



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, October 14, 2026 – 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/88071388166>

Passcode:959901

Webinar ID: 880 7138 8166

1. CALL TO ORDER

- a. Roll Call

2. CITIZENS 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.

3. APPROVAL OF THE MINUTES

- a. Approval of the September 9, 2026 meeting minutes

4. APPROVAL OF THE AGENDA

5. COMMISSION COMMENTS

6. PUBLIC HEARINGS

- a. Amendment to Zoning Ordinance Secs. 78-190 and 78-191

7. OLD BUSINESS

- a. **PUD26-01:** Final PUD for multi-family uses at 639 A. Mill and 166 E. Ann Arbor Trail. The properties are zoned Expired PUD.
- b. Review of Planning Commission Bylaws

8. NEW BUSINESS

- a. Direction for Single Family Residential Minimum Lot Width
- b. Sub-Committee Assignments

9. REPORTS AND CORRESPONDENCE

10. ADJOURNMENT

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

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 a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for 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

2026 Planning Commission Goals

1. Complete remaining quick zoning audit tasks
2. Explore residential compatibility ordinance



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, September 9, 2026 - 7:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

Chair Hollie Saraswat called the meeting to order at 7:00 p.m.

Present: Chair Saraswat, Vice Chair Kyle Medaugh, Commissioners Zach Funk, Don Webb, Rob Mengel, Dave Scott, and Katie Rossie

Also present: Planning and Community Development Director Greta Bolhuis, Planning Consultant Sally Elmiger (online), and Community Development Coordinator Haley Hall

Absent: Commissioners Sidney Filippis and Joe Hawthorne

2. CITIZENS COMMENTS

None.

3. APPROVAL OF MEETING MINUTES

Mengel offered a motion, seconded by Scott, to approve the minutes of the August 12, 2026 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Medaugh offered a motion, seconded by Webb, to approve the agenda for September 9, 2026.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

None.

6. PUBLIC HEARINGS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS

- a. Amendment to Zoning Ordinance Secs. 78-190 and 78-191

Sara McCleary, 206 E Ann Arbor Trail, spoke in opposition to proposed zoning ordinance changes referenced in PUD26-01. She cited resident objections to increased density, building height, reduced setbacks, and

impacts to neighborhood character and privacy, and urged the Commission to reject any proposed amendments that affect those concerns.

Mike Quinn, 445 W Ann Arbor Trail, echoed Ms. McCleary's comments, reiterating that existing processes and procedures should be followed as written.

Director Bolhuis summarized the proposed amendments, which apply exclusively to the B-2 Central Business District. The first amendment establishes a maximum front yard setback of 12 feet, consistent with the City's Master Plan for the Central Business Sub-Area. The second amendment clarifies maximum building height of 3 to 4 stories and 40 to 50 feet per the existing Height Overlay Map, making it explicitly stated within the schedule of regulations rather than solely referenced by map. Vice Chair Medaugh reiterated that the Height Overlay Map continues to govern where heights are permitted.

The Commission agreed to advance the amendments to a public hearing.

Medaugh offered a motion, seconded by Funk with a friendly amendment from Rossie to correct the typo from "Secs. 78-103 and 78-190" to "Secs. 78-190 and 78-191," to move the proposed amendments to a public hearing.

There was a roll call vote.

YES: Webb, Rossie, Funk, Mengel, Scott, Medaugh, Chair Saraswat.

MOTION PASSED UNANIMOUSLY

b. Review of Planning Commission Bylaws

Director Bolhuis presented a series of proposed Bylaws amendments, which included removing membership and removal provisions already codified in Chapter 18 of the Code of Ordinances, allowing training by city staff and consultants, adding conflict of interest and ex parte contact provisions, clarifying chair duties, permitting staff to approve alternate meeting locations, aligning meeting cancellations with City-observed holidays, removing the extended public comment time provision, moving public hearings to their correct position in the order of business, implementing a rolling applicant submission deadline, reorganizing the records and minutes section, establishing clear sub-committee rules, and retitling Section 9 to address adjacent government plan reviews.

Rossie noted that conflict of interest procedures is already addressed in Chapter 2, Sec. 2-3(g)(3) and Chapter 18, Sec. 18-26(d), so the proposed language is potentially redundant. On ex parte contact, she questioned whether "cases before the Commission" adequately covered all circumstances and suggested clearer language. Planning Consultant Elmiger advised that the ex parte provision should be interpreted broadly to include all active matters before the Commission, not only applicant-driven cases, and that members should be judicious in sharing opinions on pending items with anyone outside a public meeting.

Discussion on public comment time limits resulted in a consensus to codify a 3-minute default in the Bylaws, with allowance for the Chair to set a different uniform time limit for all speakers at a given meeting. In regard to rolling admissions, Planning Consultant Sally advised that submission of an application by the meeting deadline doesn't guarantee placement on the agenda. Rossie also identified inconsistencies in the use of "shall" versus "should" throughout the document, recommended structural improvements to several sections, and suggested that bylaw suspension under Section 13.B. should specify the required vote threshold. Chair Saraswat raised the question of whether election of the Chair should require a supermajority or a minimum quorum threshold to be valid. Several other drafting refinements were discussed, including the

need to allow for formal dissolution of sub-committees prior to task completion and to ensure consistent terminology throughout.

Funk offered a motion, seconded by Scott, to postpone the review of the Planning Commission Bylaws.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

9. REPORTS AND CORRESPONDENCE

a. Exploration of residential compatibility ordinance update

Director Bolhuis reported that internal discussions have broadened the scope of the residential compatibility ordinance effort beyond a single focused ordinance. Staff has identified five draft project goals: (1) address residential building scale and massing; (2) preserve neighborhood context while allowing new housing; (3) establish objective and predictable standards; (4) identify site and building characteristics that contribute to compatibility; and (5) produce implementable zoning regulations. She noted that staff is still working to obtain cost estimates for consultant engagement and that these five goals remain in draft form.

Mengel noted the importance of clearly defining which problems the ordinance is intended to solve, identifying historic preservation, drainage and sunlight, architectural character, and affordability as the four primary community concerns he has heard.

Chair Saraswat expressed concern that this reframing of scope occurred without input from the Planning Commission or its sub-committee, and that the Commission was only now learning of it. She also acknowledged the need for better communication of sub-committee discussions to the full Commission. Director Bolhuis emphasized the project goals may be revised with the sub-committee.

City Commission Liaison Joe Elliott clarified that the five goals had not been presented to the City Commission either, and that the City Commission's role is to provide directional guidance, not to develop the ordinance itself. He affirmed that the Planning Commission, working with staff and consultants, is the appropriate body to lead that work. He emphasized the urgency of addressing the teardown and replacement of affordable housing stock and acknowledged the complexity of the undertaking.

Liaison Elliott also provided updates from the City Commission: the fence ordinance changes have proceeded through a public hearing and first reading at the City Commission level, with final approval expected at a forthcoming meeting. The amendment converting density to units per acre has advanced to second reading. He noted that several additional items may be referred back to the Planning Commission for review, including the minimum lot size for RM-1 and RM-2 districts, application of impervious surface regulations to multi-family zones, and potential buffer zone or setback requirements between multi-family and R-1 districts. He also suggested that future agendas include a standing sub-committee report item under Reports and Correspondence.

Director Bolhuis reported that Livonia had submitted notice of intent to update their Master Plan.

10. ADJOURNMENT

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

There was a voice vote.

MOTION PASSED UNANIMOUSLY

City of Plymouth
Planning Commission Public Hearing Notice
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Planning Commission will be held on Wednesday, October 14, 2026 at 7:00 p.m. located at Plymouth City Hall (201 S. Main) and online via Zoom to consider an amendment to Zoning Ordinance Secs. 78-190 and 78-191. The proposed text amendment can be reviewed on subsequent pages.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

DLN Publish: Tuesday, September 29, 2026



Administrative Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

To: Planning Commission
From: [Greta Bolhuis](#), AICP, Planning and Community Development Director
Date: October 9, 2026
Re: Zoning Ordinance Amendments

BACKGROUND:

In 2022, the City contracted with Carlisle Wortman to complete an audit of the city zoning ordinances to identify:

- Inconsistencies with the Master Plan and Future Land Use Map
- Ordinance language that is inconsistent with other laws
- Outdated ordinance language

The audit report was completed in 2023. As part of the audit, 26 quick zoning ordinance amendments were identified. The Zoning Audit Sub-Committee of the Planning Commission has been meeting monthly to review and address these matters.

As you may recall, one of the tasks is to update the Schedule of Regulations to specifically define a zero-foot minimum front yard setback and 12 foot maximum setback for the B-2, Central Business District. The sub-committee has reviewed the proposed amendments and is bringing them to the Commission to consider. A summary of the proposed changes is provided below.

Secs. 78-190. Clarify maximum height is 3-4 stories and 40-50 feet in height, per the Height Overlay map. Set minimum and maximum setbacks for front setback, new maximum front setback of 12 feet, where no maximum currently exists. Set minimum and maximum setbacks for side and rear, no change from existing requirements. **Reasoning:** Setting a maximum front yard setback ensures buildings are placed on the street uniformly and creates a street environment where a continuous line of buildings is less likely to be disrupted by empty spaces. The 12-foot dimension is listed in the City's Master Plan for the Central Business District Sub Area Plan.

Secs. 78-191. Clarify maximum height is 3-4 stories and 40-50 feet in height, per the Height Overlay map. Clarify that an off-street parking space is not required in B-2. **Reasoning:** The Height Overlay map regulates building height and number of stories, so the text should match that map. Similarly, current footnote (j) states that off-street loading is not required in the B-2 District. Create a standalone footnote (y) to clearly state such.

The proposed zoning ordinance amendments are attached for your review.

REDLINED VERSION

Sec. 78-190. Limiting height, bulk, density and area by zoning district.

The following table indicates the height, bulk, density and area limitations by zoning district:

Zoning District	Minimum Size Lot Per Dwelling Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)				Minimum Floor Area Per Unit (sq. ft.)	Maximum % Lot Area Covered By All Buildings	Maximum Floor Area Ratio	Minimum Landscape Area % of Lot
	Area in sq. ft.	Width	In stories	In feet	Front	Sides		Rear				
						Least one	Total of two					
R-1 One-Family Residential	7,200	60	2	25 (b)	25 (m, o)	6 (a)	12	35	950	35 (v)	.40	35 (x)
RT-1 Two-Family Residential	3,500	30	2	25 (b)	25 (m, o)	10 (a)	20	35	780	30 (v)	.40 (w)	35 (x)
RM-1 Multi-Family Residential	(c, l)	—	2	25 (b)	25 (d)	10 (d)	20 (d)	35 (d)	—	—	.40 (w)	35 (x)
RM-2 Multi-Family Residential	(c, l)	—	4	—	25 (d)	10 (d, e)	20 (d, e)	35 (d)	—	—	.40 (w)	35 (x)
O-1 Office	—	—	2	30	20 (o)	(f)	(f)	20 (g, j)	—	—	—	—
O-2 Office	15,000	75	3	45	50 (o)	(f)	(f)	20 (g, j)	—	—	—	—
B-1 Local Business	—	—	2	25	10	(f)	(f)	35 (g, j)	—	—	—	35 (x)
B-2 Central Business	—	—	3-4 (n)	40-50 (n)	Minimum: 0 Maximum: 12—	Minimum: 0 or 10 (f)	Minimum: 0 or 10 (f) (f)	Minimum: 0 (y) (f)	—	—	—	—
B-3 General Business	—	—	2	30	—	(f)	(f)	10 (g, j)	—	—	—	—
ARC Ann Arbor Road Corridor	-	-	2	30 (p)	10 (q)	10 (r, s, t)	20 (s)	20	—	—	—	—
ARC Ann Arbor Road Corridor [78-161(c)(24)] (applicable to Plymouth Township)	—	—	—	35	50	20 (y)	40	20	—	—	—	—
MU—Mixed Use	3,500 (c, l)	30	2	25 (b)	15 (o)	10 (f)	20 (f)	35 (g, j)	—	35	.40 (w)	35 (x)
I-1 Light Industry	—	—	—	45	25 (h)	10 (i, k)	20 (i, k)	10 (i, k)	—	—	—	—
I-2 Heavy Industry	—	—	—	60	50 (h)	20 (i k)	40 (i, k)	20 (i, k)	—	—	—	—

(Ord. of 10-6-03; Ord. No. 2012-04, § 9, 11-5-12; Ord. No. 2015-04, § 4, 7-6-15; Ord. No. 2017-01, § 2, 1-3-17; Ord. No. 23-01, 1-17-23)

Sec. 78-191. - Notes to schedule.

[...]

- (f) No side yards are required along the interior side lot lines, except as otherwise specified in the building code. On the exterior side yard which borders on a residential district, there shall be provided a setback of not less than ten feet on the side or residential street. If walls of structures facing interior lot lines contain windows or other openings, side yards of not less than ten feet shall be provided. The setback shall be measured from the nearest side of the existing and/or proposed right-of-way lines, whichever is greater.

[...]

- (j) Off-street loading space shall be provided in the rear yard in the ratio of at least one space per each establishment and shall be provided in addition to any required off-street parking area. Off-street loading space shall further meet the requirements of section 78-273. ~~This provision shall not apply in the CBD district as defined and encompassed by Wing, Harvey, Church, Deer and Union Streets.~~ In those instances where properties abut an alley such alley may be substituted for off-street loading requirements in business districts. In office districts off-street loading may take place in undesignated places in parking lots provided such loading is of a short-term nature.

[...]

- (n) ~~The Height Overlay Zones Downtown/CBD map shall limit building heights to 3 stories (40 feet) or 4 stories (50 feet). Per the overlay district map for the central business district, building heights are limited to 40 or 50 feet for specified areas of the downtown.~~

- (y) ~~An off-street loading space is not required in the B-2, Central Business District.~~

CLEAN COPY

Sec. 78-190. Limiting height, bulk, density and area by zoning district.

The following table indicates the height, bulk, density and area limitations by zoning district:

Zoning District	Minimum Size Lot Per Dwelling Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)				Minimum Floor Area Per Unit (sq. ft.)	Maximum % Lot Area Covered By All Buildings	Maximum Floor Area Ratio	Minimum Landscape Area % of Lot
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RM-2 Multi-Family Residential	(c, l)	—	4	—	25 (d)	10 (d, e)	20 (d, e)	35 (d)	—	—	.40 (w)	35 (x)
O-1 Office	—	—	2	30	20 (o)	(f)	(f)	20 (g, j)	—	—	—	—
O-2 Office	15,000	75	3	45	50 (o)	(f)	(f)	20 (g, j)	—	—	—	—
B-1 Local Business	—	—	2	25	10	(f)	(f)	35 (g, j)	—	—	—	35 (x)
B-2 Central Business	—	—	3-4 (n)	40-50 (n)	Minimum: 0 Maximum: 12	Minimum: 0 or 10 (f)	Minimum: 0 or 10 (f)	Minimum: 0 (y)	—	—	—	—
B-3 General Business	—	—	2	30	—	(f)	(f)	10 (g, j)	—	—	—	—
ARC Ann Arbor Road Corridor	-	-	2	30 (p)	10 (q)	10 (r, s, t)	20 (s)	20	—	—	—	—
ARC Ann Arbor Road Corridor [78-161(c)(24)] (applicable to Plymouth Township)	—	—	—	35	50	20 (y)	40	20	—	—	—	—
MU—Mixed Use	3,500 (c, l)	30	2	25 (b)	15 (o)	10 (f)	20 (f)	35 (g, j)	—	35	.40 (w)	35 (x)
I-1 Light Industry	—	—	—	45	25 (h)	10 (i, k)	20 (i, k)	10 (i, k)	—	—	—	—
I-2 Heavy Industry	—	—	—	60	50 (h)	20 (i k)	40 (i, k)	20 (i, k)	—	—	—	—

(Ord. of 10-6-03; Ord. No. 2012-04, § 9, 11-5-12; Ord. No. 2015-04, § 4, 7-6-15; Ord. No. 2017-01, § 2, 1-3-17; Ord. No. 23-01, 1-17-23)

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[...]

- (f) No side yards are required along the interior side lot lines, except as otherwise specified in the building code. On the exterior side yard which borders on a residential district, there shall be provided a setback of not less than ten feet on the side or residential street. If walls of structures facing interior lot lines contain windows or other openings, side yards of not less than ten feet shall be provided. The setback shall be measured from the nearest side of the existing and/or proposed right-of-way lines, whichever is greater.

[...]

- (j) Off-street loading space shall be provided in the rear yard in the ratio of at least one space per each establishment and shall be provided in addition to any required off-street parking area. Off-street loading space shall further meet the requirements of section 78-273. In those instances where properties abut an alley such alley may be substituted for off-street loading requirements in business districts. In office districts off-street loading may take place in undesignated places in parking lots provided such loading is of a short-term nature.

[...]

- (n) The Height Overlay Zones Downtown/CBD map shall limit building heights to 3 stories (40 feet) or 4 stories (50 feet).
- (y) An off-street loading space is not required in the B-2, Central Business District.



CITY OF PLYMOUTH

www.plymouthmi.gov

201 S. Main
Plymouth, Michigan 48170

Phone 734-453-1234
Fax 734-455-1892

MEMORANDUM

To: Planning Commission
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: October 8, 2026
Re: Final PUD Review of PUD26-01: 639 S. Mill and 166 E. Ann Arbor Trail

PURPOSE

The purpose of this memorandum is to summarize the status of the comments identified in the CWA Final PUD Review dated September 2, 2026, the applicant's October 1, 2026 response, and Wade Trim's Engineering Plan Review #2 dated October 7, 2026.

The memorandum identifies which items have been addressed, which remain outstanding and/or require Planning Commission discussion, and which items may appropriately be carried forward as conditions of the recommendation to City Commission for approval or requirements to be satisfied during final engineering/construction document review.

The Planning Commission granted Preliminary PUD approval on August 12, 2026. The Preliminary PUD approval included the condition that the park, gazebo, and play structure are to be provided at a scale and character consistent with the renderings presented, with final materials and design to be further discussed and agreed upon at final site plan approval. The preliminary site plan was also approved with the condition that the applicant submits a shadow study, a civil site plan with the sidewalk location, as well as address the deficiencies in the Wade Trim and CWA reports.

FINAL PUD REVIEW

Park Area "Ownership"

CWA recommends that Final PUD approval be conditioned upon the City Commission accepting the park as public property and entering into an appropriate maintenance agreement. CWA also specifically requested that the plans identify the area as a "public park". The applicant instead proposes that the park be available to the general public but indicates that ownership remains unresolved. The applicant proposes that Final PUD approval establish the park as open to the general public, in perpetuity, with final design, amenities, ownership, and maintenance addressed in the PUD agreement. They further indicate that the plans will identify the park as available to the general public but that the precise label will depend upon the ultimate ownership structure.

Staff Assessment: The City Commission is unlikely to accept the park area as public property. The applicant's response establishes a commitment to public accessibility but does not resolve the distinction between a city-owned public park and a privately owned, publicly accessible amenity.

Planning Commission Action: Confirm whether the proposed level of detail and commitment to the park amenities is sufficient for Final PUD approval, or whether specific amenities should be incorporated into the PUD agreement. The applicant has committed to public access but has not committed to the specific “public park” designation requested by CWA. This item should be resolved concurrently with the park ownership/public access issue described above.

Status: Outstanding. Planning Commission to discuss.

Park Area Amenities

CWA identified discrepancies with the shape and placement of the gazebo and play structure areas.

Staff Assessment: The applicant has revised the site plan so that the gazebo outline generally corresponds with the architectural renderings. The applicant indicates that manufacturer specifications and dimensions for the gazebo and play structure will be provided with the construction documents. The applicant has also indicated that the final amenity package may depend upon whether the park is ultimately owned by the City or remains privately owned.

Planning Commission Action: The general discrepancy identified by CWA has been addressed on the site plan; however, the final materials, dimensions, and amenities remain to be confirmed.

Status: Partially Addressed. Planning Commission to discuss.

Shadow Study

CWA identified concerns regarding the shadow study and requested that the study be corrected.

The applicant's response states that the study is accurate and that no revision is proposed, noting that the model uses the project coordinates and designated dates and times.

Staff Assessment: This item remains unresolved because the applicant disagrees with the consultant's requested revision. The Planning Commission should determine whether the submitted study adequately addresses the Commission's prior concerns.

Planning Commission Action: Determine whether the existing shadow study is acceptable or whether additional/revised information should be required.

Status: Partially Addressed. Planning Commission to discuss.

Sidewalk Along South Mill Street

CWA requested that the sidewalk connection along South Mill Street be shown between Ann Arbor Trail and the park sidewalk. Wade Trim similarly notes that the site plan includes an option for sidewalk along the east side of Mill Street and agrees that planning for the sidewalk now is appropriate as part of the PUD approval process. Wade Trim notes that Wayne County will need to approve the location. The applicant states that it supports the sidewalk but that the affected segment is within the Wayne County right-of-way and that the adjacent property owner currently uses portions of the right-of-way for parking/front yard purposes. The applicant indicates that construction of the sidewalk would require property acquisition and Wayne County approval.

Staff Assessment: There is agreement that the sidewalk is a desirable connection. We understand that there are existing conditions and infrastructure (street trees, street signage, parking areas) that make a simple, straight connection unfeasible. This item remains unresolved because the Planning Commission required it as part of the preliminary approval.

Planning Commission Action: Determine the appropriate commitment for the sidewalk, including whether it should be incorporated as a PUD agreement obligation subject to acquisition/Wayne County approval.

Status: Outstanding. Planning Commission to discuss.

Mid-Block Crossing / HAWK Signal

The applicant has removed the proposed mid-block crossing and HAWK signal based upon Wayne County's position that it does not recommend the improvement. Pedestrians would instead use the existing signalized crossing at Mill Street and Ann Arbor Trail.

Staff Assessment: No further action is recommended at this time.

Status: Addressed.

FINAL PUD SITE PLAN REVIEW

Schedule of Regulations

The deviations previously identified as part of the Preliminary PUD review:

Item	Ordinance Requirement	Proposed	Status
Rear setback	35 feet	13 feet	PC accepted as deviation in preliminary approval
Density	140 rooms	172 rooms	PC accepted as deviation in preliminary approval

Status: Addressed.

Parking, Loading

The deviations previously identified as part of the Preliminary PUD review:

Item	Ordinance Requirement	Proposed	Status
Parking	156 spaces	120 spaces	PC accepted as deviation in preliminary approval
Parking location	Parking prohibited in applicable front yards	Parking proposed in front yard areas	PC accepted as deviation in preliminary approval

Status: Partially Addressed. Correct note on page C-500 to "Reduction of 36 spaces."

Parking Lot Screening

On sheet L-201, the applicant has added a callout detail showing the location of the required masonry screening fence and specified that 16 Red Twig Dogwood and 16 Bright Gold Japanese Yews are proposed between the masonry screening fence and the parking area.

Status: Addressed.

Decorative Fence Height

On sheets L-201 and L-202, the applicant has added a callout detail showing a 30-inch tall decorative fence.

Status: Addressed.

Circulation/Emergency Access

The Fire Department has reviewed the truck turning exhibits and found emergency access satisfactory. Wade Trim also reviewed the updated truck turning exhibits and indicates that there appears to be sufficient room for the large vehicles to maneuver through the site, although the vehicles will occupy most of the available driving lanes. Wade Trim states that these movements will be reviewed in more detail as part of the detailed engineering review.

Status: Emergency access appears acceptable for purposes of Final PUD review, with detailed engineering review to continue before construction.

Landscaping

Sheets L-201 and L-202 have been revised to relocate the trees outside the right-of-way along the west property line. Sheets L-201 and L-202 have been revised to show required number and species of shrubs in the greenbelts between the parking lot and S. Mill St. and Ann Arbor Trail. A plant schedule has been added to the plans which list the quantity, botanical name, common name, size and root type of proposed plant material; and label the plant symbols with species type. Sheet L-200 has been revised to show the plant schedule – trees only, and L-201 and L-202 have been revised to show the plant schedule – shrubs only. The curb cut inlets have been added at the parking lot islands, and final details will be included in the construction documents.

Status: Addressed.

The applicant is proposing turf in the Wayne County right-of-way instead of greenway restoration. The native seed mix requiring special maintenance has been removed from the plans.

Status: Partially Addressed. The right-of-way area on the plans should be modified to match the symbology for “lawn”.

Staff reviewed the proposed trees and shrubs proposed against the suggested plant materials identified in Sec. 78-203 (5).

Staff Assessment: The ordinance does not permit Maples to be planted. An alternative large tree must be planned in place of the ‘Autumn Flame’ Red Maple. The ordinance suggests alternative shrub species than what are proposed.

Status: Outstanding. The tree species selections must be modified. The Planning Commission to discuss shrub species, if desired.

Lighting

The applicant indicates that building-mounted fixtures at the north and south entry doors have been added and comply with the ordinance. The Ritorno Round Asymmetric LED fixture has been removed from the photometric plans. The applicant has revised the photometric plan to meet the 0.6-foot-candle maximum identified in the CWA review.

Status: Addressed.

The applicant states that the proposed pole heights and cutoff characteristics comply with the ordinance. However, CWA identified the three 25-foot poles adjacent to the single-family property as a potential neighborhood-impact issue, even though the photometric plan indicates zero illumination at the property line.

Staff Assessment: The issue is not solely one of ordinance compliance. The Planning Commission may wish to determine whether the proposed pole height/location is appropriate given the relationship to the adjacent single-family property.

Status: Outstanding. Planning Commission to determine whether the proposed lighting arrangement is acceptable or whether an alternative should be required.

ENGINEERING REVIEW

Wade Trim issued its second engineering review on October 7, 2026. Wade Trim concludes that they are comfortable recommending Final PUD approval, subject to submission and approval of a revised engineering plan before construction and submission of all required permits before final engineering approval.

Staff Assessment: Staff recommends that the identified engineering items be treated as conditions of final engineering/construction approval rather than outstanding site plan issues, unless the Planning Commission determines otherwise.

Status: Outstanding. Unless determined otherwise, Planning Commission recommendation for approval should be conditioned on compliance with engineering requirements identified by Wade Trim.

PUD AGREEMENT

The applicant has acknowledged the need to work with City staff and the City Attorney on the PUD agreement. The PUD agreement should establish the commitments associated with the PUD public benefits and deviations, including the final park arrangement, public access, maintenance, amenities, sidewalk commitment, and any other conditions established by the Planning Commission.

Staff Assessment: The PUD agreement remains to be developed and finalized. This does not prevent the Planning Commission from recommending Final PUD approval to the City Commission.

Status: Outstanding. Required for Final PUD implementation.

RECOMMENDED APPROACH TO FINAL PUD REVIEW

Staff recommends that the Planning Commission focus its Final PUD discussion on the substantive planning issues that remain unresolved and comfortability with the outstanding final site plan revisions required. The Planning Commission should also discuss comfortability with Wade Trim's indication that the technical engineering matters can be addressed through the final engineering and construction document process.

Accordingly, if the Planning Commission is satisfied with the remaining substantive PUD issues, staff believes the Commission could consider a recommendation to the City Commission for Final PUD approval subject to:

- Finalization of the park ownership/public access;
- Incorporation of the agreed upon park amenities into the PUD Agreement;
- Resolution of the shadow study issue;
- Finalization of the South Mill Street sidewalk commitment, subject to adjacent property owner and Wayne County approval;
- Correction of the parking reduction note;
- Correction of the lawn symbology in the Wayne County right-of-way;
- Non-Maple large tree selection;
- Resolution of the proposed lighting adjacent to the single-family property;
- Preparation and execution of the PUD Agreement consistent with Planning Commission direction; and
- Satisfaction of Wade Trim's engineering comments through final engineering review.

Should you have any questions, please contact me directly.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: September 2, 2026

**Planned Unit Development
For
City of Plymouth, Michigan**

GENERAL INFORMATION

Applicant:	Walters Group 230 E. Grand River, #600 Detroit, MI 48226 Contact: Matt Walters
Project Name:	Foundry Lofts @ Mill Street PUD Review
Plan Date:	October 14, 2025
Latest Revision:	August 13, 2026
Location:	637 - 639 S. Mill St., and 166 E. Ann Arbor Trail (Location of Lumber Mart & surrounding properties)
Zoning:	Planned Unit Development – PUD (See Below)
Action Requested:	Final PUD Approval

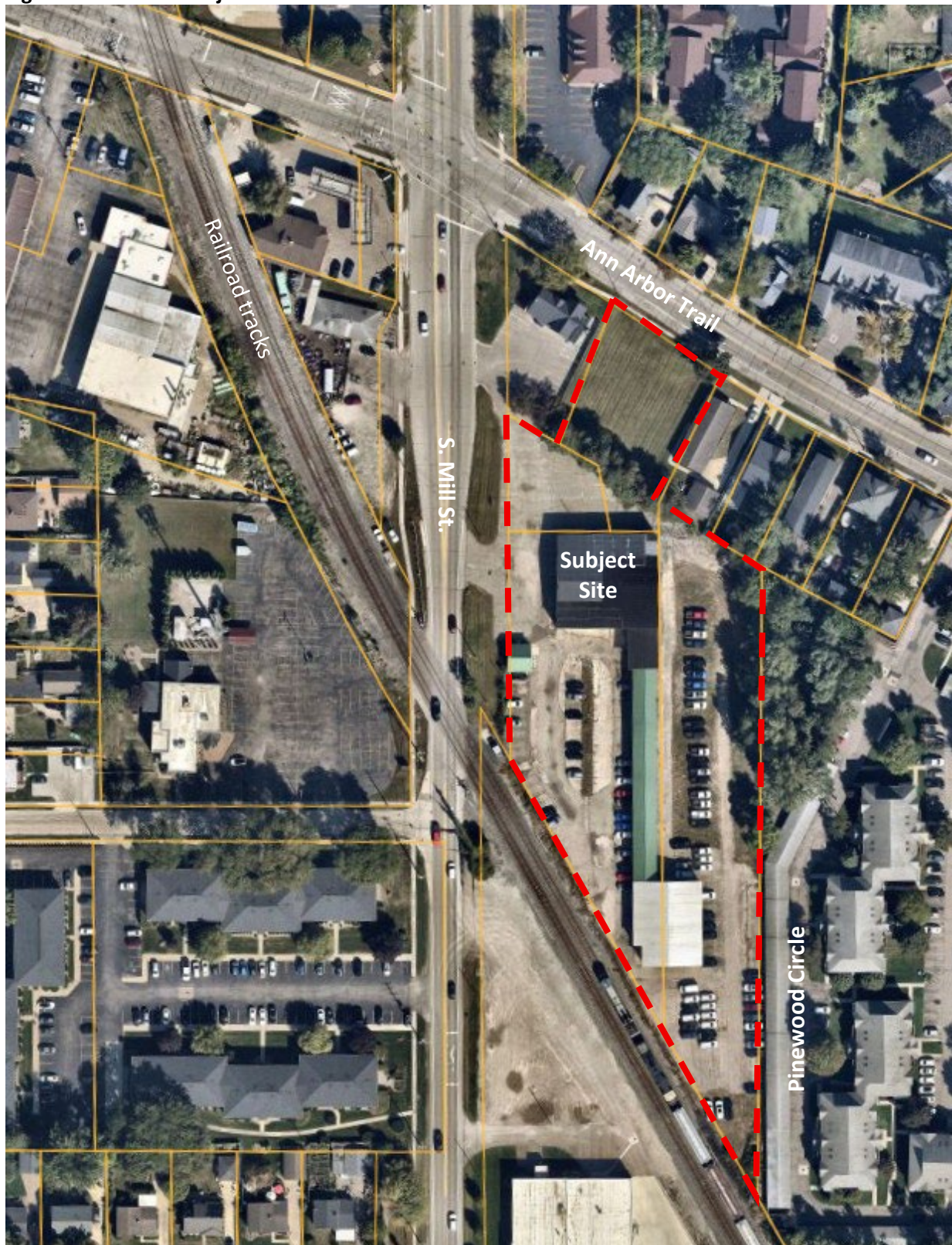
SITE/PROJECT DESCRIPTION

The applicant is requesting to construct a residential project as a Planned Unit Development (PUD) on the subject site of 2.9 acres. The current proposal contains a large apartment building with 78 units, a resident parking lot, a park with pavilion and play structure that is accessible via sidewalks from both Ann Arbor Trail and S. Mill St., and a bay of 12 parking spaces for park guests. The building architecture reflects a more traditional design, materials, and metal Juliet balconies on the upper units. The site will be accessed from two vehicle driveways, one off Ann Arbor Trail and the other off S. Mill St.

The property is occupied by the previous Lumber Mart business. All existing buildings and site features on the subject site will be removed to accommodate the new project.

An aerial of the subject site is provided on the next page.

Figure 1: Aerial of Subject Site



Near Maps (Image Capture 9-27-25)

Planning Commission Discussion of Preliminary PUD Plan

The Planning Commission held a Public Hearing and discussed the Preliminary PUD Plans at their August 12, 2026, meeting. The Commissioners reviewed the project against the PUD eligibility criteria, and approved the Preliminary PUD Plan, with the following condition, per the draft meeting minutes:

- The park, gazebo, and play structure are to be provided at a scale and character consistent with the renderings presented, with final materials and design to be further discussed and agreed upon at Final PUD Plan approval.

CWA Comment:

- Regarding this condition of approval, Sheet G.002, *Aerial Renderings*, Sheet G.003, *Perspective Renderings*, and G.004, *Site Renderings*, of the Final PUD Plans contain a note that reads: "Playground and Covered Park Structure designs shown are placeholders. Final design TBD." This note needs to be changed, as it does not meet the Planning Commission's condition of Preliminary PUD approval, which requires that specifications/details of the actual gazebo and play structure be provided in the Final PUD Plans.
- We also observed that the gazebo on the Site Plan is a square, where the renderings show it as a hexagon.
- Also, the Site Plan doesn't illustrate a play structure nor does it include a note identifying a play structure's location. As required by the Planning Commission, the details of the gazebo and play structure need to be shown on the Site Plan and be consistent with the renderings.

Planning Commission Discussion of Preliminary Site Plan

The Planning Commission also reviewed the Preliminary Site Plan, and approved it with the following conditions, per the draft meeting minutes. We have provided a description after each regarding how the Final Site Plan addresses the Planning Commission's conditions:

- The applicant submits a shadow study.
CWA Comment: A shadow study is provided as Sheet G.005. The late afternoon shadows (Spring/Fall Equinox 6pm and December 21st 4pm) appear to be inaccurate and should be corrected.
- The applicant submits a civil Site Plan showing sidewalk locations.
CWA Comment:
 - We understand this comment to mean the Site Plan is updated to locate a sidewalk along S. Mill St., between the intersection with Ann Arbor Trail and the sidewalk entering the public park on the subject site. All Site Plan sheets showing this area should be updated to show this sidewalk.
 - We also understand that the Commissioner's discussion determined the proposed pedestrian crossing and HAWK signals near the railroad tracks to be potentially unfeasible. Wayne County should be consulted and offer a response to the proposed crossing and HAWK signal, and applicant share response with the Planning Commission.
- Address the deficiencies in the Wade Trim and CWA reports.
CWA Comment: See our comments throughout this review. We defer evaluation of response to the Wade Trim comments to the City Engineer.

The minutes also reflect that the Planning Director noted that the City Commission would need to accept the deed to the park and enter into an agreement where the developer maintains the public park. Since

the Planning Commission identified the park as the project's "public benefit," we recommend that Final PUD Plan approval, if granted, be conditioned upon the City Commission acceptance of the park as a "public" park. If not, then the project should be returned to the Planning Commission for consideration of an alternative proposal.

Similar to the Preliminary Site Plan, we are using the RM-2 zoning requirements (Sec. 78-313) to evaluate the Final Site Plan. This section states that the schedule of regulations for each respective land use must be met, unless the Planning Commission and City Commission approve deviations that advance the objectives of the Zoning Ordinance. We have identified the deviations reflected in the Preliminary Site Plan that are acceptable to the Planning Commission.

Items to be Addressed: 1) Add specifications and details of actual gazebo and play structure to Final PUD Site Plans; revise Site Plan (all sheets that illustrate proposed gazebo and play structure), to reflect actual gazebo/play structure; revise renderings to be consistent with the Final PUD Site Plan. 2) Correct shadow study illustrations for Spring/Fall Equinox 6pm and December 21st 4pm. 3) Update all Site Plan sheets to show sidewalk along S. Mill St., between the intersection with Ann Arbor Trail and the sidewalk entering the public park on the project site. 4) Consult with Wayne County to obtain a response to the proposed sidewalk crossing of S. Mill St. and HAWK signals, and applicant share response with the Planning Commission. 5) Recommend that a motion to approve the Final PUD Plan, if granted, be conditioned on the City Commission accepting the park area as a "public park." If the City Commission does not, then the project returns to the Planning Commission with an alternative proposal.

ELIGIBILITY

The Preliminary PUD was approved by the Planning Commission after a discussion indicating the following:

1. The public park is considered a public benefit.
2. The Planning Commission determined that a Traffic Impact Study was not warranted.
2. Acceptable deviations include the following. (Note: The same deviations are included on the Final PUD Site Plan):
 - a. Density is 23% higher than permitted by RM-2 zoning (Max. 140 rooms; Proposed 172 rooms).
 - b. Apartment building is located in the rear setback along the east property line (Opposite S. Mill St.) (Required 35-feet; Proposed 13-feet)
 - c. Parking is deficient by 36 spaces (Required 156 spaces; Proposed 120 spaces).
 - d. The parking lot is located in a required front yard (i.e., in 35-foot front setback – same as building height) and un-required front yard (ahead of the building).

Our previous review included the following comments. We have described the applicant's response after each:

1. *The patio pavement has been changed from the same pavement as the loading area to concrete. The perspective shows patio furniture in this area. Since a truck could pull into the patio, bollards of some type should be shown between the patio and loading area.*

CWA Comment: Sheet C-502, *Geometric & Paving – Area B*, and Sheet C-810, *GW Details*, show proposed concrete bollards between the patio and loading areas.

2. *Since the park is a new feature of this submission, it wasn't listed in the applicant's narrative. However, we do consider this a "benefit" of the project that would be unlikely without application of the PUD as long as it is available to the public. The applicant should label the park on the plans as "public" to meet this criterion.*

CWA Comment: The various sheets in the Final Site Plan showing the park area do not contain a label identifying the park as a “public park.” The park area needs to be labeled “public park” on the relevant plan sheets to confirm the intent of the applicant, and the Planning Commission’s determination that to be a public benefit of the PUD, the park be open to the public.

3. *The plans also note that the gazebo and play structure shown on the perspective drawings are illustrative only, and that the final design will be provided with the Final PUD Site Plan. If the Planning Commission considers the gazebo and play structure (as illustrated) to be necessary in order to consider this area a public benefit, then we recommend that the Planning Commission condition any approval of the Preliminary PUD Site Plan on the Final PUD Site Plan including a gazebo and play structure that closely emulates the illustration in design and quality.*

CWA Comment: This was included in the Planning Commission’s conditions of approval for the Preliminary PUD Plan. Please see discussion on Pages 3 and 4 above.

4. *We consider the crosswalk with beacons to be a “public benefit.” So, for this current project that is also proposing a crossing/beacons as a “public benefit,” the certainty that the beacons will be installed needs to be confirmed. As noted on the plans, the developer will need to get permission from the Wayne County Road Commission to install the crosswalk and beacons. The applicant should update the Planning Commission on whether they have contacted the Road Commission and received any feedback on the crossing/beacons at this stage of the proposal. In our opinion, to be considered a public benefit for Preliminary PUD approval, the Planning Commission should have some documentation from the Wayne County Road Commission that a crossing/beacons would be permitted at the proposed location. IF NOT PERMITTED, PROPOSE MILL ST./AA TRAIL INTERSECTION IMPROVEMENTS.*

CWA Comment: This was also included in the Planning Commission’s discussion of the Preliminary PUD Plan. Please see discussion on Pages 3 and 4 above.

Items to be Addressed: 1) Add the label “public park” on the relevant plan sheets to confirm the intent of the applicant, and Planning Commission’s determination that to be a public benefit of the PUD, the park be open to the public.

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. This is a multi-family proposal, and details of the site design are compared to the RM-2, Multiple-Family Residential District in the table below.

Table 1. Multiple-Family Residential District Schedule of Regulations Requirements

	RM-2 Required	Proposed Apartment Building
Minimum Lot Size	10,000 sq ft	2.9 acres (126,324 s.f.)
Minimum Lot Width	N.A.	Mill St.: 222.61 ft.
Max. Building Height	4 stories / -- ft.	3 stories / 35 ft.

		RM-2 Required	Proposed Apartment Building
Minimum building yard setbacks	Front (Mill St.)	Setback is Height of Building, but no less than 25 ft. Proposed Height: 35 ft.	115 ft.
	Front (A ² Trail)	Setback is Height of Building, but no less than 25 ft. Proposed Height: 35 ft.	N.A.
	Sides	Least one	10 ft. + 2.5 ft. per story above 2 Required: 12.5 ft.
		Total	20 ft. total 68 ft. total
	Rear	Setback is Height of Building, but no less than 25 feet Proposed Height: 35 ft.	13 ft. (See Below)
Maximum Lot Coverage		N.A.	N.A.
Maximum Density		Area of Parcel/ 900 = Max. # of Rooms Max.: 126,324 s.f. / 900 = 140 rooms	Studios = 3 x 1 room + 1 Bed = 56 x 2 rooms + 2 Bed = 19 x 3 rooms = 3 + 112 + 57 = 172 rooms (See Below)

Apartment Building Rear Setback: The east property line (opposite Mill St.) is a “rear” property line. The ordinance requires that the rear setback dimension be the same as the building height. The proposed rear setback of the apartment building is 13 feet, when 35 feet is required (or the proposed building height); this is a deficiency of 22 feet.

Density: The RM-2 District is the highest density residential district in the city. The number of “rooms” establishes the density based on the size of the property. Per the ordinance calculation, this site can accommodate 140 “rooms.” The project proposes 172 rooms, or a 23% increase above what the ordinance allows.

Items to be Addressed: 1) Rear yard setback deficiency for Apartment building from rear (east) property line. 2) Proposed density is 23% (32 rooms) higher than permitted by the ordinance.

PARKING, LOADING

Table 2. Parking Requirements

	Parking Required	Parking Provided
Residential, Multi-Family 2 spaces/dwelling unit having 2 or fewer bedrooms; and 2.5 spaces/dwelling unit having three or more bedrooms; plus 5 spaces for any office building or club house facility.	Studio = 3 x 2 spaces = 6 One Bed = 56 x 2 spaces = 112 Two Bed = 19 x 2 spaces = 38 Total: 156 spaces	120 spaces (See Below)

Number of Parking Spaces

The number of proposed spaces is deficient for the apartment building by 36 spaces (or 23%).

Only B-2, Central Business District, allows the Planning Commission to waive or modify the number of parking spaces, share spaces with a nearby property, or make a “payment-in-lieu-of” constructing parking spaces without a PUD. Therefore, the deficient number of spaces would be a deviation of the ordinance in the PUD.

Location of Parking

Sec. 78-270(a)(3) states that off-street parking shall not be permitted in any required or non-required front yard. Parking can be located in a side or rear yard if located at least five (5) feet from the property line.

The proposal locates parking in both the required and non-required front yard along S. Mill and Ann Arbor Trail. This constitutes a PUD deviation.

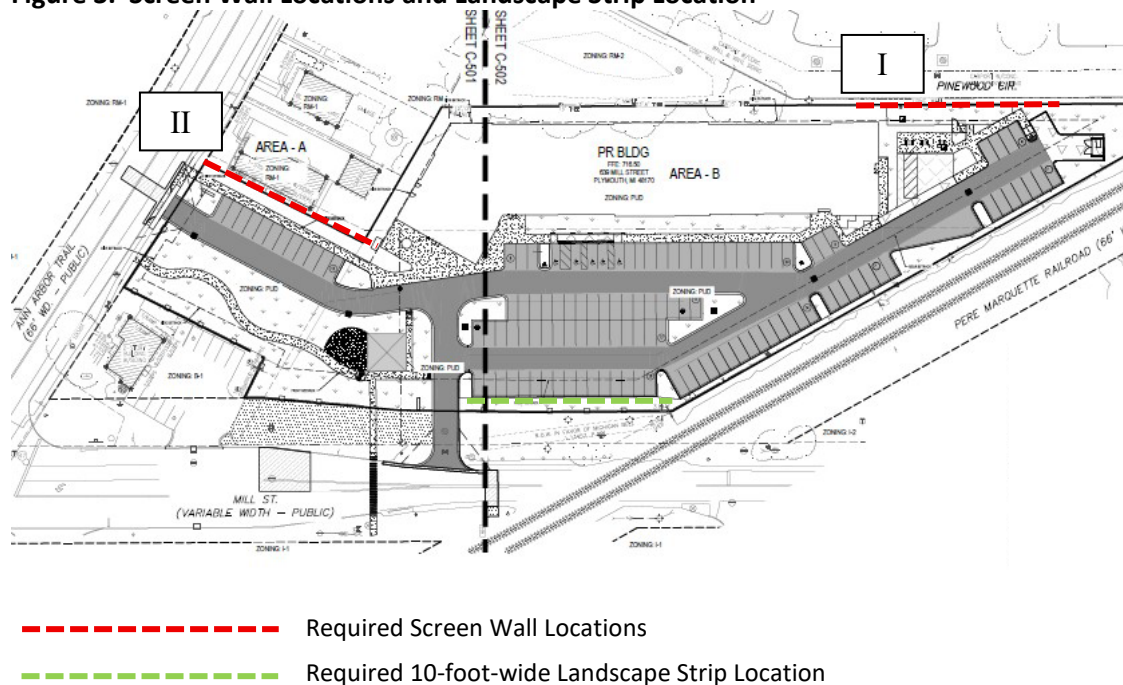
Parking Space and Maneuvering Lane Dimensions

The proposed parking space and maneuvering lane dimensions meet ordinance requirements.

Screening of Parking Lots

Sec. 78-272(6) requires an obscuring wall not less than 4.5-feet tall between off-street parking and an adjacent residentially-zoned property. The illustration on the next page shows the property lines where this provision would apply. Paragraph (10) of this same section allows the Planning Commission to modify the wall requirement where unusual circumstances exist, and no good purpose would be served.

Figure 3. Screen Wall Locations and Landscape Strip Location



- **Screen Wall Area – Red Line Labeled “I” In Graphic Above**

Pinewood Condominiums has a six-foot-tall masonry screen wall between the Lumber Mart site and their carports; therefore, no new wall is necessary. (Note that there is an inconsistency between the rendering of the Dog Park (Sheet G.004) and the Landscape Plan (Sheet L-202). The rendering shows trees along the east side of the Dog Park, but no trees are proposed in this location on the Landscape Plan. There are also no trees on the adjacent property (Pinewood Condominiums) next to the Dog Park. This area is occupied by the screen wall and carports.)

- **Screen Wall Area – Red Line Labeled “II” In Graphic Above**

The Final PUD Site Plan shows a 6’ masonry screening fence along this property line. A detail of the proposed “masonry screening fence” needs to be added to the plans.

The *Landscape Plan – Overall* (Sheet L-200) and *Landscape Plan – Area A* (Sheet L-201) don’t show the proposed masonry screening fence and should be revised to show the proposed fence.

These landscape sheets label this area next to the proposed masonry screening fence with a hatch pattern and describes the proposed plant material included in this hatch pattern as “3’ ht. or taller dense hardy shrubs, ornamental grasses. Double row”. As described in the Landscaping/Lighting section below, specifics of the proposed plant material (Plant schedule with the quantity, botanical name, common name, size and root type) need to be added to the Landscape Plan sheets.

- **10-Foot-Wide Landscape Strip – Green Line in Graphic Above**

Section 78-203 requires a 10-foot-wide landscape strip to screen all parking lots that are visible from the public right-of-way. A landscape strip 10-feet wide has been added along the parking lot on S. Mill St. (or green line above).

A wrought iron fence with masonry columns is proposed along the front property line that abuts S. Mill St., and the western boundaries of the public park. A detail of the fence is shown on Sheet L-501,

Landscape Details. The proposed height of the fence needs to be specified on the plans. Note that 78-208. – *Residential fences*, states: “Fences or walls within a required front yard area shall be decorative style only consisting of wrought iron, metal, or pickets and masonry or stone walls. Decorative fences or walls placed within a front yard shall not exceed 30 inches in height. A decorative fence or wall shall contribute to the identification and beauty of the principal building.”

Curbing and Sidewalks

Sec. 78-272 requires curbing where parking spaces abut landscaping or sidewalks. The plans provide curbs in these locations. The two landscape islands in the large parking lot contain stormwater catch basins; although the curb doesn’t appear to be intermittent to allow stormwater to flow into the island catch basins.

Where sidewalks are integrated into curbing, the sidewalk must be a minimum of seven (7) feet wide. The plans have been revised, and all sidewalks meet this requirement.

Loading Space

The plans depict a loading space directly adjacent to the “picnic area.” While a loading space this size is not required by the ordinance, it will allow a space to park a moving truck. The space dimensions (10’ x 50’) comply with the ordinance. As mentioned above, bollards protecting the picnic area from the intrusion of trucks have been added to the plans.

Items to be Addressed: 1) Number of parking spaces for the apartment building is deficient by 36 spaces (or 23%). 2) Parking is proposed in the required and unrequired front yards on Mill St. and Ann Arbor Trail and is a deviation from the ordinance that only allows parking in the side or rear yards. 3) Add detail of masonry screening fence proposed along property line that abuts the single-family home directly next to 12-bay parking lot on north side of project (Area “II”). 4) Add proposed masonry screening fence symbol to Landscape Plans. 5) Add Plant Schedule specifying plant material adjacent to proposed masonry screening fence (Area “II”). 6) Add proposed height of decorative fence with masonry columns proposed along S. Mill St. and the western boundaries of public park.

CIRCULATION

This site design offers two vehicular access points; one from Mill St., and a second from Ann Arbor Trail. The location of the driveway off Mill St. is the same as the existing Lumber Mart driveway, although the new drive is narrower. The Ann Arbor Trail driveway will be a new access point off this street. It is located approximately 33 feet from the shared property line with the single-family home, and approximately 67 feet from this home’s driveway.

The proposed driveway from Mill St. is 20-feet wide, which meets the minimum width for a two-way maneuvering lane and is dimensioned on the plans. The proposed driveway from Ann Arbor Trail (20-foot-wide) also meets the minimum requirements.

Sheet C-510 shows how a fire truck and garbage truck can traverse the site. The proposal needs to be evaluated by the Fire Chief for emergency access.

Items to be Addressed: 1) Proposal evaluated by the Fire Chief for emergency access.

LANDSCAPING/LIGHTING

Landscaping

A conceptual Landscape Plan, with some details, has been submitted. Landscape requirements are evaluated during the Final Site Plan process. Details that enable evaluation against the requirements of Sec. 78-203. *Plant material and landscaping requirements*, need to be provided.

With the information provided, we have the following comment:

1. The ordinance requires landscaping between a parking lot and right-of-way, including one tree/30 feet of street frontage of the parking lot and five shrubs/30 feet of street frontage.
 - a. The parking lot along S. Mill St. has 145 l.f. of frontage, requiring five (5) trees and 25 shrubs.
 - Five “medium-size” trees are proposed, but these trees are located off the subject site, in the road right-of-way. The plans need to be revised to show these trees on the subject site, and out of the road right-of-way. Another reason to move these trees is to remove them from under the overhead powerlines, which are also located in the road right-of-way. (Note that we have the same comment regarding trees along the park’s west property line abutting S. Mill St.)
 - The conceptual nature of the plans doesn’t allow evaluation of the shrub requirement. The plans need to be updated to allow this evaluation.
 - b. The parking lot along Ann Arbor Trail has 20 l.f. of frontage, requiring one (1) tree and five (5) shrubs. Again, the plans need to be revised to enable evaluation of the number/type of shrubs proposed adjacent to this parking lot.
2. Parking lots greater than 5,000 s.f. require 1 s.f. of interior landscaped area per 15 s.f. of parking lot. The total parking pavement area is approximately 47,630 s.f., requiring interior landscape areas totaling $47,630 / 15 = 3,175$ s.f. The landscape islands (4,335 s.f.) meet this requirement. (Note that per ordinance, landscape strips required along the road don’t count toward “interior parking lot” landscaping.)
3. Parking lot islands shall be a minimum of 150 s.f. in area and at least 6-feet wide. All islands meet this requirement.
4. One (1) tree is required per 300 s.f. of interior landscaped area. This lot requires $4,335 \text{ s.f.} / 300 = 15$ trees. Each interior landscaped area shall contain at least one (1) tree. The landscape plan shows 13 trees in interior landscape islands, and seven (7) large trees between the front of the building and the parking lot.
5. As mentioned above, the ordinance requires a plan for planting and landscaping showing materials, their location, spacing, size and number. A plant schedule needs to be provided, and the tree symbols labeled with the proposed species.
6. Between the park and Mill S. pavement, the landscape plan shows “greenway restoration” with native shrubs and grasses. More information about the proposed planting needs to be provided. If a native seed mix is being proposed, the species in the mix should be shown on the plans. The plans should also specify seed bed preparation, techniques for installation of the seed, and timing/methods to maintain the planting to establish the seed and maintain the area over time. Native seed plantings require specialized techniques for over a minimum of three years to establish the seed and minimize invasive species during this time. They also require specialized techniques to maintain the planting over time. A typical landscape contractor is unaware of the requirements to successfully establish and maintain a native seed planting and will require a specialist. It is unclear if the property owner understands what will be required with this proposal and should be discussed with the Planning Commission.

Lighting

Lighting information is a requirement of a Final PUD Plan and has been provided. We have evaluated the plan against the requirements in Sec. 78-204, *Exterior Lighting*.

The submission shows three types of fixtures:

- Two pedestrian-scale, pole-mounted fixtures in the park, next to the play structure and gazebo. These fixtures are 15-feet tall, downward-facing, and can accept a house-side shield.
- Eighteen, pole-mounted site fixtures, located in and around the parking spaces and access drives. These fixtures are 25-feet tall, downward-facing, and can accept a house-side shield.
- Seven bollard fixtures, located along the sidewalk in the park. The bollards are 3.5-feet tall.
- Wall-mounted fixtures are located at the main apartment building entrance. This fixture shines light on the building wall. The light source is not visible. Sheet A.201 shows that the building has other entry doors on the north and south façades; will these doors have light fixtures? If so, this information needs to be provided.
- Manufacturer information for a fixture labeled “Ritorno Round Asymmetric LED” is provided, but it’s not clear where this fixture is located on the site, as it is not included in the table on the photometric sheet. Use/location of this fixture should be clarified.

Pole Mounted Fixtures

Sec. 78-204. Exterior Lighting (a) Residential lighting standards state:

“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 objectional lights away from all adjacent residential districts or adjacent residences.”

Most of the proposed pole-mounted fixtures are mounted at 25 feet tall. This fixture can accept a house-side shield. However, three of these fixtures are located directly next to the property line abutting the single-family home on Ann Arbor Trail. While the photometrics show “0.0” footcandles along this property line, because of the fixture height, the light source from these fixtures will be visible and impact this home. The lighting ordinance allows the Planning Commission to consider the following standards to determine a more appropriate light height, including

- The position and height of buildings, other structures, and trees on site;
- The potential off-site impact of the lighting;
- The character of the proposed use; and
- The character of the surrounding land use.

The Planning Commission may want to discuss this issue and possible alternatives with the applicant.

Illumination Levels

Regarding illumination levels, the ordinance requires a minimum 0.4 to maximum 0.6 foot-candles, not exceeding 20 footcandles on the site. Uses adjacent to residential properties must maintain illumination levels not to exceed 0.1 footcandles at the property line. The average illumination levels in the parking and drive lanes are 0.8 footcandles, which exceeds the maximum allowable illumination. The illumination levels along the property lines adjacent to residential properties meet ordinance requirements.

Items to be Addressed: 1) Revise plans to move trees along the west property line (adjacent to the park and parking lot) from the road right-of-way onto the subject site. 2) Revise plans to show required number and species of shrubs in the greenbelts between the parking lot and S. Mill St. and Ann Arbor Trail. 3) Add plant schedule to plans listing the label, quantity, botanical name, common name, size and root type of proposed plant material; label plant symbols with species type. 4) Add native seed mix to be used in greenway restoration area to plans; and specify on plans seed bed preparation, techniques for installation of the seed, and timing/methods to maintain the planting to establish the seed and maintain the area over time. 5) Planning Commission and property owner to confirm that the owner understands the specialized contractors and techniques that will be required with installation and maintenance of a successful native seed planting. 6) If light fixtures are proposed over entry doors on north and south facades, revise lighting plan and photometrics to provide details and light levels of the proposed fixtures at these doors. 7) Indicate location of the "Ritorno Round Asymmetric LED" light fixture on the photometric plan, including light levels. 8) Planning Commission to discuss three 25-foot-tall pole-mounted fixtures proposed along the property line with the single-family home on Ann Arbor Trail, and how the impact of lighting along this property line could be minimized for this neighbor. 9) Reduce average illumination levels in the parking and drive lanes from 0.8 footcandles to the maximum 0.6 footcandles allowed.

PUD AGREEMENT / PHASING

If the proposal receives a recommendation for approval, a PUD Agreement will need to be developed prior to Final PUD approval. The agreement will specify performance guarantees and phasing, among other issues.

Items to be Addressed: 1) Develop PUD Agreement with performance guarantees for public benefits prior to Final PUD approval.

ARCHITECTURAL ELEVATIONS AND FLOOR PLANS

Elevations

The applicant has provided architectural renderings of the proposed apartment building. The Planning Commission asked the applicant to revise the architecture to be more residential vs. commercial in appearance. During the Preliminary PUD Plan assessment, the apartment building materials were amended to include brick veneer, fiber cement panels, and burnished block (or a type of concrete masonry unit (CMU)). The Final Site Plans show the same materials.

Floor Plans

General floor plans of the apartment building have been provided showing a layout of the unit types along a central hallway. The layout of unit types shows 78 units, as follows:

Unit Type	Final Site Plans
Studio	3 units
1-bedroom	56 units
2-bedrooms	19 units
TOTAL	78 units

Items to be Addressed: None.

RECOMMENDATIONS

In summary, the plans do not include specific information requested by the Planning Commission, according to the conditions of the Preliminary PUD Plan approval. The site plans also need to add specific screening and landscape details. We recommend giving the applicant time to revise the plans before being placed on the Planning Commission meeting agenda.

The following summarizes the comments in this review:

A. PUD Eligibility and Planning Commission Conditions:

- 1) Add specifications and details of actual gazebo and play structure to Final PUD Site Plans; revise Site Plan (all sheets that illustrate proposed gazebo and play structure), to reflect actual gazebo/play structure; revise renderings to be consistent with the Final PUD Site Plan.
- 2) Correct shadow study illustrations for Spring/Fall Equinox 6pm and December 21st 4pm.
- 3) Update all Site Plan sheets to show sidewalk along S. Mill St., between the intersection with Ann Arbor Trail and the sidewalk entering the public park on the project site.
- 4) Consult with Wayne County to obtain a response to the proposed sidewalk crossing of S. Mill St. and HAWK signals, and applicant share response with the Planning Commission.
- 5) Recommend that a motion to approve the Final PUD Plan, if granted, be conditioned on the City Commission accepting the park area as a “public park.” If the City Commission does not, then the project returns to the Planning Commission with an alternative proposal.
- 6) Add the label “public park” on the relevant plan sheets to confirm the intent of the applicant, and Planning Commission’s determination that to be a public benefit of the PUD, the park be open to the public.

B. Site Plan Revisions

Parking and Loading

- 1) Add detail of masonry screening fence proposed along property line that abuts the single-family home directly next to 12-bay parking lot on north side of project (Area “II”).
- 2) Add proposed masonry screening fence symbol to Landscape Plans along property line abutting single-family home.
- 3) Add Plant Schedule and label plant symbols specifying plant material proposed adjacent to masonry screening fence (Area “II”).
- 4) Add proposed height of decorative fence with masonry columns proposed along S. Mill St. and the western boundaries of public park.

Site Circulation

- 1) Proposal evaluated by the Fire Chief for emergency access.

Landscaping

- 1) Revise plans to move trees along the west property line (adjacent to the park and parking lot) from the road right-of-way onto the subject site.
- 2) Revise plans to show required number and species of shrubs in the greenbelts between the parking lot and S. Mill St. and Ann Arbor Trail.
- 3) Add plant schedule to plans listing the label, quantity, botanical name, common name, size and root type of proposed plant material; label plant symbols with species type.
- 4) Add native seed mix to be used in greenway restoration area to plans; and specify on plans seed bed preparation, techniques for installation of the seed, and timing/methods to maintain the planting to establish the seed and maintain the area over time.

- 5) Planning Commission and property owner to confirm that the owner understands the specialized contractors and techniques that will be required with installation and maintenance of a successful native seed planting in the greenway restoration area.

Lighting

- 1) If light fixtures are proposed over entry doors on north and south facades, revise lighting plan and photometrics to provide details and light levels of the proposed fixtures at these doors.
- 2) Indicate location of the "Ritorno Round Asymmetric LED" light fixture on the photometric plan, including light levels.
- 3) Planning Commission to discuss three 25-foot-tall pole-mounted fixtures proposed along the property line with the single-family home on Ann Arbor Trail, and how the impact of lighting along this property line could be minimized for this neighbor.
- 4) Reduce average illumination levels in the parking and drive lanes from 0.8 footcandles to the maximum 0.6 footcandles allowed.

C. PUD Agreement

- 1) Develop PUD Agreement with performance guarantees for public benefits prior to Final PUD approval.

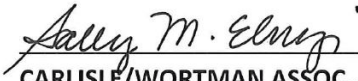

CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

Figure A: 2019 Approved PUD Final Site Plan

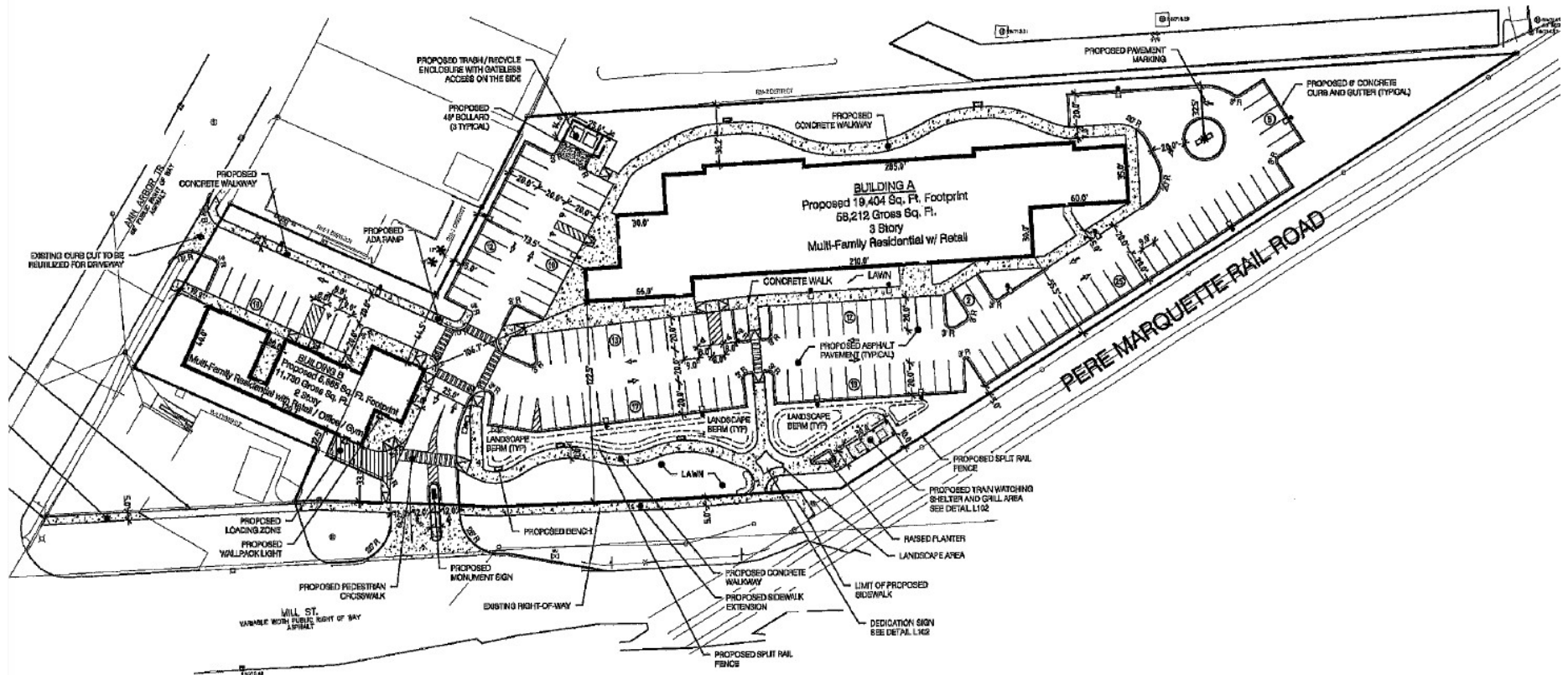


Figure 3: 2019 Approved PUD Plan – Aerial Rendering





Wade Trim Associates, Inc.
25251 Northline Road • Taylor, MI 48180
734.947.9700 • www.wadetrim.com

October 7, 2026

City of Plymouth
201 South Main Street
Plymouth, MI 48170

Attention: Greta Bolhuis, AICP
Planning and Community Development Director

Re: Foundry Lofts/Flats Project – 639 South Mill Street – Preliminary & Final PUD
Engineering Plan Review #2

Dear Greta:

PROJECT UNDERSTANDING

Wade Trim has received and reviewed the plans submitted for the proposed Foundry Lofts/Flats project which is proposed at 639 South Mill Street. It is our understanding that the City of Plymouth Planning Commission granted preliminary PUD approval on Wednesday, August 12, 2026. The co-Owners of the project are Michael Ferlito (Ferlito Group) and Matt Walters (Walters Group). The Architect leading the project is Raymond Phillips (Krieger Klatt). Giffels Webster is the civil engineer/surveyor/landscape architect on the project.

We have received updated plans with a revision date of October 1, 2026. Most of our comments are similar or repeated from our first Engineering review letter, but we have listed them here again for clarity, as follows:

ENGINEERING/PUD REVIEW CATEGORIES

1.0 PERMITS AND APPROVALS

- A. The property does not appear to fall within any regulated flood plain.
- B. The cover sheet indicates that the topographic survey was collected in April 2016. Per the benchmark data shown on the plan sheet C-200 “Existing Conditions Overall”, the North American Vertical Datum (NAVD 88) was utilized. The horizontal datum does not appear to be noted. Four benchmarks are shown on the plans that have been submitted. The benchmarks should be protected during any future construction.
- C. Utility Plan Sheet C-700 proposes new water main as part of the project. The proposed size and material for the new water main does not appear to be shown on the plans. A minimum size of eight inches will be required and an Act 399 permit from the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE) will be required for all new water main. Following final engineering approval, the Developer will be required to provide sufficient information to assist the City with the required permit application.
- D. Ann Arbor Trail, east of Mill Street, is under the jurisdiction of the City of Plymouth. A proposed water system connection is proposed on Ann Arbor Trail. The water system connection involves cutting into the existing pavement.

- E. Mill Street is under the jurisdiction of the Wayne County Department of Public Services. A permit will be required from Wayne County for all proposed work within the Mill Street right-of-way. We note that the proposed project plans suggest a sanitary sewer connection, water system connection, and a proposed storm sewer discharge connection within the Mill Street right of way.
- F. A Soil Erosion Permit must be obtained from Wayne County prior to any construction and a copy submitted to our office. The plan submittal does include a proposed SESC plan on plan sheet C-400.
- G. Utility easements (12 feet wide) for public water main are shown on the utility plan sheets. Draft easement documents must be submitted, reviewed, and approved by the City/Wade Trim prior to submitting the EGLE Act 399 water system permit application.

2.0 GENERAL

- A. The current City of Plymouth standard details should be included with the plans. Wade Trim can provide current pdf copies to the applicant/developer for their use on the project.
- B. The topographic survey appears to be missing some information on the west side of Mill Street near the railroad tracks. For example, the existing guard rail and the existing railroad crossing gate pedestal are not shown on the plans. These existing assets should be shown on future plans, as they will need to be protected or replaced, especially in light of the proposed water connection to the City's 12-inch water main that exists on the west side of Mill Street.
- C. It is not clear from the aerial rendering images or the demolition plan whether or not the existing utility poles (with overhead lighting) are proposed to be removed or remain. The renderings currently do not show the overhead utility poles along Mill Street. The lighting at the railroad crossing on Mill Street is an important safety component.
- D. In order to provide preliminary and final PUD approval, additional detail is required on these plans, including but not limited to creating detailed profiles for all proposed utilities, adding the size and materials of all utilities (existing and proposed), and providing more detail to support the size of the proposed stormwater detention system (including calculations, drainage area, etc.).
- E. The proposed building appears to be three stories in height. The total square footage is shown on Plan Sheet A.100 as 77,341 square feet with 78 units proposed. Plan sheet C-500 "Geometric and Paving Overall" indicates 169 proposed rooms and shows two parking spaces per 81 units for a total of 156 parking spaces required. The number of units should be consistent across all plan sheets so that the required number of parking spaces can be correctly shown.
- F. The PUD is requesting a 25% reduction in the number of parking spaces (identified as a reduction of 44 spaces on plan sheet C-500).

3.0 SANITARY

- A. Per the City's GIS, there is an existing 18-inch diameter sanitary sewer available to support this property. The existing 18-inch sanitary sewer is on the east side of Mill Street and flows to the north.
- B. Utility plan sheet C-700 and C-701 include a proposed sanitary sewer coming from the proposed building and connecting to an existing sanitary manhole in the Mill Street right of way. The size of the proposed sanitary sewer/lead is not currently shown.

- C. Since the City's existing 18-inch sanitary sewer flows to the north, we recommend a connecting orientation that is 90-degrees (or greater) for the future proposed sanitary sewer. As shown currently, the flow coming from the proposed development would be flowing against the current flow in the existing sanitary sewer.

4.0 WATER MAIN

- A. The existing water main on Ann Arbor Trail is shown on Utility Plan sheets C-700, C-701, and C-702. We believe that the existing water main on Ann Arbor Trail is 6-inches in size and likely cast-iron pipe. The existing water main size should be confirmed and added to all utility plan sheets.
- B. The existing water main on Mill Street is shown on Utility Plan sheets C-700, C-701, and C-702, however, we do not believe that it is shown correctly. The existing water main is 12-inch fusible PVC water main and was installed by the City (pipe bursting) along Mill Street in 2015. A copy of our record plan sheet can be provided to assist the applicant in drawing the location of the 12-inch existing water main on Mill Street.
- C. The proposed utility plan sheets show a connection to the existing 12-inch water main on the west side of Mill Street. The current plans do not provide details on whether this is proposed as an open cut installation or a bore under the existing roadway.
- D. The proposed utility plan sheets show a connection to the existing water main on the north side of Ann Arbor Trail. The current plans do not provide details on whether this is proposed as an open cut installation or a bore under the existing roadway.
- E. Traffic control plans will be needed for both water main connections, as both occur in the public roadway.
- F. There appears to be one water service proposed to serve the building. It is unclear if this is the proposed domestic service.
- G. It is also unclear if a fire suppression service is being proposed or is required.

5.0 STORM/DETENTION & SOIL EROSION/SEDIMENTATION CONTROL

- A. Stormwater Detention has been identified as part of this project, with limited details. Utility Plan Sheets C-700, C-701, and C-702 propose an on-site underground detention system in the parking area just south of the proposed driveway entrance off of Mill Street. The underground detention system is currently proposed for a 10-year rain event storage volume.
- B. It is unclear if any water quality devices are being proposed for this project.
- C. The applicant will be required to follow the Wayne County Storm Water Ordinance for this project, especially given that they will be discharging directly to the Mill Street right-of-way.

6.0 SITE CIRCULATION AND ACCESS

- A. Two entrances are proposed for the project. The primary entrance appears to be from Mill Street, with a secondary entrance off Ann Arbor Trail.
- B. Plan Sheet C-510 "Truck Turning Exhibits" presents two larger vehicle circulation and turning movements throughout the site. One exhibit is for a 47 feet long fire rescue (ladder truck) vehicle, and the second exhibit is for a nearly 28 feet long refuse collection vehicle (garbage truck).
- C. The truck turning exhibits have been updated to show that there is enough room to maneuver the large vehicles throughout the site, although it appears that they will be taking up most of the available driving lanes. We will review these movements in more detail as part of the detailed engineering review.

- D. Placing the trash collection area at the far southern end of the site means that the refuse collection vehicle needs to drive through the entire length of the parking lot in order to empty the refuse container. Perhaps it could be located along the southern property line (further to the west) adjacent to the railroad.
- E. The site plan includes options for sidewalk on the east side of Mill Street from the proposed driveway entrance to the intersection. Wayne County will need to approve the location, and we agree that planning for it now is appropriate as part of the City PUD approval process.

7.0 PARKING LOT PAVING AND GRADING

- A. Plan sheets C-500, C-501, and C-502 provide details regarding the geometric layout for the proposed parking lot. Plan sheet C-500 provides a table with proposed vs. required zoning requirements.
- B. As mentioned above, it appears that 156 parking spaces are required, but only 120 are currently proposed. There is a note on plan sheet C-500 stating that the PUD will request a 25% variance parking reduction. It is unclear if the amount of the reduction should be 36 ($156-120=36$) or 44 as stated on plan sheet C-500.
- C. All proposed parking spaces are shown as 9 feet wide and 20 feet long, consistent with Chapter 78, Article XXII (Parking, Loading Requirements) of the City's Code of Ordinances.

We are comfortable recommending final PUD approval for the Foundry Lofts project with the condition that the applicant still needs to submit a revised engineering plan for review and approval by the City before any construction can begin. We will also require a copy of all required permits (i.e. EGLE, Wayne County, etc.) before issuing final engineering approval.

A pre-construction meeting will not be scheduled until all comments have been satisfactorily addressed and all appropriate permits have been obtained. If you have any questions regarding this review, please feel free to contact me at 313.363.1434.

Very truly yours,

Wade Trim Associates, Inc.



Shawn W. Keough, PE
Senior Vice President/Client Services Director

SWK:mem
PLY1010-26T
20261007_FOUNDRY LOFTS PUD ENG REVIEW -LTR 2.DOCX

cc: Adam Gerlach, Deputy Director of Municipal Services, City of Plymouth
Ferlito Group, Applicant
Giffels Webser, Applicant's Civil Engineer
Krieger Klatt, Applicant's Architect

OWNERS:
MICHAEL FERLITO MATT WALTERS
FERLITO GROUP WALTERS GROUP
440 SELDEN ST, 230 EAST GRAND RIVER, SUITE 600
DETROIT, MI 48201 DETROIT, MI 48226
586.242.0169 248.330.8068

ARCHITECT:
RAYMOND PHILLIPS
KRIEGER KLATT
400 EAST LINCOLN ROAD
ROYAL OAK, MI 48067

SURVERYOR:
CHRIS ASIALA, PS
GIFFELWESBTER
28 W ADAMS AVE, STE 1200,
DETROIT, MI 48226
313.962.4442

CIVIL ENGINEER/APPLICANT:
DAVE ROOT, PE
GIFFELS WEBSTER
28 W ADAMS AVE, STE 1200,
DETROIT, MI 48226
313.962.4442

LANDSCAPE ARCHITECT:
DAVE RICHARDS, PLA
GIFFELWESBTER
28 W ADAMS AVE, STE 1200,
DETROIT, MI 48226

BENCH MARK DATA

(NAVD88) DATUM

BENCH MARK 1
TOP OF NUT ON A HYDRANT (1981), LOCATED ON THE NORTHEAST CORNER OF ANN ARBOR TRAIL AND MILL STREET.
ELEVATION=719.14'
(SHOWN GRAPHICALLY)

BENCH MARK 2
ARROW ON HYDRANT (2015), LOCATED ON THE WEST SIDE OF MILL STREET, +/- 313 FEET SOUTH OF THE SOUTHERLY LINE OF ANN ARBOR TRAIL.
ELEVATION=720.75'
(SHOWN GRAPHICALLY)

BENCH MARK 3405
3.5" MAG. NAIL (TAG NO. 3405) IN THE EAST FACE OF A UTILITY POLE, LOCATED ON THE EAST SIDE OF MILL STREET, +/- 22 FEET NORTH OF THE NORTHEASTERLY LINE OF THE PERE MARQUETTE RAILROAD.
ELEVATION=719.49'
(SHOWN GRAPHICALLY)

BENCH MARK 5044
RAIL SPIKE (WITH TREE TAG NO. 5044) IN THE EAST FACE OF A UTILITY POLE, LOCATED ON THE WEST SIDE OF MILL STREET, +/- 48 FEET SOUTH OF THE INTERSECTION OF MILL STREET AND FAIR STREET.
ELEVATION=718.43'
(SHOWN GRAPHICALLY)

PROPERTY DESCRIPTIONS
(PER ALTA/ACSM SURVEY BY RJD SURVEYORS, DATED 04/04/2016)

PARCEL B:
LAND SITUATED IN THE CITY OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF LOTS 894, 895 AND 897 OF ASSESSOR'S PLYMOUTH PLAT NO. 24, OF PART OF THE EAST 1/2 OF SECTIONS 26 AND 35, T.01S., R.08E. ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 69 OF PLATS, PAGE 48 OF WAYNE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID LOT 894; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ANN ARBOR TRAIL (66 FEET WIDE), SOUTH 58 DEGREES 31 MINUTES 35 SECONDS EAST 53.07 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, 63.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT (CONCAVE TO THE NORTHEAST), WITH A RADIUS OF 2700.00 FEET, WITH A CHORD BEARING OF SOUTH 59 DEGREES 20 MINUTES 27 SECONDS EAST AND CHORD DISTANCE OF 63.28 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 24 DEGREE 35 MINUTES 07 SECONDS WEST 138.84 FEET; THENCE NORTH 61 DEGREES 55 MINUTES 30 SECONDS WEST 115.83 FEET; THENCE NORTH 24 DEGREES 35 MINUTES 07 SECONDS EAST 144.85 FEET BACK TO THE POINT OF BEGINNING.

TAX PARCEL NUMBER: 007-02-0894-300
ADDRESS: 166 E. ANN ARBOR TRAIL
PARCEL CONTAINS 0.3757 ACRES OF LAND.

PARCEL D:
LAND SITUATED IN THE CITY OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF LOTS 890, 894, 895, 897 AND 898 OF ASSESSOR'S PLYMOUTH PLAT NO. 24, OF PART OF THE EAST 1/2 OF SECTIONS 26 AND 35, T.01S., R.08E. ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 69 OF PLATS, PAGE 48 OF WAYNE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT DISTANT SOUTH 24 DEGREES 35 MINUTES 07 SECONDS WEST 122.85 FEET FROM THE NW CORNER OF SAID LOT 894; THENCE SOUTH 24 DEGREE 35 MINUTES 07 SECONDS WEST 22.00 FEET; THENCE SOUTH 61 DEGREES 55 MINUTES 30 SECONDS EAST 227.94 FEET; THENCE SOUTH 63 DEGREES 01 MINUTES 43 SECONDS EAST 10.49 FEET; THENCE SOUTH 02 DEGREES 24 MINUTES 51 SECONDS EAST 608.76 FEET TO A POINT ON THE SW'LY LINE OF LOT 890; THENCE ALONG SAID SW'LY LINE, NORTH 31 DEGREES 30 MINUTES 39 SECONDS WEST 491.58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S. MILL STREET AS WIDENED; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 02 DEGREES 24 MINUTES 51 SECONDS WEST 112.92 FEET, AND NORTH 01 DEGREE 16 MINUTES 31 SECONDS WEST 100.62 FEET, AND NORTH 02 DEGREE 55 MINUTES 18 SECONDS EAST 107.54 FEET, AND NORTH 02 DEGREES 17 MINUTES 24 SECONDS WEST 14.45 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 66 DEGREES 16 MINUTES 48 SECONDS EAST 35.02 FEET BACK TO THE POINT OF BEGINNING.

TAX PARCEL NUMBER: 007-02-0890-007
ADDRESS: 639 S. MILL STREET
PARCEL CONTAINS 2.5431 ACRES OF LAND.

NOTES:

- LEGAL DESCRIPTION, BOUNDARY, & EASEMENT INFORMATION IS SHOWN PER ALTA/ACSM SURVEY COMPLETED BY RJD SURVEYORS, DATED APRIL 04, 2016.
- PUBLIC LIGHTING UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.
- NO TITLE COMMITMENT POLICY WAS PROVIDED, THEREFORE EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- SHEET SHEET 2 FOR SCHEDULE OF STRUCTURES.

UTILITY STATEMENT

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

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

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

AVAILABLE UNDERGROUND UTILITY CONNECTION SOURCES:

- AT&T
- COMCAST CABLE
- CONSUMERS ENERGY
- DETROIT EDISON
- EVERSTREAM
- VERIZON
- WIDE OPEN WEST
- CITY OF PLYMOUTH WATER
- CITY OF PLYMOUTH SEWER

FOUNDRY LOFTS AT MILL STREET

166 E ANN ARBOR TRAIL & 639 S MILL STREET
CITY OF PLYMOUTH, MICHIGAN
PARCEL #007-02-0894-300 & 007-02-0890-007



LOCATION MAP (NOT TO SCALE)

Sheet List Table	
Sheet Number	Sheet Title
C-000	Cover
G-002	Aerial Renderings
G-003	Perspective Renderings
G-004	Site Renderings
G-005	Sun Studies
A-100	Apartment Floor Plans
A-200	Apartment Elevations
A-201	Apartment Elevations
V2B	Exterior Photometric Plan
V2B	Exterior Photometric Plan
C-100	General Notes
C-200	Existing Conditions Overall
C-201	Existing Conditions- Area A
C-202	Existing Conditions - Area B
C-300	Demolition Plan Overall
C-301	Demolition Plan - Area A
C-302	Demolition Plan - Area B
C-400	SESC Plan Overall
C-500	Geometric & Paving Overall
C-501	Geometric & Paving - Area A
C-502	Geometric & Paving - Area B
C-510	Truck Turn Exhibits
C-600	Grading Plan Overall
C-601	Grading Plan - Area A
C-602	Grading Plan - Area B
C-700	Utility Plan Overall
C-701	Utility Plan - Area A
C-702	Utility Plan - Area B
C-800	SESC Details
C-810	GW Details
C-820	PPW Details
C-830	PWSD STM Details
C-840	PWSD SAN Details
C-850	MDOT Details
L-200	Landscape Plan- Overall
L-201	Landscape Plan - Area A
L-202	Landscape Plan - Area B
L-500	Landscape Details
L-501	Landscape Details

**giffels
webster**

Engineers
Surveyors
Planners
Landscape Architects

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Executive: D. ROOT
Manager: D. ROOT
Designer: D. LAMBRINOS
Quality Control: R. LOSEY
Section: 26 & 35
T-01-S R-08-E

Professional Seal:



DATE:	ISSUE:
2025-11-14	PUD
2025-04-24	PUD Resubmit Cycle 1
2025-06-30	PUD REV
2025-07-17	PUD REV
2025-08-04	PUD REV
2025-08-13	FINAL PUD
2025-10-01	PUD REV

Developed For:
Walters Group

230 East Grand River
Suite 600
Detroit, MI 48226
248-330-8068

COVER

Foundry Lofts at Mill Street

Plymouth
Wayne County
MICHIGAN

Date: 10/14/25
Scale: NONE
Sheet: C-000
Project: 20713.00

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prior written consent of Giffels Webster.



Note: Playground and Covered Park Structure designs shown are placeholders. Final design TBD.

Client: Foundry Lofts, LLC.

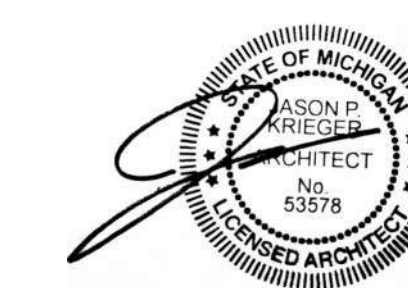
230 East Grand River, #600
Detroit, MI 48226

Project:
Foundry Lofts at Mill Street

639 S Mill Street, Plymouth, MI
48170

[illegible]

Seal:



Note:
Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

North Arrow:

Sheet Title:
Perspective
Renderings

Project Number:
25-096

Scale:

Sheet Number:
G.003

PRELIMINARY NOT FOR CONSTRUCTION

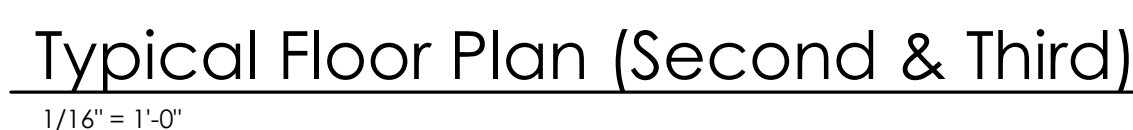
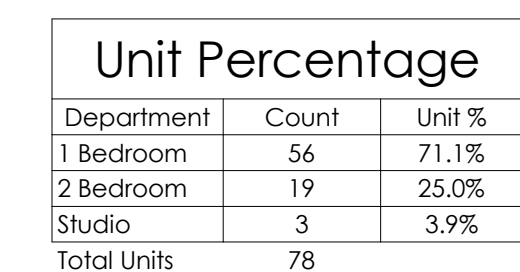
230 East Grand River, #600
Detroit MI 48226

[illegible]

A circular professional seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED ARCHITECT" at the bottom, separated by stars. The inner circle contains the name "JASON P. KRIEGER" and the title "ARCHITECT" above the license number "No. 53578". A stylized signature is written across the seal.

North Arrow:

A.100



PRELIMINARY NOT FOR CONSTRUCTION

Foundry Lofts, LLC.

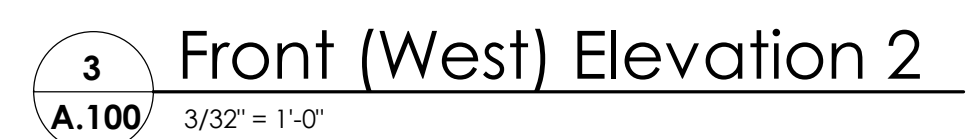
Foundry Lofts at Mill Street

[illegible]

A circular professional seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED ARCHITECT" at the bottom, separated by two stars on each side. The inner circle contains the name "JASON P. KRIEGER" and the license number "No. 53578". A large, stylized signature is written across the seal.

North Arrow:

A.200



PRELIMINARY NOT FOR CONSTRUCTION

Foundry Lofts, LLC

230 East Grand River, #600
Detroit, MI 48226

Foundry Lofts at Mill Street

639 S Mill Street, Plymouth, MI
48170

[illegible]

A circular professional seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED ARCHITECT" at the bottom, separated by stars. The inner circle contains the name "JASON P. KRIEGER", the title "ARCHITECT", and the license number "No. 53578". A stylized signature is written across the seal.

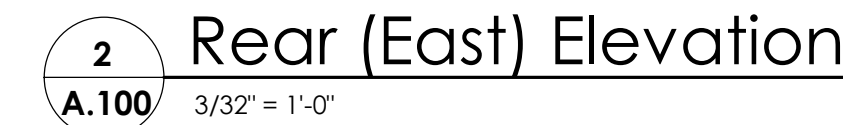
Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

Apartment Elevations

25-09a

$$3/32'' = 1'-0''$$

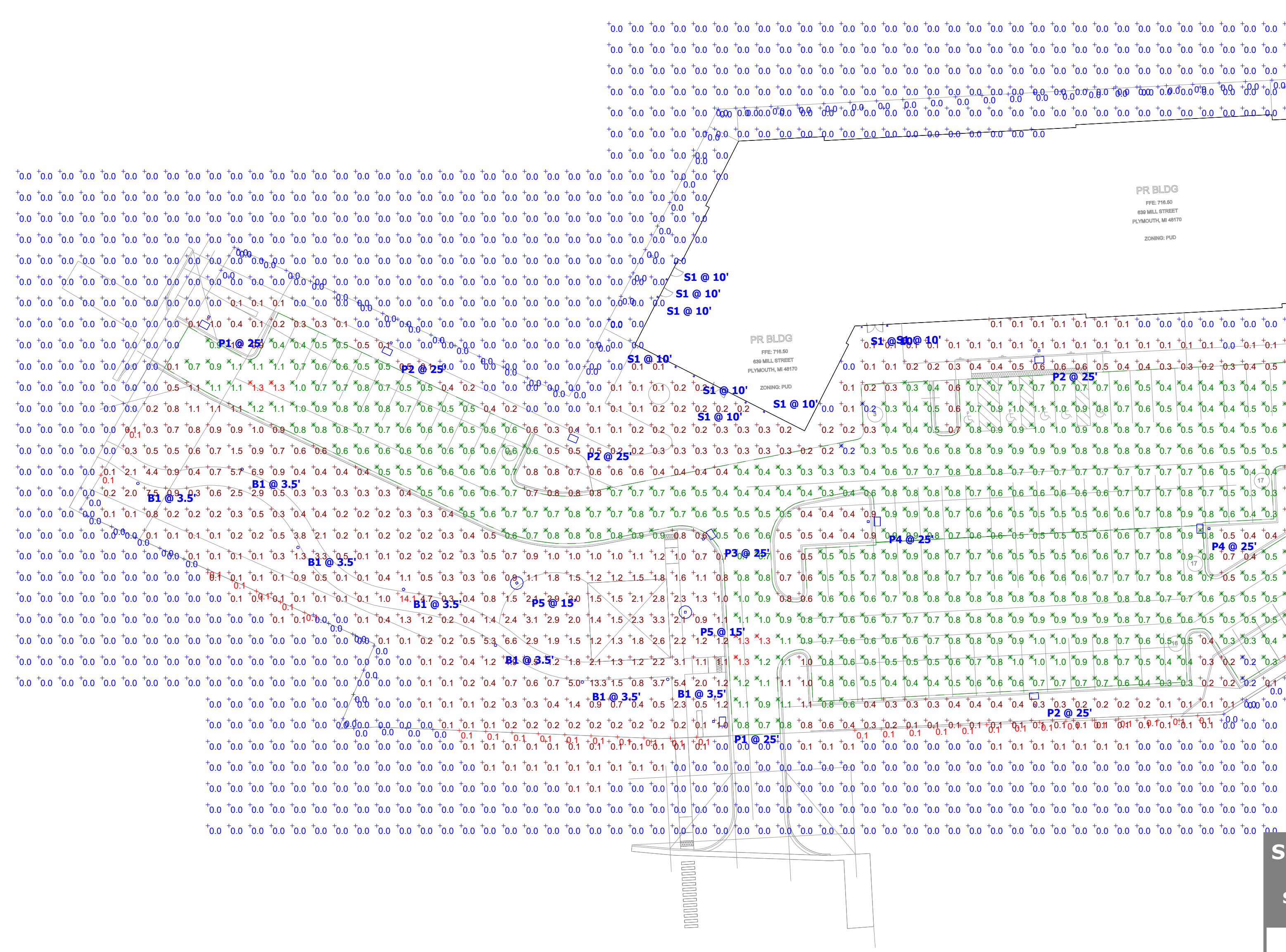
A.201





FOUNDRY LOFTS AT MILL STREET
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
08/28/2026
PUD REV
Scale
Not to Scale
Drawing No.
#26-60711 V3B



Plan View
Scale - 1" = 30ft

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage	
	B1	7	Lithonia Lighting	DSXB LED 12C 350 30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 350mA AND ASYMMETRIC DISTRIBUTION	1194	0.9	16	
	P1	2	Lithonia Lighting	DSX0 LED P1 30K 80CRI RCCO EGS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield	3037	0.9	33.21	
	P2	9	Lithonia Lighting	DSX0 LED P1 30K 80CRI BLC3 EGS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 3 Extreme Backlight Control External Glare Shield	2813	0.9	33.21	
	P3	1	Lithonia Lighting	DSX0 LED P1 30K 80CRI T5M EGS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 5 Medium External Glare Shield	3143	0.9	33.21	
	P4	2	Lithonia Lighting	DSX0 LED P1 30K 80CRI TFTM EGS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Forward Throw External Glare Shield	3762	0.9	33.21	
	P5	2	Lithonia Lighting	RADPT P2 30K ASY HS	RADEAN Post-Top with P2 3000K Asymmetric distribution with house-side shield	4205	0.9	38.0107	
	S1	12	Kuzco Lighting	AT7924-BK	Wall Mounted	1191	0.9	22.9	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.3 fc	14.1 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	X	0.6 fc	1.3 fc	0.2 fc	6.5:1	3.0:1
Property Line	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF THE CITY OF PLYMOUTH, AND ANY/OR OTHER AGENCIES HAVING JURISDICTION.
- UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM UTILITY OWNERS AND THEREFORE MAY NOT BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY AND OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT HAVE AN IMPACT ON THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES WHETHER THEY ARE SHOWN OR NOT ON THE PLANS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT PROPOSED CONNECTIONS AND/OR CROSSINGS, AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES TO THESE PLANS.
- 72 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG AT (800) 482-7171 FOR THE LOCATION OF UNDERGROUND GAS AND CABLE FACILITIES, AND SHALL ALSO NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK.
- ALL PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR. ALL PERMIT FEES, BONDS, AND INSURANCE REQUIRED BY THE ISSUING AGENCIES SHALL BE PROVIDED BY THE CONTRACTOR, AND MUST BE KEPT CURRENT. THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER FEES, INSPECTION COSTS, ETC., AND SHALL ADHERE TO ALL REQUIREMENTS SET FORTH IN SAID PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL WORK AREAS TO ENSURE THE SAFETY OF ALL OCCUPANTS, VISITORS, PEDESTRIANS, WORKERS, ETC. THE CONTRACTOR SHALL REPAIR AND MAINTAIN ALL CONSTRUCTION FENCING AS NECESSARY.
- THE CONTRACTOR SHALL PROVIDE FOR CONTROLLED ACCESS TO THE SITE FOR USE BY THE VARIOUS WORK FORCES, EMERGENCY VEHICLES, OCCUPANTS, VISITORS, ETC. THROUGHOUT CONSTRUCTION. THIS ACCESS MUST PROVIDE FOR THE REMOVAL OF MUD FROM VEHICLES TIRES. ROADWAYS AND DRIVEWAYS SHALL BE MAINTAINED OPEN FOR EMERGENCY VEHICLES AT ALL TIMES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENTS AND BUSINESSES WHOSE DRIVEWAYS ARE AFFECTED BY THEIR SCHEDULE 24 HOURS IN ADVANCE. CONTRACTOR SHALL SCHEDULE CONSTRUCTION AT NON-PEAK USE HOURS AND SHALL MINIMIZE DRIVEWAY CLOSURE BY EXPEDITING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES, AND LIGHTS TO PROTECT THE TRAFFIC AND THE WORK AS DIRECTED BY THE PLANS OR BY THE AGENCY WITH JURISDICTION. ALL TRAFFIC CONTROLS SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
- THE CONTRACTOR IS REQUIRED TO CONFINE CONSTRUCTION ACTIVITIES TO THE LIMITS OF THE SITE AS SHOWN ON THE CONSTRUCTION PLANS. ANY DAMAGE OR DISRUPTION TO ADJACENT SITES IS THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT IMMEDIATELY. NO OFF-SITE WORK SHALL BE PERFORMED OUTSIDE OF PUBLIC RIGHTS-OF-WAY OR DEDICATED EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PROPERTY OWNER.
- GREAT CARE SHALL BE TAKEN TO AVOID DAMAGE TO VEGETATION OUTSIDE THE CLEARING AND GRUBBING LIMITS. NO DRIVING OR PARKING OF VEHICLES AND/OR STORAGE OF MATERIALS AND SUPPLIES SHALL BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.
- ALL ELEVATIONS ON THESE PLANS ARE ON THE NAVD83 DATUM.
- THE PROTECTION OF EXISTING TREES, AS REQUIRED, SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
- ALL CONSTRUCTION SHALL HAVE INSPECTION PROVIDED BY THE CITY OF PLYMOUTH. THE CONTRACTOR SHALL CONTACT THE CITY OF PLYMOUTH 48 HOURS BEFORE THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, AND SHALL PROVIDE ALL NECESSARY MATERIAL AND EQUIPMENT TO KEEP DUST IN CHECK AT ALL TIMES. THE CONTRACTOR SHALL RESPOND IMMEDIATELY TO ANY AND ALL COMPLAINTS. DUST CONTROL SHALL BE INCIDENTAL TO THE PROJECT.
- DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER SPRINKLER HEADS, PIPING, LIGHTING AND BURIED ELECTRICAL CABLE, MAILBOXES, FENCES, SIGNS, ETC., THAT MAY OR MAY NOT BE INDICATED ON THESE PLANS. THE CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL COMPONENTS OF SUCH SYSTEMS. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, MINIMUM STANDARD REQUIREMENTS, OR AS SPECIFIED HEREIN, WHICHEVER IS MORE STRINGENT.
- ROADWAY, DRIVEWAY, AND PARKING AREA FINAL RESTORATION SHALL BE PERFORMED WITH SURFACE AND BASE MATERIALS MATCHING EITHER THE EXISTING MATERIALS IN QUALITY AND THICKNESS, PER MINIMUM REQUIREMENTS, OR PER THE FOLLOWING, WHICHEVER IS MORE STRINGENT:
 - ASPHALT ROADWAYS - 4" ASPHALT MDOT 1100T-20 AA
 - ASPHALT DRIVEWAYS - 3" ASPHALT MDOT 1100T-36 A
 - GRAVEL ROAD AND DRIVEWAYS - 8" MDOT 22A GRAVEL
 - CONCRETE ROADS - 8" 3500 PSI CONCRETE
 - CONCRETE DRIVEWAYS - 6" 3500 PSI CONCRETE
- ALL LOT MARKERS AND MONUMENT POINTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- FINAL CLEANUP AND RESTORATION SHALL CONSIST OF FINE GRADING OF CONSTRUCTION AREAS, REMOVAL OF CONSTRUCTION SIGNS, ETC. TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS, FOLLOWED BY SEED, FERTILIZER AND EROSION MAT OR STRAW MULCH, OR AS FURTHER REQUIRED BY THE LANDSCAPING PLANS AND SPECIFICATIONS. ALL REQUIRED RESTORATION ITEMS NOT SPECIFICALLY IDENTIFIED AS A PAY ITEM SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- THE UTILITY POLES SHOWN ON THESE DRAWINGS ARE INTENDED TO SHOW ONLY THE LOCATION OF EXISTING POLES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITY AND DIRECTION OF OVERHEAD LINES. THE COST FOR SUPPORTING AND RELOCATING POLES SHALL BE INCIDENTAL TO THE PROJECT.
- THE MEANS AND METHODS OF CONTROLLING GROUNDWATER AND DEWATERING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL COST ASSOCIATED WITH DEWATERING SHALL BE INCIDENTAL TO THE CONTRACT.

DEMOLITION NOTES

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

UTILITY NOTES

- REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
- REFER TO ARCHITECTURAL PLANS TO COORDINATE ALL:
 - WATER SUPPLY, METERING, SPRINKLER AND FDC PIPING, DESIGN AND COORDINATION
 - BUILDING SEWER, BUILDING DRAIN DESIGN AND CONNECTIONS TO CLEAN OUTS AND ROOF CONNECTORS
 - GAS, ELECTRIC AND COMMUNICATION SERVICES, AND LIGHTING DETAILS
 - ALL BUILDING ACCESS WALKS AND ENTRY DETAILS, INCLUDING SUPPORTED SLABS
 - ALL WORK TO CONSTRUCT THE BUILDING AND ALL ITEMS CONNECTED TO IT
- ALL TRENCHES WITHIN A ONE ON ONE SLOPE OF PAVEMENT SHALL BE BACKFILLED WITH SAND (MDOT CLASS II MINIMUM) AND MECHANICALLY COMPACTED IN NOT MORE THAN 9" LAYER TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTER COMPACTION TEST ASTM D-1557. COMPACTED SAND BACKFILL SHALL ALSO BE PROVIDED FOR ALL SEWER TRENCHES LOCATED UNDER, OR WITHIN, THREE FEET OF PAVEMENT.
- THE COST OF ALL TREE, STUMP, FOUNDATION AND/OR STRUCTURE REMOVAL AND DISPOSAL NOT INCLUDED IN THE PROPOSAL SHALL BE CONSIDERED INCIDENTAL AND INCLUDED IN THE PRICE BID FOR WATERMAIN, SANITARY SEWER, STORM SEWER, AND PAVING WORK.
- A MINIMUM VERTICAL CLEARANCE OF 18 INCHES IS REQUIRED AT UTILITY CROSSINGS (MEASURED FROM THE OUTSIDE OF PIPE TO THE OUTSIDE OF PIPE). POSITIVE PROVISIONS SHALL BE MADE TO ENSURE THAT ALL UTILITY TRENCHES ARE FREE DRAINING DURING ALL PHASES OF CONSTRUCTION.
- THE REQUIRED BEDDING FOR SEWER PIPE SHALL CONSIST OF A MAXIMUM 3/4 INCH DIAMETER CRUSHED STONE.
- THE MINIMUM SLOPE FOR A BUILDING LEAD IS 1%. LEADS SHALL ONLY BE CONNECTED TO THE MAIN LINE WITH WYES.
- ALL STORM SEWER PIPE SHALL BE CONSTRUCTED WITH RUBBER GASKET (PREMIUM) JOINTS.
- THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF ALL UTILITY LINES AND STRUCTURES, AS OUTLINED ON THE DEMOLITION PLAN, WITH THE INSTALLATION OF UTILITY IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING GRADE MODIFICATIONS INDICATED ON THE FINISHED LANDSCAPE PLAN, AND COORDINATE THE ACTUAL FINISH GRADE OF FIRE HYDRANTS, GATE VALVE CASTINGS, MANHOLES, YARD DRAINS, CLEAN OUTS AND OTHER UTILITY STRUCTURES. ENSURE THAT ALL FINISH GRADING IS PERFORMED IN A MANNER THAT ACCOMPLISHES THE PROJECT DESIGN OBJECTIVES AND PROVIDES FOR POSITIVE DRAINAGE OF ALL AREAS. ANY SUBSTANTIAL GRADE CHANGES WHICH MAY CAUSE FUNCTIONAL PROBLEMS SHALL BE REPORTED PROMPTLY TO THE ENGINEER WHO SHALL EVALUATE THE CONDITIONS AND PROVIDED CORRECTIONAL RECOMMENDATIONS TO THE OWNER FOR FINAL DETERMINATION.
- CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, SPRINKLERS ETC., IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO PLACING THE PAVEMENT MATERIALS. ENSURE THAT ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED AND THAT THE TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED.
- THE CONTRACTOR SHALL REMOVE UTILITIES, WHICH HAVE BEEN ABANDONED IN PLACE, AS REQUIRED TO COMPLETE INSTALLATION OF NEW UTILITIES. WHENEVER ABANDONED UTILITIES ARE CUT, CONTRACTOR SHALL COMPLETELY CAP BOTH ENDS TO PREVENT THE INFILTRATION OF SOILS.
- NO CONNECTION MAY BE MADE TO ANY EXISTING WATER MAIN UNTIL THE NEW MAIN HAS PASSED ALL PRESSURE AND BACTERIOLOGICAL TESTING.
- ROADWAY, DRIVEWAY AND PARKING AREA CROSSINGS SHALL BE TEMPORARILY CONDITIONED IMMEDIATELY AFTER CROSSING BY PLACING 8" OF MDOT 22A GRAVEL OR SLAG AGGREGATE, AND SHALL BE MAINTAINED IN GOOD, DUST FREE CONDITION UNTIL PAVEMENT RESTORATION IS MADE.

PAVING AND GRADING NOTES

- REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
- THE PAVING CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, SPRINKLERS, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO PLACING THE PAVEMENT MATERIALS. ENSURE THAT ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED AND THAT THE TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED.
- BUTT JOINTS SHALL BE PLACED AT ALL LOCATIONS WHERE AN EXISTING ASPHALT PAVEMENT SURFACE IS BEING DISTURBED BY REMOVALS AND/OR THE INSTALLATION OF NEW ASPHALT PAVEMENT.
- ALL PAVEMENT AREAS SHOULD BE CLEARED AND GRUBBED BY REMOVING SURFACE VEGETATION, TOPSOIL, DEBRIS AND OTHER DELETERIOUS MATERIALS.
- THE PLACEMENT OF THE FINAL ASPHALT LIFT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, OR AS APPROVED BY THE OWNER. A BOND COAT OF SS-1H EMULSION SHALL BE APPLIED (AT A RATE OF 0.10 GALLONS/S.Y.D.) BETWEEN THE LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENTS.
- THE FINAL SUB-GRADE SHALL BE THOROUGHLY PROOF-ROLLED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
- PROPOSED AGGREGATE BASE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVEMENT EDGE/BACK OF CURB.
- ALL TRENCHES WITHIN A ONE ON ONE SLOPE OF PAVEMENT SHALL BE BACKFILLED WITH SAND (MDOT CLASS II MINIMUM) AND MECHANICALLY COMPACTED IN NOT MORE THAN 9" LAYER TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTER COMPACTION TEST ASTM D-1557.
- NO FROZEN MATERIAL SHALL BE PERMITTED AS BACKFILL UNDER ANY ROADWAY, DRIVEWAY OR PARKING AREA.
- PRIOR TO THE START OF ANY FILLING, THE CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ALL OTHER UNACCEPTABLE SOIL FROM THE FILL AREAS, AND PROPERLY BACKFILL WITH ACCEPTABLE SOIL.
- BARRIER FREE SIGNAGE SHALL BE PLACED IN FRONT OF EVERY DESIGNATED BARRIER FREE STALL. THE CONTRACTOR SHALL COORDINATE STANDARD AND VAN ACCESSIBILITY SIGNAGE AS INDICATED ON THE PLANS.
- ALL BARRIER FREE RAMPS TO BE A.D.A. COMPLIANT.
- GENERAL GRADING REQUIREMENTS ARE AS FOLLOWS:
 - FINISH GRADE AT EXISTING BUILDING SHALL MATCH BRICK LEDGES, DOORWAYS OR BASEMENT WINDOWS
 - MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING (± 2%)
 - SIDEWALK CROSS SLOPE ±2% UNLESS OTHERWISE NOTED (EXCLUDING RAMPS)
 - PAVEMENT SLOPES (1.0% MINIMUM, 4.0% MAXIMUM) UNIFORMLY BETWEEN FINISH GRADE ON PLANS
 - LAWN AREAS ± 1% MINIMUM TO 25% (BERMS) MAXIMUM
- ALL PROPOSED GRADES ARE AT THE GUTTER UNLESS OTHERWISE NOTED. SEE DETAILS FOR FACE OF CURB, TOP OF CURB AND ASPHALT ADJUSTMENTS.
- REFER TO ARCHITECTURAL PLANS TO COORDINATE ALL:
 - WATER SUPPLY, METERING, SPRINKLER AND FDC PIPING, DESIGN AND COORDINATION
 - BUILDING SEWER, BUILDING DRAIN DESIGN AND CONNECTIONS TO CLEAN OUTS AND ROOF CONNECTORS
 - GAS, ELECTRIC AND COMMUNICATION SERVICES AND LIGHTING DETAILS AND COORDINATION.
 - ALL BUILDING ACCESS WALKS AND ENTRY DETAILS, INCLUDING SUPPORTED SLABS
 - ALL WORK TO CONSTRUCT THE BUILDING AND ALL ITEMS CONNECTED TO IT
- PRIOR TO THE PLACEMENT OF ANY BASE ASPHALT OR LEVELING COURSE, THE CURBS SHALL BE PARTIALLY BACKFILLED AND THE SUB-GRADE SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF THE SOILS ENGINEER.
- ALL SIDEWALK AND PATHWAYS IN ANY PUBLIC R.O.W. SHALL BE INSPECTED BY THE AGENCY WITH JURISDICTION.

EROSION CONTROL NOTES

- REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
- ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES. A PROJECT WITH A DISTURBANCE AREA GREATER THAN 1 ACRES OF OCCURRING 500 FEET OF A LAKE OR STREAM REQUIRES A SOIL EROSION PERMIT. CONTACT THE LAND RESOURCE MANAGEMENT DIVISION AT (734) 326-6936 AT LEAST 48 HOURS BEFORE WORK IS TO BEGIN.
- ANY EROSION AND SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. (WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS AND WETLANDS)
- THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHENEVER OTHERWISE REQUIRED BY THE WORK. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.
- SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENTATION CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF DIRT OUT OF THE WORK AREA.
- THE CONTRACTOR SHALL PRESERVE NATURAL VEGETATION AS MUCH AS POSSIBLE.
- PROTECT ALL EXISTING TREES, INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR REMOVAL.
- VEGETATION STABILIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING.
- THE CONTRACTOR SHALL SWEEP THE EXISTING STREETS SURROUNDING THE PROJECT SITE ONCE A WEEK, OR AS DIRECTED BY THE ENGINEER OR INSPECTOR. STREET SCRAPPING SHALL BE PERFORMED IN CONJUNCTION WITH THIS SWEEPING ON AN AS NEEDED BASIS.
- THE SEDIMENT CONTROL FENCING INDICATED ON THIS PLAN IS NOT INTENDED TO SHOW THE EXACT LOCATION OF THE FENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE REQUIRED TO CONTAIN SEDIMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL APPLICABLE NPDES REGULATIONS, INCLUDING: INSPECTION, RESTORATION, AND RECORD KEEPING REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL SOIL EROSION CONTROLS AS INDICATED BY THESE PLANS.
- CONSTRUCTION ACTIVITIES (INCLUDING INSTALLATION OF PIPE AND ASSOCIATED VALVES, STRUCTURES, BACK FILLING, SURFACE RESTORATION, AND REMOVAL OF EXCESS EXCAVATED MATERIAL) SHALL BE ACCOMPLISHED IN ONE CONTINUOUS OPERATION.
- PAVEMENT AND/OR VEGETATION SHALL NOT BE STRIPPED FROM AN AREA UNLESS CONSTRUCTION ACTIVITIES ARE TO COMMENCE IN THAT AREA WITHIN THE NEXT THREE DAYS.
- IF FOR ANY REASON PERMANENT STABILIZATION CAN NOT BE PROVIDED WITHIN 15 DAYS OF THE COMPLETION OF PIPE LAYING OPERATIONS, TEMPORARY STABILIZATION SHALL BE PROVIDED AT ALL DISTURBED AREAS. TEMPORARY STABILIZATION SHALL FURTHERMORE BE PROVIDED DURING THE NON-GROWING SEASON (OCTOBER 1 THROUGH APRIL 20) FOR ALL AREAS TO BE SEEDDED.
- TEMPORARY STABILIZATION SHALL CONSIST OF EITHER SMALL GRAIN STRAW OR GRASS HAY SPREAD AT THE RATE OF 1.5 TO 2 TONS PER ACRE, OR MULCH BLANKETS, WHICH SHALL BE ANCHORED IN PLACE TO PREVENT DISPLACEMENT FROM WIND AND RAIN. TEMPORARY STABILIZATION SHALL BE REPAIRED AS OFTEN AS NECESSARY, AS DETERMINED BY THE AGENCY WITH JURISDICTION.
- ALL DEWATERING SHALL BE ACCOMPLISHED IN A MANNER THAT WILL NOT CONTRIBUTE TO DEPOSITION OF SEDIMENT IN ROAD DITCHES OR OPEN WATER.
- THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED.
- SEDIMENT CONTROL FENCING SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED STORM EVENTS. IF THE FENCE IS SAGGING, OR SOIL HAS REACHED ONE HALF OF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC SHALL BE REMOVED AND DISPOSED OF IN A STABLE AREA OF THE SITE. IF WATER IS SEEPING UNDER THE FENCE, OR THE FABRIC IS DECOMPOSED OR OTHERWISE INEFFECTIVE, THE FENCE SHALL BE REMOVED AND PROPERLY REINSTALLED AS INDICATED ON THESE PLANS.
- MUD MAT ENTRANCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH STORM RAINFALL. THE SURROUNDING ROADS SHALL ALSO BE INSPECTED AT THIS TIME FOR EVIDENCE THAT MUD IS BEING TRACKED OFF OF THE SITE. MAINTENANCE SHALL INCLUDE THE INSTALLATION OF ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. ALL SEDIMENT DROPPED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY BY SWEEPING AND SCRAPPING (AS MAY BE REQUIRED BY THE ENGINEER).
- SEDIMENT INLET FILTERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED STORM EVENTS. THE FILTERS SHALL BE CLEANED PERIODICALLY THROUGHOUT CONSTRUCTION TO AVOID CLOGGING. FILTERS THAT CANNOT BE MAINTAINED BY CLEANING SHALL BE COMPLETELY REPLACED.

EROSION CONTROL SEQUENCE

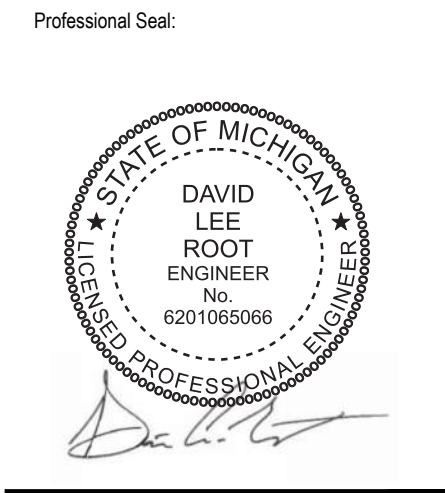
- INSTALL MUD MATS, SILT FENCE AND INLET FILTERS AT ALL EXISTING LOCATIONS AS SHOWN AND AS REQUIRED TO ACHIEVE ON-SITE CONTAINMENT.
- INSTALL STORM SEWER AND ALL ASSOCIATED STORM WATER IMPROVEMENTS AS SHOWN ON PLANS. IMMEDIATELY INSTALL INLET FILTERS AT ALL CATCH BASINS.
- ROUGH GRADE THE PROJECT "WORK AREA" AS NEEDED.
- INSTALL SANITARY SEWER AS SHOWN ON PLANS.
- INSTALL WATER MAIN AS SHOWN ON PLANS.
- INSTALL OTHER UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.) AND/OR ALL NEEDED CONDUITS AND SLEEVES.
- INSTALL PAVEMENT BACKFILL AND SEED & MULCH ALL DISTURBED AREAS.
- CLEAR ALL ACCUMULATED SILT AND REMOVE ALL EROSION CONTROL DEVICES.
- INSTALL LANDSCAPING MATERIALS AS INDICATED PER PLANS & RE-SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS.
- RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER, INCLUDING THE INSTALLATION OF LANDSCAPING MATERIALS.
- REMOVE ALL EROSION CONTROL DEVICES.



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Quality Control:	R. LOSEY
Section:	26 & 35 T-01-S R-08-E



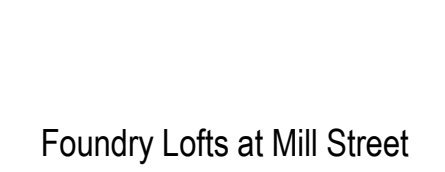
DATE:	ISSUE:
2025-11-14	PUD
2025-04-24	PUD Resubmit Cycle 1
2025-06-30	PUD REV
2025-07-17	PUD REV
2025-08-04	PUD REV
2025-08-13	FINAL PUD
2025-10-01	PUD REV

Developed For:

Walters Group

230 East Grand River
Suite 600
Detroit, MI 48226
248-330-8068

GENERAL NOTES



Plymouth
Wayne County
MICHIGAN

Date:	10/14/25
Scale:	NONE
Sheet:	C-100
Project:	20713.00

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LEGEND - EXISTING

SECTION LINE	SAN. MH	GAS METER	MISC. TOPO. FEATURE	BLDG. CORNER (FIELD LOCATED)	F.I.	FOUND IRON
E/ PAVEMENT	○ C.O. SAN. CLEAN OUT	GAS RISER	★ SURVEY CONTROL POINT	★ HANDICAP PARKING	S.I.	SET IRON
CURB	△ SAN. RISER	GAS VALVE	● FOUND IRON	★ WETLAND FLAG	F.I.P.	FOUND IRON PIPE
E/ GRAVEL	△ SAN. PUMP STATION	GAS MH	● FOUND NAIL	★ BUSH/SHRUB	(M)	MEASURED
CL ROAD	△ COMB. MH	TELE. RISER	★ F. CUT CROSS	○ PARKING METER	(R)	RECORD
E/ WALK	○ GATE VALVE	TELE. MH	★ SECTION COR.	○ RESIDENTIAL MAILBOX	F.M.	FOUND MONUMENT
E/ BRICK	○ HYDRANT	TELE. CROSS BOX	★ FENCE POST	○ U.S. MAILBOX	S.N.	SET NAIL
MISC. LINE	○ WATER VALVE	CABLE RISER	★ BENCHMARK	○ SOIL BORING	CMP	CORROGATED METAL PIPE
FENCE	○ WATER METER	PAY PHONE	★ FOUND PIPE	○ MONITORING WELL	RCP	REINFORCED CONCRETE PIPE
GUARD RAIL	○ POST INDICATOR VALVE	MANHOLE	★ FOUND MON.	○ LAWN IRRIG. HEAD	G.L.	GROUND LIGHT
WALL	○ WELL HEAD	○	ASPH. ASPHALT	○ CENTERLINE R.R. TRACK	L.S.	LANDSCAPING
OVERHEAD WRES	○ FDC CONNECTION	○	CONC. CONCRETE		△	ENCROACHMENT
RAILING	○ IRRIGATION CONTROL BOX	○	A.C. AIR CONDITIONER			
OVERHANG LINE	○ STORM MH	○	G.P. GUARD POST			
T/ BANK	○ CATCH BASIN	○	GUY			
B/ BANK	○ BEEHIVE CB	○	DECIDUOUS TREE			
CL DITCH/STREAM	○ CULVERT E.S.	○	CONIFEROUS TREE			
SHRUB LINE	○ ROOF/DOWN SPOUT	○	DEAD TREE			
TREE LINE	○ OVERFLOW/OUTLET STRUCTURE	○	UTILITY FLAG			
WATER EDGE	○ O.C.O. STORM CLEAN OUT	○				
WETLAND LINE	○ ROUND CB	○				
STORM LINE	○ LIGHT POLE	○				
SAN. LINE	○ UTILITY POLE	○				
W	○ ELEC. TRANS.	○				
GAS	○ AIR CONDITIONER	○				
UGE	○ ELEC. MH	○				
UGT	○ ELEC. METER	○				
CTV	○ ELEC. RISER	○				
PAINT STRIPE	○ TRAFFIC CONTROL BOX	○				
COMBINED SEWER	○ STEAM MH	○				
PLD LINE	○ PUBLIC LIGHTING MH	○				
STEAM LINE		○				
ELECTRIC OVERHEAD		○				
TEL		○				
TELEPHONE OVERHEAD		○				

○ SAN. MH	○ GAS METER	★ MISC. TOPO. FEATURE	★ BLDG. CORNER (FIELD LOCATED)	F.I.	FOUND IRON
○ C.O. SAN. CLEAN OUT	○ GAS RISER	★ SURVEY CONTROL POINT	★ HANDICAP PARKING	S.I.	SET IRON
△ SAN. RISER	○ GAS VALVE	● FOUND IRON	★ WETLAND FLAG	F.I.P.	FOUND IRON PIPE
△ SAN. PUMP STATION	○ GAS MH	● FOUND NAIL	★ BUSH/SHRUB	(M)	MEASURED
△ COMB. MH	○ TELE. RISER	★ F. CUT CROSS	○ PARKING METER	(R)	RECORD
○ GATE VALVE	○ TELE. MH	★ SECTION COR.	○ RESIDENTIAL MAILBOX	F.M.	FOUND MONUMENT
○ HYDRANT	○ TELE. CROSS BOX	★ FENCE POST	○ U.S. MAILBOX	S.N.	SET NAIL
○ WATER VALVE	○ CABLE RISER	★ BENCHMARK	○ SOIL BORING	CMP	CORROGATED METAL PIPE
○ WATER METER	○ PAY PHONE	★ FOUND PIPE	○ MONITORING WELL	RCP	REINFORCED CONCRETE PIPE
○ POST INDICATOR VALVE	○ MANHOLE	★ FOUND MON.	○ LAWN IRRIG. HEAD	G.L.	GROUND LIGHT
○ WELL HEAD	○	ASPH. ASPHALT	○ CENTERLINE R.R. TRACK	L.S.	LANDSCAPING
○ FDC CONNECTION	○	CONC. CONCRETE		△	ENCROACHMENT
○ IRRIGATION CONTROL BOX	○	A.C. AIR CONDITIONER			
○ STORM MH	○	G.P. GUARD POST			
○ CATCH BASIN	○	GUY			
○ BEEHIVE CB	○	DECIDUOUS TREE			
○ CULVERT E.S.	○	CONIFEROUS TREE			
○ ROOF/DOWN SPOUT	○	DEAD TREE			
○ OVERFLOW/OUTLET STRUCTURE	○	UTILITY FLAG			
○ O.C.O. STORM CLEAN OUT	○				
○ ROUND CB	○				
○ LIGHT POLE	○				
○ UTILITY POLE	○				
○ ELEC. TRANS.	○				
○ AIR CONDITIONER	○				
○ ELEC. MH	○				
○ ELEC. METER	○				
○ ELEC. RISER	○				
○ TRAFFIC CONTROL BOX	○				
○ STEAM MH	○				
○ PUBLIC LIGHTING MH	○				

○ SAN. MH	○ GAS METER	★ MISC. TOPO. FEATURE	★ BLDG. CORNER (FIELD LOCATED)	F.I.	FOUND IRON
○ C.O. SAN. CLEAN OUT	○ GAS RISER	★ SURVEY CONTROL POINT	★ HANDICAP PARKING	S.I.	SET IRON
△ SAN. RISER	○ GAS VALVE	● FOUND IRON	★ WETLAND FLAG	F.I.P.	FOUND IRON PIPE
△ SAN. PUMP STATION	○ GAS MH	● FOUND NAIL	★ BUSH/SHRUB	(M)	MEASURED
△ COMB. MH	○ TELE. RISER	★ F. CUT CROSS	○ PARKING METER	(R)	RECORD
○ GATE VALVE	○ TELE. MH	★ SECTION COR.	○ RESIDENTIAL MAILBOX	F.M.	FOUND MONUMENT
○ HYDRANT	○ TELE. CROSS BOX	★ FENCE POST	○ U.S. MAILBOX	S.N.	SET NAIL
○ WATER VALVE	○ CABLE RISER	★ BENCHMARK	○ SOIL BORING	CMP	CORROGATED METAL PIPE
○ WATER METER	○ PAY PHONE	★ FOUND PIPE	○ MONITORING WELL	RCP	REINFORCED CONCRETE PIPE
○ POST INDICATOR VALVE	○ MANHOLE	★ FOUND MON.	○ LAWN IRRIG. HEAD	G.L.	GROUND LIGHT
○ WELL HEAD	○	ASPH. ASPHALT	○ CENTERLINE R.R. TRACK	L.S.	LANDSCAPING
○ FDC CONNECTION	○	CONC. CONCRETE		△	ENCROACHMENT
○ IRRIGATION CONTROL BOX	○	A.C. AIR CONDITIONER			
○ STORM MH	○	G.P. GUARD POST			
○ CATCH BASIN	○	GUY			
○ BEEHIVE CB	○	DECIDUOUS TREE			
○ CULVERT E.S.	○	CONIFEROUS TREE			
○ ROOF/DOWN SPOUT	○	DEAD TREE			
○ OVERFLOW/OUTLET STRUCTURE	○	UTILITY FLAG			
○ O.C.O. STORM CLEAN OUT	○				
○ ROUND CB	○				
○ LIGHT POLE	○				
○ UTILITY POLE	○				
○ ELEC. TRANS.	○				
○ AIR CONDITIONER	○				
○ ELEC. MH	○				
○ ELEC. METER	○				
○ ELEC. RISER	○				
○ TRAFFIC CONTROL BOX	○				
○ STEAM MH	○				
○ PUBLIC LIGHTING MH	○				

○ SAN. MH	○ GAS METER	★ MISC. TOPO. FEATURE	★ BLDG. CORNER (FIELD LOCATED)	F.I.	FOUND IRON
○ C.O. SAN. CLEAN OUT	○ GAS RISER	★ SURVEY CONTROL POINT	★ HANDICAP PARKING	S.I.	SET IRON
△ SAN. RISER	○ GAS VALVE	● FOUND IRON	★ WETLAND FLAG	F.I.P.	FOUND IRON PIPE
△ SAN. PUMP STATION	○ GAS MH	● FOUND NAIL	★ BUSH/SHRUB	(M)	MEASURED
△ COMB. MH	○ TELE. RISER	★ F. CUT CROSS	○ PARKING METER	(R)	RECORD
○ GATE VALVE	○ TELE. MH	★ SECTION COR.	○ RESIDENTIAL MAILBOX	F.M.	FOUND MONUMENT
○ HYDRANT	○ TELE. CROSS BOX	★ FENCE POST	○ U.S. MAILBOX	S.N.	SET NAIL
○ WATER VALVE	○ CABLE RISER	★ BENCHMARK	○ SOIL BORING	CMP	CORROGATED METAL PIPE
○ WATER METER	○ PAY PHONE	★ FOUND PIPE	○ MONITORING WELL	RCP	REINFORCED CONCRETE PIPE
○ POST INDICATOR VALVE	○ MANHOLE	★ FOUND MON.	○ LAWN IRRIG. HEAD	G.L.	GROUND LIGHT
○ WELL HEAD	○	ASPH. ASPHALT	○ CENTERLINE R.R. TRACK	L.S.	LANDSCAPING
○ FDC CONNECTION	○	CONC. CONCRETE		△	ENCROACHMENT
○ IRRIGATION CONTROL BOX	○	A.C. AIR CONDITIONER			
○ STORM MH	○	G.P. GUARD POST			
○ CATCH BASIN	○	GUY			
○ BEEHIVE CB	○	DECIDUOUS TREE			
○ CULVERT E.S.	○	CONIFEROUS TREE			
○ ROOF/DOWN SPOUT	○	DEAD TREE			
○ OVERFLOW/OUTLET STRUCTURE	○	UTILITY FLAG			
○ O.C.O. STORM CLEAN OUT	○				
○ ROUND CB	○				
○ LIGHT POLE	○				
○ UTILITY POLE	○				
○ ELEC. TRANS.	○				
○ AIR CONDITIONER	○				
○ ELEC. MH	○				
○ ELEC. METER	○				
○ ELEC. RISER	○				
○ TRAFFIC CONTROL BOX	○				
○ STEAM MH	○				
○ PUBLIC LIGHTING MH	○				

MATCHLINE - SEE SHEET C-201

MATCHLINE - SEE SHEET C-202

MATCHLINE - SEE SHEET C-203

MATCHLINE - SEE SHEET C-204

MATCHLINE - SEE SHEET C-205

MATCHLINE - SEE SHEET C-206

MATCHLINE - SEE SHEET C-207

MATCHLINE - SEE SHEET C-208

MATCHLINE - SEE SHEET C-209

MATCHLINE - SEE SHEET C-210

MATCHLINE - SEE SHEET C-211

MATCHLINE - SEE SHEET C-212

MATCHLINE - SEE SHEET C-213

MATCHLINE - SEE SHEET C-214

MATCHLINE - SEE SHEET C-215

MATCHLINE - SEE SHEET C-216

MATCHLINE - SEE SHEET C-217

MATCHLINE - SEE SHEET C-218

MATCHLINE - SEE SHEET C-219

MATCHLINE - SEE SHEET C-220

MATCHLINE - SEE SHEET C-221

MATCHLINE - SEE SHEET C-222

MATCHLINE - SEE SHEET C-223

MATCHLINE - SEE SHEET C-224

MATCHLINE - SEE SHEET C-225

MATCHLINE - SEE SHEET C-226

MATCHLINE - SEE SHEET C-227

MATCHLINE - SEE SHEET C-228

MATCHLINE - SEE SHEET C-229

MATCHLINE - SEE SHEET C-230

MATCHLINE - SEE SHEET C-231

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MATCHLINE - SEE SHEET C-315

MATCHLINE - SEE SHEET C-316

MATCHLINE - SEE SHEET C-317

MATCHLINE - SEE SHEET C-318

MATCHLINE - SEE SHEET C-319

MATCHLINE - SEE SHEET C-320

MATCHLINE - SEE SHEET C-321

MATCHLINE - SEE SHEET C-322

MATCHLINE - SEE SHEET C-323

MATCHLINE - SEE SHEET C-324

MATCHLINE - SEE SHEET C-325

MATCHLINE - SEE SHEET C-326

MATCHLINE - SEE SHEET C-327

MATCHLINE - SEE SHEET C-328

MATCHLINE - SEE SHEET C-329

MATCHLINE - SEE SHEET C-330

MATCHLINE - SEE SHEET C-331

MATCHLINE - SEE SHEET C-332

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MATCHLINE - SEE SHEET C-336

MATCHLINE - SEE SHEET C-337

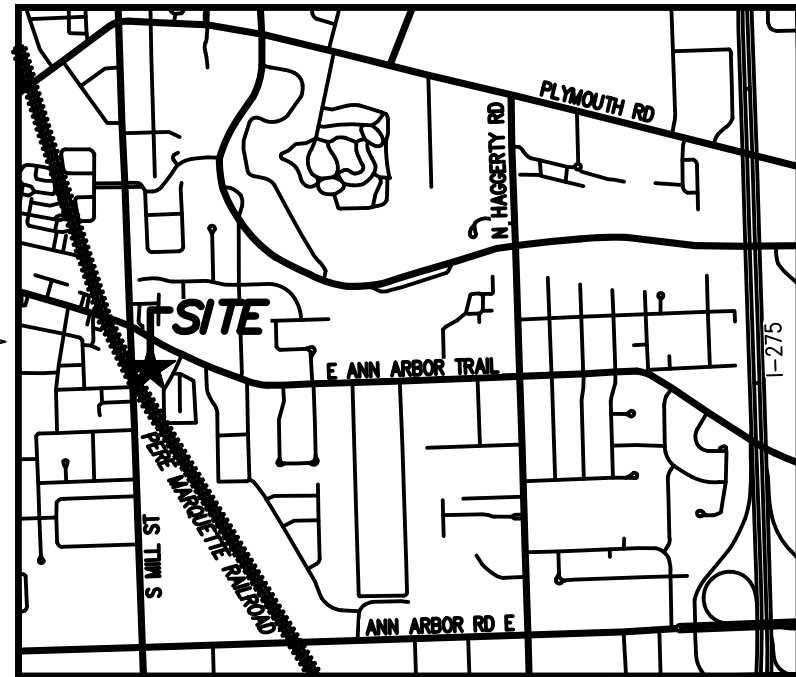
MATCHLINE - SEE SHEET C-338

MATCHLINE - SEE SHEET C-339

MATCHLINE - SEE SHEET C-34

LEGEND - EXISTING

SECTION LINE	○ SAN. MH	⊕ GAS METER	★ MISC. TOPO. FEATURE
E/ PAVEMENT	○ SAN. CLEAN OUT	△ GAS RISER	△ SURVEY CONTROL POINT
CURB	△ SAN. RISER	△ GAS VALVE	● FOUND IRON
E/ GRAVEL	△ SAN. PUMP STATION	△ GAS MH	● FOUND NAIL
CL ROAD	⊗ COMB. MH	△ TELE. RISER	✕ F. CUT CROSS
E/ WALK	⊗ GATE VALVE	△ TELE. MH	✕ SECTION COR.
E/ BRICK	⊗ HYDRANT	△ TELE. CROSS BOX	✕ FENCE POST
RAILROAD	⊗ WATER VALVE	△ CABLE RISER	✕ BENCHMARK
MISC. LINE	⊗ WATER METER	⊕ PAY PHONE	● FOUND PIPE
FENCE	⊗ POST INDICATOR VALVE	○ MANHOLE	● FOUND MON.
GUARD RAIL	⊗ WELL HEAD	○ ASPH. ASPHALT	
WALL	⊗ FDC CONNECTION	○ CONC. CONCRETE	
BLDG. LINE	⊗ IRRIGATION CONTROL BOX	○ A.C. AIR CONDITIONER	
OVERHEAD WRES	⊗ STORM MH	○ G.P. GUARD POST	
RAILING	⊗ CATCH BASIN	○ C.L.F. CHAIN-LINK FENCE	
OVERHANG LINE	⊗ BEEHIVE CB	○ D.L. DOOR LEDGE	
T/ BANK	⊗ CULVERT E.S.	○ O.H. OVERHANG	
B/ BANK	⊗ ROOF/DOWN SPOUT	○ F.I. FOUND IRON	
CL DITCH/STREAM	⊗ OVERFLOW/OUTLET STRUCTURE	○ S.I. SET IRON	
SHRUB LINE	⊗ STORM CLEAN OUT	○ F.I.P. FOUND IRON PIPE	
TREE LINE	⊗ ROUND CB	○ (M) MEASURED	
WATER EDGE	⊗ LIGHT POLE	○ (R) RECORD	
WETLAND LINE	⊗ UTILITY POLE	○ F.M. FOUND MONUMENT	
STORM LINE	⊗ ELEC. TRANS.	○ S.N. SET NAIL	
SAN. LINE	⊗ AIR CONDITIONER	○ CMP CORRUGATED METAL PIPE	
WATER LINE	⊗ ELEC. MH	○ RCP REINFORCED CONCRETE PIPE	
GAS LINE	⊗ ELEC. METER	○ G.L. GROUND LIGHT	
UGE UG ELEC. LINE	⊗ ELEC. RISER	○ L.S. LANDSCAPING	
UGT UG TELE. LINE	⊗ ELEC. CONTROL BOX	○ ENCR. ENCROACHMENT	
CTV UG CABLE TV LINE	⊗ TRAFFIC CONTROL BOX		
PAINT STRIPE	⊗ STEAM MH		
PLD PLD LINE	⊗ PUBLIC LIGHTING MH		
STEAM STEAM LINE			
ELECTRIC OVERHEAD			
TELEPHONE OVERHEAD			



LOCATION MAP
(NOT TO SCALE)

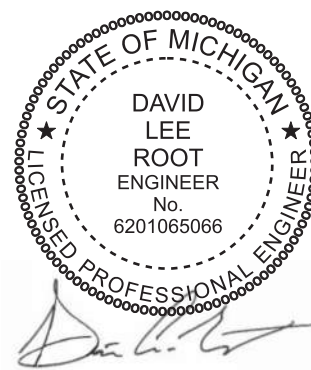
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Executive: D. ROOT
Manager: D. ROOT
Designer: D. LAMBRINOS
Quality Control: R. LOSEY
Section: 26 & 35
T-01-S R-08-E

Professional Seal:



Know what's below.
Call before you dig.

DATE:	ISSUE:
2025-11-14	PUD
2025-04-24	PUD Resubmit Cycle 1
2025-06-30	PUD REV
2025-07-17	PUD REV
2025-08-04	PUD REV
2025-08-13	FINAL PUD
2025-10-01	PUD REV

Developed For:
Walters Group

230 East Grand River
Suite 600
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248-330-8068

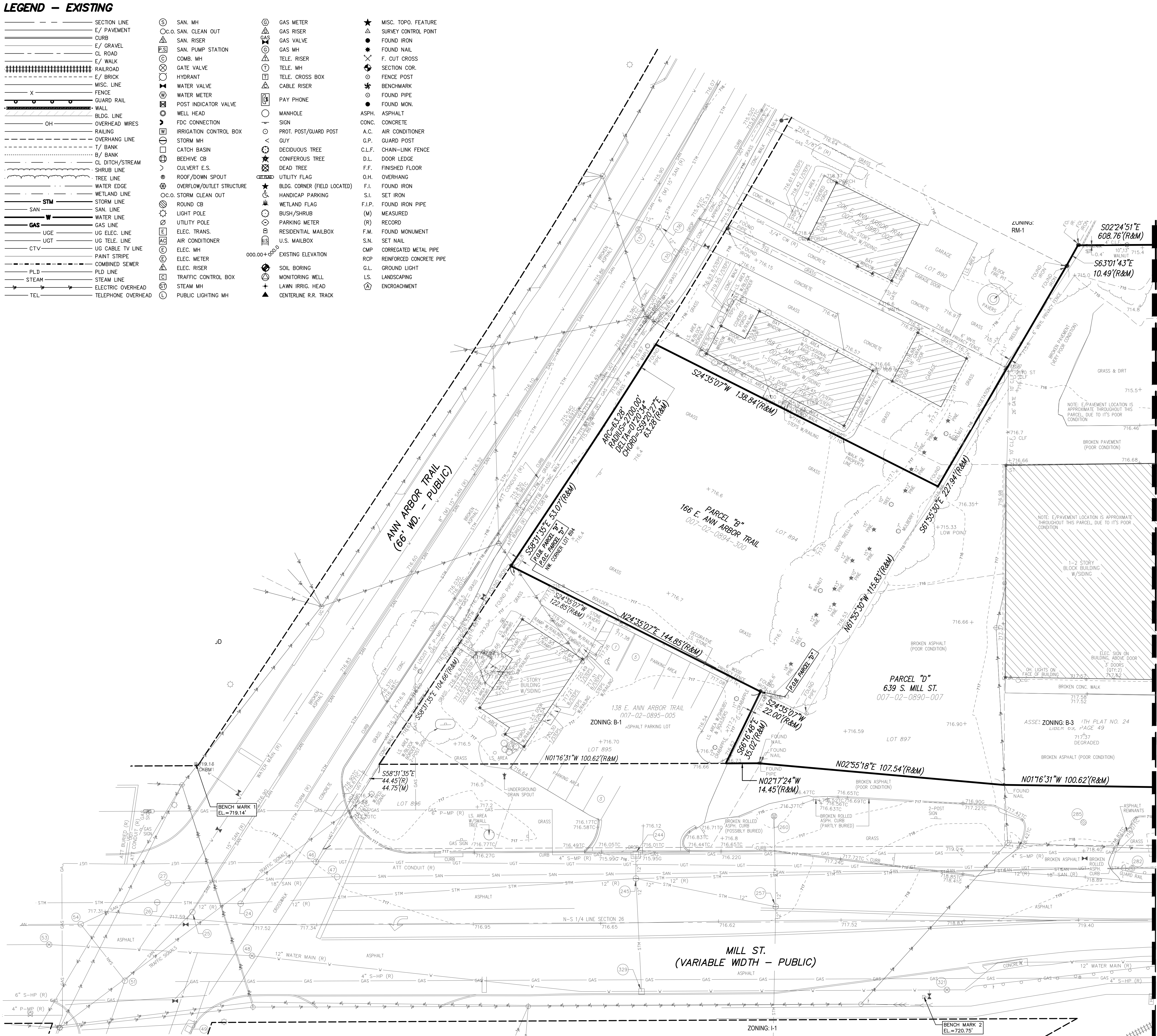
**EXISTING
CONDITIONS- AREA
A**

Foundry Lofts at Mill Street

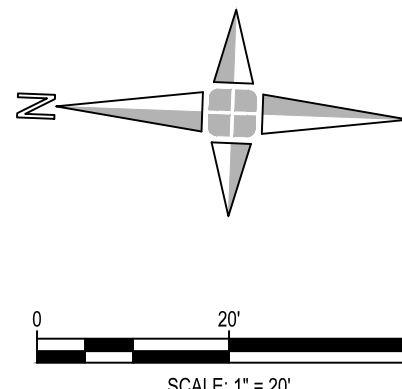
Plymouth
Wayne County
MICHIGAN

Date: 10/14/25
Scale: 1"=20'
Sheet: C-201
Project: 20713.00

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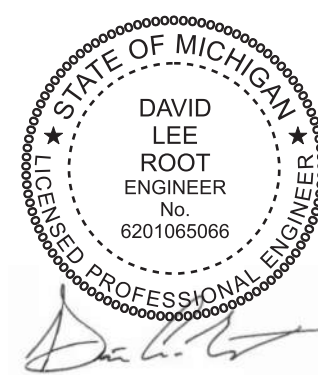


MATCHLINE - SEE SHEET C-202



Executive: D. ROOT
Manager: D. ROOT
Designer: D. LAMBRINOS
Quality Control: R. LOSEY
Section: 26 & 35
T-01-S R-08-E

Professional Seal:



DATE:	ISSUE:
2025-11-14	PUD
2025-04-24	PUD Resubmit Cycle 1
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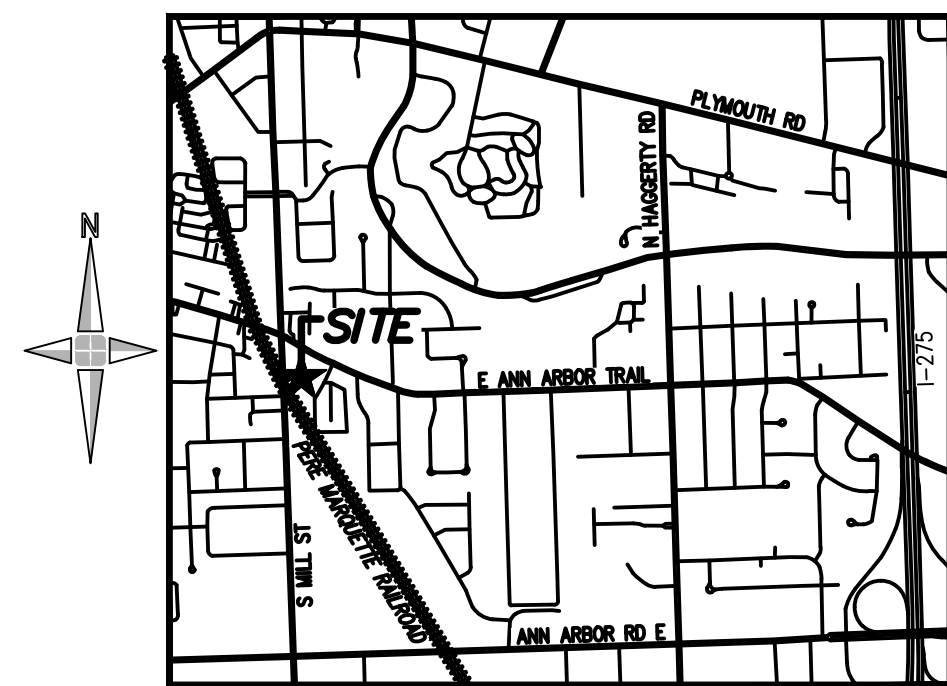
EXISTING CONDITIONS - AREA B

Foundry Lofts at Mill Street

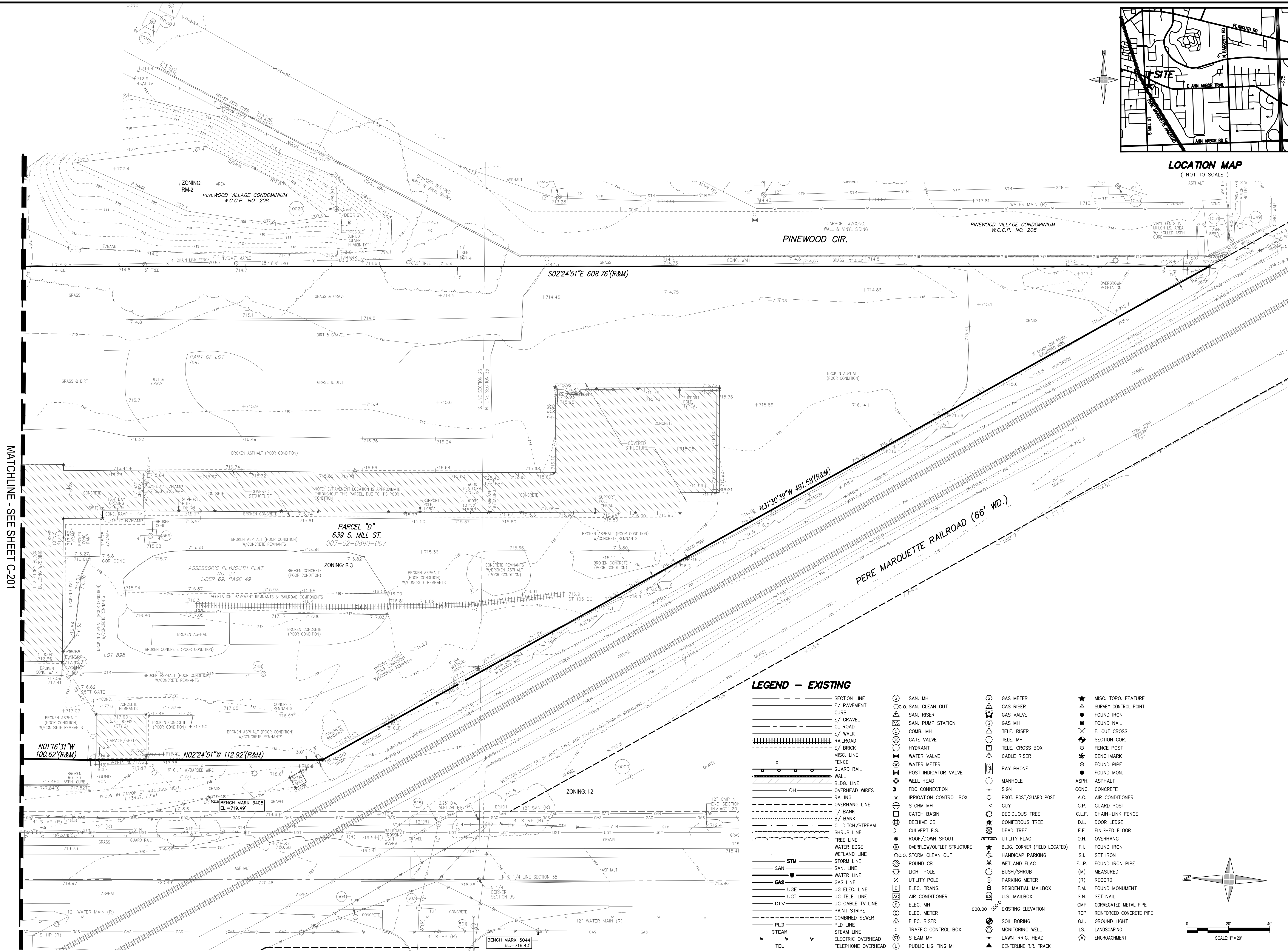
Plymouth
Wayne County
MICHIGAN

Date: 10/14/25
Scale: 1"=20'
Sheet: C-202
Project: 20713.00

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LOCATION MAP
(NOT TO SCALE)



LEGEND - EXISTING

SECTION LINE	○ SAN. MH	○ GAS METER
E/ PAVEMENT	○ SAN. CLEAN OUT	○ GAS RISER
CURB	△ SAN. RISER	○ GAS VALVE
E/ GRAVEL	△ SAN. PUMP STATION	○ GAS MH
CL. ROAD	○ COMB. MH	○ TELE. RISER
E/ WALK	○ GATE VALVE	○ TELE. MH
RAILROAD	○ HYDRANT	○ TELE. CROSS BOX
E/ BRICK	○ WATER VALVE	○ CABLE RISER
MISC. LINE	○ WATER METER	○ PAY PHONE
FENCE	○ POST INDICATOR VALVE	○ MANHOLE
GUARD RAIL	○ WELL HEAD	○ SIGN
WALL	○ FDC CONNECTION	○ PROT. POST/GUARD POST
BLDG. LINE	○ IRRIGATION CONTROL BOX	○ GUY
OVERHEAD WIRES	○ STORM MH	○ DECIDUOUS TREE
RAILING	○ CATCH BASIN	○ CONIFEROUS TREE
OVERHANG LINE	○ BEEHIVE CB	○ DEAD TREE
T/ BANK	○ CULVERT E.S.	○ UTILITY FLAG
CL. DITCH/STREAM	○ ROOF/DOWN SPOUT	★ BLDG. CORNER (FIELD LOCATED)
SHRUB LINE	○ OVERFLOW/OUTLET STRUCTURE	○ HANDICAP PARKING
TREE LINE	○ STORM CLEAN OUT	○ FOUND FLAG
WATER EDGE	○ ROUND CB	○ WETLAND FLAG
WETLAND LINE	○ SAN. LINE	○ MEASURED IRON PIPE
STORM LINE	○ WATER LINE	○ RECORD
SAN. LINE	○ GAS LINE	○ FOUND MONUMENT
UG ELEC. LINE	○ UG ELEC. LINE	○ S.N. SET NAIL
UG TELE. LINE	○ UG TELE. LINE	○ CORRUGATED METAL PIPE
UG CABLE TV LINE	○ PAINT STRIPE	○ REINFORCED CONCRETE PIPE
COMBINED SEWER	○ PLD LINE	○ GROUND LIGHT
ELECTRIC OVERHEAD	○ STEAM LINE	○ LANDSCAPING
TELEPHONE OVERHEAD	○ TEL. LINE	○ ENROACHMENT

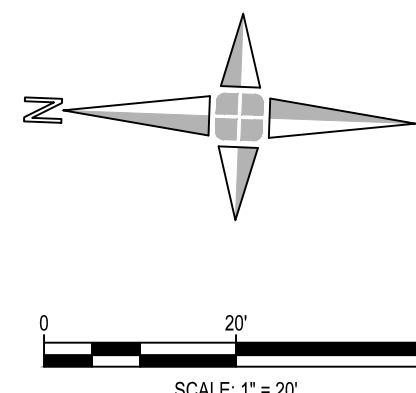
○ SAN. MH	○ GAS METER	○ MANHOLE
○ SAN. CLEAN OUT	○ GAS RISER	○ SIGN
△ SAN. RISER	○ GAS VALVE	○ PROT. POST/GUARD POST
△ SAN. PUMP STATION	○ GAS MH	○ GUY
○ COMB. MH	○ TELE. RISER	○ DECIDUOUS TREE
○ GATE VALVE	○ TELE. MH	○ CONIFEROUS TREE
○ HYDRANT	○ TELE. CROSS BOX	○ DEAD TREE
○ WATER VALVE	○ CABLE RISER	○ UTILITY FLAG
○ WATER METER	○ PAY PHONE	★ BLDG. CORNER (FIELD LOCATED)
○ POST INDICATOR VALVE	○ MANHOLE	○ HANDICAP PARKING
○ WELL HEAD	○ SIGN	○ FOUND FLAG
○ FDC CONNECTION	○ PROT. POST/GUARD POST	○ MEASURED IRON PIPE
○ IRRIGATION CONTROL BOX	○ GUY	○ RECORD
○ STORM MH	○ DECIDUOUS TREE	○ FOUND MONUMENT
○ CATCH BASIN	○ CONIFEROUS TREE	○ S.N. SET NAIL
○ BEEHIVE CB	○ DEAD TREE	○ CORRUGATED METAL PIPE
○ CULVERT E.S.	○ UTILITY FLAG	○ REINFORCED CONCRETE PIPE
○ ROOF/DOWN SPOUT	★ BLDG. CORNER (FIELD LOCATED)	○ GROUND LIGHT
○ OVERFLOW/OUTLET STRUCTURE	○ HANDICAP PARKING	○ LANDSCAPING
○ STORM CLEAN OUT	○ FOUND FLAG	○ ENROACHMENT
○ ROUND CB	○ MEASURED IRON PIPE	
○ SAN. LINE	○ RECORD	
○ WATER LINE	○ FOUND MONUMENT	
○ GAS LINE	○ S.N. SET NAIL	
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○ UG TELE. LINE	○ REINFORCED CONCRETE PIPE	
○ UG CABLE TV LINE	○ GROUND LIGHT	
○ PAINT STRIPE	○ LANDSCAPING	
○ PLD LINE	○ ENROACHMENT	
○ STEAM LINE		
○ TEL. LINE		

○ SAN. MH	○ GAS METER	○ MANHOLE
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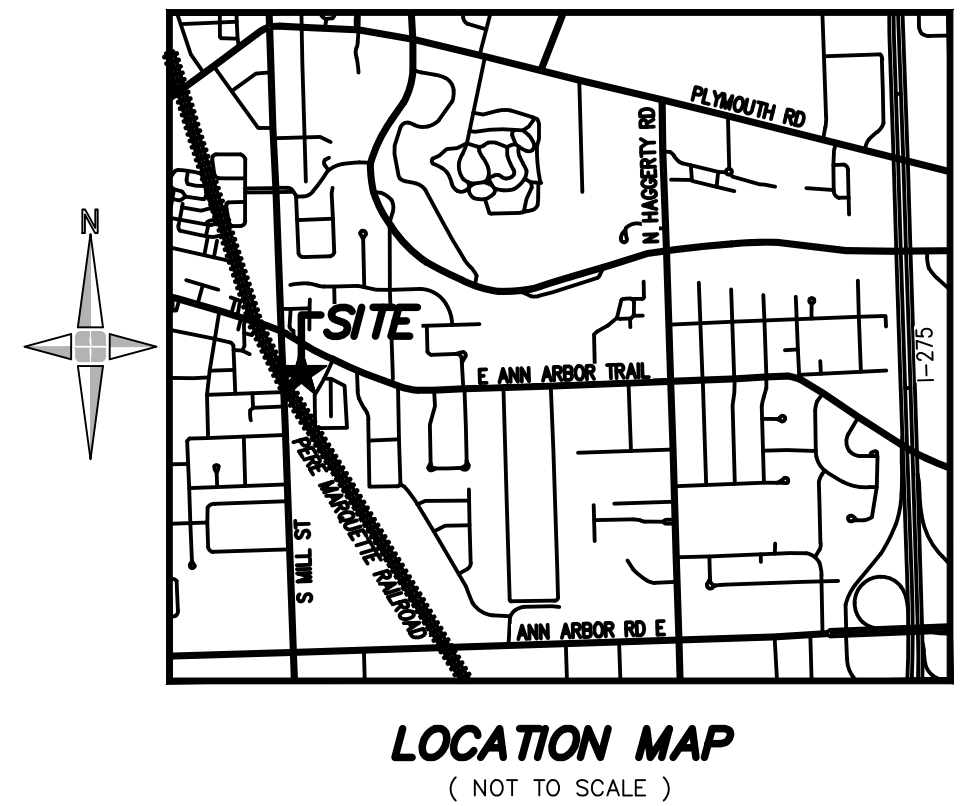
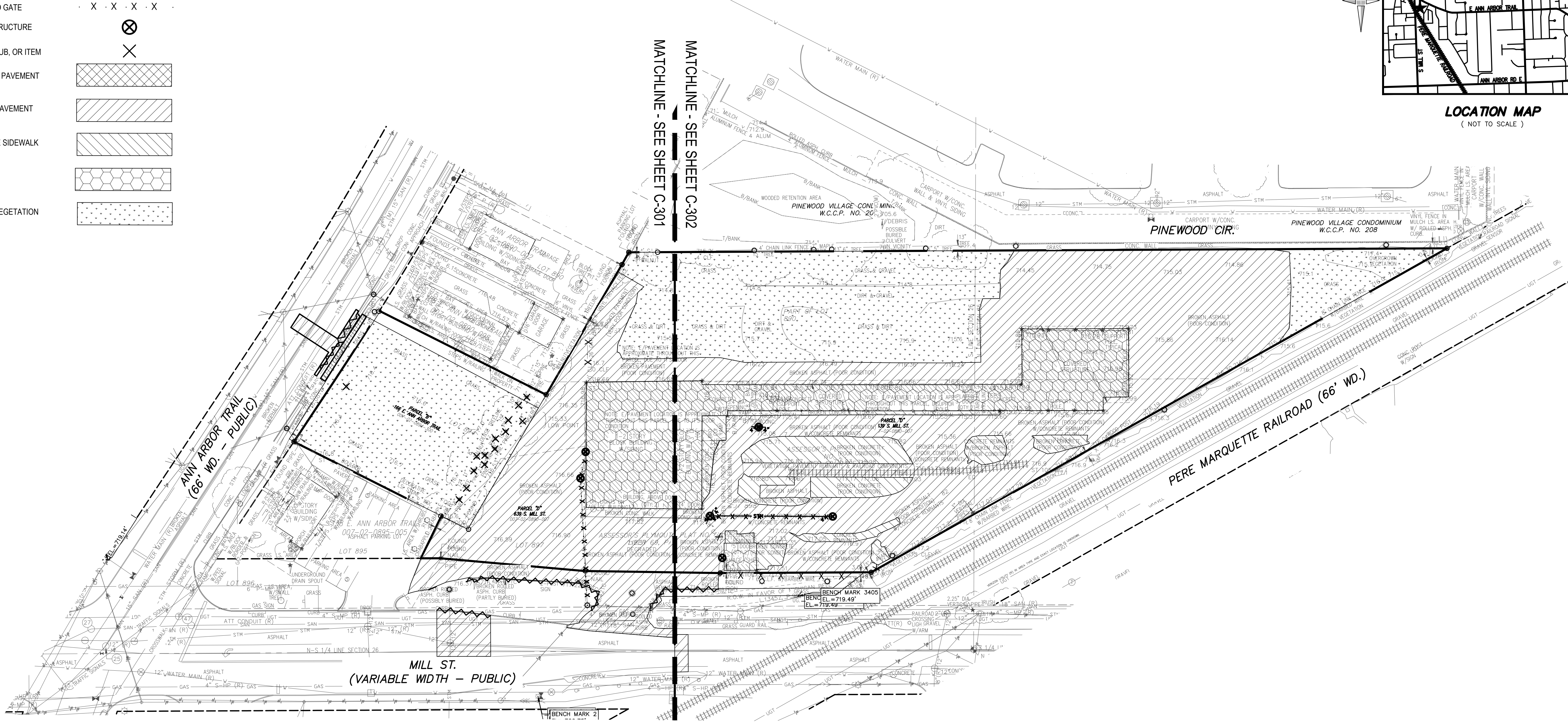
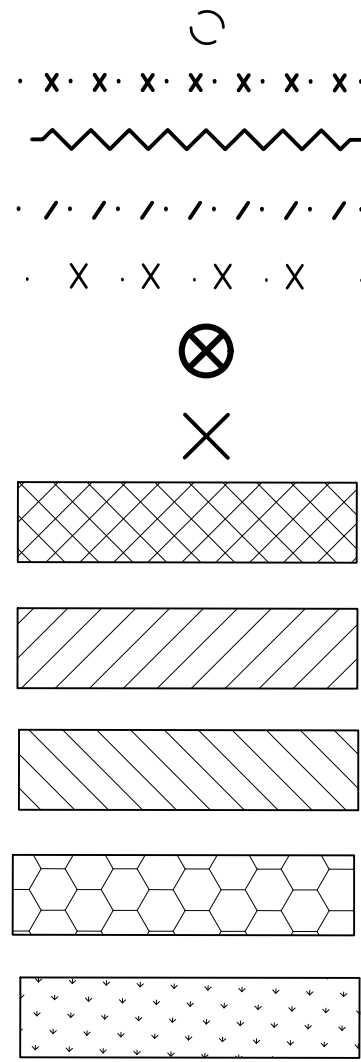
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○ TEL. LINE		



MATCHLINE - SEE SHEET C-201

LEGEND

- PROTECT STRUCTURE
- REMOVE UTILITY LINE
- REMOVE CURB AND GUTTER
- ABANDON UTILITY LINE
- REMOVE FENCE AND GATE
- REMOVE UTILITY STRUCTURE
- REMOVE TREE, SHRUB, OR ITEM
- REMOVE CONCRETE PAVEMENT
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE SIDEWALK
- REMOVE BUILDING
- CLEAR AND GRUB VEGETATION



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Manager:	D. ROOT
Designer:	D. LAMBRINOS
Quality Control:	R. LOSEY
Section:	26 & 35
	T-01-S R-08-E

Professional Seal:

STATE OF MICHIGAN
DAVID LEE ROOT
ENGINEER
No. 6201055066

811

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2025-11-14	PUD
2025-04-24	PUD Resubmit Cycle 1
2025-06-30	PUD REV
2025-07-17	PUD REV
2025-08-04	PUD REV
2025-08-13	FINAL PUD
2025-10-01	PUD REV

Developed For:

Walters Group

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Suite 600
Detroit, MI 48226
248-330-8068

DEMOLITION PLAN
OVERALL

Foundry Lofts at Mill Street

Plymouth
Wayne County
MICHIGAN

Date:	10/14/25
Scale:	1"=40'
Sheet:	C-300
Project:	20713.00

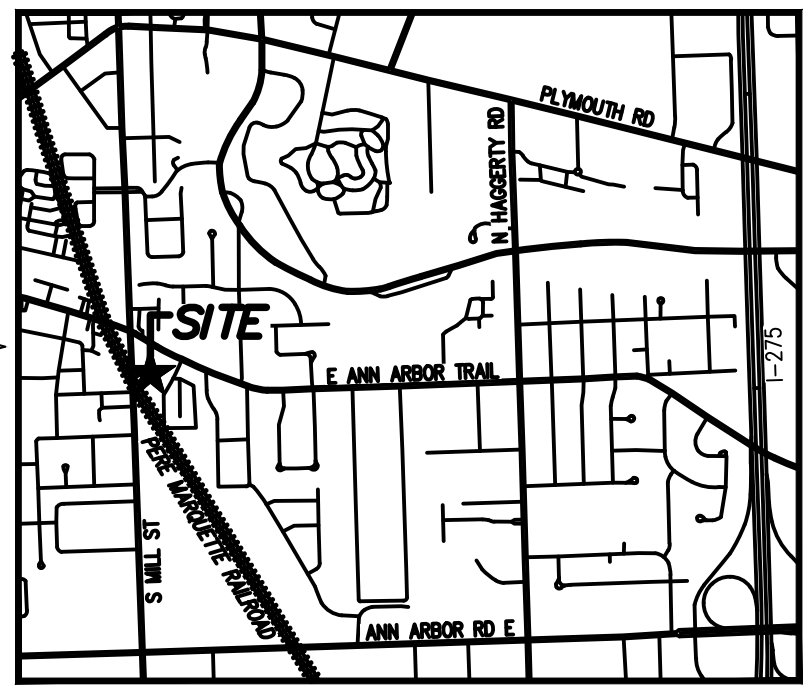
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LEGEND

- PROTECT STRUCTURE
REMOVE UTILITY LINE
REMOVE CURB AND GUTTER
ABANDON UTILITY LINE
REMOVE FENCE AND GATE
REMOVE UTILITY STRUCTURE
REMOVE TREE, SHRUB, OR ITEM
REMOVE ASPHALT PAVEMENT
REMOVE CONCRETE PAVEMENT
REMOVE BUILDING
CLEAR AND GRUB VEGETATION

DEMOLITION PLAN - KEY NOTES

- 1 REMOVE CONCRETE PAVEMENT
2 REMOVE ASPHALT PAVEMENT
3 REMOVE CURB AND GUTTER
4 REMOVE FENCE
5 REMOVE BUILDING, FOUNDATIONS AND SLAB TO BE BACKFILLED WITH CL II SAND TO BE COMPACTED TO 95% MODIFIED PROCTOR
6 REMOVE UTILITY STRUCTURE
7 PROTECT STRUCTURE
8 REMOVE UTILITY LINE
9 SALVAGE UTILITY POLE FOR RELOCATION
10 REMOVE TREE
11 REMOVE TRAIN TRACKS
12 CLEAR AND GRUB VEGETATION
13 PROTECT TREE, SEE TREE PROTECTION DETAIL ON SHEET L-600
14 PROTECT RAILROAD CROSSING GATE
15 SALVAGE GUARDRAIL



LOCATION MAP
(NOT TO SCALE)

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2026-08-13	FINAL PUD
2026-10-01	PUD REV

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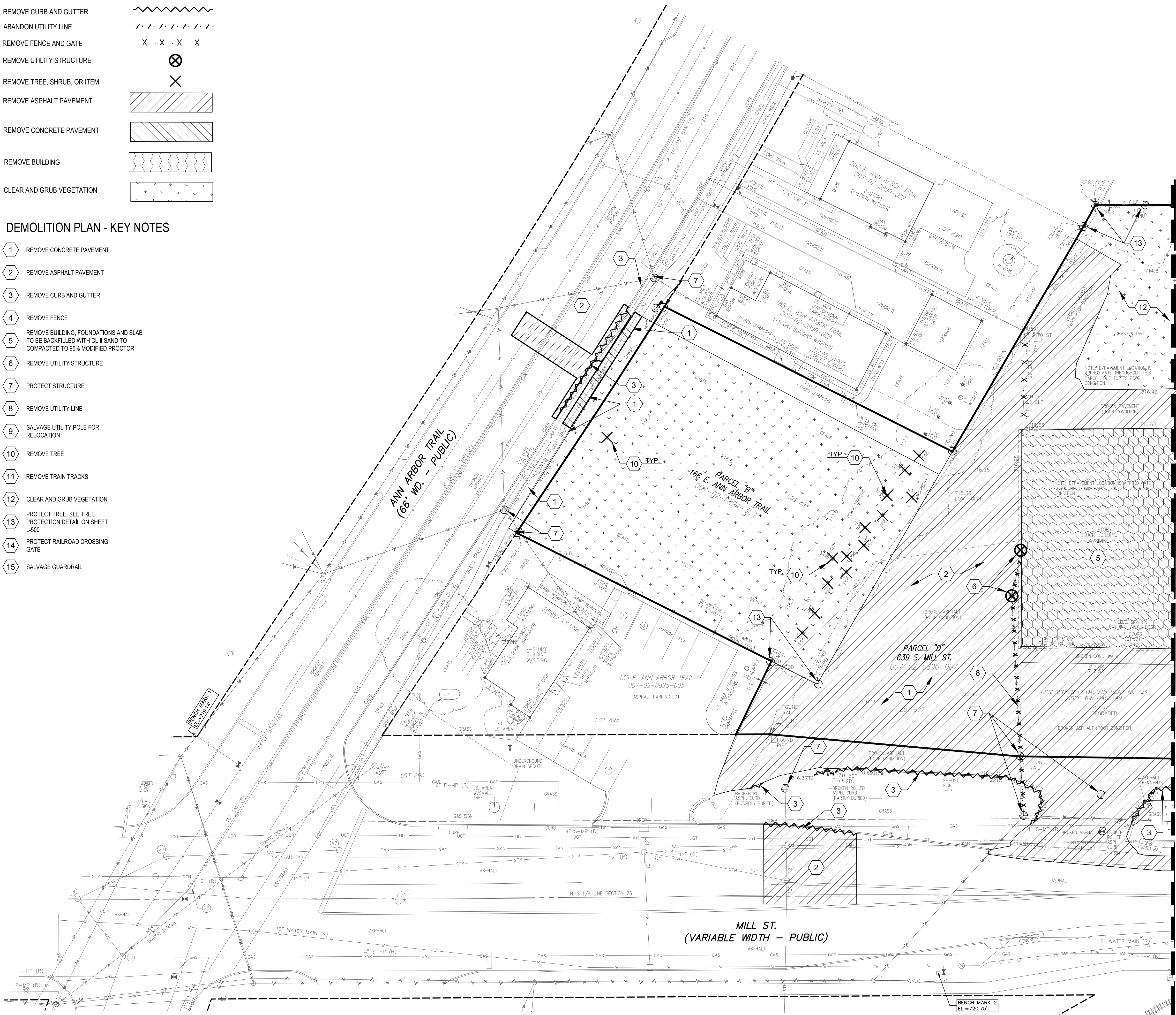
DEMOLITION PLAN -
AREA A

Foundry Lofts at Mill Street

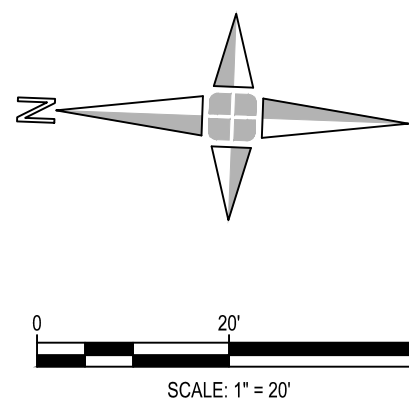
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Wayne County
MICHIGAN

Date: 10/14/25
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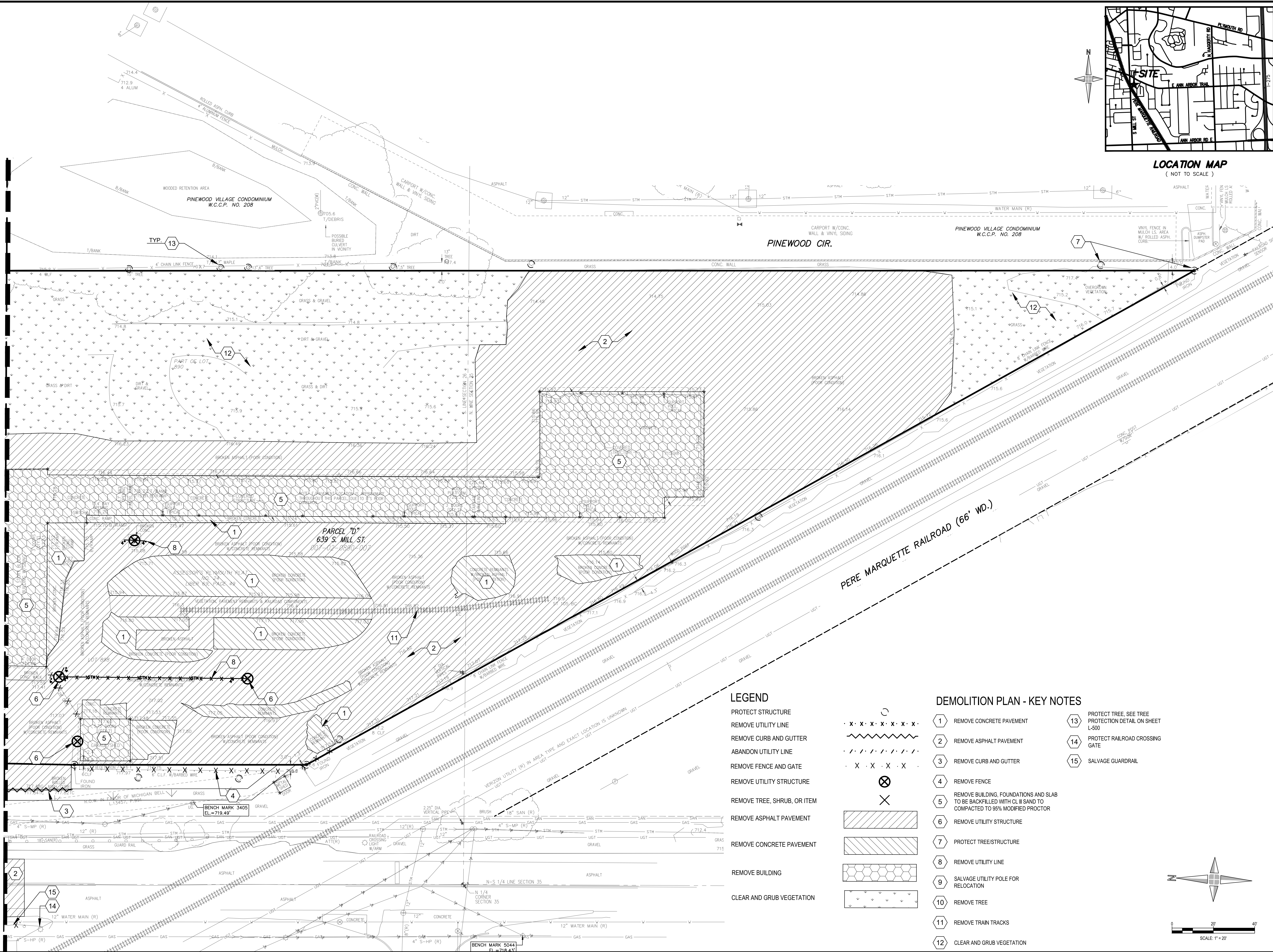


MATCHLINE - SEE SHEET C-302



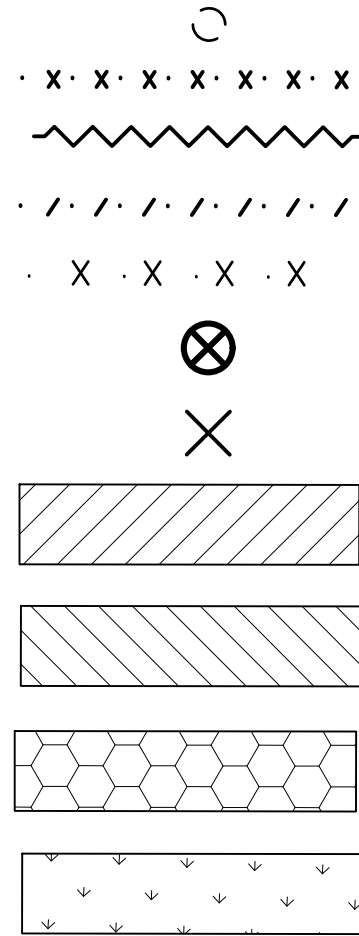
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MATCHLINE - SEE SHEET C-501



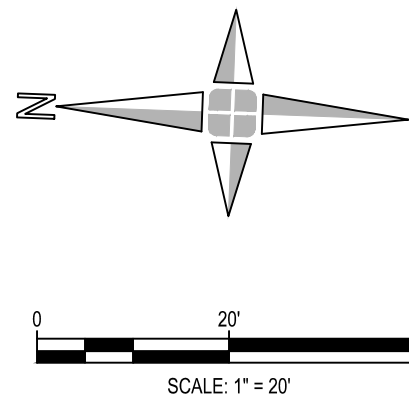
LEGEND

- PROTECT STRUCTURE
- REMOVE UTILITY LINE
- REMOVE CURB AND GUTTER
- ABANDON UTILITY LINE
- REMOVE FENCE AND GATE
- REMOVE UTILITY STRUCTURE
- REMOVE TREE, SHRUB, OR ITEM
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE BUILDING
- CLEAR AND GRUB VEGETATION



DEMOLITION PLAN - KEY NOTES

- 1 REMOVE CONCRETE PAVEMENT
- 2 REMOVE ASPHALT PAVEMENT
- 3 REMOVE CURB AND GUTTER
- 4 REMOVE FENCE
- 5 REMOVE BUILDING, FOUNDATIONS AND SLAB TO BE BACKFILLED WITH CL II SAND TO COMPACTED TO 95% MODIFIED PROCTOR
- 6 REMOVE UTILITY STRUCTURE
- 7 PROTECT TREE/STRUCTURE
- 8 REMOVE UTILITY LINE
- 9 SALVAGE UTILITY POLE FOR RELOCATION
- 10 REMOVE TREE
- 11 REMOVE TRAIN TRACKS
- 12 CLEAR AND GRUB VEGETATION
- 13 PROTECT TREE, SEE TREE PROTECTION DETAIL ON SHEET L-500
- 14 PROTECT RAILROAD CROSSING GATE
- 15 SALVAGE GUARDRAIL



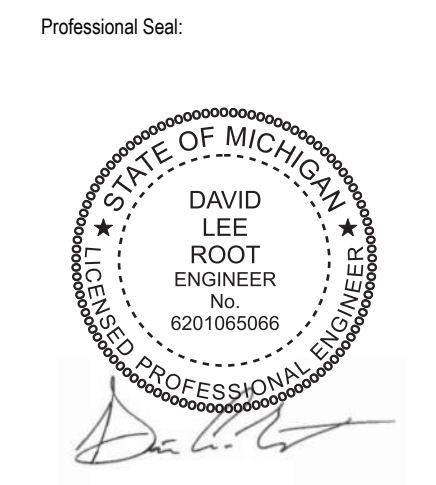
LOCATION MAP
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Section: 26 & 35
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2025-08-13	FINAL PUD
2025-10-01	PUD REV

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DEMOLITION PLAN - AREA B

Foundry Lofts at Mill Street

Plymouth
Wayne County
MICHIGAN

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EROSION AND SEDIMENT CONTROL
PLAN - LEGEND

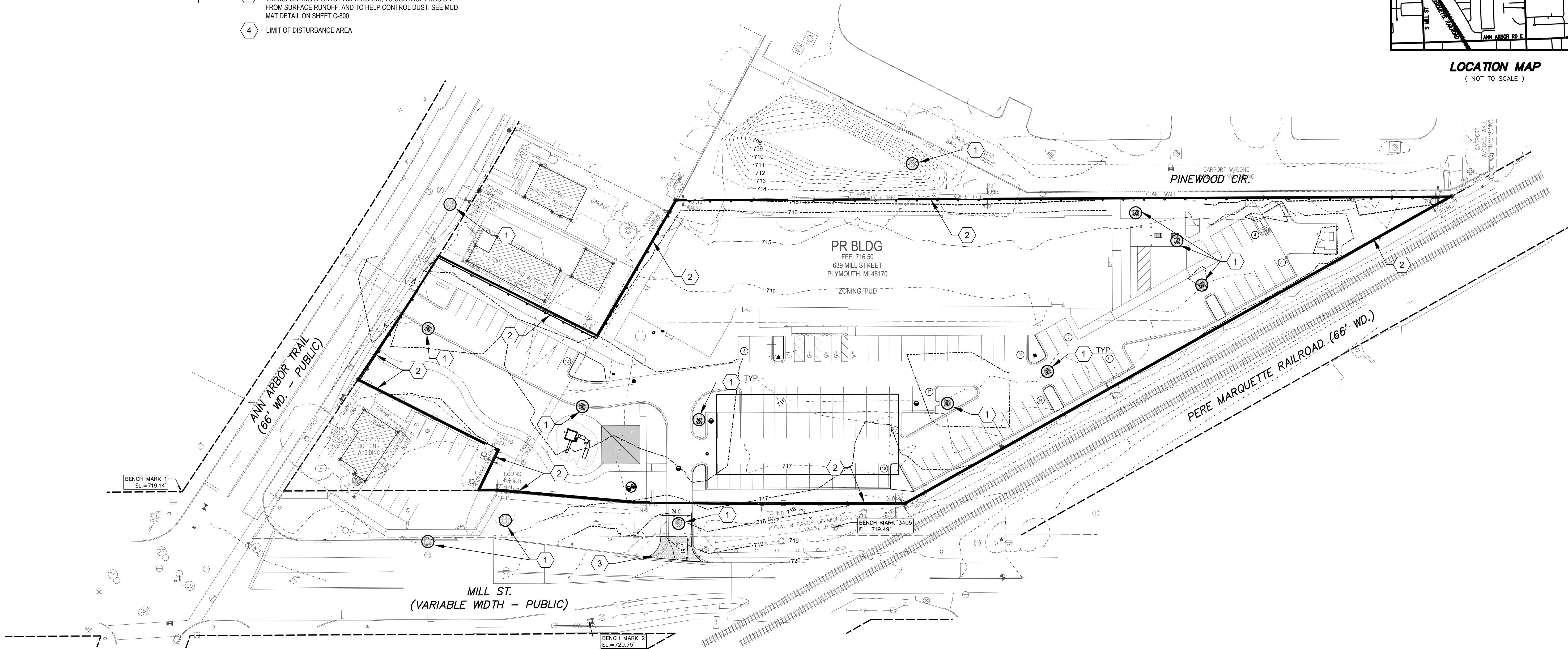
- SEDIMENT INLET FILTER
SEDIMENT CONTROL FENCE
LIMITS OF DISTURBANCE
MUD MAT ENTRANCE

EROSION AND SEDIMENT CONTROL
PLAN - KEY NOTES

- 1 INSTALL INLET FILTER
2 PROVIDE, INSTALL AND MAINTAIN SEDIMENT CONTROL FENCE DURING CONSTRUCTION. SEE DETAIL ON SHEET C-800
3 CONTRACTOR TO PROVIDE VEHICLE WASH DOWN AREA WHERE VEHICLES CAN DROP MUD AND SEDIMENT TO AVOID TRANSPORTING IT ONTO PAVED ROADS. TO CONTROL EROSION FROM SURFACE RUNOFF, AND TO HELP CONTROL DUST. SEE MUD MAT DETAIL ON SHEET C-800
4 LIMIT OF DISTURBANCE AREA



LOCATION MAP
(NOT TO SCALE)



EROSION AND SEDIMENT CONTROL
PLAN -NOTES

- SEE SHEET C100 FOR GENERAL LEGEND AND ADDITIONAL NOTES.
- SEE SHEET C800 FOR SESC DETAILS.
- SOIL EROSION CONTROL MEASURES ARE SHOWN FOR THE INITIAL DEMOLITION AND MASS GRADING PHASES OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN AND ADJUST THESE MEASURES AS OTHER PHASES OF CONSTRUCTION (I.E. BUILDINGS AND PAVEMENTS) ARE UNDERTAKEN TO ENSURE THAT ALL SEDIMENT IS CONTAINED ON-SITE.
- THE DEVELOPMENT OF THIS SITE WILL NOT RESULT IN ANY INCREASE IN DUST, ODOR, SMOKE, FUMES, NOISE, LIGHTS, OR OTHER OBJECTIONABLE FEATURES.

SOIL EROSION AND SEDIMENTATION
CONTROL SEQUENCE

- INSTALL MUD MATS, SILT FENCE AND INLET FILTERS AT ALL EXISTING LOCATIONS AS SHOWN AND AS REQUIRED TO ACHIEVE ON-SITE CONTAINMENT.
- INSTALL STORM SEWER AND ALL ASSOCIATED STORM WATER IMPROVEMENTS AS SHOWN ON PLANS. IMMEDIATELY INSTALL INLET FILTERS AT ALL CATCH BASINS.
- ROUGH GRADE THE PROJECT "WORK AREA" AS NEEDED.
- INSTALL OTHER UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.) AND/OR ALL NEEDED CONDUITS AND SLEEVES.
- INSTALL PAVEMENT BACKFILL AND SEED & MULCH ALL DISTURBED AREAS.
- CLEAR ALL ACCUMULATED SILT AND REMOVE ALL EROSION AND SEDIMENT CONTROL DEVICES.
- INSTALL LANDSCAPING MATERIALS AS INDICATED PER PLANS & RE-SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS.

SOIL EROSION QUANTITY TABLE	
DESCRIPTION	QUANTITY
SEDIMENT CONTROL FENCE	1900 LF
SEDIMENT INLET FILTER	15 EACH*
MUD MAT	1 EACH

STREET CLEANING SCHEDULE							
	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY (IF WORKING)
SCRAPE STREETS		✓	✓	✓	✓	✓	✓
SWEEP STREETS				✓			

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SESC PLAN
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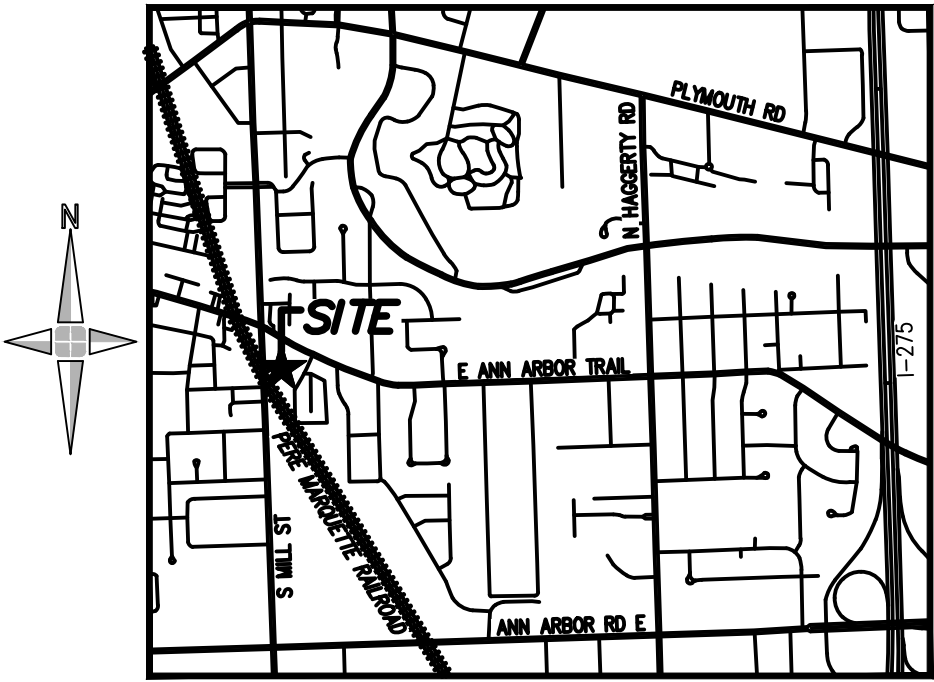
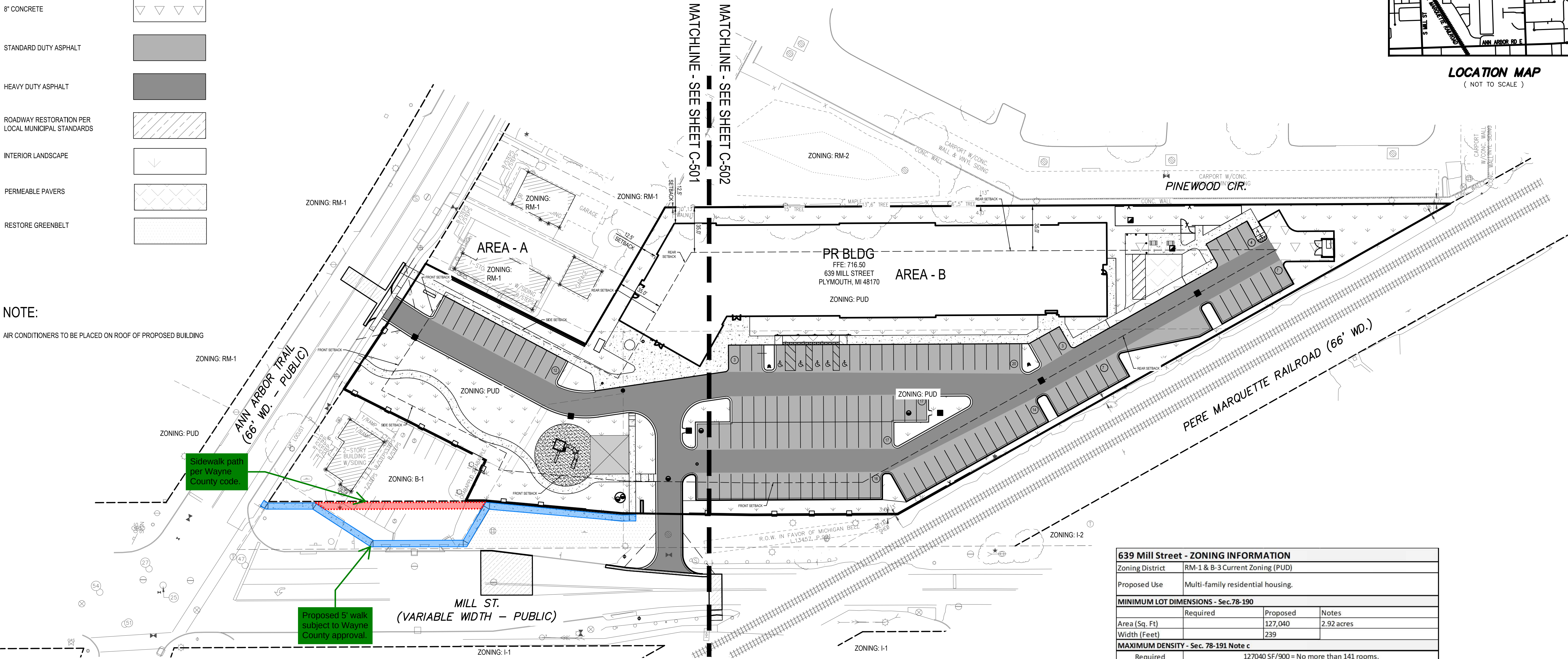
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LEGEND

4" CONCRETE	
6" CONCRETE	
8" CONCRETE	
STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
ROADWAY RESTORATION PER LOCAL MUNICIPAL STANDARDS	
INTERIOR LANDSCAPE	
PERMEABLE PAVERS	
RESTORE GREENBELT	

NOTE:

AIR CONDITIONERS TO BE PLACED ON ROOF OF PROPOSED BUILDING



LOCATION MAP
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Manager: D. ROOT
Designer: D. LAMBRINOS
Quality Control: R. LOSEY
Section: 26 & 35
T-01-S R-08-E

Professional Seal:



DATE:	ISSUE:
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2025-06-30	PUD REV
2025-07-17	PUD REV
2025-08-04	PUD REV
2025-08-13	FINAL PUD
2025-10-01	PUD REV

Developed For:

Walters Group

230 East Grand River
Suite 600
Detroit, MI 48226
248-330-8068

**GEOMETRIC &
PAVING OVERALL**

Foundry Lofts at Mill Street

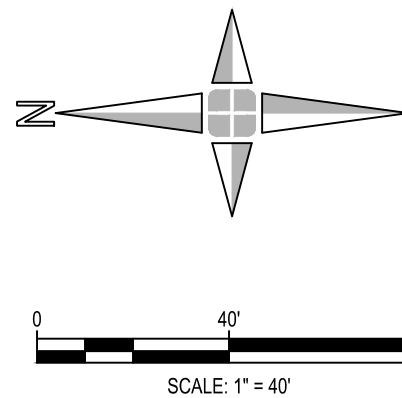
Plymouth
Wayne County
MICHIGAN

Date: 10/14/25
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Sheet: C-500
Project: 20713.00

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639 Mill Street - ZONING INFORMATION

Zoning District	RM-1 & B-3 Current Zoning (PUD)		
Proposed Use	Multi-family residential housing.		
MINIMUM LOT DIMENSIONS - Sec.78-190			
	Required	Proposed	Notes
Area (Sq. Ft)		127,040	2.92 acres
Width (Feet)		239	
MAXIMUM DENSITY - Sec. 78-191 Note c			
	Required	127040 SF/900 = No more than 141 rooms.	
	Proposed	169 rooms	
MINIMUM SETBACKS - Sec. 78-190			
RM-2 - Multi Family	Required (Min.)	Proposed (Min.)	Notes
Front	25	114.8	*Assuming City uses RM-2 requirements to evaluate this proposal
Side	12.5 (10+2.5 Per additional story after 2)	12.5	
Rear	35	54.2 & 12.5	
MAX. HEIGHT (FEET) - Sec. 78-190			
	Required	Proposed	Notes
RM-2 - Multi Family		39.5'	3 Stories
OFF-STREET PARKING CHART			
Ordinance:	Sec. 78-271(1)c		
	2 PER UNIT	Parking Required	
Multi-Family	78	156	
	PARKING REQ'D	SPACES PROVIDED	
Regular		150	115
ADA		6	5
	Multi-family	156	120
Total		156	120
*PUD Request 25% variance parking reduction. Reduction of 44 spaces.			
UNIT PERCENTAGE			
Department	Count	Unit %	
1 Bedroom	56	71.8	
2 Bedroom	19	24.4	
Studio	3		
Total	78	3.8	
INTERIOR LANDSCAPE			
Ordinance:	78-203 (3)(b)(1) 15F per 15 SF of Parking Lot		
	Required	Provided	
	3137	4335	
OPEN SPACE			
Ordinance:	78-191 (d)(1) 150SF of space per unit (usable)		
	Required	Provided	
	14550	17,085	

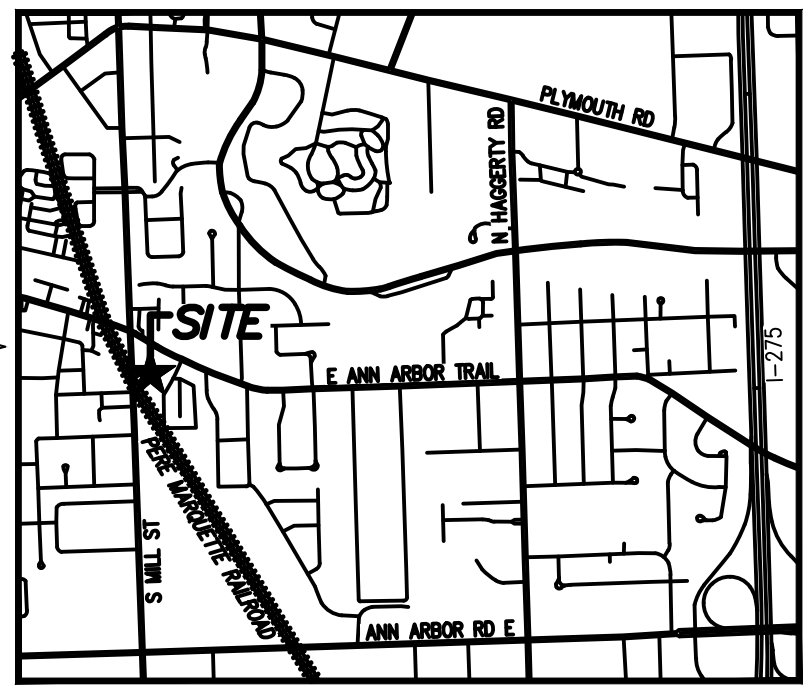


LEGEND

4" CONCRETE	
6" CONCRETE	
8" CONCRETE	
STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
PAVEMENT RESTORATION PER CITY OF PLYMOUTH STANDARDS	
INTERIOR LANDSCAPE	
PERMEABLE PAVERS	
RESTORE GREENBELT	

SITE PLAN - KEY NOTES

- 4" CONCRETE SIDEWALK, SEE DETAIL ON SHEET C-810.
- 6" CONCRETE PAVEMENT, SEE DETAIL ON SHEET C-810
- 8" CONCRETE PAVEMENT, SEE DETAIL ON SHEET C-810
- 6" CONCRETE CURB & GUTTER, SEE DETAIL ON SHEET C-810
- INTEGRAL CURB AND GUTTER, SEE DETAIL ON SHEET C-810
- STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C-810
- HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C-810
- PAVEMENT RESTORATION PER WAYNE COUNTY STANDARDS
- ADA SIGNAGE AND BARRIER FREE PARKING PAVEMENT MARKINGS, SEE DETAILS ON SHEET C-810
- PICNIC AREA WITH PATIO PAVERS, SECTION AND DESIGN TO BE COORDINATED
- OPAQUE DUMPSTER ENCLOSURE, SEE DETAIL ON SHEET C-810
- COORDINATION WITH LANDSCAPE FOR DOG RUN FENCING, LANDSCAPE AND DETAILS, SEE SHEET L-500
- RESTORE GREENBELT PER CITY OF PLYMOUTH STANDARDS
- ELEVATED TRAIN VIEWING PLATFORM, TO BE COORDINATED WITH LANDSCAPE ARCHITECT
- AC UNITS PER TOWNHOME
- PRELIMINARY DEVELOPMENT SIGN LOCATION
- 10 X 50 FEET MULTI-USE LOADING SPACE
- POTENTIAL MIDBLOCK HAWK SIGNAL CROSSING, SUBJECT TO WAYNE COUNTY APPROVAL
- SIDEWALK CONNECTOR SUBJECT TO WAYNE COUNTY APPROVAL
- DECORATIVE FENCING, SEE L-501
- 6" MASONRY SCREENING FENCE



LOCATION MAP
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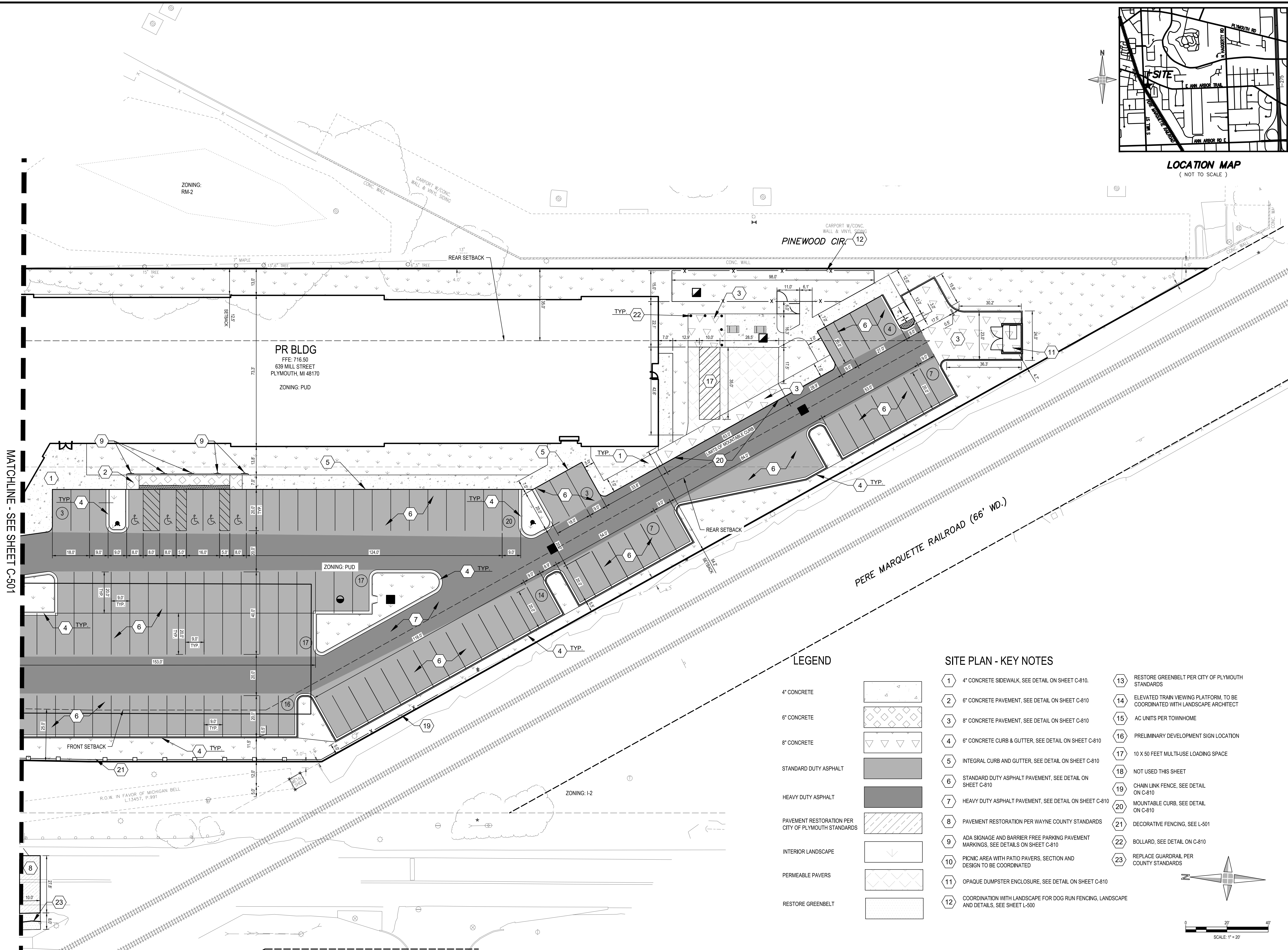
**GEOMETRIC &
PAVING - AREA A**

Foundry Lofts at Mill Street

Plymouth
Wayne County
MICHIGAN

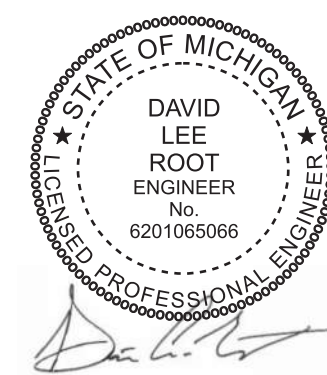
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248-330-8068**GEOMETRIC &
PAVING - AREA B**

Foundry Lofts at Mill Street

Plymouth
Wayne County
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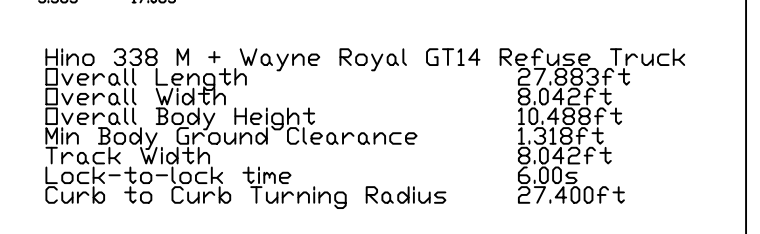
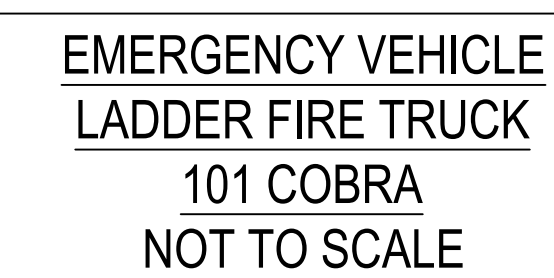
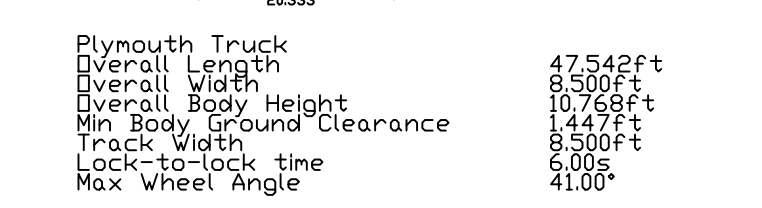
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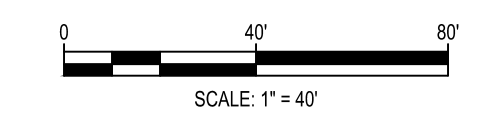
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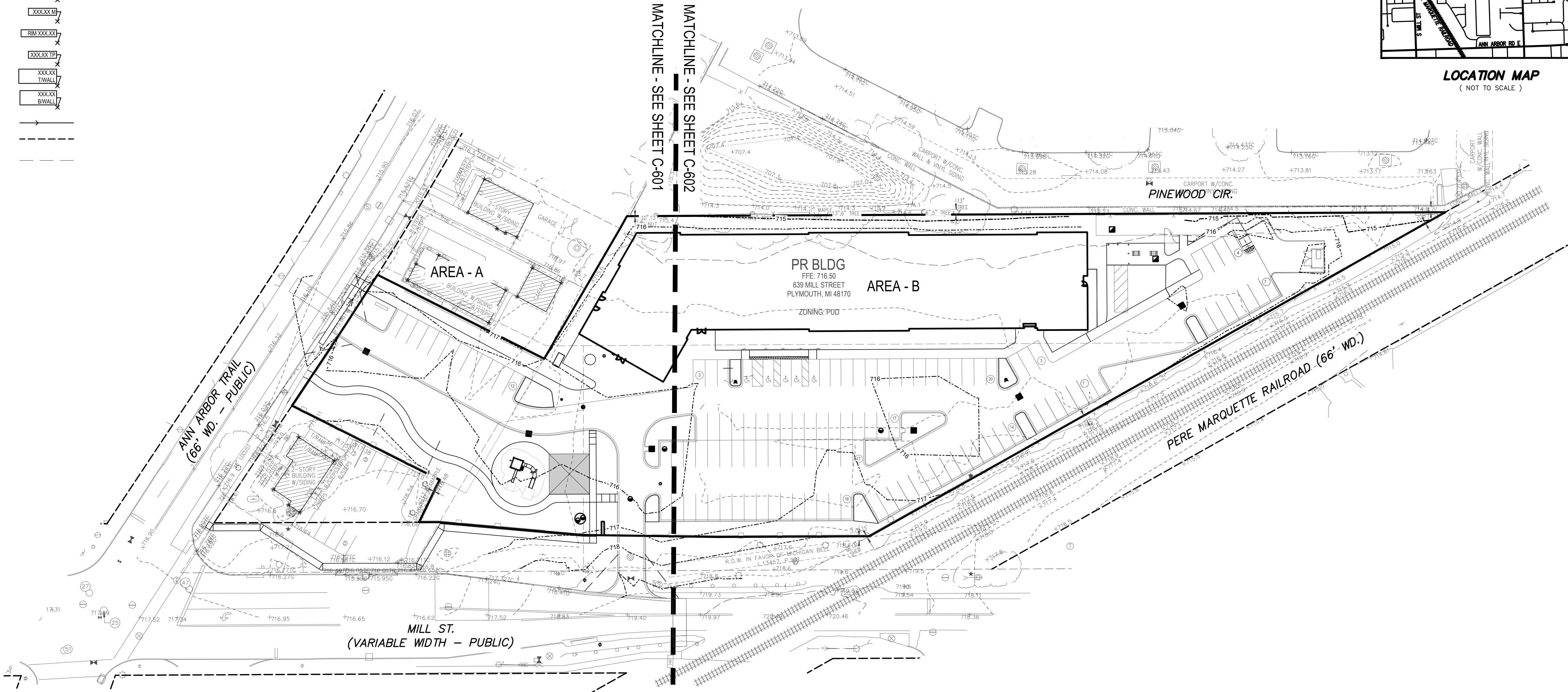


HINO 338 M REFUSE TRUCK



LEGEND

SPOT ELEVATION	XXXXXX FS
FIELD GRADE	XXX.XX FFE
FINISHED FLOOR	XXXX.XX FFE
GUTTER AND TOP OF CURB	XXXX.XX TC
GUTTER	XXXX.XX GU
HIGH POINT	XXXX.XX HP
MATCH EXISTING	XXX.XX M
RIM	RIM XXX.XX
TOP OF PAVEMENT	XXXX.XX TP
TOP OF WALL	XXXX.XX TWALL
BOTTOM OF WALL	XXXX.XX BWALL
SWALE	→
HIGH POINT/ GRADE BREAK	---
GRADING LIMITS	---



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GRADING PLAN
OVERALL

Foundry Lofts at Mill Street

Plymouth
Wayne County
MICHIGAN

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LEGEND

SPOT ELEVATION	XXXX.FG
FIELD GRADE	XXXX.FFE
FINISHED FLOOR	XXXX.TIC
GUTTER AND TOP OF CURB	XXXX.GU
GUTTER	XXXX.GU
HIGH POINT	XXXX.HP
MATCH EXISTING	XXXX.M
RIM	RIM.XXXX
TOP OF PAVEMENT	XXXX.TP
TOP OF WALL	XXXX.TWALL
BOTTOM OF WALL	XXXX.BWALL
SWALE	→
HIGH POINT/ GRADE BREAK	---
GRADING LIMITS	---



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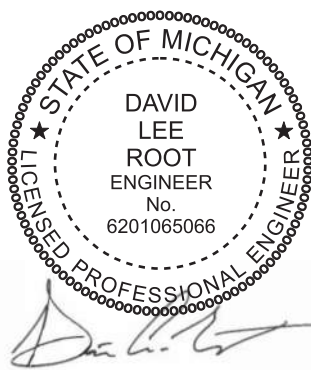
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GRADING PLAN -
AREA A

Foundry Lofts at Mill Street

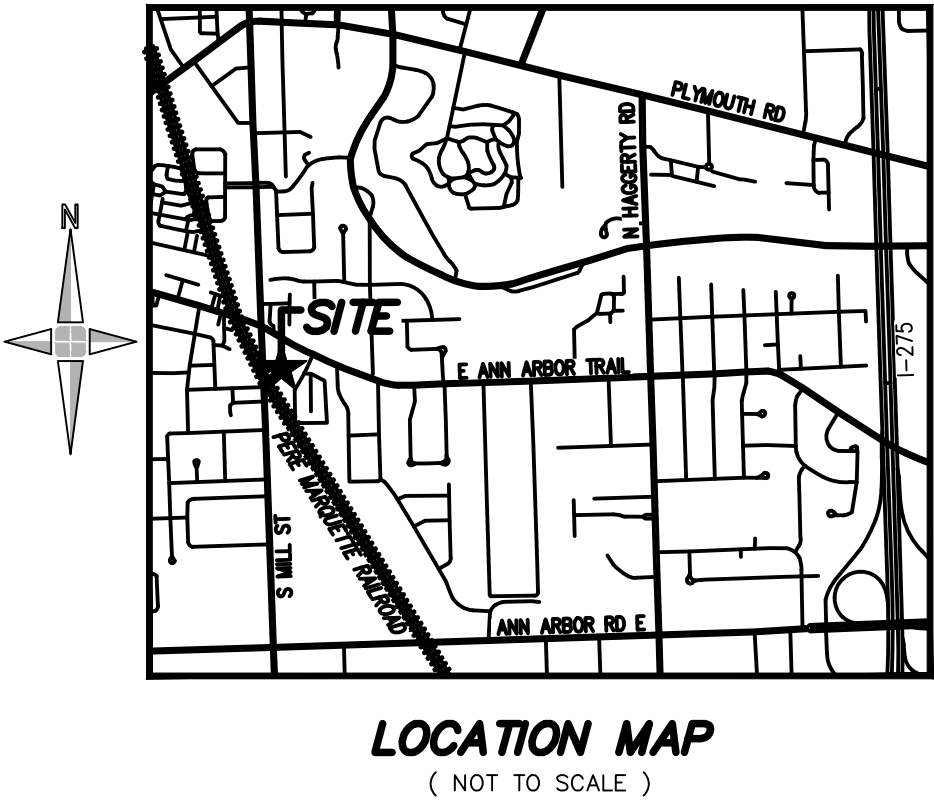
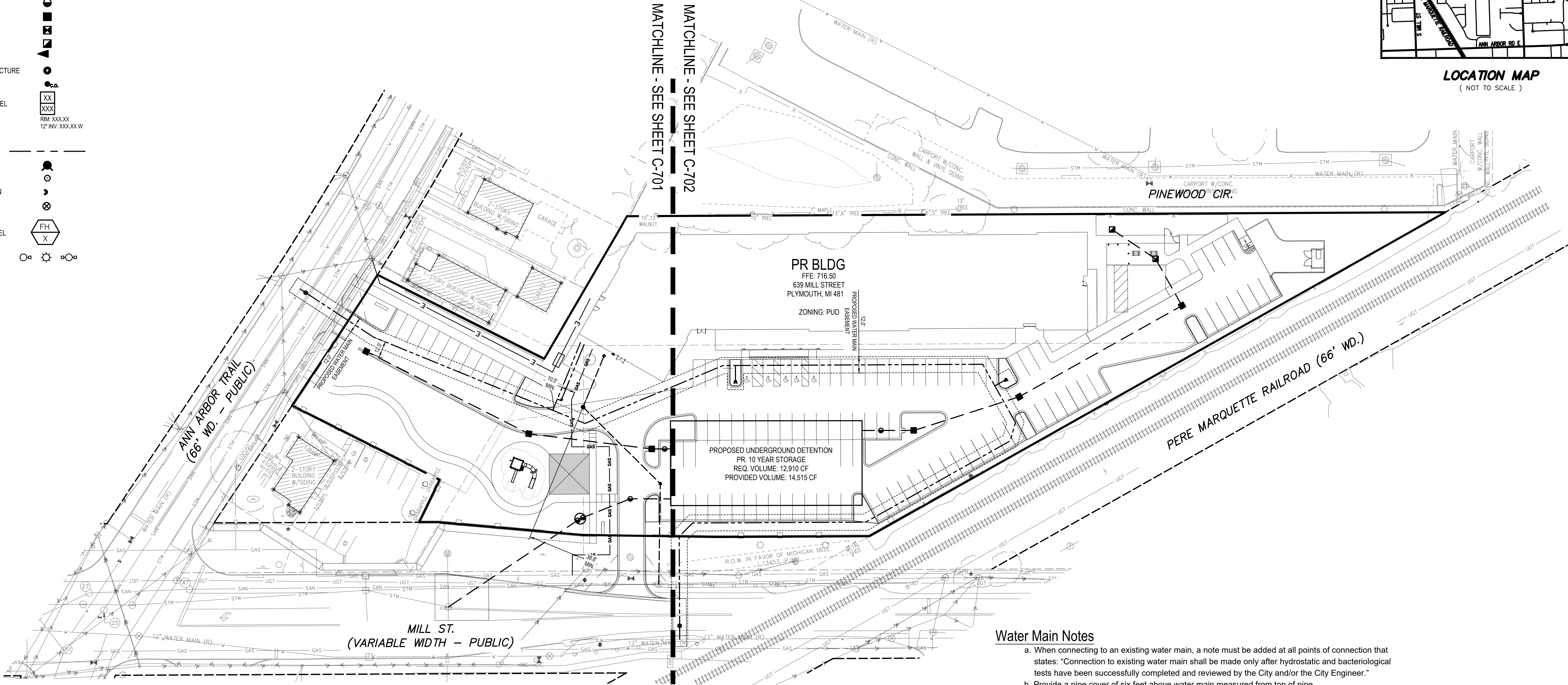
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LEGEND

SANITARY SEWER	---
SANITARY MANHOLE	●
SANITARY CLEANOUT	○
SANITARY STRUCTURE LABEL	XX ## RIM: XXXXX X" INV: XXXXX NW
STORM SEWER	---
STORM MANHOLE	●
CATCH BASIN	■
YARD BASIN	■
INLET	▼
END SECTION	○
OUTLET CONTROL STRUCTURE	○
STORM CLEANOUT	○
STORM STRUCTURE LABEL	XX XXX RIM: XXXXX 12" INV: XXXXX W
WATER LINE	---
FIRE HYDRANT	●
STOP BOX AND VALVE	○
FIRE DEPT. CONNECTION	○
GATE VALVE	○
WATER STRUCTURE LABEL	FH X
LIGHT POLE	○



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STATE OF MICHIGAN
DAVID LEE ROOT
ENGINEER
No. 6201055066

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UTILITY PLAN
OVERALL

Foundry Lofts at Mill Street

Plymouth
Wayne County
MICHIGAN

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Water Main Notes

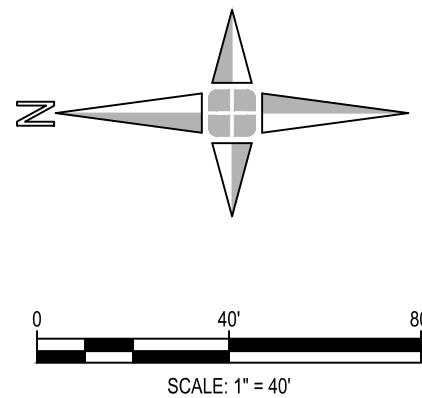
- When connecting to an existing water main, a note must be added at all points of connection that states: "Connection to existing water main shall be made only after hydrostatic and bacteriological tests have been successfully completed and reviewed by the City and/or the City Engineer."
- Provide a pipe cover of six feet above water main measured from top of pipe.
- The Contractor will need to contact the City of Plymouth for coordination of all testing, water shut offs, or meter installations.
- The water main bedding must be clean sand meeting Class II designation.
- Trench "A" backfill material used must be free of large lumps of clay, debris, and rocks.
- Trench "B" sand backfill is required for water main trench located under or within three feet of pavement.
- All bolts for underground mechanical connections must be CoreBlue T-bolt type.
- Thrust blocks are required at all bends, tees, crosses, hydrants, and plugs at the end of the line.
- Domestic service two inches in diameter and smaller may be type "K" copper pipe.
- All proposed fire hydrants shall be EJIW "WaterMaster" 5BR model 250 or approved equal.

Sanitary Sewer Notes

- The minimum slope for any building lead is 1.0%.
- Commercial sanitary leads in excess of 100 lineal feet shall be videotaped or air tested.
- No connection receiving stormwater, surface water, or groundwater shall be made to sanitary sewer.
- No footing drains shall be connected to the building sanitary sewer.
- Sand backfill is required for sanitary sewer trench located under or within three feet of pavement.
- The required pipe bedding is maximum ¾ inch diameter crushed stone (MDOT 6AA or 6A)
- Trench "A" backfill material used must be free of large lumps of clay, debris, and rocks.
- Trench "B" sand backfill is required for sanitary sewer trench located under to within three feet of pavement.

Storm Sewer Notes

- Trench "A" backfill material used must be free of large lumps of clay, debris, and rocks.
- Trench "B" sand backfill is required for water main trench located under or within three feet of pavement.
- All storm drainage structures in paved areas shall conform to City of Plymouth Standard Detail Sheets.
- Manufactured detention systems must be installed and maintained in accordance with manufacturer's recommendations. A maintenance schedule for inspection and cleaning of the proposed stormwater detention system should be added to the plan set.

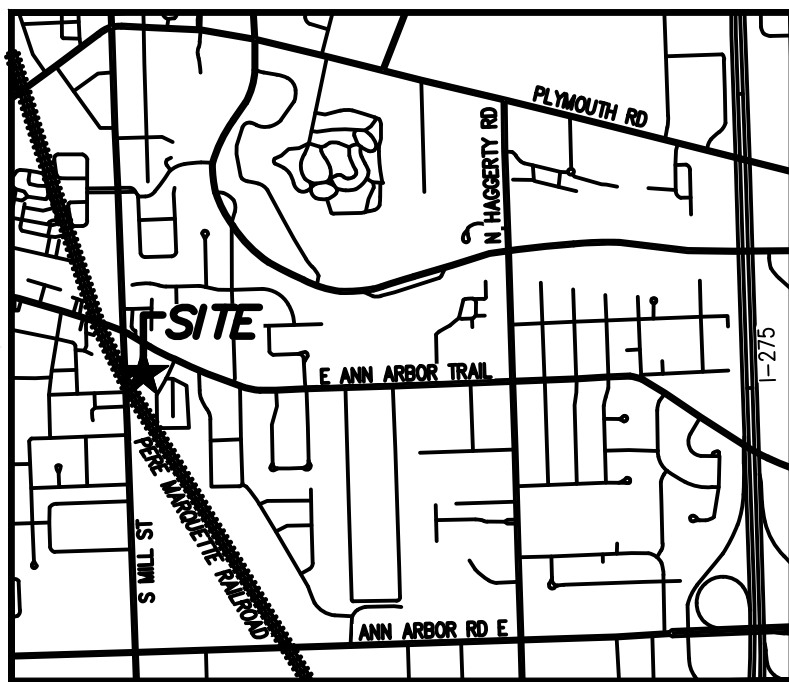


LEGEND

SANITARY SEWER
SANITARY MANHOLE
SANITARY CLEANOUT
SANITARY STRUCTURE LABEL
STORM SEWER
STORM MANHOLE
CATCH BASIN
YARD BASIN
INLET
END SECTION
OUTLET CONTROL STRUCTURE
STORM CLEANOUT
STORM STRUCTURE LABEL
WATER LINE
FIRE HYDRANT
STOP BOX AND VALVE
FIRE DEPT. CONNECTION
GATE VALVE
WATER STRUCTURE LABEL
LIGHT POLE

PLAN - KEY NOTES

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN
- PROPOSED YARD BASIN
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM OUTLET STRUCTURE
- PROVIDE CUT-IN-TEE AND VALVE PER PWSD STANDARDS
- PROPOSED GAS TO BE COORDINATE WITH FRANCHISE UTILITY
- DTE SERVICE TO BE COORDINATED WITH UTILITY
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER QUALITY UNIT
- PROPOSED FIRE SUPPRESSION SERVICE LEAD
- PROPOSED DOMESTIC WATER SERVICE LEAD



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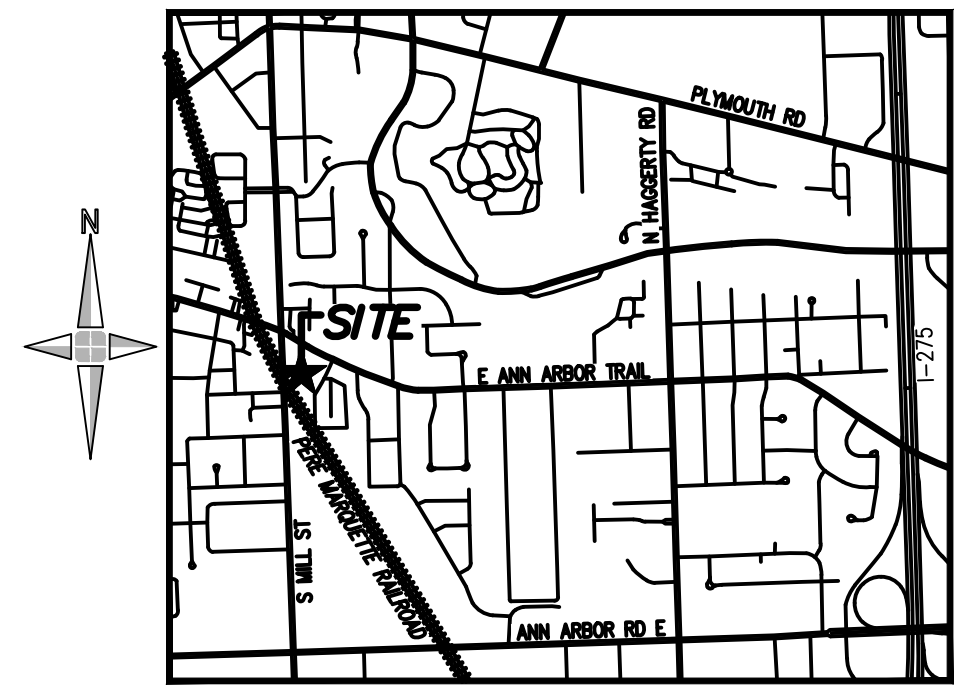
UTILITY PLAN -
AREA A

Foundry Lofts at Mill Street

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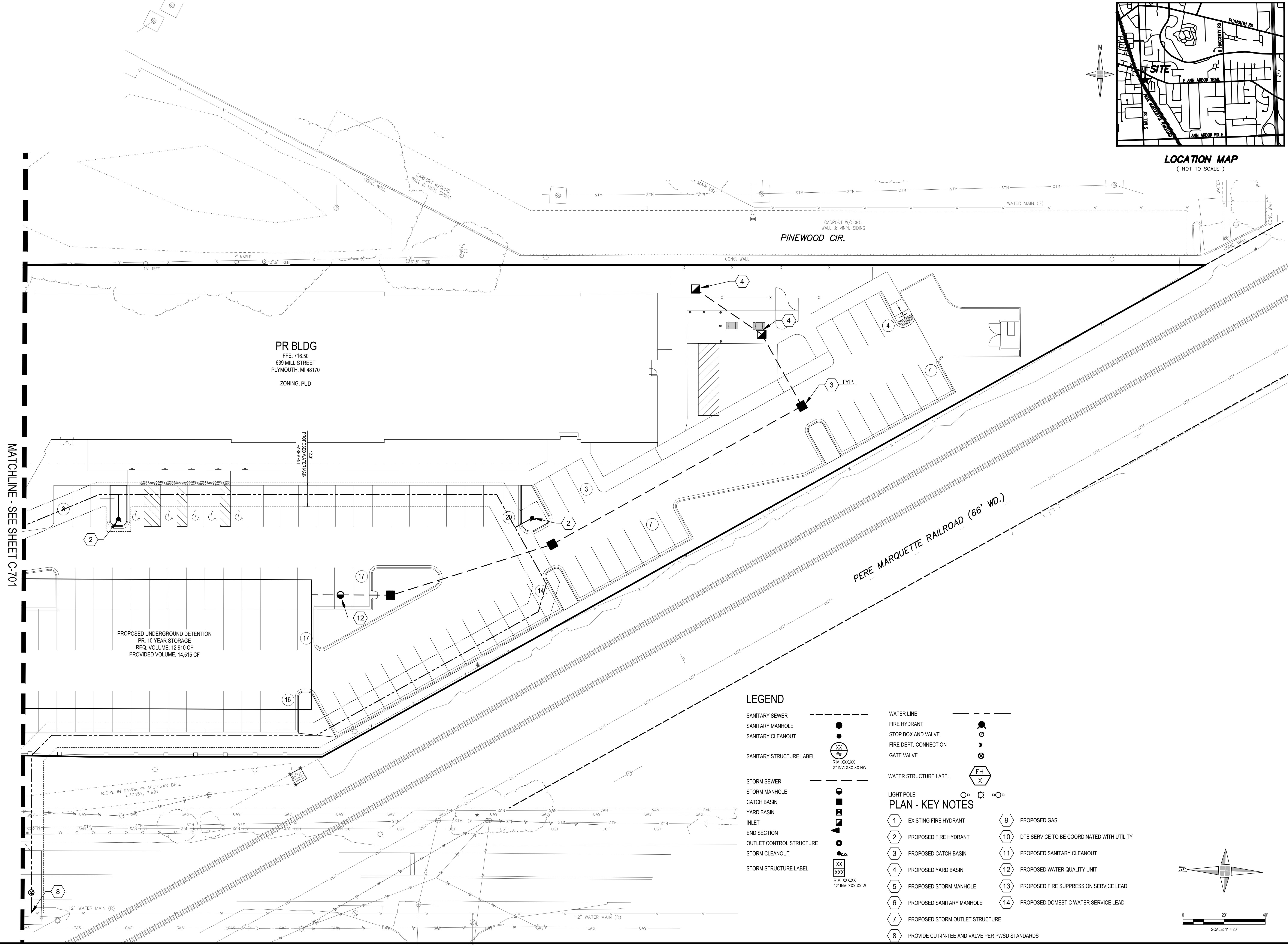
UTILITY PLAN -
AREA B

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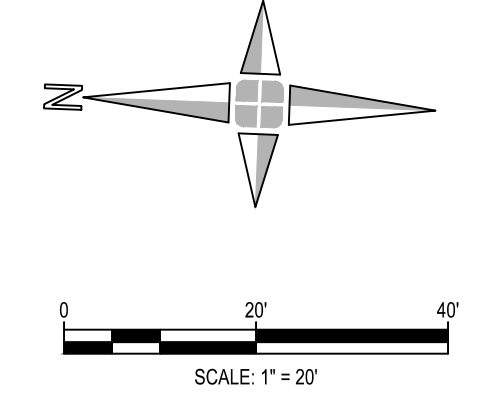
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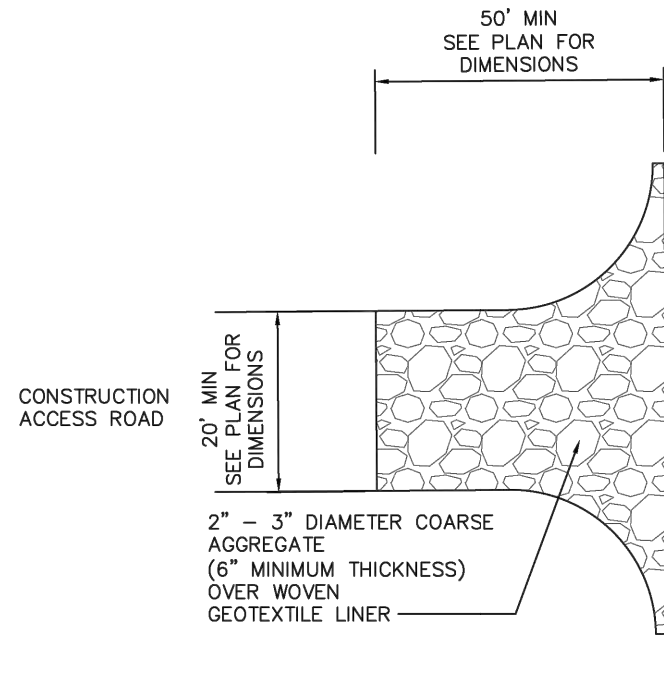
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SANITARY MANHOLE
SANITARY CLEANOUT
SANITARY STRUCTURE LABEL
STORM SEWER
STORM MANHOLE
CATCH BASIN
YARD BASIN
INLET
END SECTION
OUTLET CONTROL STRUCTURE
STORM CLEANOUT
STORM STRUCTURE LABEL

WATER LINE
FIRE HYDRANT
STOP BOX AND VALVE
FIRE DEPT. CONNECTION
GATE VALVE
WATER STRUCTURE LABEL

PLAN - KEY NOTES

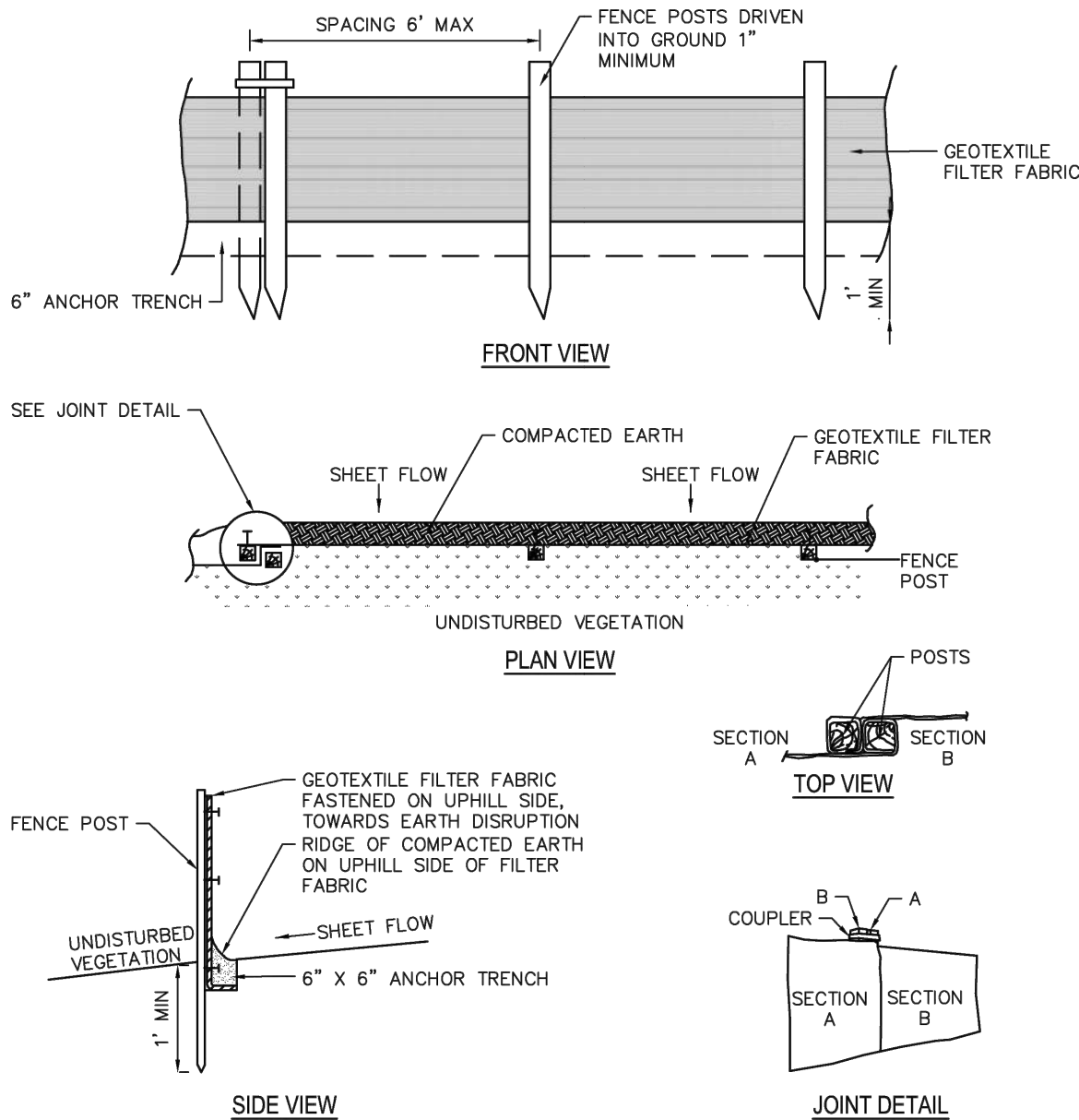
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|---|---|
| 1 EXISTING FIRE HYDRANT | 9 PROPOSED GAS |
| 2 PROPOSED FIRE HYDRANT | 10 DTE SERVICE TO BE COORDINATED WITH UTILITY |
| 3 PROPOSED CATCH BASIN | 11 PROPOSED SANITARY CLEANOUT |
| 4 PROPOSED YARD BASIN | 12 PROPOSED WATER QUALITY UNIT |
| 5 PROPOSED STORM MANHOLE | 13 PROPOSED FIRE SUPPRESSION SERVICE LEAD |
| 6 PROPOSED SANITARY MANHOLE | 14 PROPOSED DOMESTIC WATER SERVICE LEAD |
| 7 PROPOSED STORM OUTLET STRUCTURE | |
| 8 PROVIDE CUT-IN-TEE AND VALVE PER PWSD STANDARDS | |



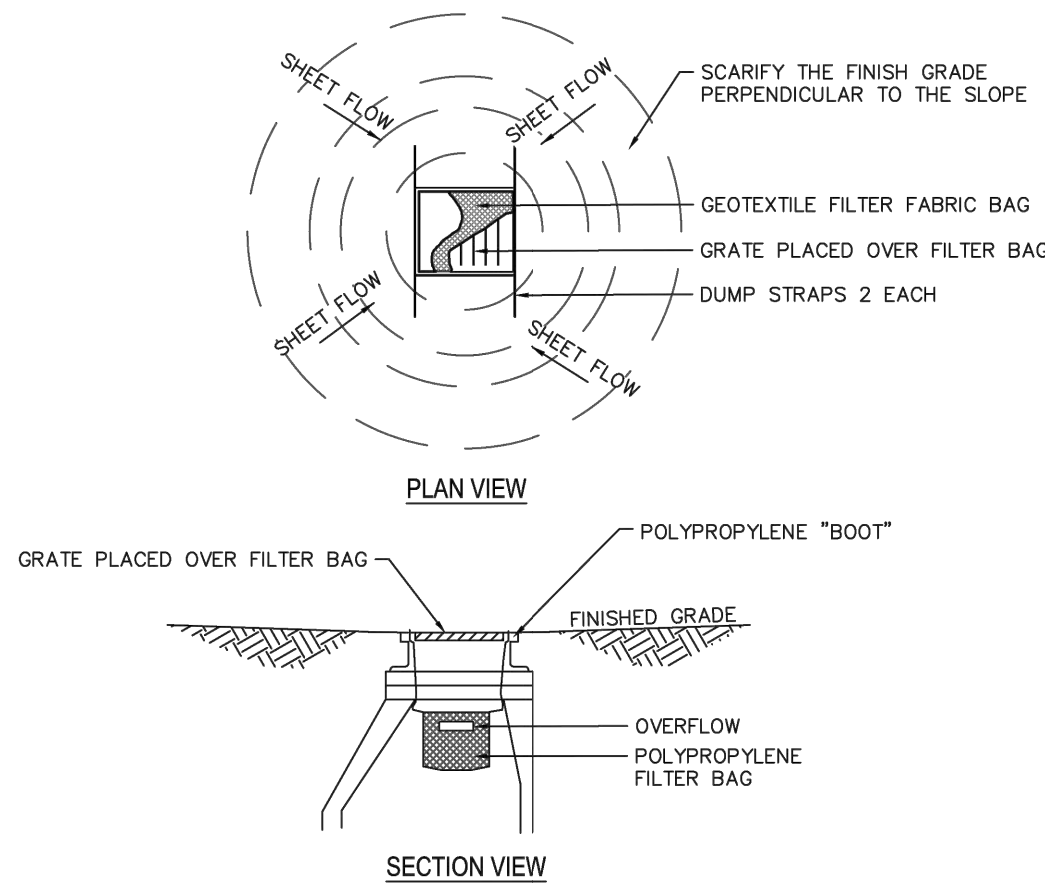


- NOTE:
1. ENSURE MUDMAT AND SEDIMENT IS NOT TRANSPORTED ONTO PAVED ROADS. AGGREGATE PAD REQUIRED TO PROVIDE BUFFER AREA FOR VEHICLES TO DROP MUD AND SEDIMENT THEREBY CONTROLLING DUST AND SEDIMENT FROM SURFACE RUNOFF.
 2. INSTALL AND MAINTAIN AS SPECIFIED ON SOIL EROSION AND SEDIMENTATION CONTROL PLAN.

 **AGGREGATE MUD MAT**
NOT TO SCALE



 **SEDIMENT CONTROL FENCE**
NOT TO SCALE



- NOTE:
1. TEMPORARY SEDIMENT INLET FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS, OR AS SPECIFIED ON THE SOIL EROSION CONTROL PLAN.
 2. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC..
 3. CLEAN FILTER AS NEEDED, OR AS REQUIRED BY THE SOIL EROSION AND SEDIMENT CONTROL PLAN.

 **SEDIMENT INLET FILTER**
NOT TO SCALE

Executive:	D. ROOT
Manager:	D. ROOT
Designer:	D. LAMBRINOS
Quality Control:	R. LOSEY
Section:	26 & 35
	T-01-S R-08-E

Professional Seal:



DATE:	ISSUE:
2025-11-14	PUD
2026-04-24	PUD Resubmit Cycle 1
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2026-07-17	PUD REV
2026-08-04	PUD REV
2026-08-13	FINAL PUD
2026-10-01	PUD REV

Developed For:

Walters Group

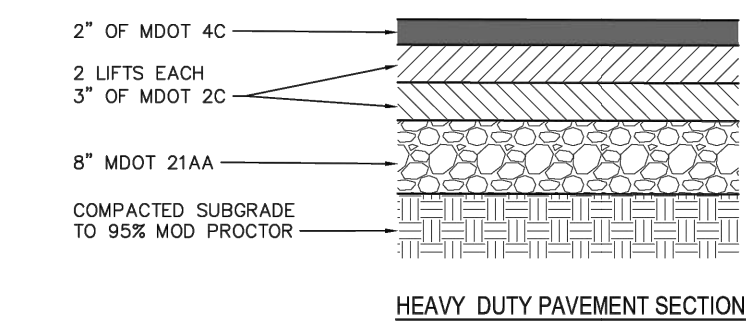
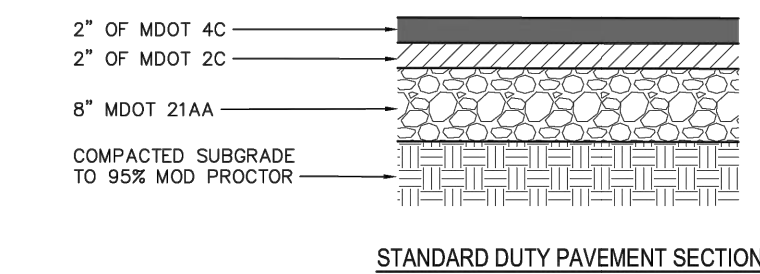
230 East Grand River
Suite 600
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248-330-8068

SESC DETAILS

Foundry Lofts at Mill Street

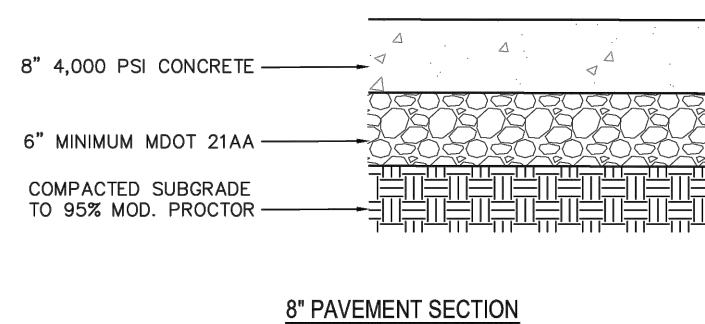
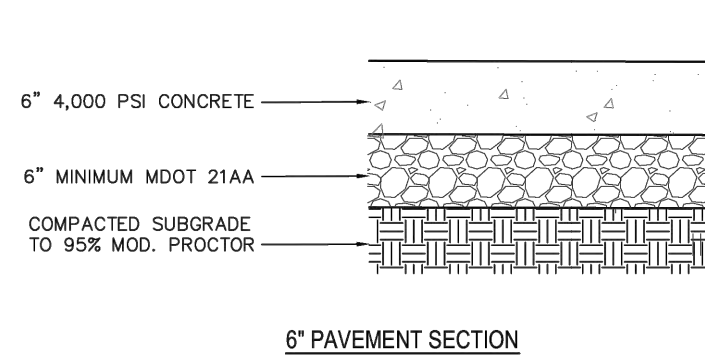
Plymouth
Wayne County
MICHIGAN

Date:	10/14/25
Scale:	NONE
Sheet:	
Project:	20713.00



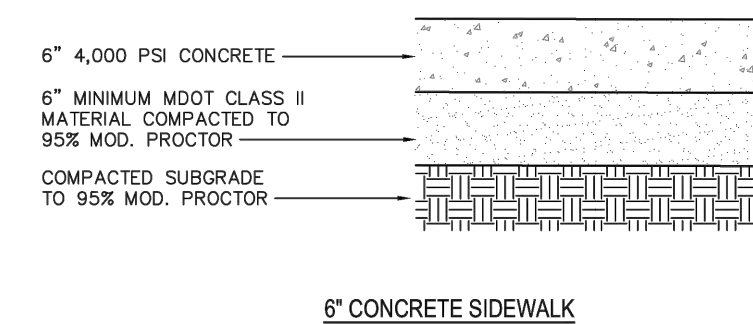
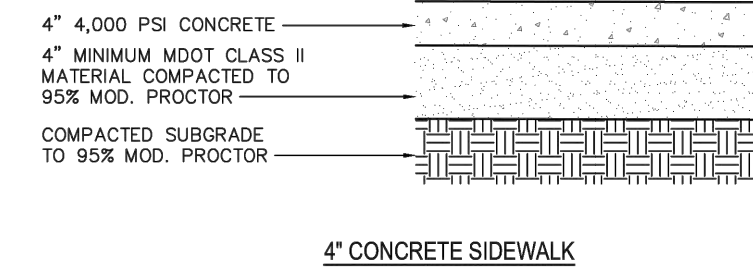
- NOTE:
1. IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, REMOVE AND REPLACE IT WITH MDOT 21AA MATERIAL.
 2. DELAY PLACEMENT OF FINAL ASPHALT UNTIL THE MAJORITY OF THE CONSTRUCTION HAS BEEN COMPLETED, OR AS DIRECTED BY THE ENGINEER.
 3. APPLY A BOND COAT OF SS-1H EMISSION (AT A RATE OF 0.10 GAL/SYD) BETWEEN LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENT.

HMA PAVEMENT



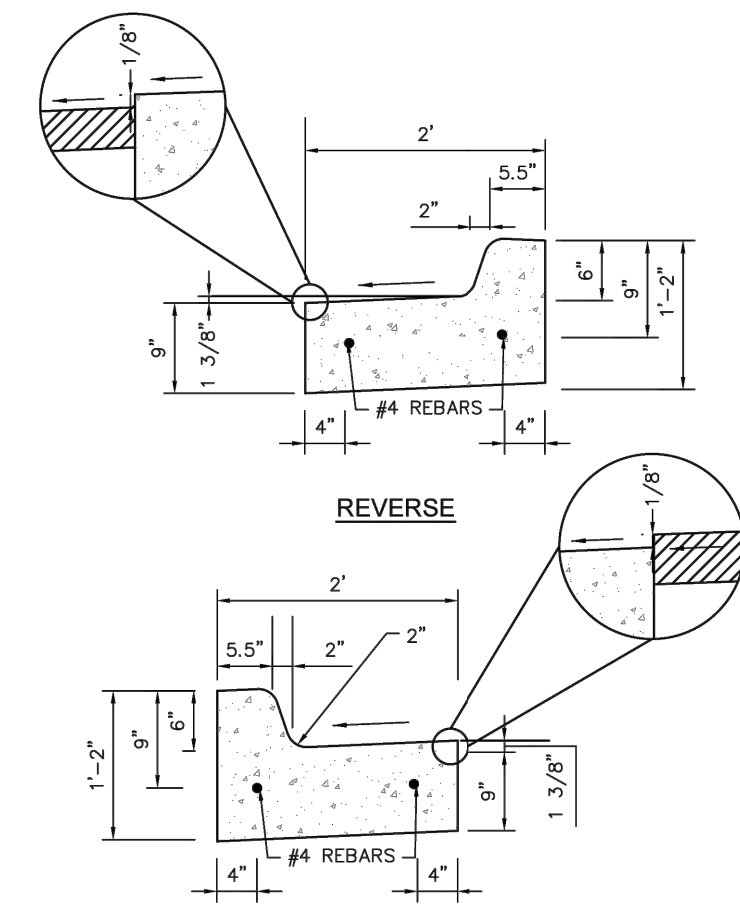
- NOTE:
1. IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, REMOVE AND REPLACE WITH MDOT 21AA MATERIAL.
 2. BROOM FINISH SURFACE.
 3. IF JOINTING PLAN IS NOT INDICATED ON THE PLANS, SUBMIT ONE PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.

CONCRETE PAVEMENT



- NOTE:
1. IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, IT SHALL BE REMOVED AND REPLACED WITH MDOT CLASS II MATERIAL.
 2. BROOM FINISH SURFACE.
 3. IF NOT INDICATED ON THE PLANS THE CONTRACTOR SHALL SUBMIT A JOINTING PLAN PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.
 4. SAWCUT JOINTS AS SOON AS PAVEMENT CAN SUPPORT MACHINE.
 5. PLACE EXPANSION JOINT BETWEEN NEW WALKS AND EXISTING PAVEMENT AND/OR BUILDINGS.

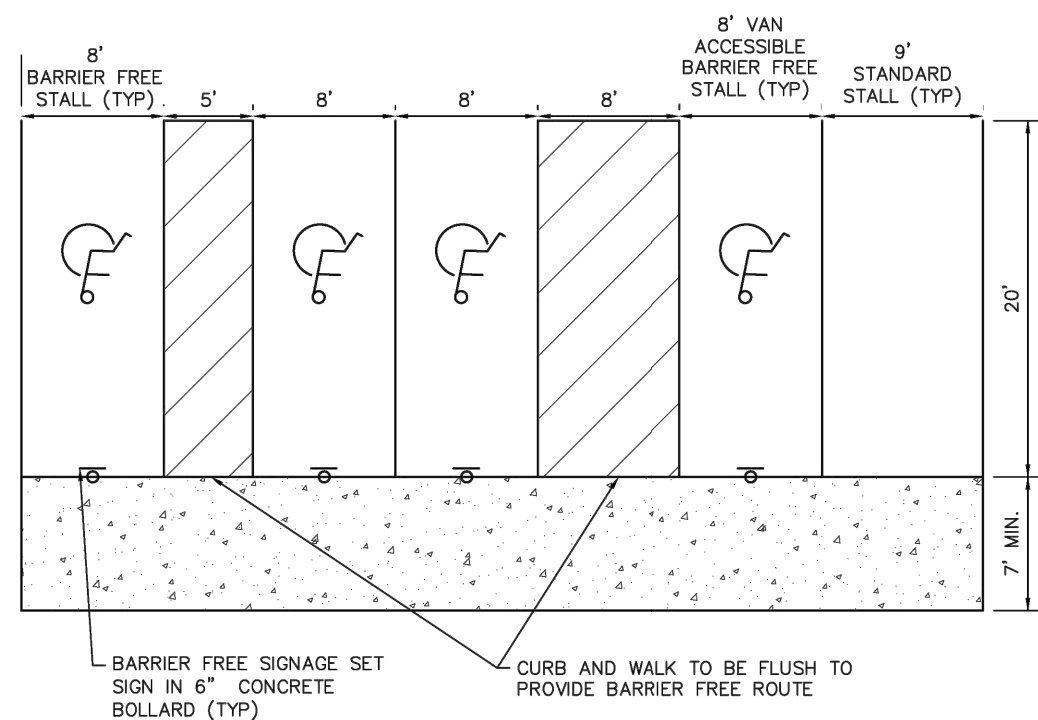
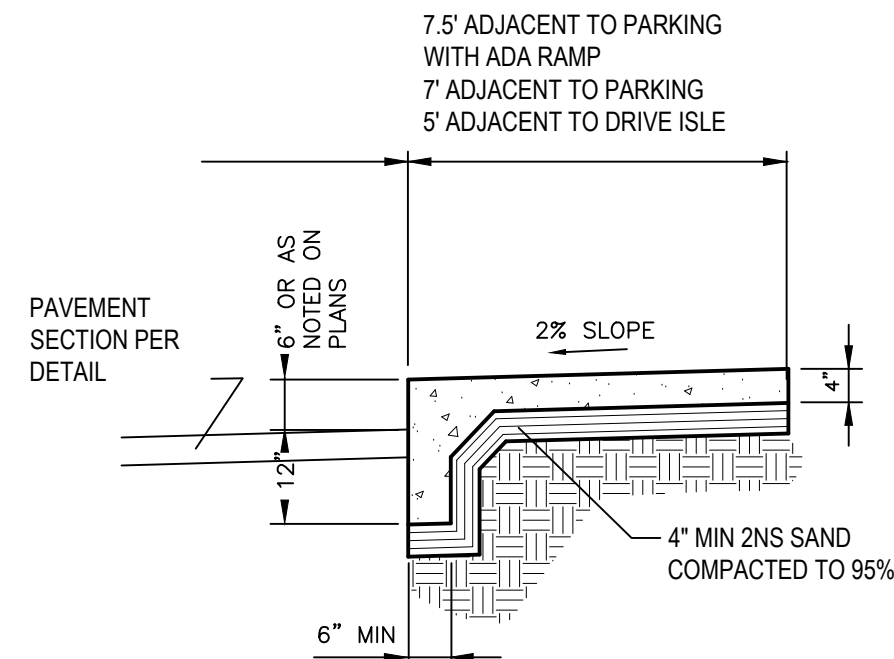
CONCRETE SIDEWALK



- NOTE:
1. USE MDOT 35P CONCRETE UNLESS OTHERWISE NOTED.
 2. REFER TO PLANS FOR LOCATIONS OF STANDARD AND REVERSE CURB.
 3. CONTRACTOR SHALL SMOOTHLY TRANSITION BETWEEN STANDARD AND REVERSE CURB.

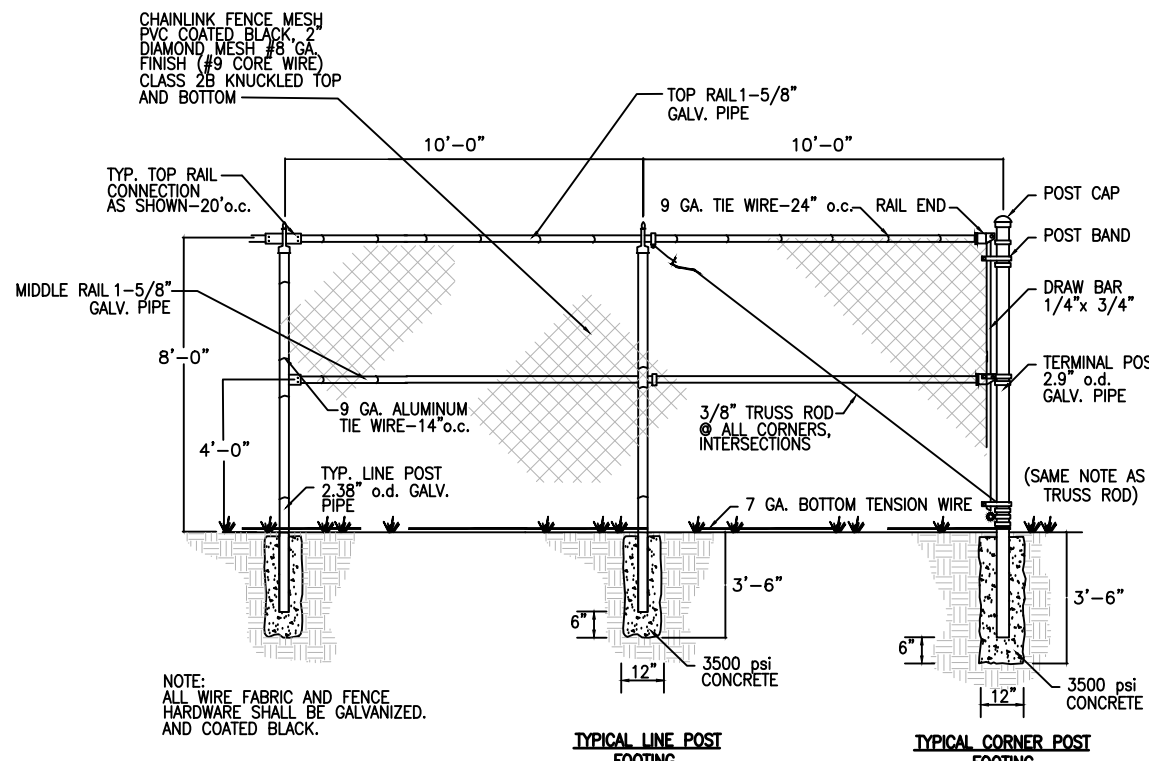
CONCRETE CURB & GUTTER

6\"/>



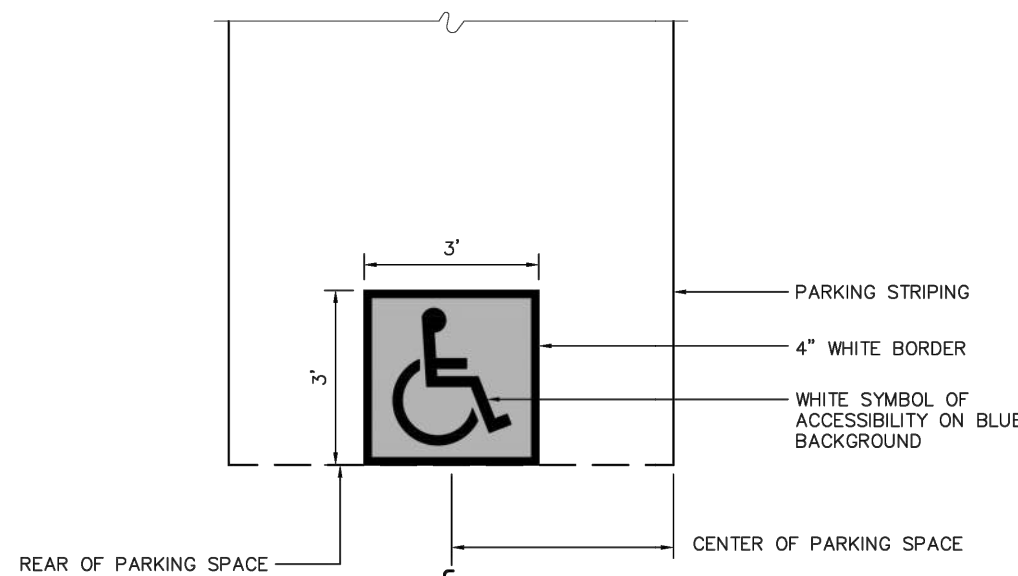
- NOTE:
1. PAINT SHALL BE LIFE LINE YELLOW LV-1 FOR STANDARD SPACES.
 2. PAINT SHALL BE B-1052 FOR BARRIER FREE SPACES.
 3. ALL STRIPING SHALL BE FOUR INCHES (4\") IN WIDTH PAINTED HIGHWAY YELLOW OR BLUE AS SPECIFIED ON PLANS AND IN SUPPLEMENTAL SPECS.
 4. ALL STRIPING SHALL BE APPLIED IN TWO (2) COATS.

CURB BARRIER FREE PAVEMENT MARKINGS



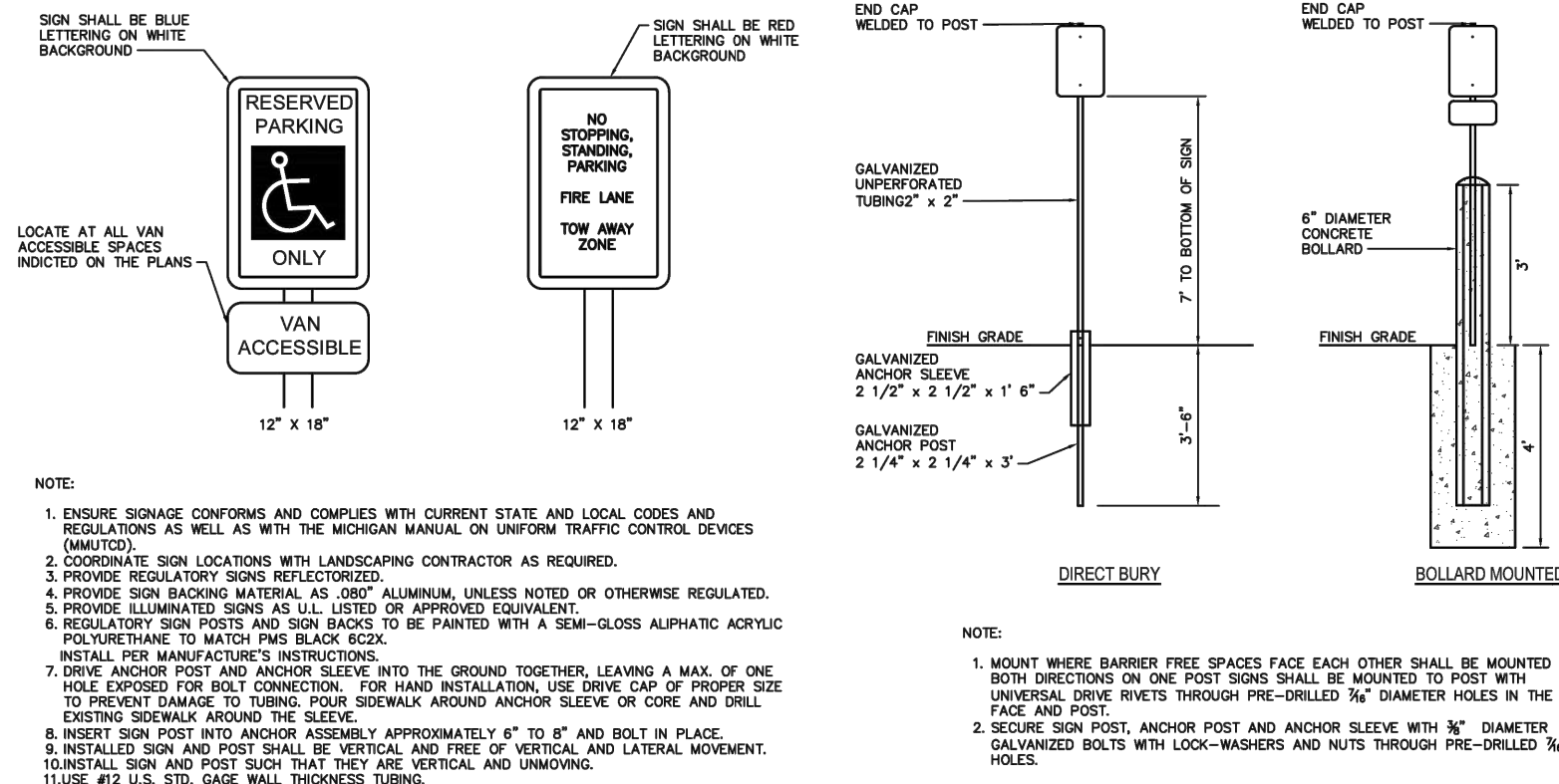
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SYMBOL OF ACCESSIBILITY PAVEMENT MARKING



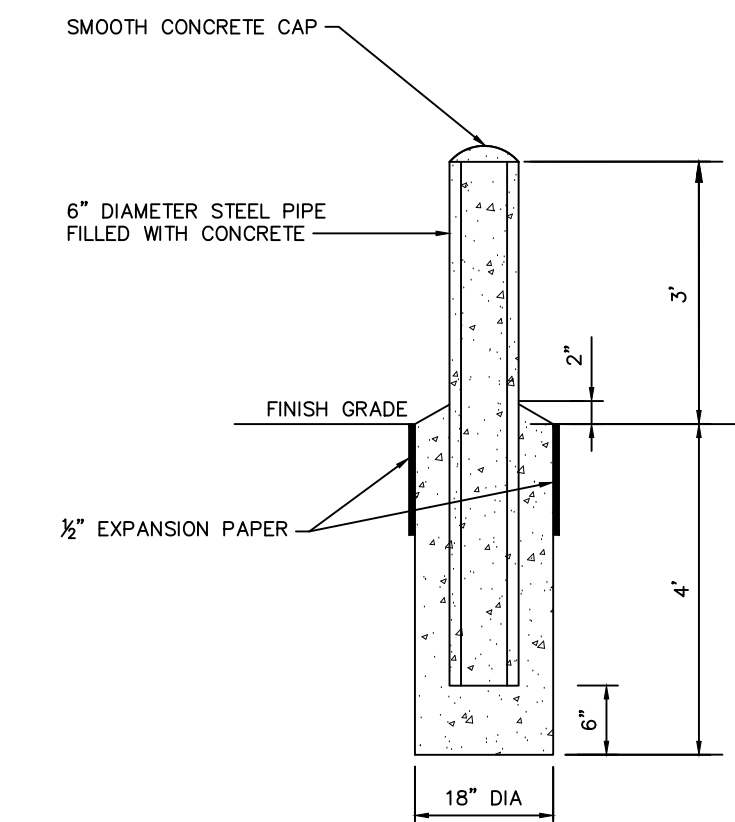
- NOTES:
1. PAVEMENT MARKING SHALL BE LOCATED AT REAR OF EACH ACCESSIBLE PARKING SPACE.
 2. PAVEMENT MARKING STROKE WIDTH = 3\"/>

MOUNTABLE CURB



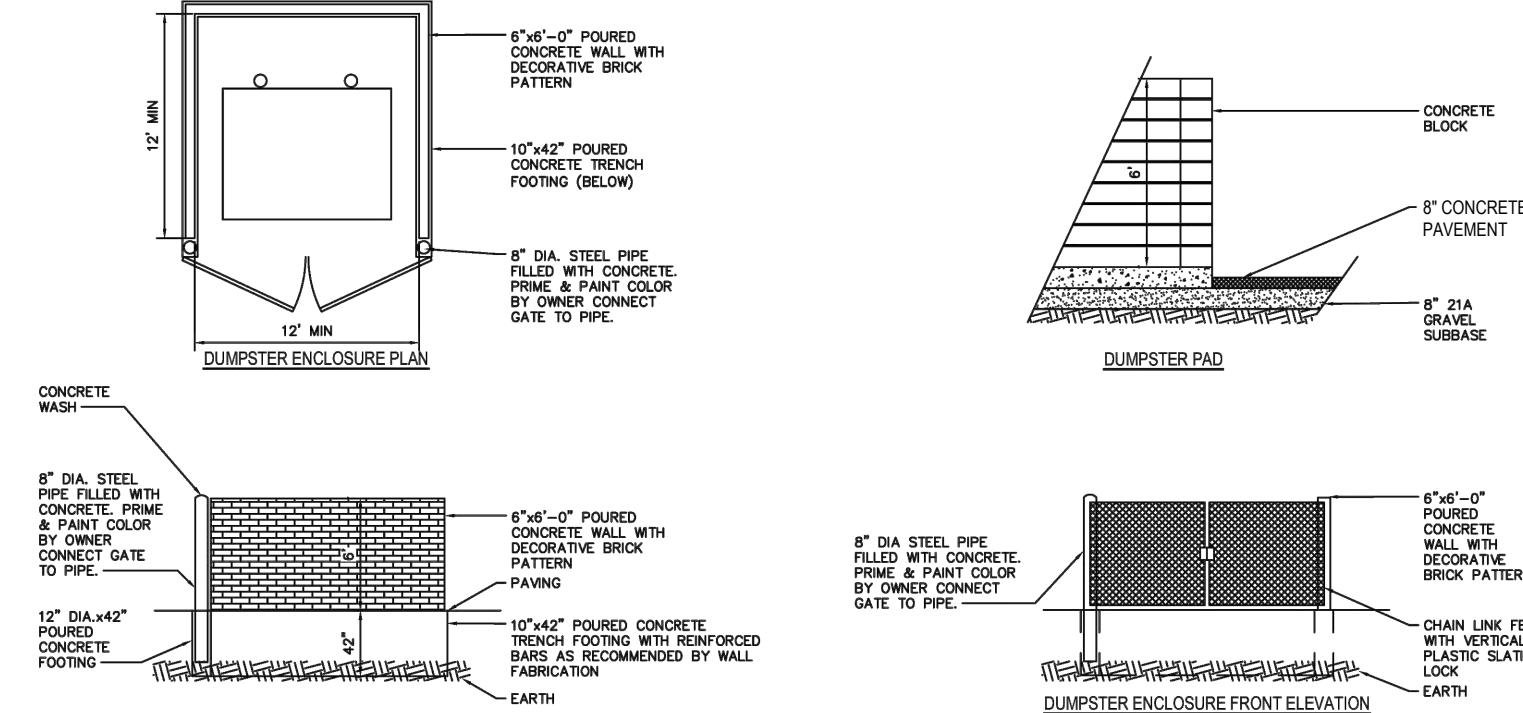
PARKING SIGNAGE

- NOTE:
1. ENSURE SIGNAGE CONFORMS AND COMPLES WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS AS WELL AS WITH THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 2. COORDINATE SIGN LOCATIONS WITH LANDSCAPING CONTRACTOR AS REQUIRED.
 3. PROVIDE REGULATORY SIGN RELECTORIZED.
 4. PROVIDE SIGN BACKING MATERIAL AS .082\"/>
 5. PROVIDE ILLUMINATED SIGN AS U.L. LISTED OR APPROVED EQUIVALENT.
 6. REGULATORY SIGN POSTS AND SIGN BRACKETS TO BE PAINTED WITH A SEMI-GLOSS ALPHABETIC ACRYLIC POLYURETHANE TO MATCH PMS BLACK 6C24.
 7. DRIVE ANCHOR POST AND ANCHOR SLEEVE INTO THE GROUND TOGETHER LEAVING A MAX. OF ONE HOLE EXPOSED FOR BOLT CONNECTION. FOR HAND INSTALLATION, USE DRIVE CAP OF PROPER SIZE TO PREVENT DAMAGE TO TURNING FOUR SIDEWALK AROUND ANCHOR SLEEVE OR CORE AND DRILL.
 8. INSERT SIGN POST INTO ANCHOR ASSEMBLY APPROXIMATELY 1/2\"/>
 9. INSTALL SIGN AND POST SUCH THAT THEY ARE VERTICAL AND FREE OF VERTICAL AND LATERAL MOVEMENT.
 10. INSTALL SIGN AND POST SUCH THAT THEY ARE VERTICAL AND UNMOVING.
 11. USE #13 U.S. STD. GAGE WALL THICKNESS TUBING.



- NOTE:
1. USE GALVANIZED STEEL PIPE (2.0 OZ ZINC PER SF) WITH A MINIMUM 3/8\"/>
 2. USE MDOT 35P CONCRETE.

CONCRETE BOLLARD



DUMPSTER ENCLOSURE

- NOTE:
- ENCLOSURE FACADE & STRUCTURE TO BE FINALIZED BY ARCHITECT

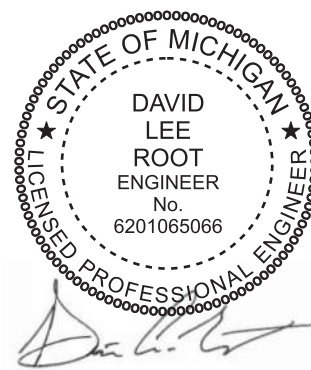
**giffels
webster**

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Designer: D. LAMBRINOS
Quality Control: R. LOSEY
Section: 26 & 35
T-01-S R-08-E

Professional Seal:



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Call before you dig.

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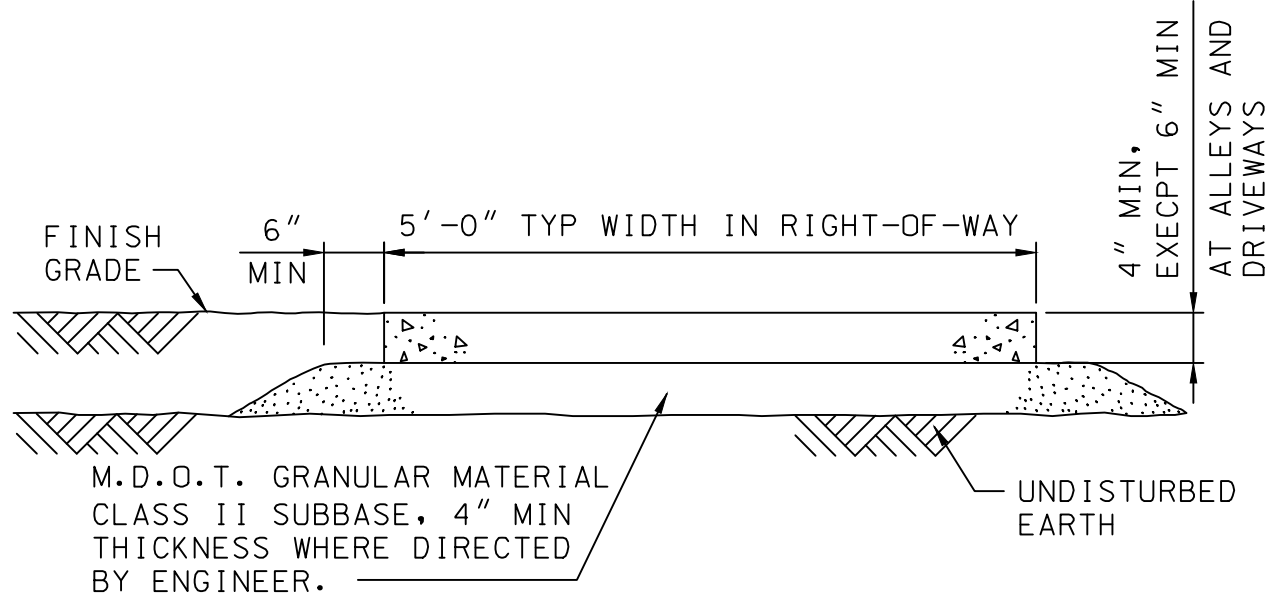
GW DETAILS

Foundry Lofts at Mill Street

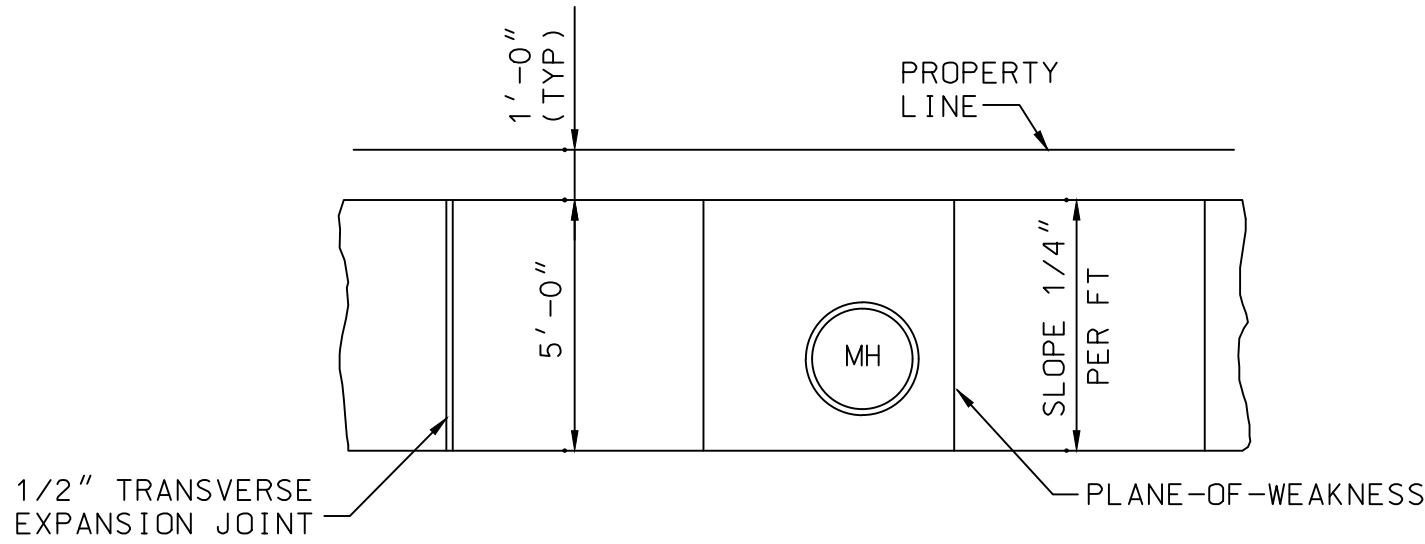
Plymouth
Wayne County
MICHIGAN

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Sheet: C-810
Project: 20713.00

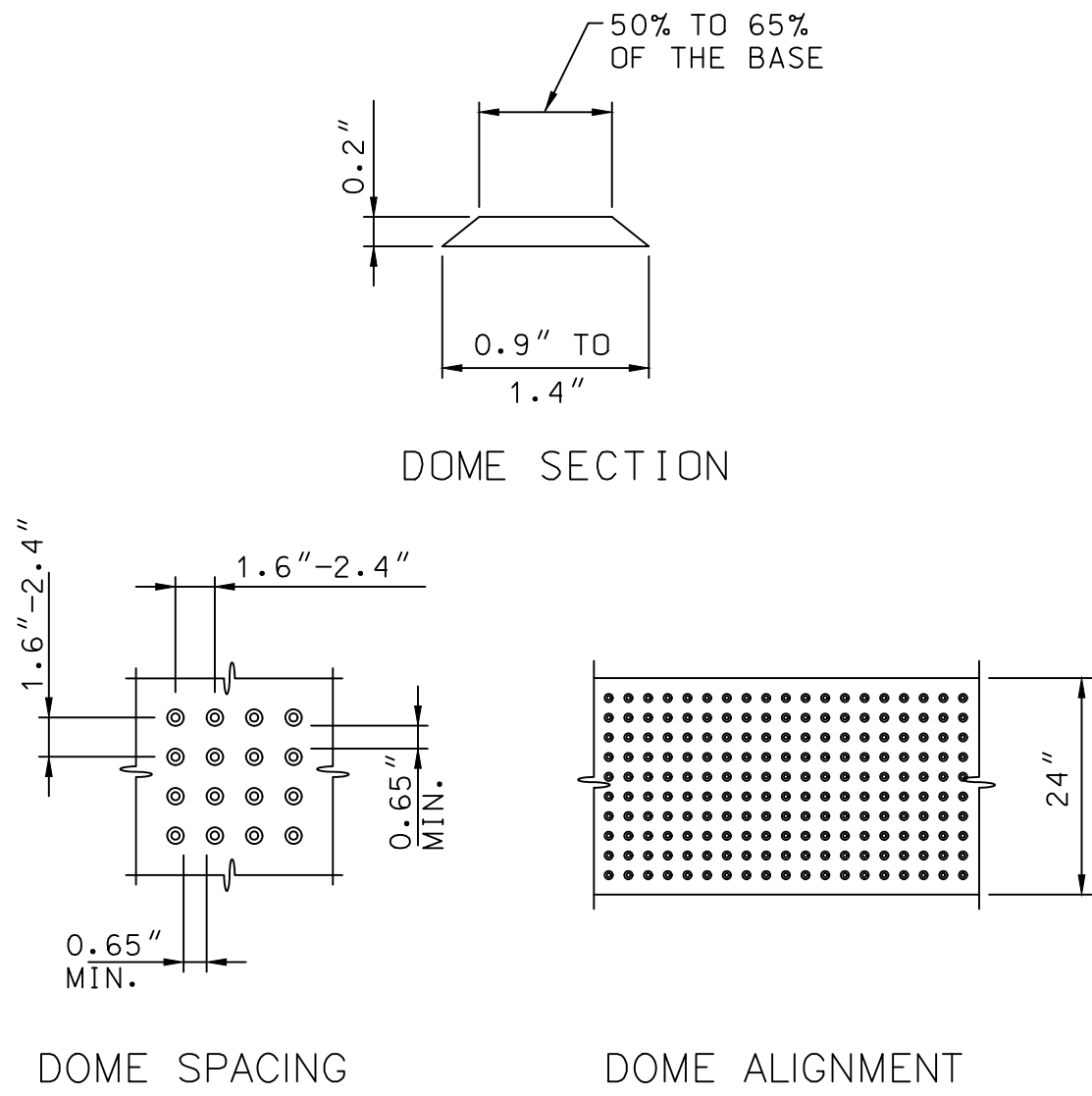
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TYPICAL SECTION
N.T.S.



TYPICAL PLAN IN RIGHT-OF-WAY
N.T.S.



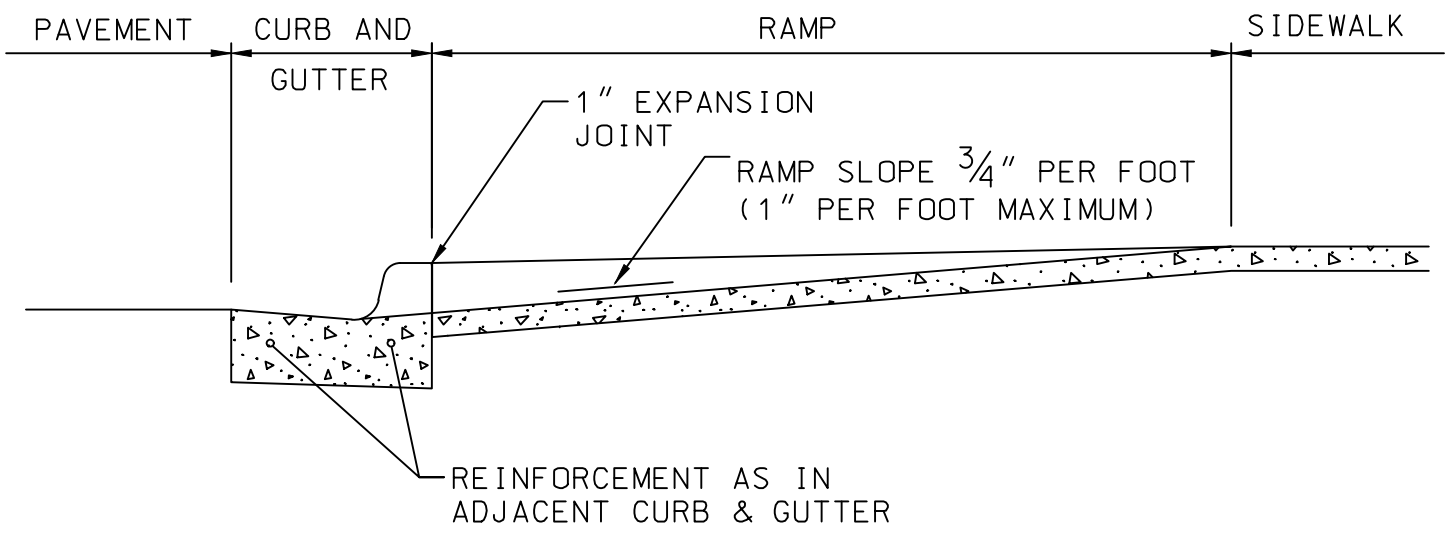
DETECTABLE WARNING DETAILS
N.T.S.

- NOTES:
- ONE-HALF INCH TRANSVERSE EXPANSION JOINTS SHALL BE PLACED THROUGH THE SIDEWALK AT UNIFORM INTERVALS OF NOT MORE THAN 50 FEET. ONE-HALF INCH EXPANSION JOINT SHALL ALSO BE PLACED BETWEEN THE SIDEWALK AND ABUTTING PARALLEL CURB, BUILDINGS, RIGID STRUCTURES, CONCRETE DRIVES AND CONCRETE DRIVE APPROACHES. ONE INCH EXPANSION JOINTS SHALL BE PLACED BETWEEN SIDEWALK RAMPS AND BACK OF CURB.
 - PLANE-OF-WEAKNESS JOINTS SHALL BE PLACED EVERY 5 FEET AND BE PRODUCED BY USE OF SLAB DIVISION FORMS EXTENDING TO THE FULL DEPTH OF CONCRETE OR BY CUTTING JOINTS IN THE CONCRETE, AFTER FLOATING, TO A DEPTH OF NOT LESS THAN ONE-FOURTH THE THICKNESS OF THE SIDEWALK. THE CUT JOINTS SHALL BE NOT LESS THAN 1/8 INCH NOR MORE THAN 1/4 INCH IN WIDTH AND SHALL BE FINISHED SMOOTH AND TRUE TO LINE.

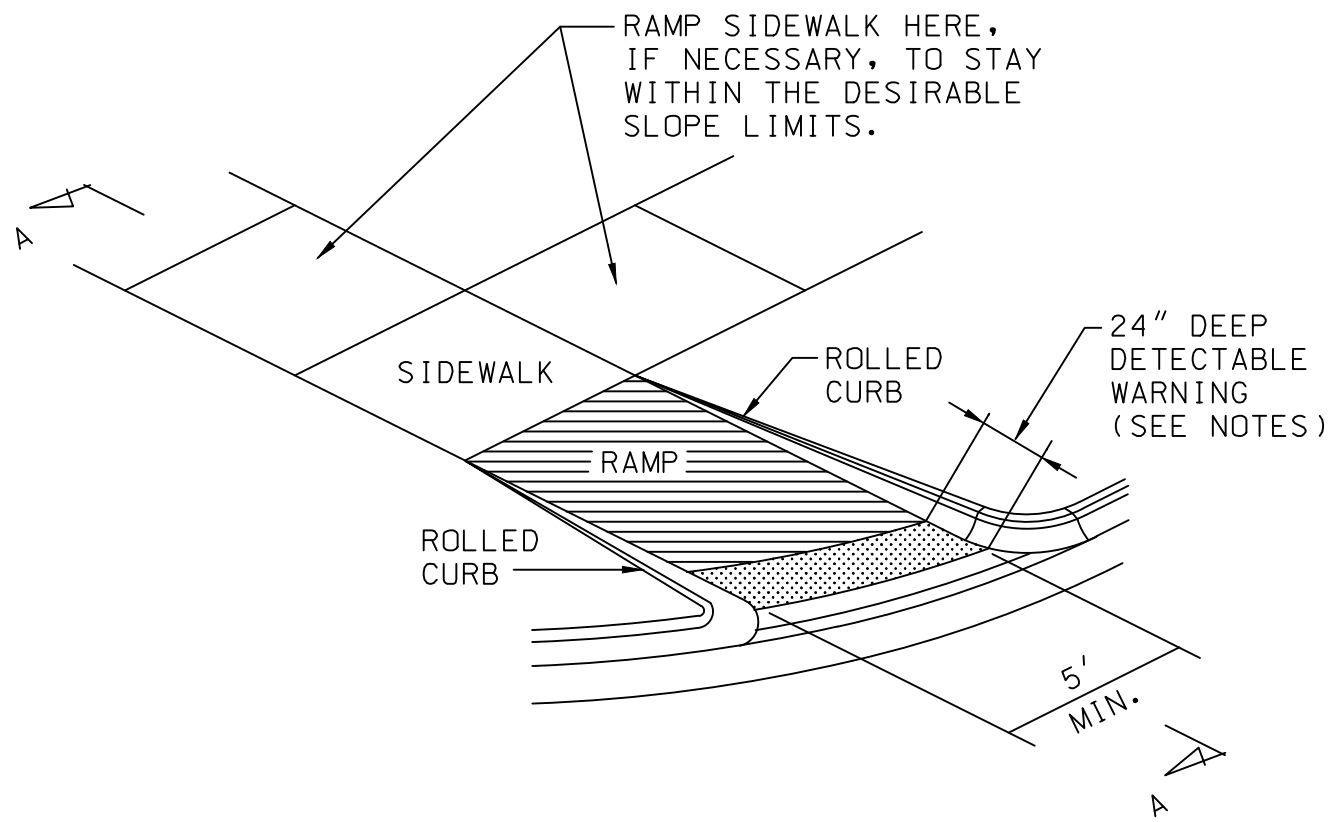
- SIGN NOTES:
- SIGN PANEL SHALL BE 0.080 INCH THICK, ALUMINUM SHEET, TYPE 6061-T6 (MOOT TYPE III).
 - HOLES IN SIGN POSTS SHALL BE CONTINUOUS 3/4\" DIA HOLES ON 1-INCH CENTERS.
 - POSTS, BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED STEEL.
 - SIGN FACE SHALL BE PER THE FOLLOWING TYPE:

TYPE	BACKGROUND	LEGEND
A.	Reflectorized	Reflectorized
B.	Reflectorized	Non-Reflectorized
C.	Non-Reflectorized	Reflectorized

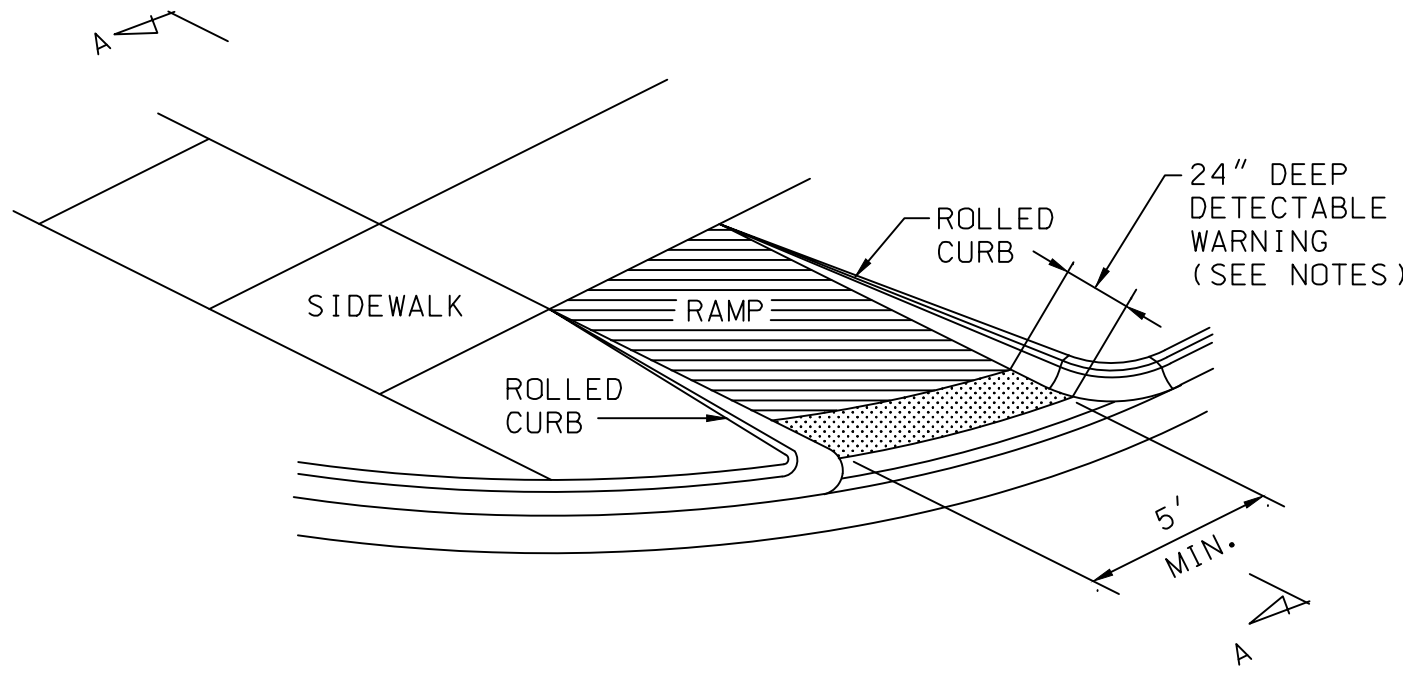
- SIDEWALK RAMP NOTES:
- ALL SIDEWALK RAMPS AS CALLED FOR ON THE PLANS SHALL HAVE DETECTABLE WARNINGS.
 - DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE.
 - DETECTABLE WARNING SHALL BE MODULAR PLASTIC TILE, POLYMER CONCRETE TILE OR OTHER SIMILAR TILE EMBEDDED INTO THE FRESH CONCRETE, AS APPROVED BY THE ENGINEER; OR A STAMPED PATTERN IN THE FRESH CONCRETE WITH INTEGRAL COLOR (NOT SHAKE-ON COLOR). ADHESIVE APPLIED DETECTABLE WARNINGS ARE NOT ACCEPTABLE.
 - ALL DETECTABLE WARNINGS SHALL HAVE SKID RESISTANT SURFACE.
 - SYSTEM AND COLOR SHALL BE APPROVED BY THE ENGINEER PRIOR TO BEGINNING WORK.



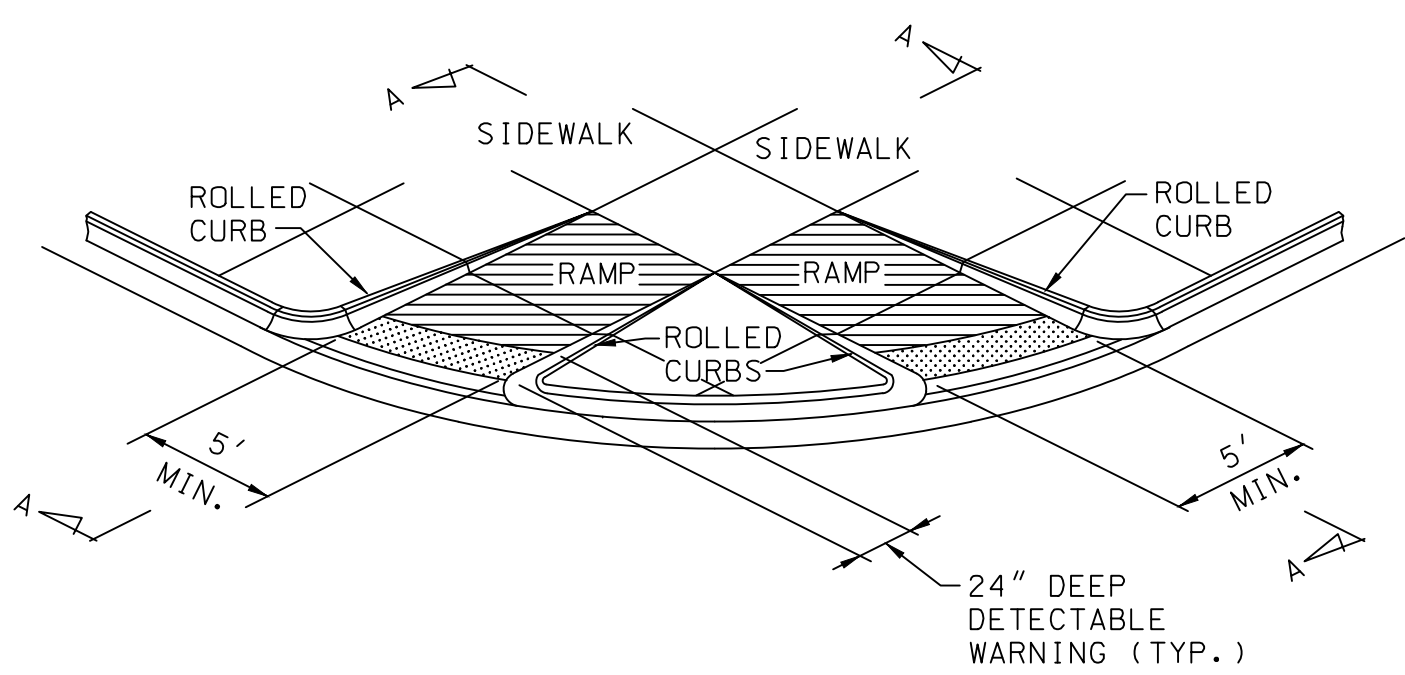
TYPICAL PLAN IN RIGHT-OF-WAY
N.T.S.



TYPICAL PLAN IN RIGHT-OF-WAY
N.T.S.



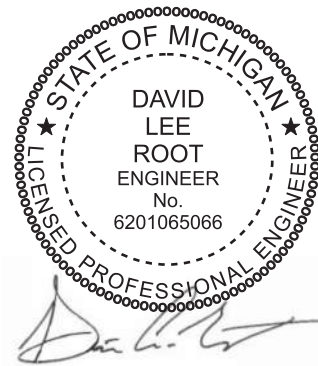
SIDEWALK RAMP DETAILS
N.T.S.



SIDEWALK RAMP TYPE 4
N.T.S.

Executive:	D. ROOT
Manager:	D. ROOT
Designer:	D. LAMBRINOS
Quality Control:	R. LOSEY
Section:	26 & 35
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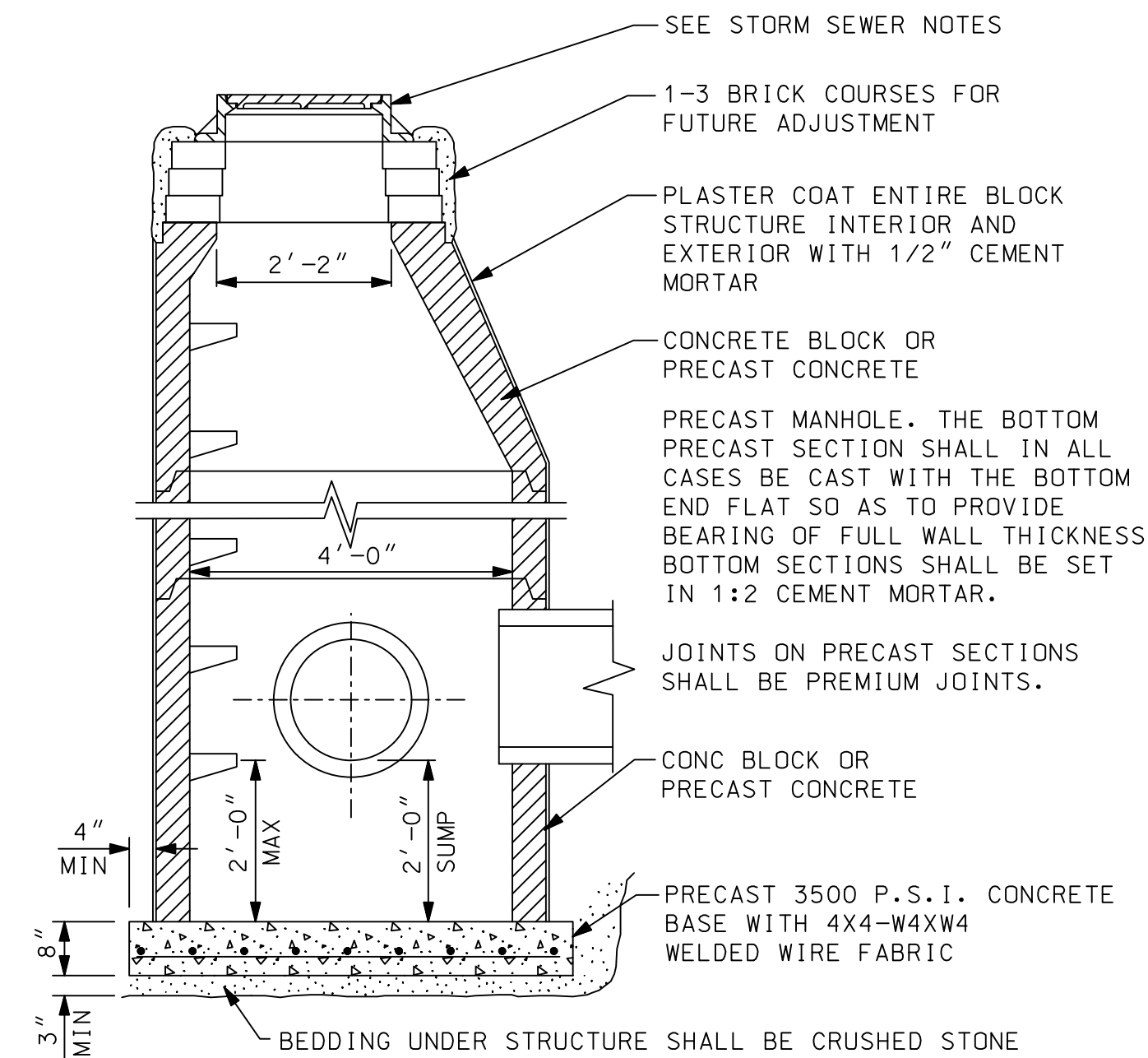
Developed For:
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248-330-8068

PPW DETAILS

Foundry Lofts at Mill Street

Plymouth
Wayne County
MICHIGAN

Date:	10/14/25
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M.H. STEPS SHALL BE SPACED AS FOLLOWS:
CONC BLK. M.H.18" CENTERS
PRECAST M.H.16" CENTERS

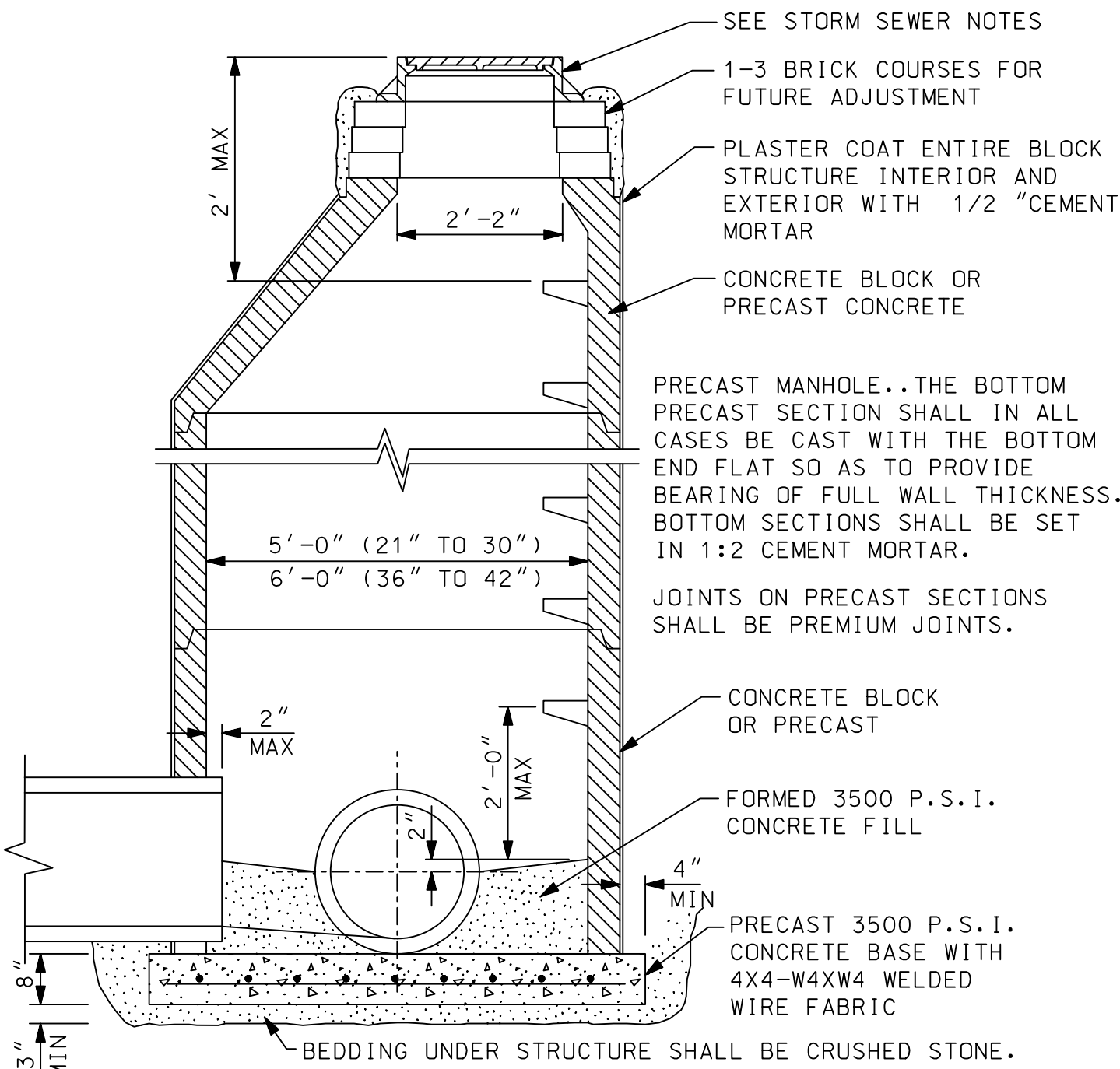
TOP STEP TO BE 24" MAX BELOW TOP OF FRAME

MIN CONE HEIGHTS AS FOLLOWS:
BLOCK CONCENTRIC 3'-0"
PRECAST ECCENTRIC 2'-8" OR 3'-4"

CONC BLOCK MANHOLE:
APPROVED CONC BLOK
USE 6" OR 8" MIN THICK BLOCK TO 16'
DEPTH USE 12" MIN THICK BLOCK TO 24'
DEPTH 16" MIN BLOCK WALL BELOW 24' DEPTH

PRECAST MANHOLE:
ASTM C-478 UP TO 32' DEEP
WITH 5" MIN THICK WALL

STANDARD STORM MANHOLE FOR SEWERS
WITH OUTLETS OF 18" & UNDER
N.T.S.



M.H. STEPS SHALL BE SPACED AS FOLLOWS:
CONC BLK. M.H.18" CENTERS
PRECAST M.H.16" CENTERS

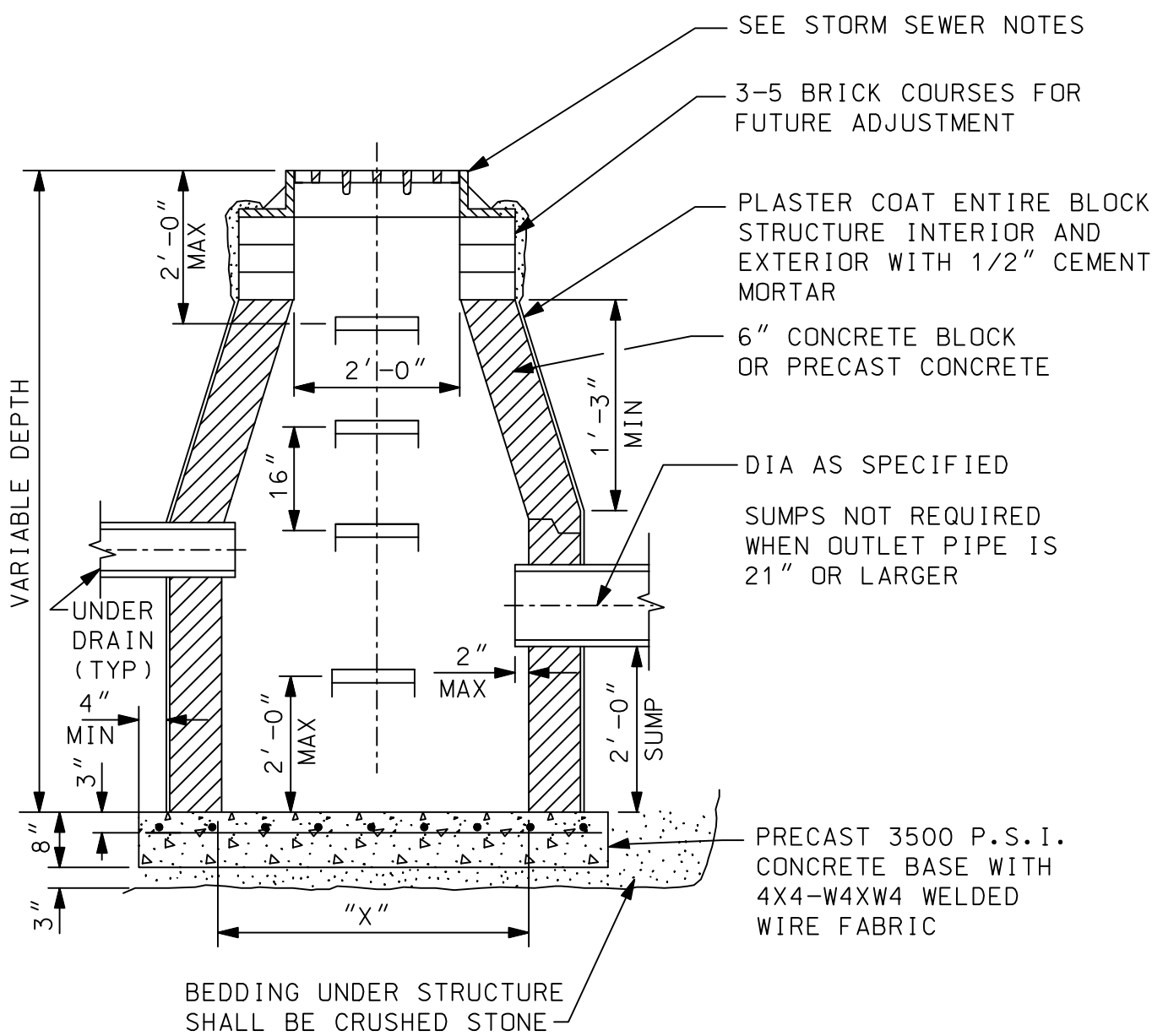
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DEPTH 16" MIN BLOCK WALL BELOW 24' DEPTH

PRECAST MANHOLE:
ASTM C-478 UP TO 32' DEEP
WITH 5" MIN THICK WALL

STANDARD STORM MANHOLE FOR
SEWERS 21" TO 42"
N.T.S.



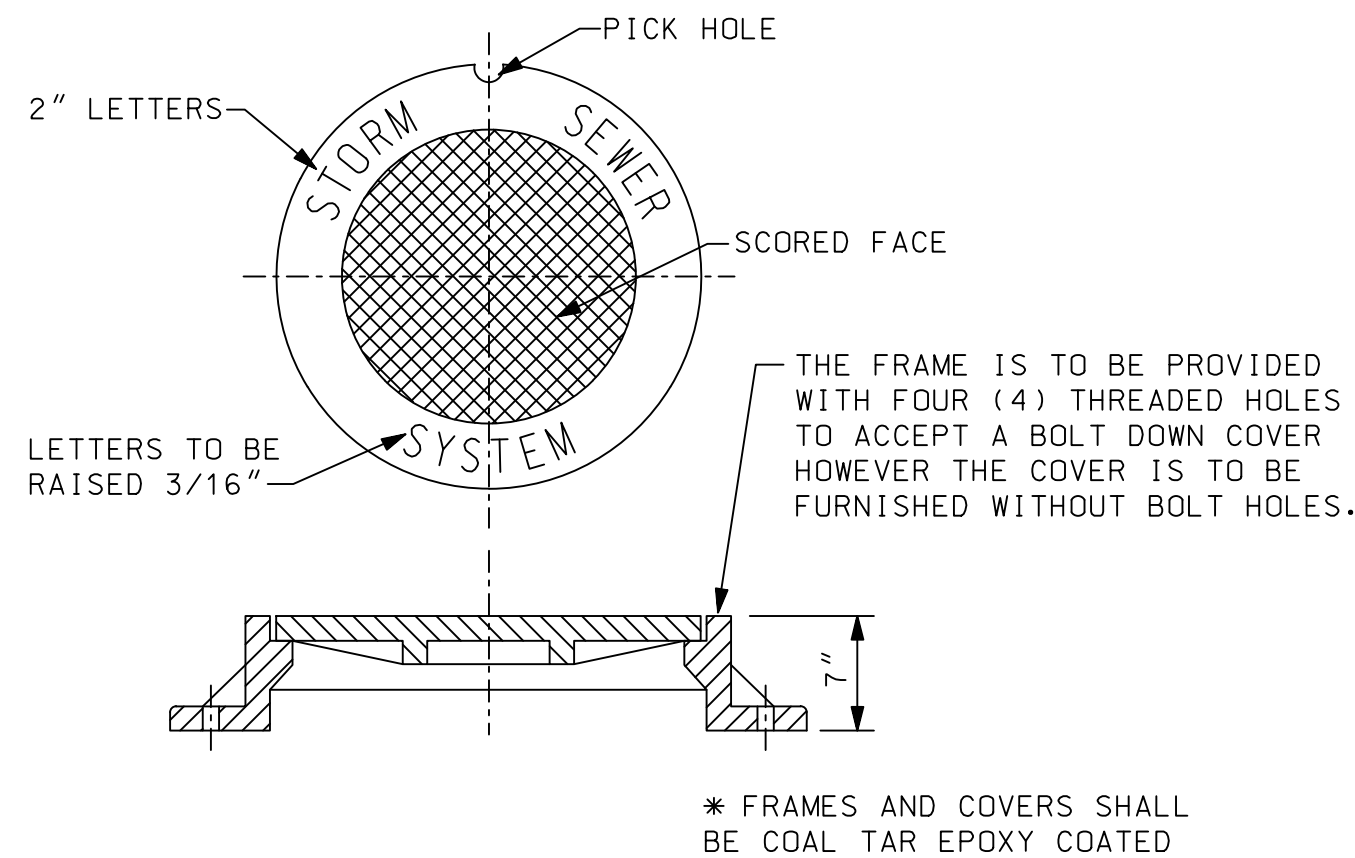
DIAMETER OF OUTLET PIPE	"X" INSIDE DIA.
12"-18"	4'-0" MIN
21"-30"	5'-0" MIN

NOTE:
MINIMUM OF TWO-10' LONG 6"DIA.
PERFORATED UNDERDRAIN PIPE WITH
GEOTEXTILE MATERIAL WRAP TO BE
INSTALLED WITH EACH CATCH BASIN
SEE UNDERDRAIN DETAIL FOR
INSTALLATION AND MATERIAL
REQUIREMENTS.

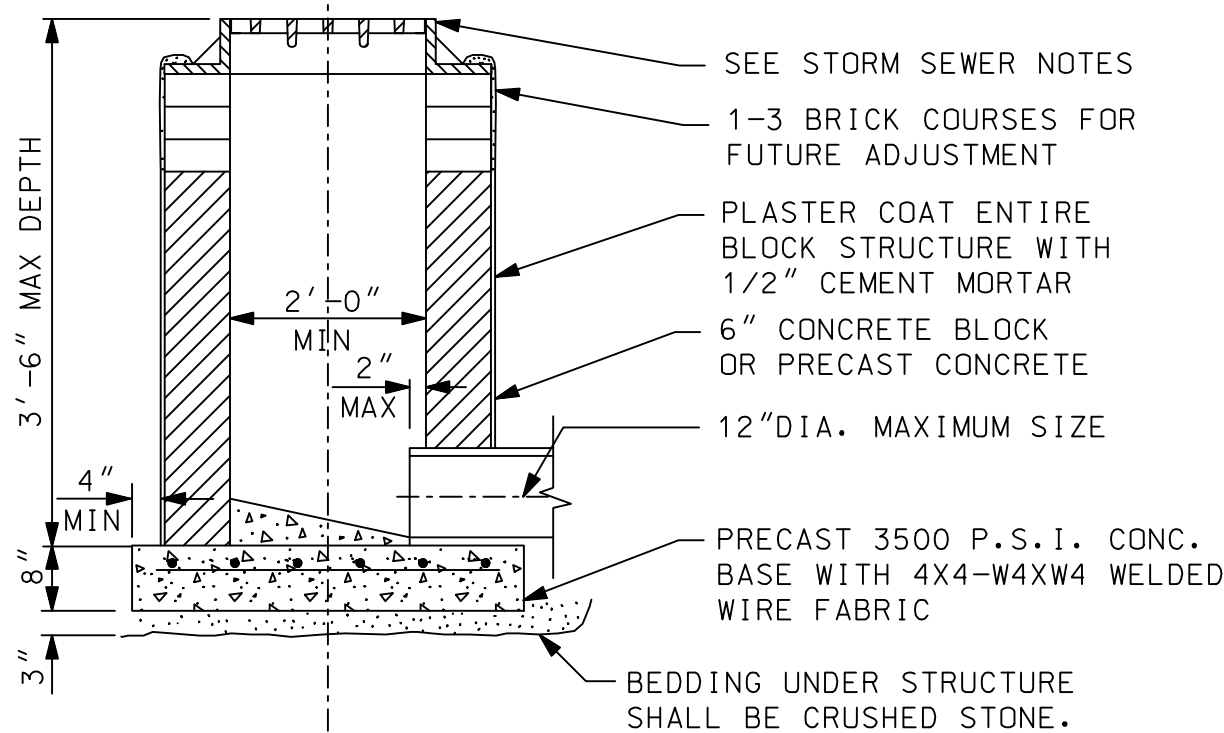
STANDARD CATCH BASIN

PLYMOUTH NOTES

1. STORM SEWER THAT IS 12 INCHES AND LARGER SHALL BE C-76 R.C.P. WITH PREMIUM JOINTS.
2. THE REAR YARD STORM PIPE WHICH DOES NOT TRAVERSE PAVED AREAS MAY BE 8-INCH DIAMETER SOLID WALL, PVC OR ABS TRUSS OR PVC TRUSS PIPE.
3. BACKFILL FOR ALL REAR YARD STORM IS TO BE NATURAL BANK RUN SAND MDOT CL-II GRANULAR MATERIAL OR 3/4 INCH CRUSHED STONE TO A MINIMUM OF 12 INCHES OVER PIPE.
4. EVERY LOT IS TO HAVE DIRECT ACCESS TO A DRAINAGE STRUCTURE.
5. THE STORM SEWER WILL NOT BE CONSIDERED SUBSTANTIALLY COMPLETE UNTIL THE DETENTION POND HAS BEEN COMPLETED. THIS INCLUDES FINAL GRADING OF THE POND AND STABILIZATION OF THE SIDE SLOPES. THE SIDE SLOPES MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
6. COVER FOR ON-LINE CATCH BASIN SHALL BE EJIW 1000 SERIES WITH TYPE N COVER OR NEENAN 2077-B WITH TYPE B COVER.
7. SUMP PUMP LEADS ARE TO BE A MINIMUM OF 3-INCH SCHEDULE 30 PVC.



STANDARD MANHOLE FRAME AND COVER
N.T.S.



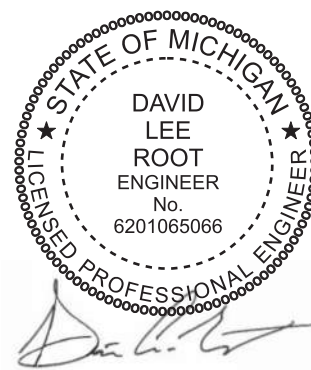
STANDARD INLET
N.T.S.

STORM SEWER NOTES

1. ALL STORM SEWER CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND GENERAL SPECIFICATION OF THE AGENCY OR AGENCIES HAVING JURISDICTION OF THE STORM SEWER AND CONSTRUCTION AREA.
2. DETAILS ARE FOR STRUCTURES WITH NO MORE THAN TWO PIPES, 180° APART. LARGER DIAMETER STRUCTURES MAY BE REQUIRED FOR DIFFERENT CONFIGURATIONS.
3. ALL STRUCTURES REQUIRE A MINIMUM OF 8-INCHES OF WALL BETWEEN PIPE OPENINGS. LARGER DIAMETER STRUCTURES MAY BE REQUIRED WHERE PIPE ENTERING THE STRUCTURE ARE LESS THAN 90° APART IN ANY DIRECTION.
4. ALL CASTING RIMS SHALL BE SET TO GRADE OR AS SHOWN ON THE PLANS.
5. NO MANHOLES OR OTHER STRUCTURES MAY BE INSTALLED WITHIN DRIVEWAYS, DRIVE APPROACHES, OR SIDEWALKS.
6. ALL CATCH BASIN STORM PIPE SHALL BE 12-INCH DIAMETER C76, CL-IV CONCRETE UNLESS OTHERWISE NOTED.
7. MANHOLE STEPS TO BE GRAY IRON OR STEEL REINFORCED POLYPROPYLENE ASTM 2146, TYPE II, GRADE 49108.
8. CATCH BASIN AND INLET FRAME AND COVERS SHALL BE SPECIFIED AS FOLLOWS:
 - A. WHEN LOCATED IN PAVEMENT GUTTER LINE, FRAME AND COVER SHALL BE E.J.I.W. NO. 5080, NEENAH R-3448-C TYPE "A" (RECTANGULAR), OR EQUIV.
 - B. WHEN LOCATED IN PAVED AREAS OTHER THAN GUTTER LINE, FRAME SHALL BE E.J.I.W. NO. 1040 WITH TYPE "M1" COVER, NEENAH R-2370 TYPE "G" COVER, OR EQUIV.
 - C. WHEN LOCATED IN YARD AREAS, FRAMES SHALL BE E.J.I.W. NO. 1000 WITH TYPE "N" OR "M" COVER, NEENAH R-2370 TYPE "D" OR "B" COVER, OR EQUIV.
9. MANHOLE FRAME AND COVER SHALL BE E.J.I.W. NO. 1040 OR NEENAH R-1642 WITH SOLID COVER OR EQUAL.
10. DIFFERENTIAL OF EXCAVATION AROUND EXISTING MANHOLES SHALL NOT EXCEED SIX FEET.
11. PLACE SAND BACKFILL WITHIN THREE FEET OF ALL STRUCTURES.
12. ALL STORM SEWER PIPE SHALL HAVE CLASS "R-B" BEDDING UNLESS OTHERWISE NOTED ON THE PLANS. SEE SHEET MD1 FOR BEDDING DETAILS.
13. ALL PRECAST PRODUCTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478.
14. ALL DRAINAGE STRUCTURES LOCATED WITHIN PAVEMENT MUST HAVE UNDER DRAIN AS SHOWN.

Executive: D. ROOT
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Designer: D. LAMBRINOS
Quality Control: R. LOSEY
Section: 26 & 35
T-01-S R-08-E

Professional Seal:



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PWSD STM DETAILS

Foundry Lofts at Mill Street

Plymouth
Wayne County
MICHIGAN

Date: 10/14/25
Scale: NONE
Sheet: C-830
Project: 20713.00



- SANITARY SEWER NOTES

- SANITARY SEWER NOTES
CONTINUED

- SANITARY SEWER NOTES
CONTINUED

- ## PLYMOUTH NOTES

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Section:	26 & 35
	T-01-S R-08-E



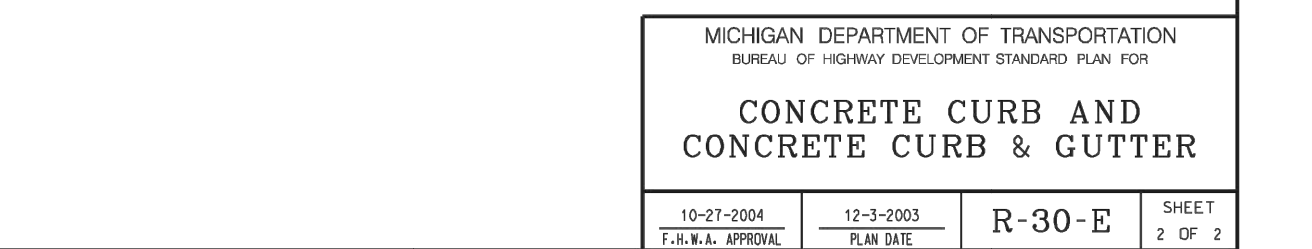
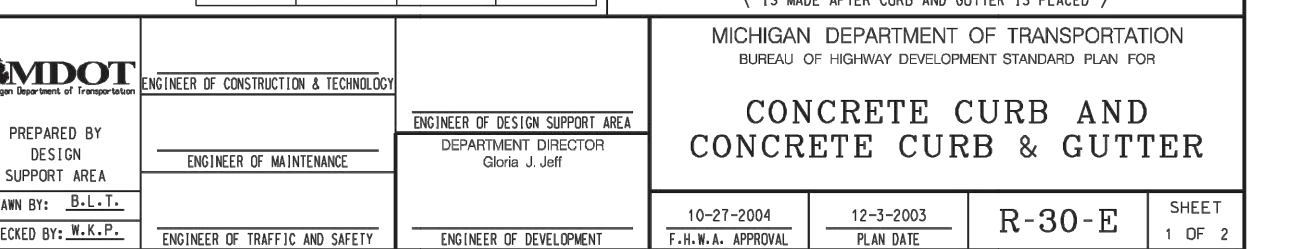
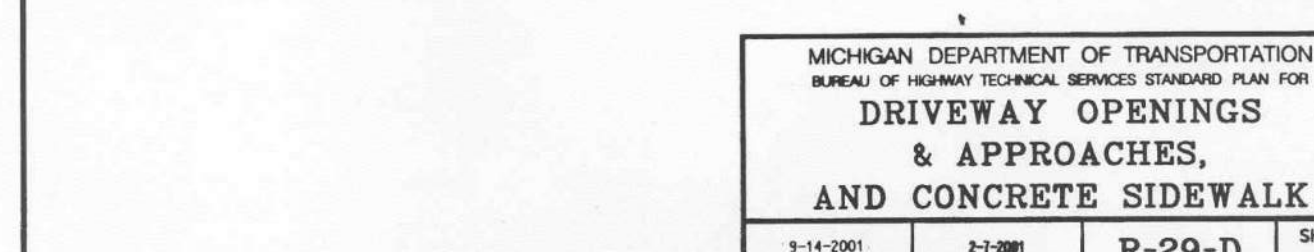
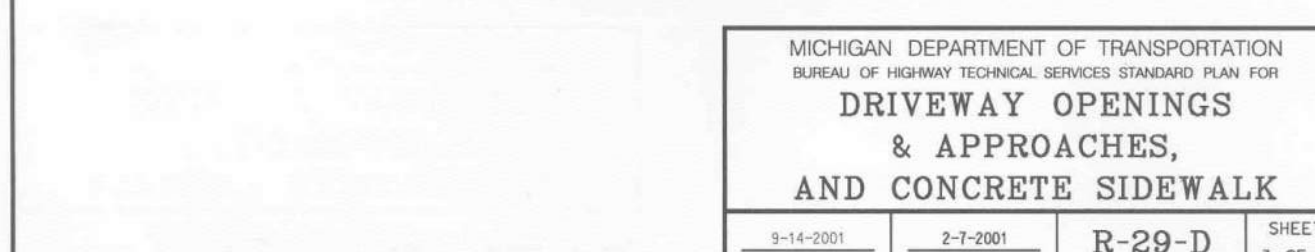
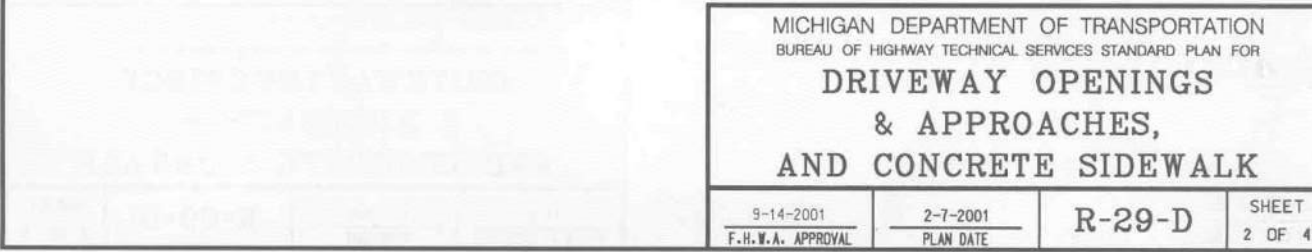
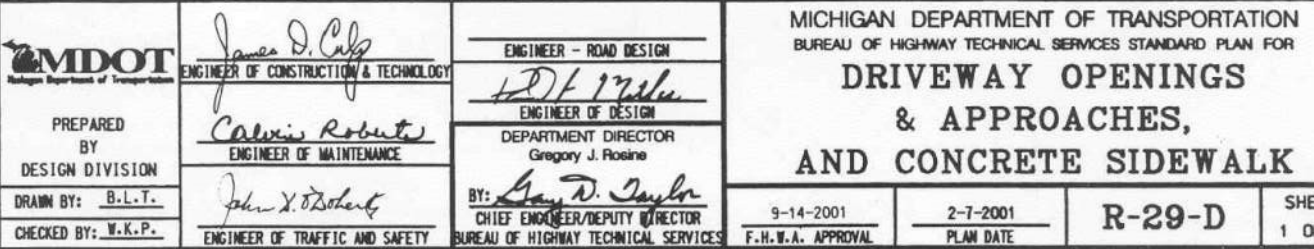
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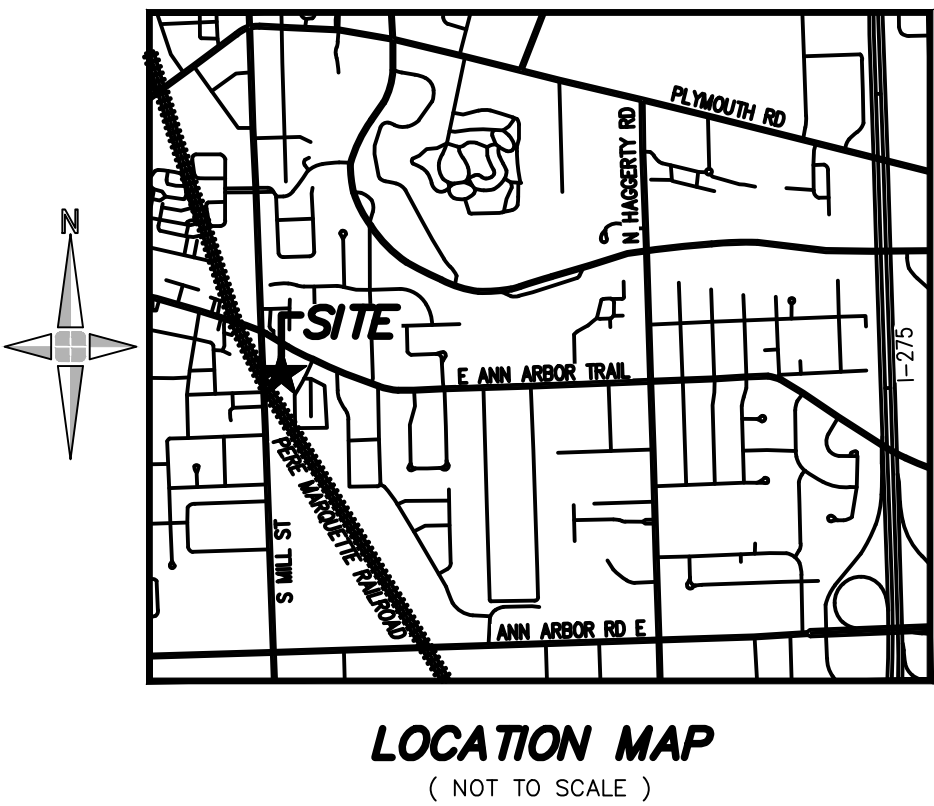
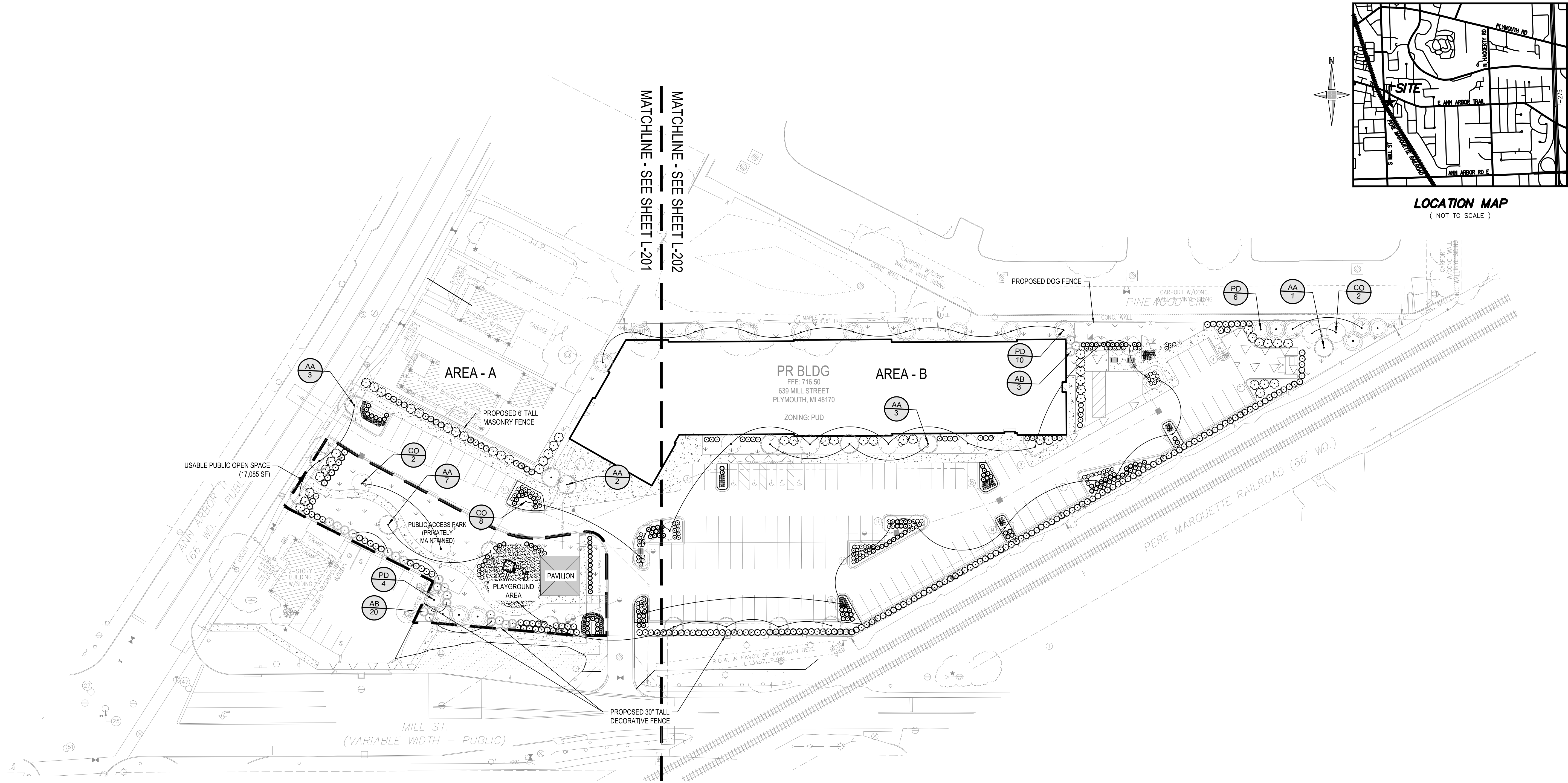
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V:\20713.00 639 Mill Street Apartments\Design\CAD\Work Sheets\L-201 Landscape Plan.dwg



PLANT SCHEDULE - TREES ONLY

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE/ROOT (MIN)	CONTAINER	QTY
TREES					
	AB	ABIES CONCOLOR 'BLUE CLOAK' / BLUE CLOAK WHITE FIR	10" HT.	B&B	23
	AA	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	2.5" CAL.	B&B	16
	CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2.5" CAL.	B&B	12
	NS	NYSSA SYLVATICA / TUPELO	2.5" CAL.	B&B	13
	PD	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	8" HT.	B&B	20
	LAWN	TO BE IN ALL AREAS THAT DO NOT INCLUDE SHRUBS			

639 Mill Street - ZONING INFORMATION		
Zoning District	RM-1 & B-3 Current Zoning (PUD)	
Proposed Use	Multi-family residential housing.	
OPEN SPACE		
Ordinance:	78-191 (d)(1) 1505F of space per unit (usable)	
	Required	Provided
	14550	17,085
SCREENING		
Ordinance:	Sec. 78-167	
	Required	Provided
1 tree/40 LF 5 shrubs/30 LF	Mill Street 315 LF = 8 trees, 53 shrubs, decorative fence	13 trees (8 evergreen, 5 deciduous), 59 shrubs, decorative fence
1 tree/40 LF 5 shrubs/30 LF	Ann Arbor Trail 98 LF = 2.45 trees, 16 shrubs, decorative fence	3 trees, 18 shrubs, decorative fence
6' masonry fence 1 tree/40 LF	Pinewood Circle 180 LF = 4.5 trees, 6' masonry fence	9 trees, 6' masonry wall fence
PARKING LOT		
Ordinance:	Sec. 78-168(a)(1)	
	Required	Provided
1 tree/250 SF of landscape parking area	3137 SF = 13 trees	14

- NOTE:
- THIS SHEET IS A TREE ONLY PLAN. SEE SHEETS L-201 & L-202 FOR SHRUB AND PERENNIAL PLANTINGS.
 - TOTAL USABLE OPEN SPACE: 17,085 SF. SEE DASHED OUTLINE ON PLAN.
 - PLAY STRUCTURE TBD.
 - PAVILION TBD BY ARCHITECT.

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Executive:	D. ROOT
Manager:	D. ROOT
Designer:	D. LAMBRINOS
Quality Control:	R. LOSEY
Section:	26 & 35
	T-01-S R-08-E

Professional Seal:

STATE OF MICHIGAN
DAVID RICHARDS
LANDSCAPE ARCHITECT
No. 3901001812
REGISTERED LANDSCAPE ARCHITECT

811

Know what's below.
Call before you dig.

DATE:	ISSUE:
2025-11-14	PUD
2025-04-24	PUD Resubmit Cycle 1
2025-06-30	PUD REV
2025-07-17	PUD REV
2025-08-04	PUD REV
2025-08-13	FINAL PUD
2025-10-01	PUD REV

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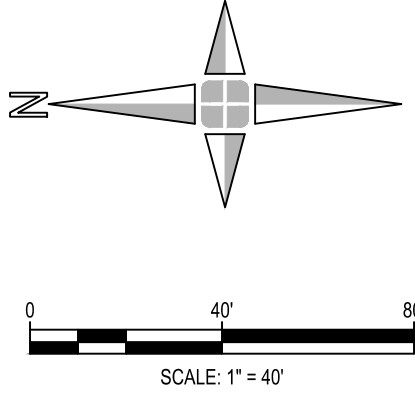
LANDSCAPE PLAN-
OVERALL

Foundry Lofts at Mill Street

Plymouth
Wayne County
MICHIGAN

Date:	10/14/25
Scale:	1"=40'
Sheet:	L-200
Project:	20713.00

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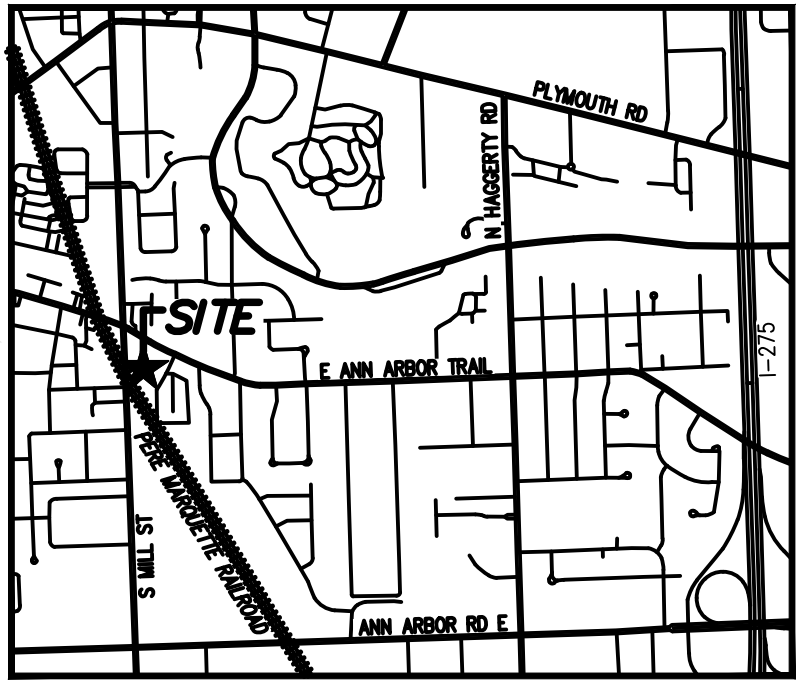


PLANT SCHEDULE - SHRUBS ONLY

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
SHRUBS					
	CM	CALAMINTHA NEPETA 'MONTROSE WHITE' / MONTROSE WHITE LESSER CALAMINT	1 GAL.	POT	201
	CA	CENCHRUS ALOPECUROIDES / FOUNTAIN GRASS	1 GAL.	POT	142
	CR	CORNUS SERICEA / RED TWIG DOGWOOD	3 GAL.	POT	49
	EL2	EUPATORIUM DUBIUM 'LITTLE JOE' / LITTLE JOE PYE WEED	1 GAL.	POT	122
	PN	PHYSOCARPUS OPULIFOLIUS / NINEBARK	3 GAL.	POT	23
	TB	TAXUS CUSPIDATA 'BRIGHT GOLD' / BRIGHT GOLD JAPANESE YEW	3 GAL.	B&B	200
	LAWN	TO BE IN ALL AREAS THAT DO NOT INCLUDE SHRUBS			

639 Mill Street - ZONING INFORMATION		
Zoning District	RM-1 & B-3 Current Zoning (PUD)	
Proposed Use	Multi-family residential housing.	
OPEN SPACE		
Ordinance:	78-191 (d)(1) 1505F of space per unit (usable)	
	Required	Provided
	14550	17,085
SCREENING		
Ordinance:	Sec. 78-167	
	Required	Provided
1 tree/40 LF 5 shrubs/30 LF	Mill Street 315 LF = 8 trees, 53 shrubs, decorative fence	13 trees (8 evergreen, 5 deciduous), 59 shrubs, decorative fence
1 tree/40 LF 5 shrubs/30 LF	Ann Arbor Trail 98 LF = 2.45 trees, 16 shrubs, decorative fence	3 trees, 18 shrubs, decorative fence
6' masonry fence 1 tree/40 LF	Pinewood Circle 180 LF = 4.5 trees, 6' masonry fence	9 trees, 6' masonry wall fence
PARKING LOT		
Ordinance:	Sec. 78-168(a)(1)	
	Required	Provided
1 tree/250 SF of landscape parking area	3137 SF = 13 trees	14

NOTE:
1. THIS SHEET & L-202 ARE SHRUB ONLY PLANS. SEE SHEET L-200 FOR TREE PLANTINGS.
2. TOTAL USABLE OPEN SPACE: 17,085 SF. SEE DASHED OUTLINE ON PLAN.
3. PLAY STRUCTURE TBD.
4. PAVILION TBD BY ARCHITECT.



LOCATION MAP
(NOT TO SCALE)

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2025-07-17	PUD REV
2025-08-04	PUD REV
2025-08-13	FINAL PUD
2025-10-01	PUD REV

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LANDSCAPE PLAN -
AREA A

Foundry Lofts at Mill Street

Plymouth
Wayne County
MICHIGAN

Date:	10/14/25
Scale:	1"=20'
Sheet:	L-201
Project:	20713.00

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PLANT AND SOIL NOTES:

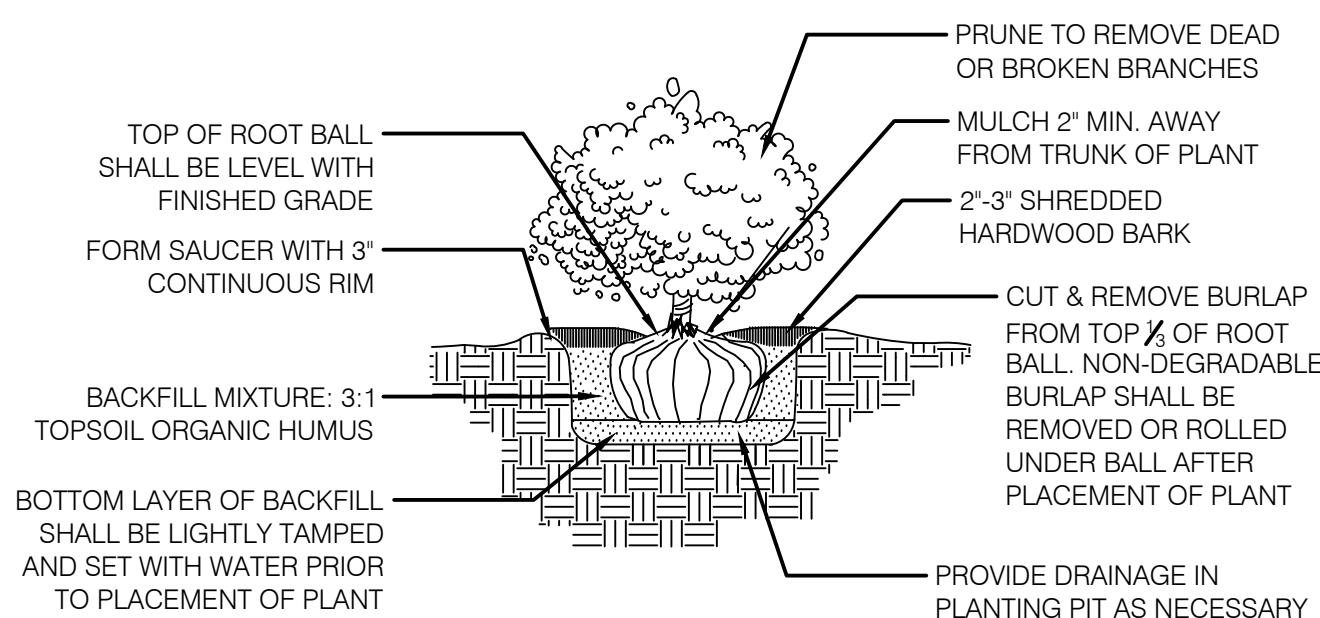
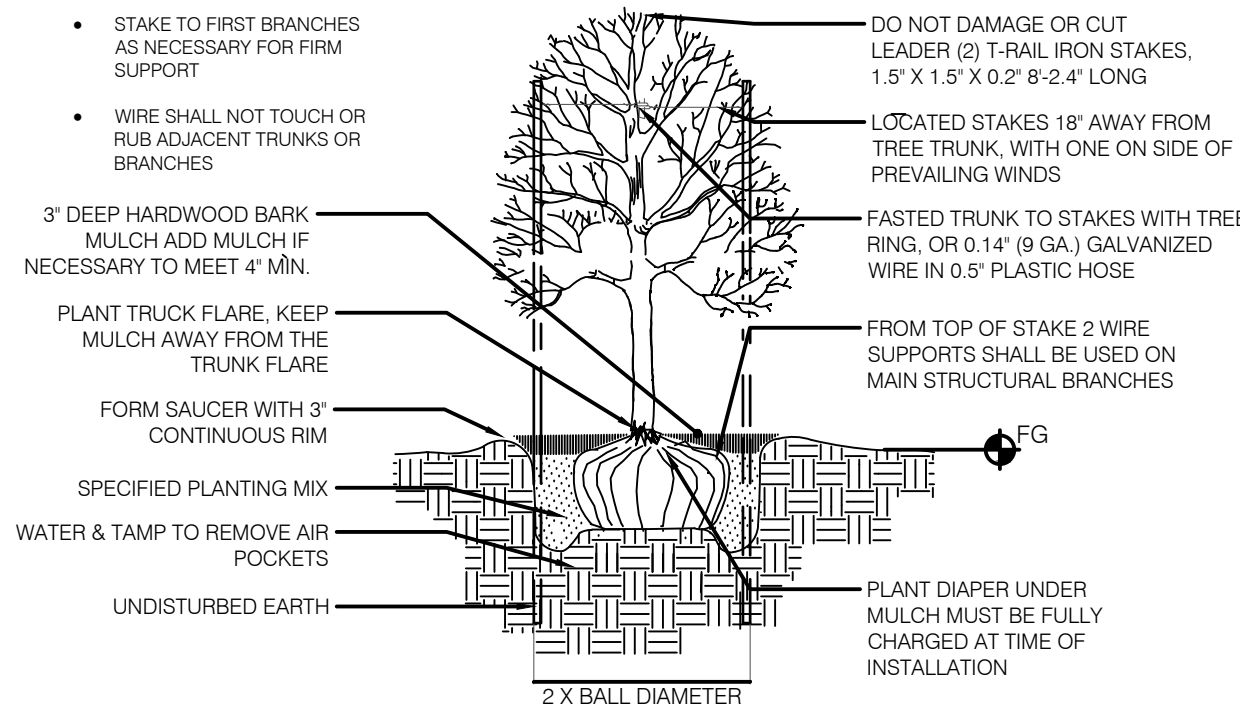
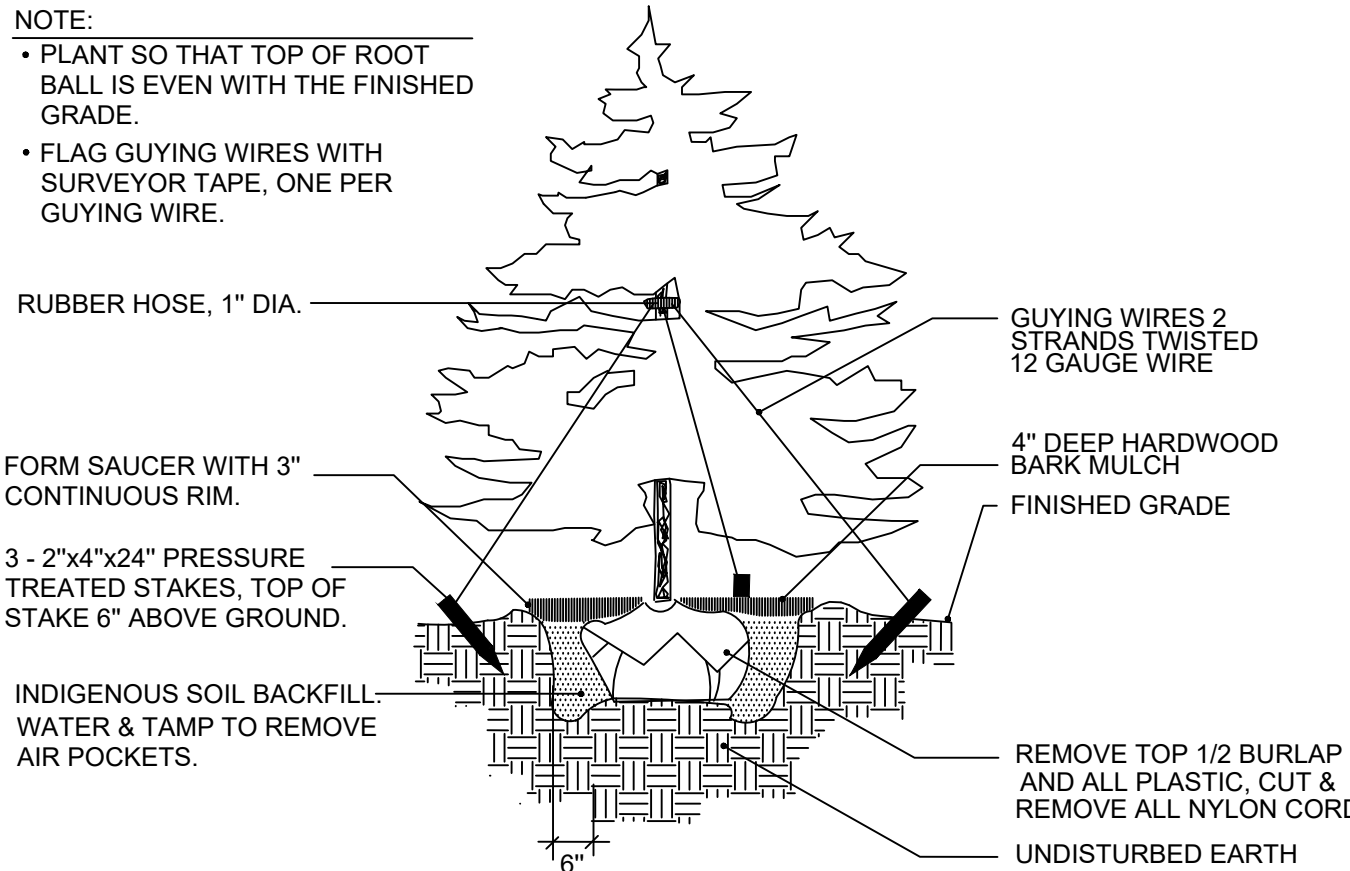
- Plant materials shall be sound, healthy vigorous, free from plant diseases and insects or their eggs, and shall have normal, healthy root systems. Caliper and all other measurements shall be in accordance with the latest edition of "American Standard for Nursery Stock" (ANSI Z-60.1).
- All plant material to be northern grown, grade no.1 and sourced per Section 917.03 of the MDOT 2020 Standard Specifications for Construction
- Provide nursery qualifications and source information for all plant material to Landscape Architect prior to plant material purchase.
- Notify Landscape Architect of sources of plant material seven days in advance of delivery to site.
- Planting bed soil for annuals shall be screened topsoil. To deter weed growth during the establishment of annual, & perennial bed, apply a pre-emergent ('Preen' or equal) after planting 2-3 times per growing season, at a rate per recommendation of product manufacturer.
- Planting pockets shall be no deeper than the height of the root ball, saucer shall be made on the edges of the plant pocket.
- All tree wrap shall be removed upon planting.
- Top third of burlap sacks to be removed on all plants at install.
- All metal cages to be removed on root balls at install.
- Mulch shall be shredded hardwood bark, free from deleterious materials and suitable as a top dressing of planting beds and individual tree plantings.
- Trees shall be mulched with 3" deep hardwood bark mulch.
- Grass sodding shall be certified turf grass seed complying with A.S.P.A. specifications, and free of weed seeds and undesirable native grasses. Seeded or sodded areas shall not be permitted to dry out. All lawn areas shall be fertilized and watered as required during the first growing season to maintain a dense and vigorous growing lawn.
- Plants shall be guaranteed for two complete growing seasons (24 months). Dead material shall be replaced as needed prior to the expiration of the guarantee period, in accordance with the local ordinance requirements.
- Contractor shall provide in writing a list of recommended maintenance procedures for the first two (2) growing seasons.
- Plant materials shall be used in compliance with the provisions of the local ordinance and shall be nursery grown, free of pests and diseases, hardy in this county, in conformance with the standards of the American Association of Nurserymen, and shall have passed inspections required under state regulations. In addition, plant materials shall conform to the standard of the county cooperative extension service.
- In planting beds prepare planting soil as follows:
 - Scarify subsoil to depth of 18" min (30" min below finish grade) except within tree root zones.
 - Place 12" min. depth topsoil (top 3" min. to be imported topsoil).
 - Place specified mulch
- In lawn areas prepare planting soil as follows:
 - Scarify subsoil to depth of 6" min (12" min below finish grade) except within tree root zones.
 - Place 6" min. depth topsoil.
- Mulch shall be placed per details. No mulch should be placed on top of plant materials.
- Plant deciduous plants from March 1 to May 15 and from October 1 until the prepared soil freezes. If unusual planting conditions exist or if using container-grown material, the Owner may alter these planting seasons. Plant evergreen plants from March 1 to June 1
- Refer to Mill Street specifications for planting information

GENERAL NOTES:

- All Construction shall conform to the current standards and specifications of local ordinances and Mill Street standards.
- All areas not built, landscaped, or paved upon shall be seeded or sodded. Terra seed system or approved equal is encouraged.
- All plant material to be watered immediately after installation prior to irrigation system completion. If irrigation is not in the scope of work, contractor to provide tree gators, one per tree shown on plan to convey water for the first two years.
- Two (2) year guarantee period begins at Final Inspection of landscape material by the owner's representative, a landscape architect or nurseryman, and prior to the authorization of the occupancy permit. This is the first of two (1 of 2) required City inspections of the Landscape Plan installation.
- Building Department will not release construction bonds until City approved landscape architect or nurseryman has inspected the site and approved the installation of landscape plans. Final bond will not be released until the two (2) year guarantee expires and final inspection is made.
- Owner is then responsible for care and maintenance of all plants upon return of bonds. All plant material is to be maintained for the natural life of the plant. No removal of any plants material is permitted without replacement.
- All dead plant material shall be removed and replaced within six (6) months after it dies or in the next planting season, whichever occurs first. For purposes of this section the planting season for deciduous plants shall be between March 1 and June 1 and from October 1 until the prepared soil becomes frozen. The planting season for evergreen plants shall be between March 1 and June 1. Plant material installed to replace dead or diseased material shall be as close as practical to the size of the material it is intended to replace
- Irrigation system design shall be compatible with Mill Street's main central control system. Refer to specifications for additional irrigation information.

LANDSCAPE CONTRACTOR'S "TWO-YEAR MAINTENANCE REQUIREMENT PERIOD"

- It shall be the responsibility of the landscape contractor to program and periodically adjust the irrigation system (provided by others) as required to ensure delivery of proper and adequate water supply to all plant material, and seeded lawn areas serviced by the same irrigation system, to ensure the establishment of healthy plant material and lawn for their first year of growth. Following the landscape contractor's two-year irrigation requirement period, the contractor shall provide the owner with suggested irrigation maintenance schedule for their use.
- Maintain plant material in accordance with Section 815 of the MDOT 2020 Standard Specifications for Construction



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Quality Control:	R. LOSEY
Section:	26 & 35
	T-01-S R-08-E

Professional Seal:



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2026-08-04	PUD REV
2026-08-13	FINAL PUD
2026-10-01	PUD REV

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LANDSCAPE DETAILS

Foundry Lofts at Mill Street

Plymouth
Wayne County
MICHIGAN

Date:	10/14/25
Scale:	NONE
Sheet:	L-500
Project:	20713.00

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Administrative Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

To: Planning Commission
From: [Greta Bolhuis](#), AICP, Planning and Community Development Director
Date: October 8, 2026
Re: Review of the Planning Commission Bylaws

BACKGROUND:

The Planning Commission reviewed and adopted the current version of the Planning Commission Bylaws in October 2021. At that time, the bylaws were updated to comply with tasks associated with the city's pursuit of Redevelopment Ready Communities certification, which is still ongoing.

Staff have reviewed the current bylaws, State Laws, and [Sample #1E: Bylaws for a Planning Commission](#) published by MSU Extension and are suggesting changes. To make review easier, staff accepted the tracked changes that were confirmed by the Commission at the September 9 meeting. What remains tracked are those items changed at that meeting. The updated bylaws include the following changes:

- Delete membership rules that are identified in Chapter 18
- Delete process for removing a member, which is identified in Chapter 18
- Add allowance for training conducted by city staff, consultants, and City Attorney
- Defer to Code of Ordinances for handling a conflict of interest
- Add rules for avoiding and disclosing ex-parte contact
- Add rule that 2/3 of the Commission shall be present to elect officers
- Clarify and organize the duties of the Chair into those required and those permitted
- Add permission for staff to approve an alternate meeting location
- Clarify that Planning Commission meetings will be moved for City of Plymouth observed holidays
- Remove specific timing of public comments and identify 3 minute limit unless otherwise allowed
- Move public hearings to #6 in the order of business
- Remove format of agenda packets delivery and clarify delivery date is no later than Friday before
- Allow for a rolling deadline for application submissions and that item must be complete
- Simplify and reorder the record, minute, and retention section, remove specific retention dates
- Establish clear rules for sub-committee establishment, membership, and conduct of business
- Section #8 is under review by City Attorney for redundancy
- Retitle Section #9 to Review of Adjacent Government Plans and reorganize

An updated tracked changes version of the bylaws is provided for your review.

RECOMMENDATION:

Staff recommends the Planning Commission review and discuss the attached bylaws. Upon City Attorney review and approval, staff will bring the bylaws back to the Commission for final review and approval.

**CITY OF PLYMOUTH
PLANNING COMMISSION BYLAWS**
Adopted ~~[DATE] October 13, 2021~~

1. Name and Purpose

- A. The name of this Commission shall be the City of Plymouth Planning Commission.
- B. These Bylaws are adopted by the Commission to facilitate the performance of its duties as outlined in Public Act 33 of 2008, as amended, known as the Michigan Planning Enabling Act.
- C. These Bylaws are also adopted to facilitate the duties of the Commission for administration of the zoning ordinance as outlined in Public Act 110 of 2006, as amended, known as the Michigan Zoning Enabling Act.

2. Membership

- A. Members. Members of the Commission are appointed by the City Commission and shall serve pursuant to the City of Plymouth's Planning Commission Ordinance, Chapter 18 Article II of 1982, as amended.
 - 1. Each member shall represent and advocate for what is best for the City of Plymouth as a whole, putting aside personal or special interests.
 - 2. Members should have experience, training, and/or interest in matters related to land use and urban planning and zoning. Important segments to consider include environmental, educational, forestry, governmental and municipal, recreation and tourism, industrial and economic, transportation and communication, sanitation, environmental health, housing, and human services.
- B. Liaisons. The purpose of liaisons is to provide City of Plymouth officials and administration with the ability to participate in discussions with the Commission, in addition to speaking in public comment, and nothing else. Liaisons cannot vote, introduce motions, initiate any other parliamentary action, be counted for a quorum, or be expected to comply with attendance requirements. Liaisons are:
 - 1. Community Development Department staff and their agents and consultants.
 - 2. City of Plymouth Attorney.
 - 3. City of Plymouth Department of Municipal Services.
 - 4. City of Plymouth City Manager.
 - 5. Mayor of the City Commission, or other appointed Commissioner.
 - 6. The county Soil Erosion and Sedimentation Control Officer.
 - 7. The County Register of Deeds.
 - 8. Regional planning staff.
- C. Attendance. A member absent from three (3) consecutive regularly scheduled meetings shall be reported to the City Commission for delinquency. The ex-officio Secretary shall keep attendance records and report delinquent members to the City Commission for further consideration.
- D. Training. Each member shall have attended at least four hours of training in planning and zoning during the member's current term of office. Training shall be provided by one or more of the following organizations: Michigan Association of Planning, American Planning Association, Michigan State Extension, Michigan Municipal League, Michigan Economic Development Corporation, or training and/or continuing education programs at a recognized Michigan university or other appropriately qualified entity. Other training opportunities provided by city staff, consultants, and the City Attorney also count towards the required training hours.
- E. Conflict of Interest. A member is disqualified from participating in a matter when a conflict of interest as defined in the ~~Planning Commission Code of~~ Ordinance Section 18-26 (d) and in the Ethics Ordinance

Section 2-3 is present. The member with the conflict of interest and the Commission shall follow the processes outlined in the above referenced sections.

- ~~1. When a conflict of interest exists, the member of the Commission shall do all of the following:
 - ~~i. Declare a conflict exists,~~
 - ~~ii. Cease to participate in the meeting,~~
 - ~~iii. During deliberation, sit quietly or leave the meeting/remove oneself from the table where members sit until that agenda item is concluded.~~~~
- ~~2. The Commission may choose to make a motion to remove the member from participation and another to allow the member to reenter participation.~~
- ~~3. If there is a question whether a conflict of interest exists or not, the question shall be put before the Commission. Whether a conflict of interest exists or not shall be determined by a majority vote of the remaining members of the Commission.~~

3. Duties of all Members

- A. Code of Conduct. Each member upon appointment, shall sign a code of conduct.
- B. Ex parte contact. Members shall avoid ex parte contact about eases-business before the Commission whenever possible. Despite one's best efforts it is sometimes not possible to avoid ex parte contact. When that happens, the member should take detailed notes on what was said and report to the Commission at a public meeting or hearing what was said, so that every member and other interested parties are made aware of what was said.

4. Officers

- A. Selection. At the first regular meeting of each year, the Commission shall select a Chairperson and Vice-Chairperson from its membership. A minimum of two-thirds of the Commission's membership shall be present to elect officers. All officers are eligible for re-election. Nominations shall be made from the floor as open nominations. All nominations shall be seconded to be considered valid. A voice vote election shall take place to elect officers. In the event the office of the Chair becomes vacant, the Vice-Chair shall succeed to this office for the remainder of the term and the Commission shall select a successor to the office of Vice-Chair for the remaining term. In the event the office of the Vice-Chair becomes vacant, the Commission shall select a successor to the office of Vice-Chair for the remaining term. The Community Development Director or his or her designee shall be the ex-officio Secretary.
- B. Tenure. The Chair and Vice-Chair shall take office immediately following their election and shall hold office for a term of one year or until their successors are selected and assume office.
- C. Chair's Duties. The Chair retains his or her ability to discuss and vote on issues before the Commission.
 1. The Chair shall:
 - i. Preside at all meetings.
 - ii. Rule out of order any irrelevant remarks; remarks which are personal; remarks about another's race, religion, sex, physical condition, ethnic background, beliefs, or similar topics; profanities; or other remarks which are not about the topic before the Commission.
 - iii. Represent the Commission, along with the City Commission Liaison, in front of the City Commission.
 - iv. Perform such other duties as may be ordered by the Commission.
 2. Additionally, the Chair may:
 - i. Call special meetings pursuant to Section 5.B of these Bylaws.
 - ii. Review items on the agenda with staff prior to a Commission meeting if he or she chooses.

- iii. Periodically meet with the Community Development Director and/or planning staff to review department operation, procedures, and to monitor progress on various projects.

D. Vice-Chair's Duties. The Vice-Chair shall:

- 1. Act in the capacity of the Chair in the Chair's absence.
- 2. Perform such other duties as may be ordered by the Commission.

E. Secretary's Duties. The Secretary shall:

- 1. At each meeting of the Commission take notes for minutes.
- 2. Execute documents in the name of the Commission.
- 3. Be responsible for the minutes of each meeting.
- 4. Review the draft of the minutes and submit them for approval to the Commission. Copies of minutes shall be distributed to each member of the Commission prior to the next meeting of the Commission.
- 5. Receive all communication, petitions, and reports to be addressed by the Commission.
- 6. Keep attendance records pursuant to Section 2.C of these Bylaws.
- 7. Provide notice to the public and members of the Commission for all regular and special meetings, pursuant to the Open Meetings Act, Public Act 267 of 1976, as amended.
- 8. Prepare an agenda for Commission meetings pursuant to Section 5.J of these Bylaws.
- 9. Perform such other duties as may be ordered by the Commission.

5. Meetings

- A. Regular Meetings. Meetings of the Commission will be held on the second Wednesday of every month at 7:00 p.m. at City Hall located at 201 S. Main Plymouth, MI 48170. An alternative meeting location may be approved by Commission staff, on an as needed basis. When the regular meeting date falls on a holiday observed by the City of Plymouth, the Commission shall select a suitable alternate day within the same month. An annual notice of regularly scheduled meetings shall comply with Public Act 267 of 1967, as amended.
- B. Special Meetings. Special meetings shall be called in the following manner:
 - 1. By the Chair.
 - 2. By any two members of the Commission.
 - 3. By the Chair at the request of a non-member of the Commission, upon payment of the special meeting fee.
 - 4. Notices shall be given to each Commissioner at least forty-eight (48) hours prior to such special meeting and shall state the purpose, time, day, month, date, year, and location of the meeting. Notices shall comply with the Open Meetings Act.
- C. Recess. The Chair, or the Commission, after the meeting has been in session for three hours should suspend the Commission's business and evaluate the remaining items on its agenda. The Commission may then decide to finish that meeting's agenda, may act to continue the meeting on another day, or complete some agenda items and postpone certain agenda items to the next regular meeting.
- D. Quorum. More than half the total number of seats for members of the Commission, regardless of whether vacancies exist or not, shall constitute a quorum for the transaction of business. Whenever a quorum is not present at a regular or special meeting, those present shall adjourn the meeting to another day.
- E. Motions.
 - 1. If requested, motions shall be restated by the Chair before a vote is taken.
 - 2. Findings of Fact. All actions taken shall include each of the following parts:
 - i. A finding of fact, listing what the Commission determines to be relevant facts in the case to eliminate misleading statements, hearsay, irrelevant, and untrue statements.

- ii. Conclusions to list reasons based on the facts for the Commission's action, often directly related, or not, to a finding of compliance, or noncompliance, to standards.
 - iii. The Commission's action: recommendation, approval, approval with conditions, postponement, or denial.
- F. Voting. Voting shall be by voice and shall be recorded as passing or failing. Roll call votes will be recorded only upon request by a member of the Commission and shall be "yes" or "no". Members must be present to cast a vote. Voting by proxy shall not occur. The affirmative vote of a majority of those present or the majority of a quorum, whichever is greater, shall be necessary for the approval of motions. The affirmative vote of two-thirds the total number of seats for members of the Commission, regardless of if vacancies or absences exist or not, shall be necessary for the adoption, or recommendation for adoption, of any master plan or amendment to a master plan.
- G. Commission Action. Action by the Commission on any matter which requires a public hearing shall not be taken until the hearing has been concluded.
- H. Parliamentary Procedure. Parliamentary procedure in Commission meetings shall be informal. However, if required to keep order, Commission meetings shall then be governed by Robert's Rules of Order Newly Revised (12th Edition) for issues not specifically covered by these Bylaws. Where these Bylaws conflict, or are different from Robert's Rules, then these Bylaws prevail.
- I. Public Participation. All regular and special meetings, hearing, records, and accounts shall be open to the public.
 - 1. All public comment that is pertinent to the Commission, but unrelated to a specific item on the agenda may be presented during "Citizen Comments".
 - 2. The public will shall be given the opportunity to speak on each case ~~after the applicant, owner, or agent has presented his or her case to the Commission. If an agenda item or case does not have an applicant presentation, then public comment will occur after introduction by the Chair or presentation by staff or consultant.~~
 - 3. The ~~Chair may limit the~~ amount of time allowed for each person wishing to make public comment at a Commission meeting shall be limited to three minutes unless otherwise allowed by the Chair. The Chair may ask members of the audience to caucus with others sharing similar positions so they may select a single spokesperson.
- J. Order of Business. The Secretary shall prepare an agenda for each meeting, and the order of business shall be as follows:
 - 1. Call to Order, roll call
 - 2. Citizen Comments
 - 3. Approval of the Minutes
 - 4. Approval of the Agenda
 - 5. Commissioner Comments
 - 6. Public Hearings
 - 7. Old Business (unfinished business)
 - 8. New Business
 - 9. Reports and Correspondence
 - 10. Adjournment
- K. Delivery of Agenda. The agenda and accompanying materials shall be ~~hand delivered and/or electronically~~ delivered to Commission members so that members shall receive the packet of information no later than the ~~on~~ Friday of the weekend prior to the regular meeting date.
- L. Placement of Items on the Agenda.
 - 1. The Community Development Department shall be the office of record for the Commission.
 - 2. The Community Development Department may receive items on behalf of the Commission on a rolling deadline.

2.3. Agenda items and/or applications must be complete, as determined by the ex-officio Secretary, to be placed on the agenda.

3.4. The deadline to add items to the Commission's meeting agenda shall be no less than fifteen business days prior to the next regularly scheduled Commission meeting.

6. Record

- A. Record. The ~~ex-officio Secretary Community Development Department~~ shall keep, or cause to be kept, a record of Commission meetings. The record shall at a minimum include the following:
1. Copy of the meeting notice pursuant to Public Act 267 of 1976, as amended (known as the Open Meetings Act),
 2. Copy of the minutes and all its attachments, pursuant to Section 6.B of these bylaws, and
 3. Records of any action, support documents, maps, site plans, photographs, correspondence received between the posting of the agenda through the end of the meeting attached ~~as an appendix~~ to the minutes.
- B. Agenda/Minutes. The Commission minutes shall be prepared by the ~~ex-officio Secretary Community Development Department or their designee~~ and shall be approved by the Commission. The minutes shall contain the following:
1. Time and place the meeting was called to order.
 2. Attendance and ruling on whether~~if~~ a quorum was present.
 3. Indication of others present.
 4. Summary or text of points of all reports given at the meeting, and who gave the report and in what capacity.
 5. Summary of all points made in public participation or at a public hearing by the applicant, officials, and citizens and an indication of who made the comments.
 6. Summary of discussion by the Commission.
 7. Full text of all motions introduced whether seconded or not, who made the motion, and who seconded the motion. Each motion should include:
 - i. A statement of what is being voted upon,
 - ii. The property or properties involved,
 - iii. Reference to information/exhibits submitted,
 - iv. The evidence considered, finding of fact, and/or reasons for the decision made
 - v. The decision.
 - vi. A list of any required improvements, changes presented or made by the Commission, and conditions, if any.
 8. The type of vote and its outcome. If a roll call vote, indicate who voted yes, no, abstained, or a statement the vote was unanimous. If not a roll call vote, then simply a statement: "Motion passed/failed number of votes in majority to number of votes in minority".
 9. When a voting member enters or leaves a meeting.
 10. When a voting member or staff member has a conflict of interest and when the voting member ceases and resumes participation in discussion, voting, and deliberations at a meeting.
 11. The start and end of each recess.
 12. Summary of announcements.
 13. Summary of informal actions or agreement on consensus.
 14. Time of adjournment.
- C. Retention. Commission records shall be preserved and kept on file by the ex-officio Secretary according to the record retention schedule, as adopted by the State of Michigan.

7. Sub-Committees

- A. Authority to Establish Sub-Committees. The Commission may establish and appoint sub-committees with a defined purpose. A motion to establish the sub-committee and its members shall be approved by the Commission. Sub-committees are advisory only and do not exercise the authority of the full Commission.
- B. Subservient to the Commission. All sub-committees are subservient to the Commission and report their recommendations to the Commission for review and action. The Commission can overrule any action of any sub-committee.
- C. Purpose and Scope. The work of the sub-committee shall be limited to the authorized scope identified by the Commission.
- D. Membership. Less than a quorum of the Commission shall make up the membership of a sub-committee. Any member of the Commission may volunteer to serve on a sub-committee.
 - 1. If a sub-committee member has three (3) consecutive absences, they ~~should~~ shall be reported to the Commission for consideration of replacement or removal from the sub-committee.
 - 2. If a vacancy on the sub-committee occurs, the Commission may appoint another Commission member or reduce the sub-committee membership.
- E. Chair. The Chair of the sub-committee shall be the Chair or Vice-Chair of the Commission. If the Chair or Vice-Chair do not serve on the sub-committee, then a Chair shall be selected from the sub-committee membership. The Chair presides over meetings and reports recommendations to the Commission.
- F. Meetings and notice. Sub-committee meetings and notice shall be conducted in accordance with the Michigan Open Meetings Act, as amended.
- G. Quorum. At least half the total number of seats for members of the sub-committee, regardless of whether vacancies exist or not, shall constitute a quorum for the transaction of business. Whenever a quorum is not present, those present shall adjourn the meeting to another day.
- H. Reporting back to the Commission. The sub-committee ~~should~~ shall report their findings and recommendations to the Commission as frequently as possible to keep the Commission updated on the sub-committee's progress.
- I. Duration. The sub-committee shall automatically dissolve when their ~~assigned task~~ defined purpose is completed, ~~unless the Commission extends their assignment. The Commission may also vote to extend or expand the defined purpose or may vote to dissolve the sub-committee at any time.~~

8. Zoning Responsibilities

- A. All powers of the zoning commission have been transferred to this Commission, pursuant to MCL 125.3301 of the Zoning Act.
- B. Zoning Adoption or Amendment. The commission shall review and act on all proposed zoning ordinances or zoning amendments pursuant to the Zoning Act. At least one public hearing shall be held on each proposed zoning ordinance or amendment, with notices given as specified in the zoning ordinance and Zoning Act. After the hearing, action shall be in the form of a recommendation to the legislative body. At a minimum, the recommendation shall include:
 - 1. Zoning plan for the areas subject to zoning or zoning amendment;
 - 2. The establishment of or modification of zoning districts, including the boundaries of those districts;
 - 3. The text of a zoning ordinance or amendment with the necessary maps and zoning regulations to be adopted for a zoning district or the zoning jurisdiction as a whole; and
 - 4. The manner of administering and enforcing the zoning ordinance.
- C. Special Land Use. The commission shall review and act on all special uses pursuant to the Zoning Act and zoning ordinance. At least one public hearing shall be held on each proposed special use application, with notices given as specified in the zoning ordinance and Zoning Act. After the hearing, action shall be

Commented [GB1]: Awaiting comments from the City Attorney on this section.

in the form of a motion with finding of fact (per section 5.E.2 of these bylaws), conclusions as a list of reasons for the action, and the Commission's action.

- D. Site Plan Review. The Commission shall review and act upon all site plans which the zoning ordinance requires Commission action. Action shall be in the form of a motion with finding of fact (per section 5.E.2 of these bylaws), conclusions as a list of reasons for the action, and the Commission's action.

~~E.~~ Appeals. The Commission shall not act, or otherwise hear issues on zoning ordinance interpretation, zoning map interpretation, non-use (dimensional) variances, or use variances. Such matters shall be exclusively the jurisdiction of the Zoning Board of Appeals.

9. Review of Adjacent Government Plans

- A. When a neighboring municipality or county is developing or adopting a plan that may affect the city, the Commission should review the plan for consistency and coordination with the city's plans and other relevant planning documents, formally adopt comments, and forward those comments to the governmental entity.

- B. The review should focus on:

1. Increasing coordination of planning between governments.
2. Consistency or inconsistency with the city's plan(s) for matters such as:
 - i. Border issues
 - ii. Issues of greater than local concern
 - iii. Comparison with local plan contents
 - iv. Comparison with county/regional plan contents
 - v. Comparison to other relevant adopted plans such as recreation master plan, historic preservation plan, downtown plan, TIF or brownfield redevelopment plan, etc.
 - vi. Comparison to various implementation strategies.

- C. The review shall be in the form of a letter and shall ~~consider:~~

1. Consider ~~The that the~~ review stages are near the end of the plan adoption process. ~~Do and shall~~ not extend the adoption more than necessary.
2. Focus only on significant issues. Suggest solutions rather than only pointing out what is wrong.
3. Be clear and document statements to improve the quality of planning for the entire area. This process is to improve coordinating planning, not to undermine relationships or exacerbate tensions between governments.
4. Convey ~~At~~ mutual respect so that the comments are factual, objective, and based on sound planning principles.

- D. Action shall be in the form of a motion with finding of fact (per section 5.E.2 of these bylaws). The motion shall include conclusions as a list of reasons for the action, and the Commission's action.

10. Capital Improvements Review and Capital Improvements Program

- A. Per Section 18-26 (f) of the Code of Ordinances, the Planning Commission shall be exempted from the requirements of the Planning Act which requires the preparation of a capital improvements program to be submitted to the City Commission.

11. Other Matters to be Considered by the Commission

- A. Commission Action. The following matters shall be presented for consideration at a meeting of the Commission:

1. At least annually, adopt the priorities for the Commission's plan of work.
2. Annually, prepare an annual report of the Commission and review at a joint meeting with the City Commission.

12. Commission Staff

- A. Authorization. The Commission staff may consist of a Community Development Director and other personnel as may be authorized after the budget for the same is approved by the City Commission.
- B. General responsibility. The Commission staff is charged with the duty of preparation and administration of such plans as are authorized by the Commission, appropriate for the city of Plymouth and its environs and are within the scope of the Planning Act and the Zoning Act.
- C. Advocacy. The Commission staff shall not attempt to represent the views of comments of a member of the public at a public hearing or Commission meeting. Staff shall ~~direct indicate a member of~~ the public wishing to make their views known ~~and they should to~~ do so directly to the Commission in person, through an agent, or by providing written comment.

13. Adoption, Repeal, and Amendments

- A. Upon adoption of these Bylaws of ~~[DATE]-October 13, 2021~~, they shall become effective, and all previous Bylaws shall be repealed.
- B. The Commission may suspend any one of these Bylaws, for a duration of not more than one agenda item or meeting ~~by a two-thirds vote~~.
- C. These Bylaws may be amended at any regular or special meeting by a two-thirds vote of the members present.



CITY OF PLYMOUTH

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MEMORANDUM

To: Planning Commission
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: October 8, 2026
Re: Direction for Single Family Residential Minimum Lot Width

As you are aware, the Planning Commission has a sub-committee dedicated to advancing the efforts of the MSHDA Housing Readiness Initiatives grant which supports ordinance amendments. One of those efforts is to allow less than 60-foot lot widths when supported by the underlying original plat map and existing pattern of residential development. City staff have analyzed the city's tax and plat maps to gather information.

The analysis concluded that there are approximately 68 single family parcels that may be eligible to split. The majority of the parcels could be split into two parcels, but a few could accommodate three or four parcels. In total, approximately 146 parcels could be created.

For the effected single family parcels, the median year built is 1950. It should be noted that some of the parcels included are unlikely to be split and redeveloped as the property has a newer home that was recently constructed.

The MSHDA Grant Sub-Committee would like to gauge the interest of the full Planning Commission in reviewing lot width requirements. If there is interest, the sub-committee will evaluate and analyze this matter further, and draft ordinance amendment language. Members of the sub-committee can also provide background information on the discussions that have taken place to date.

We look forward to discussing this with you. Should you have any questions, please don't hesitate to contact me directly.



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MEMORANDUM

To: Planning Commission
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: October 8, 2026
Re: Sub-Committee Discussion

As you are aware, the Planning Commission established two sub-committees at the May 14, 2025 meeting and reviewed membership again in June 2026. The first sub-committee is dedicated to advancing the efforts of the MSHDA grant related to housing ordinance amendments. The second sub-committee is dedicated to reviewing and drafting amendments to implement the “quick” zoning ordinance amendments for the zoning audit report.

The MSHDA Grant Sub-Committee recently met and discussed removing the residential compatibility exploration from their efforts. In order to maintain progress on both goals, it may be necessary for the Planning Commission to establish another sub-committee to work on those efforts.

We understand that work and family commitments can make another meeting difficult to attend. The current sub-committees each have four members. If the Planning Commission is interested in creating another sub-committee, the makeup of existing sub-committees could be reduced to three members.

The current sub-committee members are listed below:

MSHDA	Zoning Audit	Residential Compatibility
1. Hollie Sarawat	1. Kyle Medaugh	1.
2. Joe Hawthorne	2. Katie Rossie	2.
3. Sidney Filippis	3. Don Webb	3.
4. Zach Funk	4. Rob Mengel	4.

I look forward to discussing this with you. Should you have any questions, please don’t hesitate to contact me directly.