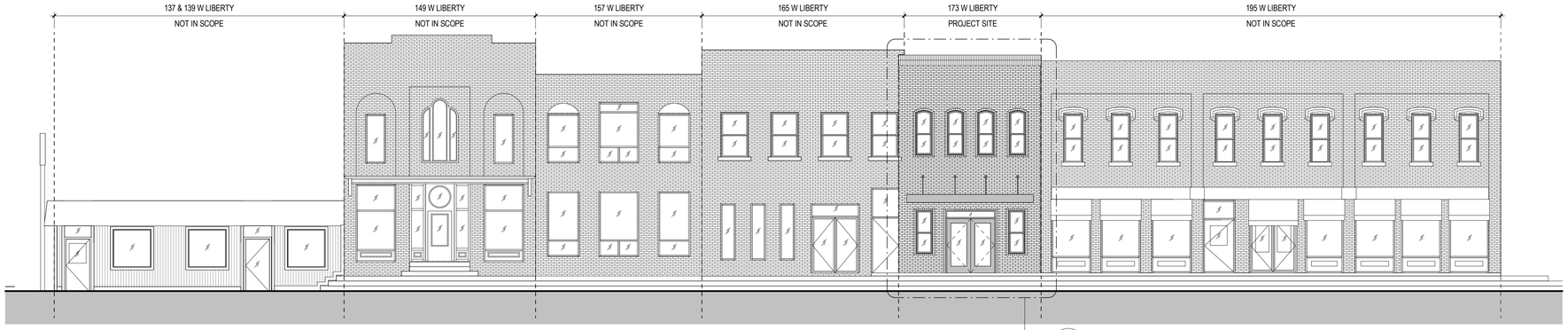
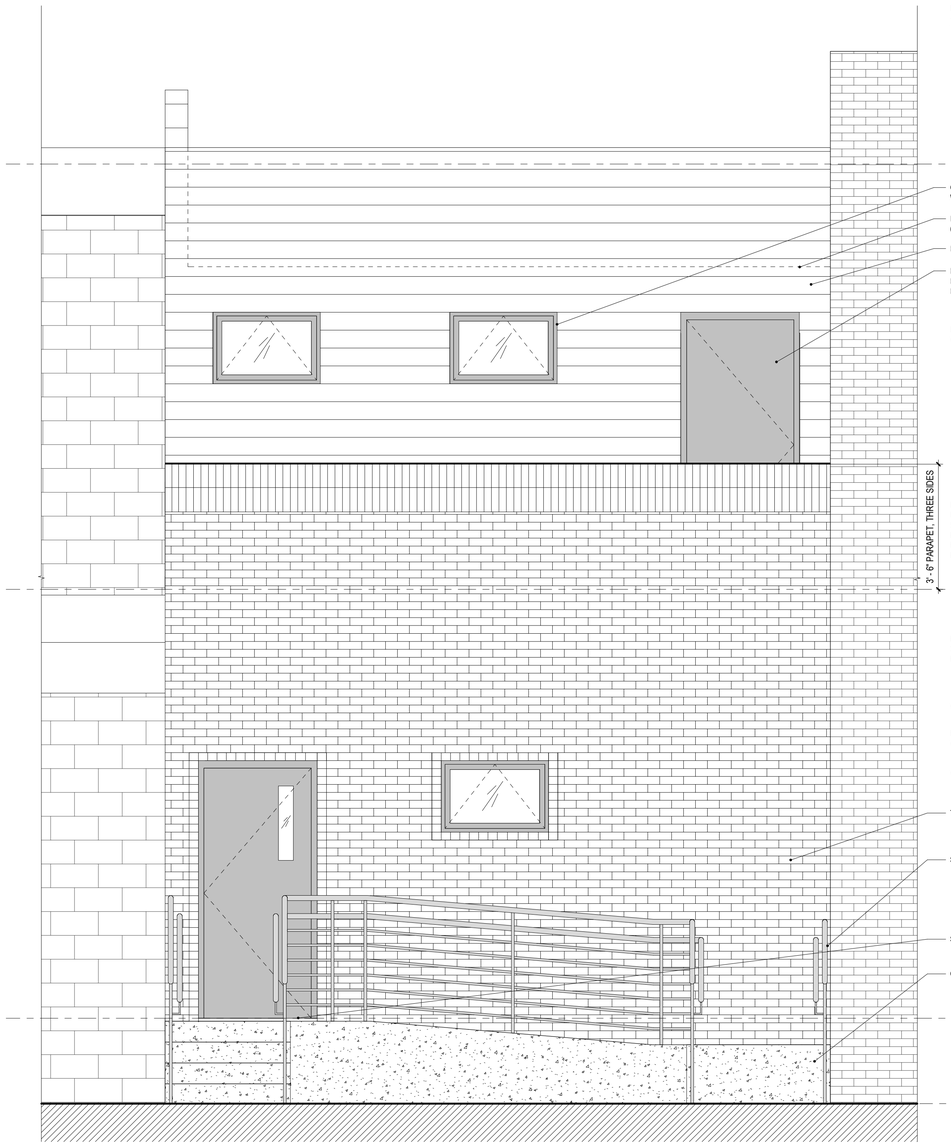


3 AS-102 NORTH (LIBERTY STREET) ELEVATION
1/8" = 1'-0"



2 AS-102 SOUTH (ALLEY) ELEVATION
1/2" = 1'-0"

1 AS-102 NORTH (LIBERTY STREET) ELEVATION
1/2" = 1'-0"

139 WEST LIBERTY STREET
PLYMOUTH, MI 48170
GREENPATH DESIGN
1.248.310.7286

GREENPATH DESIGN

CONSULTANTS

STAMPS

#	ISSUANCE	DATE
	SITE PLAN APPROVAL - SUBMISSION FOR AUGUST 2023 MEETING	07-18-2023

PROJECT
173 WEST LIBERTY STREET
173 W LIBERTY STREET
PLYMOUTH, MI 48170

PREPARED BY
ALEXANDRA BERNETICH

SHEET TITLE
EXTERIOR ELEVATIONS

AS-102

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173 WEST LIBERTY STREET

PRE-CONSTRUCTION (SUMMER 2022)
BUILDING EXTERIOR

173 WEST LIBERTY STREET

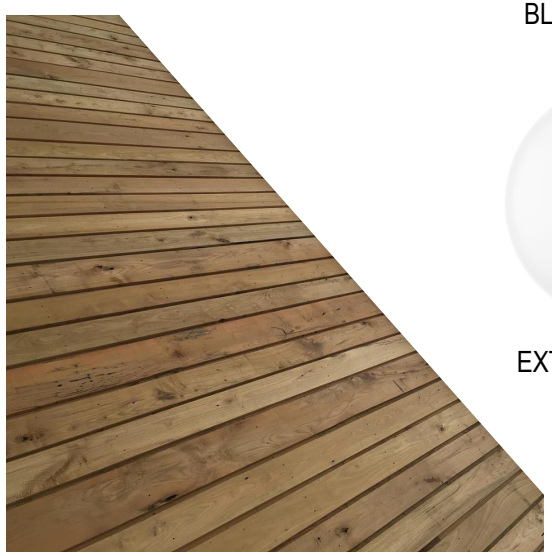
PRE-CONSTRUCTION (SUMMER 2022)
BUILDING INTERIOR

SIGNAGE STYLE

TAN BRICK

BLACK WINDOWS

CANOPY

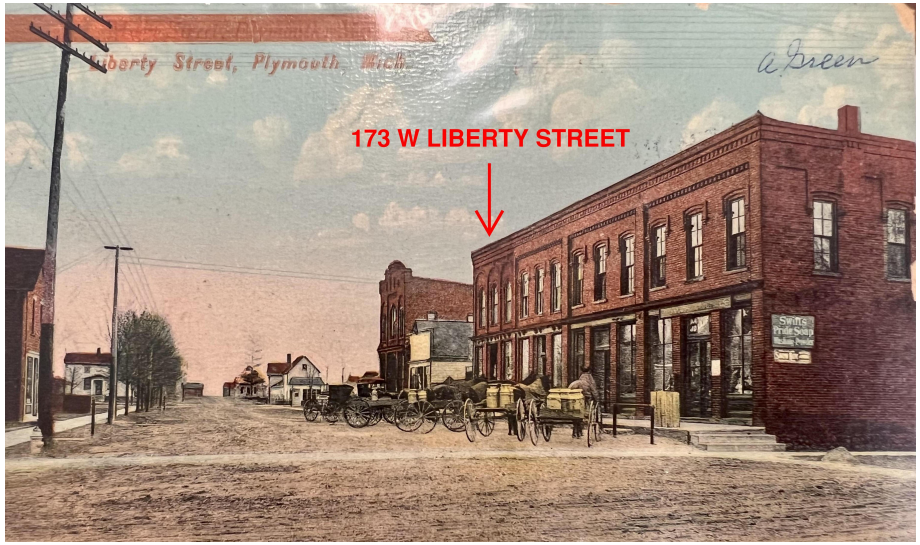


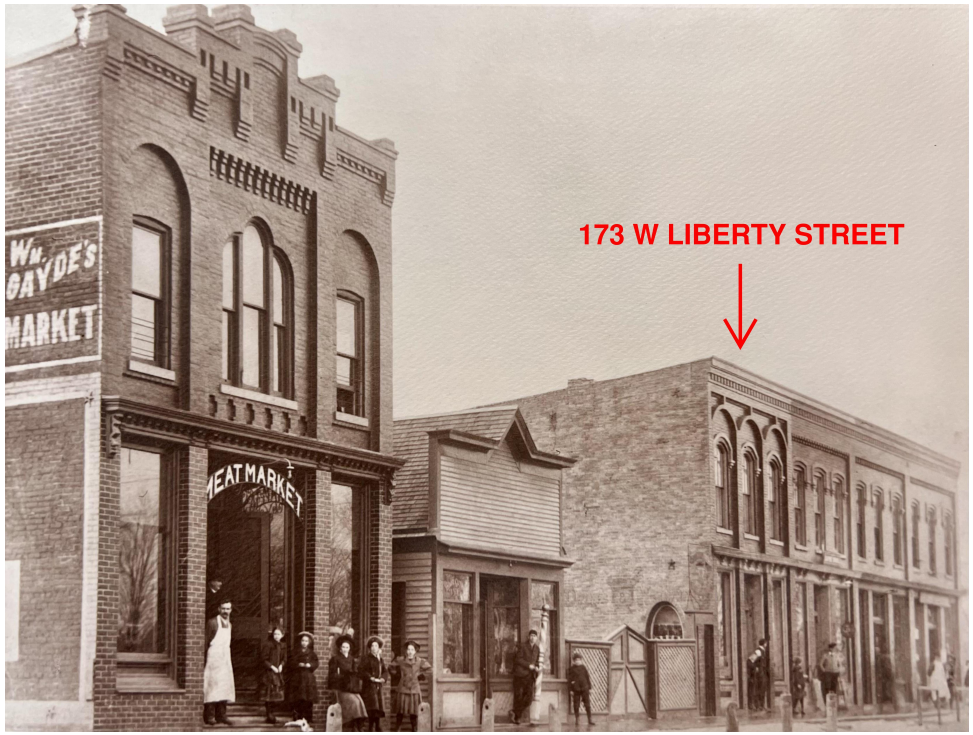
ROBI DECKING SIDING

EXTERIOR LIGHTING

173 WEST LIBERTY STREET

DESIGN REFERENCES
EXTERIOR FACADE REPLACEMENT



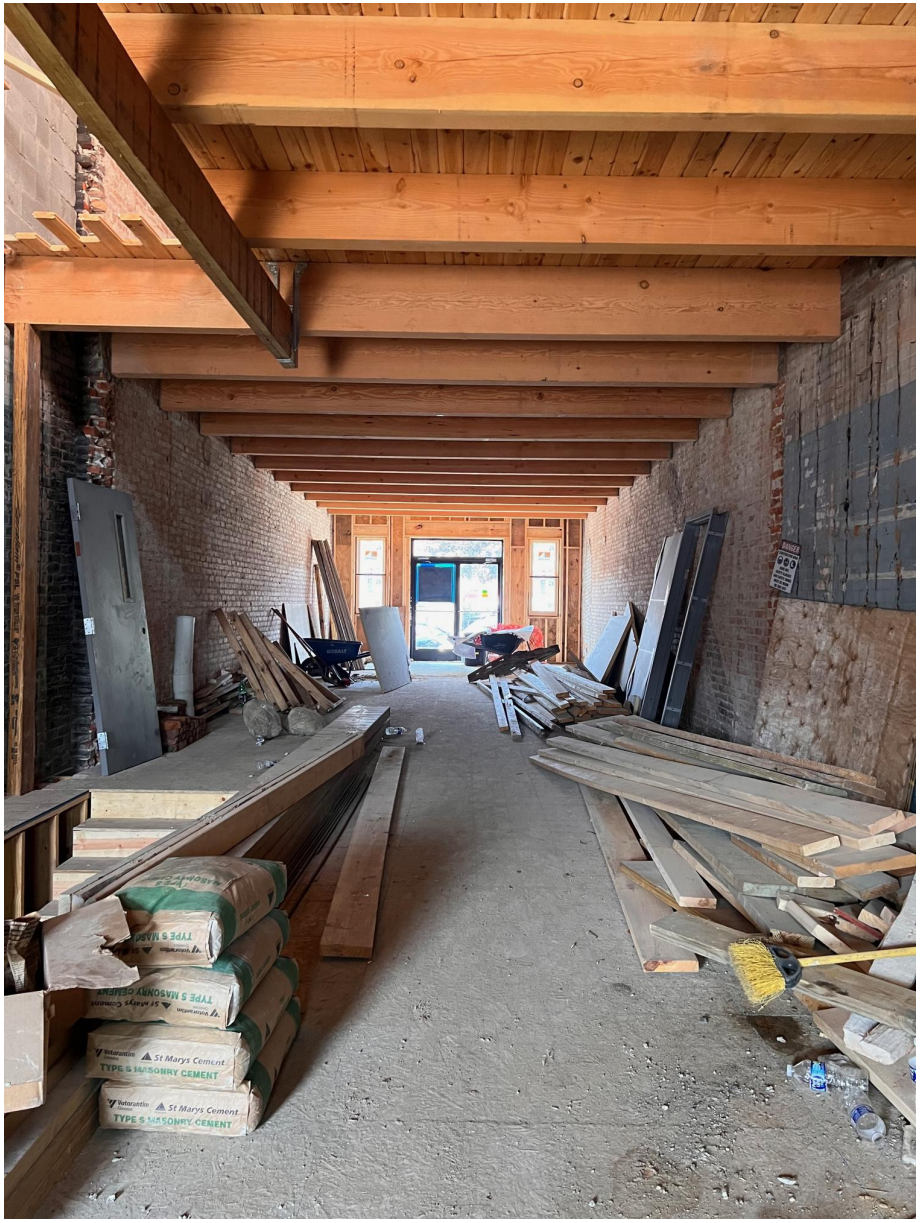


173 WEST LIBERTY STREET

HISTORICAL PHOTOS
ORIGINAL FACADE

173 WEST LIBERTY STREET

CONSTRUCTION PROGRESS
BUILDING EXTERIOR



173 WEST LIBERTY STREET

CONSTRUCTION PROGRESS
BUILDING INTERIOR

EAST ELM
KITCHEN CO.
EST 2023

42411 Hammill Ln.
Plymouth, MI 48170

July 18, 2023

City of Plymouth Planning Commission
201 S. Main St.
Plymouth, MI 48170

To the Members of the Planning Commission:

I appreciate your time and attention to the matter of reviewing my application for site plan approval, allowing the operation of my business, East Elm Kitchen Co., on the ground-floor unit of 173 West Liberty Street. East Elm Kitchen Co. is a specialty kitchenware retail store, providing the highest quality home-kitchen products across a range of culinary dimensions, including cookware, bakeware, cutlery, tabletop, barware, coffee tools, and local artisan-made dry goods. The mission of the business is to provide the everyday home cook and food enthusiast the product, skills, and confidence they need to be successful in their home kitchen, and I believe that this truly embraces the mixed-use commercial and residential zoning that this region of the city benefits from. We aim to welcome a broad demographic of ages and genders from our Plymouth community, and beyond, to visit this developing Old Village area of Plymouth. Additionally, we are excited to showcase and provide opportunity for local artisan makers of dry goods or kitchen-adjacent products to grow their own small businesses by becoming one of our partner brands offered in-store.

I have been a homeowner and resident of Plymouth since 2019, and it has long been my goal to become part of the business fabric of this community. Growing up as the daughter of two small-business-owning parents in a small, tightly knit community in Michigan's Thumb region, I understand and value the commitment that small business owners make to their residential neighbors, fellow small-business owners, and to their city partners in operating a successful business that benefits the entire community. This is the type of business East Elm Kitchen Co. will be, and I am determined to share my love for all things food, fellowship, and hospitality in this inclusive manner.

Thank you, again, for your time and consideration of my site plan application. I am happy to reply to any inquiries you may have, and I can be reached at (248) 775-9001 or rebnicholson61@gmail.com.

Sincerely,

R Nicholson

Rebecca Nicholson, Owner
Culinary Collective LLC, d/b/a East Elm Kitchen Co.

July 18, 2023

Planning Commission
City of Plymouth, Michigan

Re: 173 West Liberty Street, Plymouth MI 48170
Site Plan Review

To the Planning Commission:

We are very excited to present to you our renovation of 173 West Liberty Street, a project that has been near and dear to our hearts for over a year now. We have always had an affinity for the Old Village neighborhood, and we first planted roots there in the Fall of 2021 when we purchased the one-story building located at 137 & 139 West Liberty Street. After renovating this building into an office for GreenPath Design, Kelly Sugg's MEP (mechanical, electrical, and plumbing) consulting engineering firm, Kelly spent the majority of his weekdays working in Old Village and we quickly decided to take on our next project - the renovation of 173 West Liberty Street.

Constructed in the late 1800s as part of Plymouth's original business district, 173 West Liberty Street originally housed a drug store and has contained a variety of commercial tenants over the years, contributing to local commerce for over a century. However, the building fell into disrepair in the early 2000s and was condemned in the Spring of 2022, and with every day that passed, the building served as a safety hazard and an eyesore to the entire Old Village neighborhood.

When we purchased the building last summer, it was in pretty rough shape, to say the least - the roof had caved in years ago, taking the staircase to the second floor and a large portion of the first floor with it. The basement had filled with water from years of rain and snow, as well as debris left over from the building's previous tenants. While we knew we had our work cut out for us, we always saw the potential in the building and we knew that it could once again contribute to the livelihood of the City of Plymouth and Old Village in particular.

We engaged the Community Development Department right away, our first priority being to remedy the human health, safety, and welfare dangers posed by the structure as quickly as possible. We utilized our own professional backgrounds and teamed with a structural engineer to determine what portions - if any - of the building could be salvaged. While the fieldstone foundation and common walls shared with its neighbors were in good condition and required only minor repair work,the building's roof and floor structures, as well as the front and rear facades, would require replacement due to their prolonged exposure to the elements, lack of maintenance over the years, and non-compliance with today's building codes.

In re-designing the building elements that required replacement, we took cues from the building's original architectural style and construction methods, which we found catalogued in photographs at the Plymouth Historical Museum. The new facade on West Liberty Street references the arched windows and textured brickwork found on the original facade, which was replaced sometime during the 1900s. The new floor structure - tongue-and-groove wood decking over heavy timber beams - makes use of traditional construction methods and today's structural loading codes to replace the original wood beams, floors, and roof that had previously failed due to neglect. The proportions, massing, and square footage of the building and site were retained, allowing the building to remain harmoniously integrated with the other structures along West Liberty Street. With the Community Development Department's blessing and after the preparation of construction drawings, we received a building permit to "white box" the building in April 2023 with two primary goals:

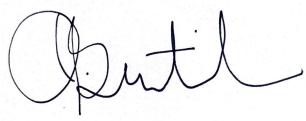
1. Stablize and reconstruct the building's facades, floors, and roofs to eliminate safety and health hazards
2. Increase accessibility of the building by constructing accessible restrooms throughout, generous interior staircases, and an exterior stair and ramp with handrails at the building's rear entry for those who are unable to safely traverse the existing stepped sidewalk along West Liberty Street

Throughout the entire process, we have receive support from the Community Development Department, particularly through expedited "white box" permit reviews and the use of parking spaces along West Liberty Street for construction staging. We have also received the support of the Michigan Economic Development Corporation (MEDC), which is working to provide a grant to assist in the restoration of the property. Lastly, as members of the OVB, a group of Old Village business owners who meet monthly to discuss business updates and neighborhood events that we help organize, we have received overwhelmingly positive support from our neighbors and friends who both live and work in Old Village.

As it stands at the time of this application, the building is no longer blighted and work on the structure, exterior facades, interior staircases, and roof is mostly complete. We are fortunate to have found a partner in Rebecca Nicholson, a Plymouth resident who hopes to operate her new kitchenwares and local dry goods retail store out of the ground floor of the building. Our vision for the second floor is to operate shared office space for local small businesses and group meetings. These uses are both permitted under the site's B-1 zoning and positively impact residents and businesses throughout Old Village by providing additional retail and meeting amenities, further contributing to the walkability and mixed-use fabric for which Old Village is so known and loved. We also anticipate that the primary hours of operation of these spaces will occur during daytime business hours, which provides relief to other businesses along West Liberty Street such as Bearded Lamb Brewing Company and Hermann's Old Town Grille that experience their heaviest pedestrian and vehicular traffic in the evening.

In short, we are presenting to the Planning Commission to request your approval of the retail and office programs we propose for 173 West Liberty Street, which we believe will only create a positive impact on neighboring residents and businesses after many years of vacancy and blight. Thank you for your time and thoughtful consideration, and we look forward to serving the Old Village neighborhood for many years to come.

Sincerely,



Alexandra Bernetich, RA
Member, West Liberty Holdings LLC
Architect and Owner, 173 West Liberty Street

Plymouth Resident Since 2019

Kelly Sugg, PE
Member, West Liberty Holdings LLC
Mechanical Engineer and Owner, 173 West Liberty Street

Plymouth Resident Since 2017

Principal and Founder, GreenPath Design PLLC
139 West Liberty Street, Plymouth MI
Plymouth Small Business Owner Since 2018

From:	Katie Barrett
To:	Group - Planning Commission
Subject:	173 W Liberty Street -Support for Parking Variance and Site Approval
Date:	Thursday, July 27, 2023 11:40:40 AM

07/27/23

Dear Planning Commission ,

I am writing to express my support for East Elm Kitchen Co. in Old Village. As a member of the community, I believe more retail options will be a great addition to this amazing neighborhood.

I understand the concerns about parking overflow into the neighborhood, but I firmly believe that the size and hours of operation of East Elm Kitchen Co.'s shop will mitigate this issue. With thoughtful planning and consideration, any potential impact on parking will be negligible, ensuring that the shop's operations do not disrupt the residents' daily lives. Additionally, daytime hours of operation will allow it to be complementary rather than competitive with neighboring restaurants and bars, promoting a harmonious environment in Old Village.

My neighbors and I love that we can walk or bike to Old Village and explore. The walkable area of this community is one of its greatest features. The convenience of being able to walk around and visit unique local shops before or after a great meal is a valuable aspect that sets this neighborhood apart. East Elm Kitchen Co.'s presence would help to enhance this walkability and attract more foot traffic, creating a positive ripple effect for other businesses in the area.

I am confident that the addition of East Elm Kitchen Co. will significantly enrich the overall character of Old Village. A diverse range of retail shops is essential for a thriving community, and I am eager to see how this new venture will contribute to the area's diversity, while becoming an integral part of the Old Village community.

Thank you for your time and consideration.

Sincerely,
Katie Barrett

From: Stephanie Panelli
To: Group - Planning Commission 173
Subject: W Liberty Street
Date: Monday, July 31, 2023 2:43:52 PM

Good afternoon,

I am the Operations Manager for Redefine Real Estate, on 770 Davis St Plymouth. Both, the owner/team leader Matthew Talbot and myself want to express our full support for the project and use of the renovated space in 173 W Liberty St.

Please feel free to reach out to us if you need additional information.

Thank you,

Stephanie Lopez Panelli
Operations Manager - The Talbot Team
734.359.6678 || www.ListingMI.com || Facebook

From: Plymouth Depot
To: Group - Planning Commission
Subject: 173 W Liberty Street
Date: Friday, July 28, 2023 8:50:02 AM

To: Planning Commission

I am a business owner in Old Village and I am writing to you in support of the business at 173 W Liberty Street.

This building sat vacant for many years and was an eyesore to the community and those visiting Old Village. The owners have taken this condemned building and brought it back to life with no changes to the square footage, volume, or setbacks. The property is zoned B-1 which are the types of uses the City of Plymouth wants to see in Old Village.

I understand that there is also the issue of parking which I believe will not be a problem as the hours of operation will not impede upon the evening hours where the other businesses see an increase in vehicular traffic.

My hope is that we can continue to see growth and revitalization in Old Village by approving this new venture at 173 W Liberty Street.

Thank you for taking the time to read my letter. I appreciate all you do for the community.

Bonnie Butler

Warmest Regards,

Bonnie Butler, Owner
Plymouth Depot
Store: 734-667-4370
plymouthdepot.com

From: Sam
To: Group - Planning Commission
Subject: 173 W Liberty Street
Date: Friday, July 28, 2023 2:34:25 PM

I am extremely looking forward to East Elm Kitchen Company opening. Plymouth needs a convenient walking distance retail store to shop at. East Elm Kitchen company is welcome to the city with open arms.
Would great to be able to walk downtown for a meal and coffee and be able to walk to East Elm Kitchen Company and do some shopping afterwards.

Ibtesam Aquilina
Plymouth resident for 14 years

From: Chris Hammond
To: Group - Planning Commission
Subject: East Elm Kitchen Co Application
Date: Thursday, August 3, 2023 3:18:40 PM

City of Plymouth Planning Commission

Subject: Support for East Elm Kitchen Co. and Application for Parking Variance

Dear Members of the Planning Commission,

I am writing to express my enthusiastic support for East Elm Kitchen Co.'s application and to provide my perspective on how their presence in the Old Village area will be a valuable and beneficial addition to our community.

East Elm Kitchen Co. holds the promise of becoming a cherished establishment within our neighborhood. Their unique concept, dedication to quality, and passion for culinary excellence will undoubtedly contribute to the vibrancy and appeal of the Old Village area. By offering a diverse range of culinary experiences, East Elm Kitchen Co. has the potential to attract residents and visitors alike, thus significantly increasing foot traffic in the vicinity.

The rejuvenation of an unoccupied building through East Elm Kitchen Co.'s occupation aligns perfectly with the desire to revitalize and preserve the historic charm of our beloved Old Village. This transformation will not only enhance the aesthetics of the area but also demonstrate a commitment to fostering a lively and engaging environment for the community to enjoy.

Furthermore, I am fully supportive of East Elm Kitchen Co.'s application for a parking variance.

In conclusion, I wholeheartedly endorse East Elm Kitchen Co.'s application and urge the Planning Commission to consider the numerous benefits their establishment will bring to our neighborhood. Their commitment to enhancing the Old Village area, increasing foot traffic, and breathing life into a previously unoccupied space demonstrates their dedication to our community's well-being.

Thank you for your time and consideration. I trust that you will make a decision that will contribute positively to the growth and development of our cherished Old Village.

Sincerely,

Christopher Hammond

Plymouth, MI
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Chris Hammond

From:	Plymouth Old Village Association
To:	Bolhuis, Greta
Subject:	Support for Alexandra Bernetich and Kelly Sugg re 173 W. Liberty, non - use Variance Request
Date:	Wednesday, August 2, 2023 11:47:29 PM

The Old Village Association is a community based group made up of residents and business owners in the Old Village area that is committed to the beautification and furtherance of Old Village.

We believe the businesses moving into 173 W. Liberty will be an exciting and much needed addition to the array of shops, services and businesses in Old Village and we fully support their application for a non-use variance to reduce the required number of off street parking spaces.
The area in question does not have the space for 8 parking spaces, Old Village is old and the layout of the area was made at a time when the designers could not have possibly imagined what the future held.
Customers, workers and clients driving to Old Village manage to park on Liberty, Starkweather, Mill and the public parking on Spring and along side streets and we feel the future customers and clients visiting 173 W. Liberty will do the same without causing problems.
The benefits of this building housing thriving businesses to our area is many, it would be a shame that they are held back on the parking spaces issue.

Regards

Latricia Horstman & Jan Waller
Old Village Association

The OVA meets the second Wednesday of every month at 7pm at Meridian Coffee Co. 636 Starkweather . All are welcome!

From: Danielle Zazaian
To: Group - Planning Commission
Subject: Support for East Elm
Date: Monday, July 31, 2023 5:20:23 PM

Hello,

I am a Plymouth resident at the Townes at Mill Street townhomes and I am e-mailing in support of a new business, East Elm kitchen store. I love exploring Old Village and I think this business will be a great addition to the neighborhood! I do not think it will add any unwanted burden on parking since it will be open during the day and not interfere with restaurant business in the evening. It will also add to the walkability of Old Village and promote foot traffic to the other businesses in the area. Additionally, I believe this business will be able to support other small businesses in the area and improve the sense of community in Plymouth. I look forward to East Elm opening!

Best,

Danielle Zazaian