



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, October 13, 2021 – 7:00 p.m.
ONLINE Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

Join Zoom Webinar: <https://us02web.zoom.us/j/82439575337>

Webinar ID: 824 3957 5337

Passcode: 158725

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

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

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the September 8, 2021, regular meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
 - a) RM-1/RM-2, Multiple-Family Residential Districts, Zoning Ordinance Text Amendments
 - b) **SP21-05**: 1490 W. Ann Arbor Rd., Special Land Use and Site Plan Review
 - c) **SP21-07**: 844 Penniman, Special Land Use and Site Plan Review
 - d) **SP21-06**: 500 Forest, Special Land Use and Site Plan Review
7. **OLD BUSINESS**
 - a) Planning Commission Bylaws
8. **NEW BUSINESS**
 - a) **SP21-04**: 1115 S. Main, Site Plan Review
9. **REPORTS AND CORRESPONDENCE**
10. **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 x 234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

GOAL I - QUALITY OF LIFE
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Support the neighborhoods with high-quality customer service Engage in collaboration with private entities and surrounding municipalities to implement the Joint Recreation Master Plan Improve communication with the public across multiple platforms Maintain a high level of cleanliness throughout the City Support and host a diverse variety of events that foster community and placemaking

ONE-YEAR TASKS 2021

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

GOAL II - FINANCIAL STABILITY
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Approve balanced budgets that maintain fiscal responsibility Advocate for increased revenue sharing with the State of Michigan Encourage and engage in partnerships, both public and private, to share costs of services and equipment Address the issue of legacy costs Seek out and implement efficient and effective inter-departmental collaboration Market our successes to attract new economic and investment opportunities

ONE-YEAR TASKS 2021

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

GOAL III - ECONOMIC VITALITY
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Continue to support and improve active, vibrant downtown branding Support community and economic development projects and initiatives Support a mix of industrial, commercial and residential development Reference the Master Plan in economic decision-making

ONE-YEAR TASKS 2021

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

GOAL IV - SERVICE AND INFRASTRUCTURE
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention, succession planning Support and deliver safe and responsive emergency services Maintain a sophisticated and responsive technology to communicate and manage data Continually record, maintain, update, and improve City infrastructure

ONE-YEAR TASKS 2021

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

1. Focus on education by scheduling four educational, working sessions on the following dates: February 24, March 24, October 27, and November 17.
2. Draft a Form Based Code test case.
3. Approve a mixed use, high density zoning ordinance.
4. Review existing ordinances for amendments related to residential building heights and habitable space within accessory buildings.



Plymouth Planning Commission

Regular Meeting Minutes

Wednesday, September 8, 2021 - 7:00 p.m.

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

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

Online Zoom Meeting

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:08 p.m.

Present: Chair Sisolak, Vice Chair Jennifer Kehoe, Commissioners Joe Hawthorne, Tim Joy and Scott Silvers

Excused: Commissioners Shannon Adams and Hollie Saraswat

Also present: Community Development Director John Buzuvis and Planning Consultant Sally Elmiger.

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Sisolak noted that the meeting minutes from August 11 indicated there had been an amendment and that the amendment was not specified in the minutes.

[A later review confirmed that the August 11 minutes were not amended – the word “amend” was used in error instead of the word “accept”]

Sisolak also questioned whether the group had agreed to forgo the November 17 training date. There was consensus that the group had agreed.

Joy offered a motion, seconded by Hawthorne, to approve the minutes of the August 11, 2021 meeting.

There was a roll call vote.

Yes: Hawthorne, Joy, Kehoe, Silvers, Sisolak

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Joy offered a motion, seconded by Kehoe, to approve the agenda for September 8, 2021.

There was a roll call vote.

Yes: Hawthorne, Joy, Kehoe, Silvers, Sisolak

MOTION PASSED 5-0

5. COMMISSION COMMENTS

Hawthorne asked whether the City’s FAR ordinance addressed the amount of impervious surface allowed on a City lot. Buzuvis said it did not and Elmiger suggested group members read the Michigan Manual of Low Impact Development on the SEMCOG website for insight and possible future discussion on this issue.

6. OLD BUSINESS

a. Planning Commission Bylaws

The group reviewed the bylaw document generated from the August meeting. Several changes were requested, including adding “urban planning” under 2. A.2.iv, “MEDC and/or other applicable” under 2.c, to strike “all its attachments” and add “any attachments brought to the meeting” under 6.A.2 and to define “when applicable” under 7.c.

Silvers offered a motion, seconded by Joy, to approve the Planning Commission bylaws with the recommended changes.

There was a roll call vote.

Yes: Hawthorne, Joy, Kehoe, Silvers, Sisolak

MOTION PASSED 5-0

b. Text Amendment to RM-1 and RM-2

Citizen Comments

Jim Mulhern, 396 Arthur, asked for a summary of the amendments.

Sisolak explained that the amendments were term definitions.

Commission Comments

Sisolak suggested the word “duplex” be used instead of “two-family dwellings.”

Silvers offered a motion, seconded by Adams, to approve the text amendments with the recommended changes.

There was a roll call vote.

Yes: Hawthorne, Joy, Kehoe, Silvers, Sisolak

MOTION PASSED 5-0

8. NEW BUSINESS

a. Discussion only and feedback of 844 Penniman, Post Bistro, for additional service space.

Planner Sally Elmiger explained that a discussion prior to a site plan submission is a good way for an applicant to hear feedback from the Planning Commission about their proposed project.

John Thompson, Jen Dales and Jim Dales described their proposal to add an outdoor seating area that would be separate from their pergola area. They stressed that they wanted to approach the project in a cooperative spirit, in contrast to their pergola project. Architect Scott Monchnik was also available to answer questions.

Citizen Comments

Jim Mulhern, 396 Arthur, asked about parking, pedestrian safety, increasing greenery and moving the dumpster.

Commission Comments

Commission members agreed that parking would have to be addressed, noting that the pergola area functions as a year-round space. The owners were not required to provide additional parking because they said it was for outdoor seating when it was built, but later added walls, a roof, windows and doors. A question was raised about whether the City could require the pergola area to be made a permanent structure prior to adding additional outdoor seating.

Further, it was suggested that the applicants include lighting and increased green space in a site plan and a concern about how a future business might use the space was also raised.

9. REPORTS AND CORRESPONDENCE

Sisolak reported Eric Stalter has been appointed to the Planning Commission.

10. ADJOURNMENT

Joy offered a motion, seconded by Silvers, to adjourn the meeting at 8:54 p.m.

There was a roll call vote.

Yes: Hawthorne, Joy, Kehoe, Silvers, Sisolak

MOTION PASSED 5-0

DRAFT

ARTICLE II. - DEFINITIONS

78-21. – Definitions.

Duplex means a building divided into two-self-contained dwelling units.

Townhome/Rowhouse means a building containing three or more dwelling units arranged side by side, separated from each other by a firewall and having separate direct means of egress and ingress to each unit from the outside.

Sixplex means a building divided into six self-contained dwelling units.

Stacked flat means a building containing two or more dwelling units with at least one unit entirely or partially above another.

Triplex means a building divided into three self-contained dwelling units.

Quadplex means a building divided into four self-contained dwelling units.

ARTICLE VI. RM-1, RM-2 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

Sec. 78-61. Principal uses permitted.

In a multiple-family district no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specified purposes and shall be permitted subject to the review and approval of the site plan by the planning commission. Such review of the site plan is required to find proper relationships between development features as they relate to traffic safety and appropriate design of service roads, driveways, parking areas; accessory buildings, and open space.

- (1) Multiple-family dwellings ~~and attached condominium units.~~
- (2) Duplex ~~Two-family dwellings and two-family attached condominium units.~~
- (3) Single-family detached dwellings.
- (4) Publicly owned and operated libraries, parks, parkways and recreational facilities.
- (5) Planned unit development pursuant to article 24.
- (6) Cemeteries.
- (7) Family day care homes.
- (8) Group day care home subject to section 78-297.
- (9) Adult foster care family homes.
- (10) Adult foster care small group home subject to section 78-298.
- (11) Accessory uses, subject to provisions of article 21.
- (12) Home occupations subject to provisions of section 78-212.
- (13) Essential public services.
- (14) Townhomes/Rowhouses and attached single-family units.

(15) Triplexes.

(16) Quadplexes.

(17) Sixplexes.

(18) Stacked flats.

Sec. 78-62. Special land uses permitted after review and approval.

The following uses may be permitted by the planning commission subject to article 23, the review and approval of the site plan by the planning commission, and the imposition of special conditions which, in the opinion of the commission, are necessary to ensure that the land use or activity authorized is compatible with adjacent uses of land, the natural environment and the capacities of public services and facilities affected by the land use, and subject further to a public hearing held in accord with section 78-281:

- (1) General hospitals, except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious disease, not to exceed four stories when the following conditions are met:
 - a. All such hospitals shall be developed only on sites consisting of at least five acres in area, and shall not be permitted on a lot or lots of record.
 - b. The proposed site shall have at least one property line abutting a major thoroughfare.
 - c. The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least 100 feet for front, rear and side yards for all two-story structures. For every story above two, the minimum yard distance shall be increased by at least 20 feet.
 - d. Ambulance ~~.....~~ and delivery areas shall be provided with an obscuring screen in accordance with the provisions of section 78-206. Ingress and egress to the site shall be directly from a major thoroughfare.
 - e. All ingress and egress to the off-street parking area, for guests, employees, staff, as well as any other uses of the facilities, shall be directly from a major thoroughfare.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: October 7, 2021

**Special Land Use and
Site Plan Review
For
Plymouth, Michigan**

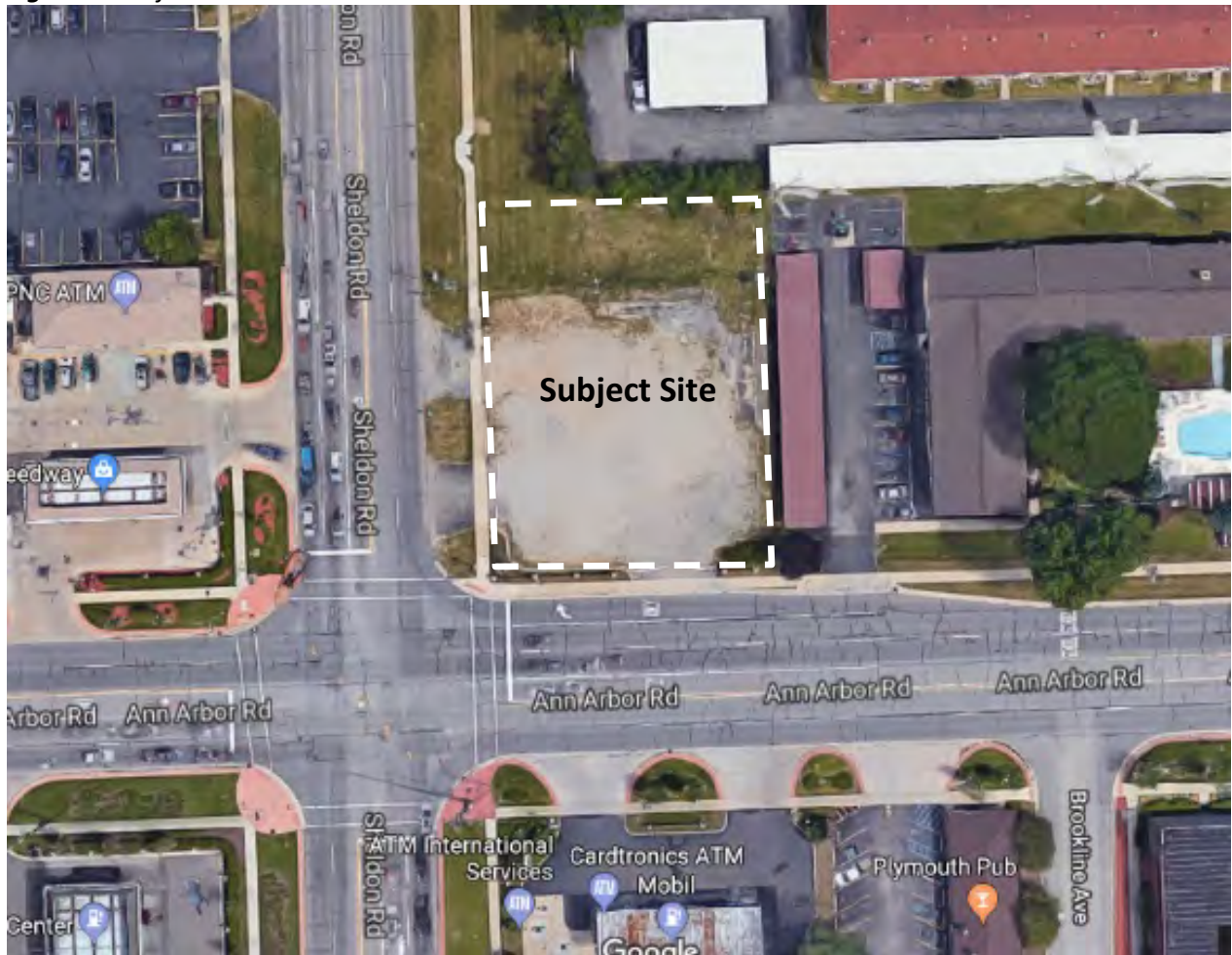
Applicant:	Bryan Bender Fortisnet Lease 30445 Northwestern Highway Farmington Hills, MI 48334
Project Name:	Scooter's Coffee Drive-Thru
Plan Date:	September 17, 2021
Location:	1490 W. Ann Arbor Road
Zoning:	ARC – Ann Arbor Road Corridor District
Action Requested:	Special Land Use and Site Plan Approval
Required Information:	Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to redevelop this property with a drive-thru only coffee business. The site will have vehicular access off of Ann Arbor Road and Sheldon Road.

An aerial of the subject site is shown in **Figure 1** on the next page.

Figure 1. Subject Site



Source: Google Maps

ANN ARBOR ROAD CORRIDOR DISTRICT

The Ann Arbor Road Corridor (ARC) District lists a drive-through restaurant as a Special Land Use, subject to specific standards as listed in the ordinance. The use will need to be evaluated against these standards after a public hearing.

Items to be Addressed: *Drive-through facilities evaluated as a “special” use in the ARC District after a public hearing.*

SPECIAL LAND USE STANDARDS

Section 78-281 requires that the Planning Commission/City Commission review proposed special uses in terms of the following standards (in italics). We have reviewed the proposal in light of each standard, and provided comments after each.

Special Land Use Standards:

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

CWA Comments: This property is designated in the Master Plan as “General Business–Retail/Service.” The Master Plan provides a statement of intent of the General Business-Retail/Service future land use category:

General Business-Retail/Service: [This district] is the broadest and most intensive commercial land use category. Areas designated as General Business-Retail/Service are located along main thoroughfares and are automobile dependent, benefiting from the exposure of high traffic volumes. While these uses are generally accessed by vehicle, pedestrian access across the site is desirable. Businesses include a wide range of retail and service establishments, including drive-through restaurants, auto-service establishments and commercial uses serving a regional clientele.

The planned land use of this parcel for serving motorists is consistent with the proposed drive-through restaurant. Regarding pedestrian access, public sidewalks border the site on the south and west sides; however, it doesn't appear that the proposed business will have a walk-up window or serve pedestrians. Pedestrian facilities on site are limited to sidewalks adjacent to the building for employee access. See our comments below regarding barrier-free access into the building.

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

CWA Comments: The drive-through facilities will be visible from the Sheldon Road frontage and, to a lesser degree, the Ann Arbor Road frontage. Three trees and evergreen shrubs will help to screen the drive-through lanes from Sheldon Road. In addition, a six-foot tall screen fence and shade trees along the two sides abutting multi-family uses will also help to screen the drive-through lanes from the apartments/condominiums.

The building elevations show a corporate building design that is intended to brand this site and tie it specifically to this particular business. The ARC District has guidelines for building design specified in Section 78-161(d)(1)(f). It calls for the use of brick, stone, black wrought iron accents, peaked roof elements, building architectural detail to enhance door and window openings, and other elements approved by the Planning Commission. It also calls for a façade adjacent to property zoned or used as residential to be designed, treated, and finished in a uniform manner consistent with the exterior of the front of the building. We suggest that the Planning Commission and applicant discuss the option of a building design that is more universal, as well as the proposed north facade. See the photo below as an example that has some of the elements called for in the ARC District guidelines:



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

CWA Comments: This property abuts a multi-family residential development to the north, and east. Carports for these residential developments are directly adjacent to this site. In addition, a six-foot tall fence and shade trees are proposed on the north and east boundaries of this site, screening it from the multi-family residential uses. Note that the wood fence is not consistent with the Ann Arbor Road Corridor Design Standards, which calls for a masonry wall. This is noted in the Landscaping section of this review for additional discussion. While we think a masonry wall will better block noise from the two ordering stations, the wood fence may be adequate. Note that Sec. 78-161(c)(25) requires that the drive-through service speaker location and/or amplification shall not cause noise that is audible from adjacent residences. If the City receives noise complaints in the future, modifications to the site may be necessary.

To better evaluate the proposal against this criterion, the applicant should provide the proposed hours of operation. Also, if known, the applicant should provide the number of vehicles anticipated during different periods of the day (for example, during the morning rush and evenings.)

Note that lighting information has not yet been provided. If pole-mounted lights are proposed in the parking lot, they will require shields so as not to shine into adjacent residential properties. Lighting will be evaluated when the information has been submitted.

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

CWA Comments: We consider a drive-through restaurant to be compatible with the commercial nature of this corridor. Regarding the residential neighbors, compatibility will be dependent on whether the site design mitigates the activity, noise, and light generated by the business. The Planning Commission should determine if a masonry wall (vs. wood fence) is necessary, and the

applicant will need to provide hours of operation, anticipated number of customers during various times of day, and lighting information to better determine the impact on these neighbors.

While Ann Arbor Road is dominated by vehicles, there are sidewalks on both sides all along the corridor, providing pedestrian and bicycle access to the site. Also, there are two residential developments directly adjacent to this site, and single-family residential uses further north of this site, providing potential customers to this business. However, from what we can tell, this business model is not offering any type of walk-up window. In our opinion, a walk-up window would be desirable, make the business more compatible with adjacent land uses, and be consistent with other goals outlined in Plymouth's Master Plan. We would suggest that the Planning Commission discuss pedestrian service with the applicant.

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

CWA Comments: This site is served by City water and sewer. Other essential services are also available at the site, including a proposed underground stormwater detention system. The City Engineer will review all utilities to ensure they are adequate for the proposed use.

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

CWA Comments: We don't expect the proposed use to generate excessive additional public costs or significantly decrease property values of surrounding properties.

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

CWA Comments: How the proposal meets the zoning ordinance requirements is outlined in the remainder of this review.

In summary, we recommend the Planning Commission and applicant discuss:

- a. The possibility of a more universal building design that better fits in with the existing character along the Ann Arbor Road Corridor, and whether the north façade has the same treatment as the front façade, as required.
- b. Planning Commission determination of a masonry screen wall (vs. wood fence) between the site and residential neighbors.
- c. Pedestrian service via a walk-up window.

We have also asked the applicant to provide the proposed hours of operation, the anticipated number of vehicles visiting the site during various times of the day and evening, and lighting information.

Once these issues are addressed to the satisfaction of the Planning Commission, we would consider the special land use standards met.

Items to be Addressed: 1. Universal building design & rear facade. 2. Masonry screen wall (vs. wood fence) between site and residential neighbors. 3. Pedestrian service via a walk-up window. 4. Applicant provide proposed hours of operation, anticipated number of vehicles visiting the site during various times of day and evening, and lighting information.

AREA, WIDTH, HEIGHT, SETBACKS

The site plan must meet the minimum standards for the ARC District, as stated in Section 78-162 and summarized in **Table 1** below:

Table 1. ARC Schedule of Regulations Summary

	Required	Provided
Lot Area	NA	.589 ac.
Lot Width	NA	133 ft. (Ann Arbor Road) 193 ft. (Sheldon Road)
Lot Coverage	NA	2.6%
Setbacks		
Front	10 ft.*	48 ft. (Ann Arbor Road) 37 ft. (Sheldon Road)
Side		
Minimum	20 ft.**	90 ft.
Total of Two	20 ft.	NA
Rear	20 ft.	78 ft.
Building Height	30 ft. / 2 stories	19 ft. (top of parapet)/ 1 story

* When parking is furnished between the building and the street, a front yard of not less than 75 feet shall be provided. There is no parking proposed in either front yard.

**When a side yard is adjacent to a residential use, a side yard of not less than twenty (20) feet shall be provided.

All dimensional standards outlined in the ARC district are met.

Items to be Addressed: None.

PARKING, LOADING

Section 78-163 lists parking requirements for the ARC District. Parking space requirements are summarized in **Table 2** below.

Table 2. ARC Parking Requirements

ARC DISTRICT	REQUIRED	PROVIDED
Drive-Through Restaurant	5 stacking spaces per window 1 window = 5 spaces	7 spaces (See Below)
Barrier-Free	1 space	1 space (included in 7 spaces)

In addition, the standards for drive-through lanes specifically state that these lanes shall accommodate the minimum number of stacking spaces required under Section 78-163(a)(11). The plans show the required number of stacking spaces, and the spaces meet the minimum dimensions.

The employee parking spaces are 9-feet wide by 20-feet long, meeting the ordinance requirement.

The width of the parking lot maneuvering lane adjacent to the angled spaces is 15 feet, which meets ordinance requirements. The width of the one-way maneuvering lanes on the west side of the site is 12-feet, which also meets requirements.

A parking lot with 7 parking spaces is required to have one (1) barrier-free space. The plans show one (1) barrier-free space in the front of the building. The size of the barrier-free space meets the ordinance requirement. See our comments under Site Access and Circulation regarding barrier-free access into the building.

Loading/Unloading

Due to the small size of the building, no loading/unloading space is required. See our comments under Site Access and Circulation regarding delivery trucks and trash haulers.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

Section 78-164 outlines access management and driveway standards for the ARC District. Note that the Planning Commission may modify these standards to permit reasonable access to the site. However, all work within the Ann Arbor Road right-of-way will require a permit from the Michigan Department of Transportation (MDOT), and all work within the Sheldon Road right-of-way will require a permit from the Wayne County Road Commission (WCRC). The applicant should describe if they have met with these agencies and received any preliminary comments or approval.

The ordinance has specific standards for driveway number, location, and spacing, as follows:

- Number of Driveways. Each site is permitted one (1) driveway. The site plan shows a driveway on Ann Arbor Road and Sheldon Road. We consider a driveway on each street reasonable. This configuration also permits users to easily exit the site.
- Location of Driveways. The location of a driveway must be at least 250 feet from the Ann Arbor Road/Sheldon Road intersection. The driveway on Sheldon Road is approximately 135-feet from the intersection, and the driveway on Ann Arbor Road is approximately 90-feet from the intersection. However, both driveways are located further from the intersection than the existing driveways, and it is not physically possible to provide the spacing from the intersection called for in the ordinance.
- Spacing of Driveways. Spacing between driveways along Ann Arbor Road must be at least 300 feet. The driveway on Ann Arbor Road has been moved further from the intersection to the east. However, this means it is now closer to the multi-family residential driveway next door (or approximately 40-feet between driveways). We would defer evaluation of the driveway locations to the City Engineer.
- Boulevard Entrance. The ordinance also has standards when a boulevard entrance is proposed. It states that the minimum size of the island is 180 square feet, and 10-feet wide. A boulevard entrance is proposed on Ann Arbor Road; however, the island is only approximately 84-square feet in size and is between 5-12 feet wide. In our opinion, the smaller island is appropriate given the constraints of this site and the close proximity of the residential driveway to the east.

Regarding traffic circulation on site, both driveway entrances direct cars into a one-way pattern around the site. As described further below, the maneuvering lanes are properly sized to accommodate the intended traffic and we think vehicles will be able to traverse the site successfully. We consider the extensive use of pavement markings and directional signage positive.

Our comments above note that no loading/unloading zone is required given the small size of the building. However, the plans should illustrate how a delivery truck will traverse the site, where it will park, and what type of truck will be used for regular deliveries.

In addition, the standards for drive-through lanes specifically state that adequate maneuvering room shall be provided to allow vehicles to by-pass or leave the stacking lane as determined by the Planning Commission. Most stacking spaces have an escape route in case someone wants to leave the queue, except for the three spaces closest to the north side of the building. We don't consider this an issue, but the Planning Commission will need to determine if this situation creates a safety hazard.

Regarding pedestrian circulation, the site plan shows a sidewalk connection between the public walk along Ann Arbor Road to the sidewalk adjacent to the building. A six-foot wide concrete walk is proposed on the east (side) and north (rear) of the building. The dimension of the walks meets the minimums required by the ARC District. As mentioned above, we suggest that the possibility of a pedestrian walk-up window be discussed. Also, the location of the barrier-free space is on the opposite side of the building than the entry door. This will require a person with a disability to traverse approximately 40-feet of sidewalk to enter the building. This route could be difficult due to the length; it could also be hindered by winter conditions. Would it be possible to locate an entry door in the vicinity of the east-facing window, almost directly adjacent to the barrier-free parking space?

Items to be Addressed: 1. Provide communication with MDOT and WCRC regarding proposed driveway design and location. 2. City Engineer to evaluate location of driveway on Ann Arbor Road in relation to the multi-family residential driveway to the east. 3. Illustrate how a delivery truck will traverse the site, where it will park, and what type of truck will be used for regular deliveries. 4. Planning Commission to consider lack of escape route for three staking spaces closest to the north side of the building. 5. Consider adding an entry door in the vicinity of the east-facing window to minimize the route a person with disabilities would have to traverse to enter the building.

UTILITIES

The plans don't currently show the location of utility equipment, such as an air conditioning condenser or HVAC equipment. This should be added to the plans, along with the necessary screening.

The proposed parking lot design places an underground stormwater detention system in the northern portion of the site. We defer evaluation of this system to the City Engineer, as well as connection to other utility systems.

Items to be Addressed: 1. Show location of utility equipment (HVAC/air conditioning condenser) and required screening on the plans. 2. Defer evaluation of connection to utilities, and proposed stormwater management, to City Engineer.

LANDSCAPING AND SCREENING

The applicant has provided a landscape plan and landscaping details. Section 78-165, 78-166, and 78-167 provide standards for landscaping in the ARC District. Note that the Planning Commission has the ability to approve alternatives it deems necessary to accommodate peculiar circumstances or unforeseen problems, or to carry out the spirit, intent and purposes of these requirements.

Landscaping Standards:

The following needs to be added/modified on the Landscape Plan:

- Sheet L1.01 Add note to plans that an irrigation system supplying water to turf, and all plant material shall be provided, including the areas in the road right-of-way.
- Sheet L1.01, Note #3 should specify 4" of top soil for all lawn, groundcover and planting beds.
- Sheet L1.01. Landscape maintenance procedures need to be specified on this sheet.
- Sheet L2.01. Section 78-171 ("Ann Arbor Road Standard Design Details"). The designer has created their own detail for the aluminum fence/masonry pier to add structural details. However, some manufacturer information is missing that is on the standard detail. The details on the plans should include all information on the standard details. Also, a note should be added that states: "The streetscape elements shall be consistent with the standards and requirements of the Ann Arbor Road Streetscape Prototype, "Ann Arbor Road Standard Design Details," dated October 16, 2003,

illustrated in Section 78-171 of the City of Plymouth Zoning Ordinance.”

- Sheet L2.01. Tree and shrub planting details should specify 4-inches hardwood shredded bark mulch.
- Sheet L2.01. Add tree protection detail to this sheet. Also, a symbol showing tree protection techniques shown around all trees to remain needs to be added on the Demolition Plan (Sheet C1.01), including the existing tree in the Sheldon Road right-of-way (just outside northwest corner of project site).

ARC Streetscape Requirements

The ARC district requires the following streetscape elements along all street frontages within the district, per the details provided in Section 78-171: Colored/stamped concrete/brick verge along roadway curb, street trees, perennials, shrubs, decorative fencing with brick piers and sidewalk.

Ann Arbor Road. All of these elements are proposed along the Ann Arbor Road frontage except for the color/stamped concrete/brick verge. The verge should be added to the site plan, as well as the standard detail from the ordinance. An illustration of an existing verge (at Ann Arbor Road and Mill St.) is provided below:



Sheldon Road. All of these elements are proposed along the Sheldon Road frontage except for the verge, as shown above. A verge along the Sheldon Road frontage also needs to be added to the plans.

**Screening Site
From Residences**

The ordinance requires a solid wall to screen the site from the adjacent multi-family residential uses. The plans are proposing a wood fence instead of the wall. The Planning Commission has the ability to modify the wall requirement to address unusual circumstances. If the Planning Commission deems the wall to be necessary, the detail of this wall (as provided in Section 78-171) should be added to the site plans, or a note referencing this ordinance section should be added to the plans.

This section also requires that a planting strip, six (6) to eight (8) feet wide, shall abut the base of the wall on the interior side of the wall, with trees planted at 35-feet on-center. The planting area shown between the proposed fence and parking lot is 7 to 12-feet wide. We assume that this same distance can be accomplished if a masonry wall were required. The required tree spacing is also provided.

Utility Screening

The ordinance requires utility structures to be screened from view. As mentioned above, the plans should illustrate the location of such equipment, even if on the roof of the building, and the proposed screening.

**Screening Parking Lot
From Roadways**

The ordinance allows for several options to screen the vehicle use areas and parking lots from the road.

Ann Arbor Road. The plans show a 17-foot wide landscape strip planted with trees and shrubs, and the brick pier fence along this road frontage.

The applicant is applying the option that requires a 10-foot wide buffer area, one (1) deciduous shade tree for every 40-feet of street frontage, and ten (10) shrubs for every 30-feet of street frontage. The parcel is 133-feet wide, requiring 3 trees and 44 shrubs. The proposed landscaping needs to add 1 tree and 15 shrubs. Tree and shrub sizes proposed meet ordinance requirements.

Sheldon Road. The plans show a 10-foot wide landscape buffer along this road frontage. The ordinance requires 4 trees and 65 shrubs along this 193-foot frontage. The proposed landscaping needs to add 1 tree and 37 shrubs. Tree sizes meet ordinance requirements. However, at least 50% of the deciduous shrub should be a minimum of 36" tall.

The landscape plan proposes to use Yews (*Taxus x media 'Densiflora'*) along both street frontages as a hedge. Yews are sensitive to road salt

spray, and won't tolerate this location. We'd recommend another evergreen shrub that is more salt-tolerant for the hedge, such as an upright Juniper. *Magnolia x soulangeana* is also salt sensitive. An alternative, such as a Golden Raintree (*Koelreuteria paniculate*) or Japanese Tree Lilac (*Syringa reticulata*) are decorative trees, and tolerate salt spray and saline soils.

**Interior Parking Lot
Landscaping**

Section 78-168 states that off-street parking areas shall include interior landscaping if the lot contains at least 25 spaces. Since this lot only contains 12 spaces, these requirements do not apply.

Other Details

A dumpster screen that completely screens this area from view of the street is required. A detail of the proposed dumpster screen needs to be added to the plans.

As required, the base of the ground sign is landscaped.

The proposed landscaping is outside of the required corner clearance area.

Items to be Addressed: 1. Modify/add required information on landscape plan and detail sheet, as identified in this review. 2. Add a symbol showing tree protection fencing around all trees to remain on the Demolition Plan (Sheet C1.01), including the existing tree in the Sheldon Road right-of-way (just outside northwest corner of project site). 3. Add tree protection detail to plan set. 4. Show stamped concrete verge along Ann Arbor Road and Sheldon Road on site plan (Sheet C2.01). 5. Add verge detail to plan set. 6. If masonry screen wall abutting residential properties is deemed necessary, add detail to plan set. 7. Add 1 tree/15 shrubs to Ann Arbor Road frontage and 1 tree/37 shrubs to Sheldon Road frontage. 8. Increase size of 50% of deciduous shrubs to 36" in height. 9. Salt-tolerant alternative to *Taxus* and *Magnolia*. 10. Add dumpster screen detail to plan set.

LIGHTING

Lighting information has not been provided. This should be provided during the Final Site Plan review stage.

Items to be Addressed: Lighting information provided upon Final Site Plan review.

SIGNS

Wall Signs

The building elevations show a wall sign on each elevation for a total of four (4) signs. The plans note "Signage by others."

In the ARC District, the number of wall signs are limited by the number of separate public means of ingress/egress. This building has one private means of ingress/egress, but no "public" means. We would consider the one access door to meet the intent for determining number of wall signs. With one means of ingress/egress, one (1) wall sign is permitted. The maximum size of the sign is calculated using the "sign-able area" on the building, which is defined as the area around the access door (see illustration). The maximum sign area permitted is 42 square feet.

The plans show four (4) wall signs on the building. This exceeds the number permitted. The size of one of the signs on the east and west facades is 42 square feet. The Planning Commission may modify the sign requirements if the modification is appropriate. The Planning Commission shall consider the following to make this decision:

1. Topographic features or other unique features of the site that create conditions under which strict application of the sign regulations would be impractical or infeasible.
2. Vehicular circulation, site access, and motorist visibility as related to sign placement and traffic safety.
3. Impact of proposed modifications on surrounding properties.
4. The extent to which the public benefit intended by the sign regulations could be better achieved with a sign that varies from the requirements specified herein.

Ground Sign

The ordinance requires that all monument signs be located within the boundaries of the property. The monument sign is located along the Ann Arbor Road frontage. The proposed monument sign's location meets the minimum setback requirements, and is also outside of the clear vision area (Section 78-207).

Details of the ground sign need to be provided.

Items to be Addressed: 1. Planning Commission to consider more wall signs than permitted by the ARC District. 2. Ground sign details provided in plan set.

FLOOR PLAN AND ELEVATIONS

See our comments regarding building architecture above, under the Special Land Use discussion.

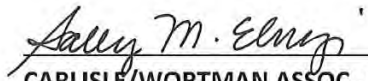
Items to be Addressed: None.

RECOMMENDATIONS

We consider the drive-through facilities to meet most of the standards for Special Land Use, except for the items listed in this review. Given the number of questions on the site plan, we would recommend the applicant discuss the outstanding issues on the Special Land Use with the Planning Commission to obtain guidance on these issues, and then return to the Commission once the plans have been modified to reflect this discussion, and the comments below:

- A. **Special Land Use Standards:** 1. Universal building design & rear facade. 2. Masonry screen wall (vs. wood fence) between site and residential neighbors. 3. Pedestrian service via a walk-up window. 4. Applicant provide proposed hours of operation, anticipated number of vehicles visiting the site during various times of day and evening, and lighting information.
 - B. **Site Access and Circulation:** 1. Provide communication with MDOT and WCRC regarding proposed driveway design and location. 2. City Engineer to evaluate location of driveway on Ann Arbor Road in relation to the multi-family residential driveway to the east. 3. Illustrate how a delivery truck will traverse the site, where it will park, and what type of truck will be used for regular deliveries. 4. Planning Commission to consider lack of escape route for three staking spaces closest to the north side of the building. 5. Consider adding an entry door in the vicinity of the east-facing window to minimize the route a person with disabilities would have to traverse to enter the building.
 - C. **Utilities:** 1. Show location of utility equipment (HVAC/air conditioning condenser) and required screening on the plans. 2. Defer evaluation of connection to utilities, and proposed stormwater management, to City Engineer.
 - D. **Landscaping and Screening:** 1. Modify/add required information on landscape plan and detail sheet, as identified in this review. 2. Add a symbol showing tree protection fencing around all trees to remain on the Demolition Plan (Sheet C1.01), including the existing tree in the Sheldon Road right-of-way (just outside northwest corner of project site). 3. Add tree protection detail to plan set. 4. Show stamped concrete verge along Ann Arbor Road and Sheldon Road on site plan (Sheet C2.01). 5. Add verge detail to plan set. 6. If masonry screen wall abutting residential properties is deemed necessary, add detail to plan set. 7. Add 1 tree/15 shrubs to Ann Arbor Road frontage and 1 tree/37 shrubs to Sheldon Road frontage. 8. Increase size of 50% of deciduous shrubs to 36" in height. 9. Salt-tolerant alternative to Taxus and Magnolia. 10. Add dumpster screen detail to plan set.
 - E. **Lighting:** Lighting information provided upon Final Site Plan review.
 - F. **Signs:** 1. Planning Commission to consider more wall signs than permitted by the ARC District. 2. Ground sign details provided in plan set.
-

Scooter's Coffee Drive-Thru – 1490 W. Ann Arbor Rd.
October 7, 2021


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

152-2102

cc: John Buzuvis
Marleta Barr
Bryan Bender (Bbender@fortisnetlease.com)
Progressive AE (manionj@progressiveae.com)



**CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT DEPARTMENT
SITE PLAN REVIEW APPLICATION**

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

GENERAL INFORMATION:

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

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

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

SITE PLAN REVIEW FEE(S):

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

REVIEW PROCESS:

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

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

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

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

**CITY OF PLYMOUTH
SITE PLAN REVIEW APPLICATION**

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

I. Site/Project Information

Site Address 1490 West Ann Arbor Rd	Current Zoning Classification ARC: Ann Arbor Road Corridor	Date of Application 9/17/2021
Name of Property Owner FLAGSTAR BANK, FSB	Phone Number 248-312-6447	
Mailing Address 5151 CORPORATE DRIVE	Email Address (Required) PAUL.BUC@FLAGSTAR.COM	
City TROY	State MICH.	Zip Code 48098

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name Bryan Bender Fortisnet Lease	Phone Number 248.419.3810			
Applicant/Company Address 30445 Northwestern Hwy. Suite 275	City Farmington Hills	State MI	Zip Code 48334	
Email Address (Required) bbender@fortisnetlease.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Progressive AE	Phone Number 616-361-2664			
Company Address 1811 4 Mile Rd NE	City Grand Rapids	State MI	Zip Code 49525	
Registration Number 6201055538	Expiration Date 10/31/2023	Email Address (Required) manionj@progressiveae.com		

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

V. Historic District

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use	Is this project located in the Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Industrial	<input type="checkbox"/> Addition	<input type="checkbox"/> Interior Finish	<input checked="" type="checkbox"/> Special Land Use	

VI. Description of Work

Construction of new 664 square foot coffee shop with drive-through only service.
Site improvements include new driveways, parking spaces for employees, utilities and landscaping.

VII. Applicant Signature

Signature of Applicant <i>B Binder</i>	Date 9/14/2021
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VIII. Property Owner Signature

Signature of Property Owner <i>John Binder FVP</i>	Date 9/14/2021
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Subscribed and sworn before me this 14 day of Sept, 2021.

Notary Public: Mee Lor

My Commission expires: 03/04/2026

Mee Lor
NOTARY PUBLIC, MACOMB COUNTY, MI
My Commission Expires 03/04/2026
Acting in the County of Oakland

IX. Site Plan Review Checklist

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

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

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

For Office Use Only

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

September 17, 2021

Kimberly Williford
Scooter's Coffee
10500 Sapp Brothers Drive
Omaha, NE 68138

Re: Trip Generation Assessment – Scooter's Coffee, Plymouth, Michigan

Dear Ms. Williford:

Progressive AE has been requested to complete a trip generation assessment for the proposed Scooter's Coffee site located on Ann Arbor Road in Plymouth, Michigan.

INTRODUCTION

Scooter's Coffee is proposing a 664 square-foot coffee shop located on the northeast corner of Ann Arbor Road and Sheldon Road in Plymouth, MI. The proposed coffee shop includes one drive-thru window and no indoor seating. Figure 1 shows the proposed location of the site.

The proposed coffee shop will access the site via two proposed driveways: one full access driveway to Sheldon Road and one limited access right-in/right-out driveway to Ann Arbor Road. A copy of the proposed site plan showing the proposed driveway locations is attached to this letter.

As part of the approval process, the Michigan Department of Transportation (MDOT) has requested a trip generation analysis be completed to determine if a traffic impact study or assessment should be required based on the anticipated number of vehicular trips to and from the site.



Figure 1. Location Map

TRIP GENERATION

The Trip Generation Manual, Tenth Edition, by the Institute of Transportation Engineers (ITE) was used to review the anticipated traffic that may be generated by the proposed site. Trips are measured individually for inbound and outbound movements; therefore, a visit to the site by an employee or visitor, for instance, generates two trips—one inbound and one outbound.

Based on the land use descriptions provided within the ITE Trip Generation Manual, the most applicable land use for the proposed site would be the Coffee/Donut Shop with Drive-Thru & No Indoor Seating (Land Use Code 938). Trips for the site were calculated for the typical weekday and typical weekday morning and afternoon peak hours based on the anticipated square footage of the building. Table 1 shows the daily and peak hour trips anticipated to be generated by the proposed development based on the ITE trip generation rates.

Reviewing the results of the trip generation calculations indicates the ITE rates for this land use are likely overestimating the anticipated trip generation based on the following factors:

- The average square footage for the nine studies included in the ITE data is 90 square feet, resulting in an average rate of 337 trips per 1,000 square feet during the morning peak hour and 83 trips per 1,000 square feet during the afternoon peak hour. This site is proposing a 664 square foot building which is significantly greater than the ITE average.
- Using square footage as the independent variable for calculating the number of trips for this land use is problematic as the size of the building has little bearing on the number of vehicles/customers the coffee shop can serve. Regardless of building size, a single drive-thru window can only serve so many vehicles per hour.
- Using ITE's trip generation rates, these data imply the site could serve 112 customers in a single hour or process a customer thru the drive-thru window approximately every 30 seconds. This is an unrealistic assumption.

As ITE recommends local data be utilized when an applicable land use is unavailable or the proposed development falls outside the typical size range, existing customer data was requested from Scooter's Coffee related to the average number of customers they typically serve at existing sites. The trip generation information provided by Scooter's Coffee can be summarized as follows:

- Morning (7:00 – 9:00 a.m.)
 - The average store generated 86 customers during this 2-hour time period from 7 a.m. to 9 a.m., which equates to 43 customers per hour.
- Midday (9:00 a.m. – 3:00 p.m.)
 - The average store generated 122 customers during this 6-hour time period from 9 a.m. to 3 p.m., which equates to 21 customers per hour.
- Afternoon (3:00 p.m. – 9:00 p.m.)
 - The average store generated 64 customers during this 6-hour time period from 3 p.m. to 9 p.m., which equates to 11 customers per hour.

Table 1 shows the resulting trip generation estimates based on the data provided by Scooter's Coffee. The site is expected to generate approximately 544 total weekday trips, 86 new weekday morning peak hour vehicle trips (43 inbound, 43 outbound), and 22 new weekday afternoon peak hour trips (11 inbound, 11 outbound) onto the roadway system.

The proposed site will capitalize on the traffic volumes along Ann Arbor Road and Sheldon Road by "capturing" customers passing by the location to/from work or other destinations. These trips are classified as "pass-by" trips since they are already on the roadway network and enter the site as they drive past. While pass-by trips do not add new trips to the roadway network, they add turning movements at the site

driveways. Based on ITE data, as much as 83% of the generated trips would be pass-by traffic resulting in very few new trips generated on the roadway network.

Table 1. Scooter’s Coffee Trip Generation Summary

Source	ITE Code	Size	AM			PM			Daily Trips
			Total	Enter	Exit	Total	Enter	Exit	
ITE Trip Generation Manual (Coffee/Donut Shop with Drive-Thru & No Indoor Seating)	938	664 sft	224	112	112	56	28	28	1,328
Scooter’s Coffee	-	-	86	43	43	22	11	11	544

Source: ITE Trip Generation Manual, 10th Edition and Scooter’s Coffee

CONCLUSION


MDOT’s Geometric Design Guidance, Section 1.2.4 and Section 1.2.5 provide the following guidance for the preparation of traffic impact studies and traffic impact assessments:

- A Traffic Impact Assessment may be required if the proposed site is anticipated to generate between 50 and 99 peak hour directional trips.
- A Traffic Impact Study may be required if the proposed site is anticipated to generate over 100 peak hour directional trips.

Based on MDOT’s guidelines, neither a traffic impact study nor assessment would be required as the proposed site is only anticipated to generate a maximum of 43 peak-hour directional trips.

Sincerely,


 Nick LaCroix, PE, PTOE
 Senior Transportation Engineer


 Christopher Zull, PE
 Transportation Practice Leader

September 17, 2021

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Scooter's Coffee
10500 Sapp Brothers Drive
Omaha, NE 68138

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Sincerely,



Nick LaCroix, PE, PTOE
Senior Transportation Engineer



Christopher Zull, PE
Transportation Practice Leader

NDL/rmf

\\dms1\projects\91880004\03 wip\c1 pre design\traffic study\reports\2021 09 17 trip gen\2021 09 17 scooters coffee trip generation.docx

PROPOSED REDEVELOPMENT SCOOTER'S COFFEE DRIVE-THRU

1490 WEST ANN ARBOR ROAD, PLYMOUTH, MI 48170

ISSUED FOR: SPECIAL LAND USE

DATE: 09/17/2021



CALL 811 NOTE:
CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

progressive | ae

1811 4 Mile Rd NE - Grand Rapids, MI 49525 - (616) 381-2854 - www.progressiveae.com

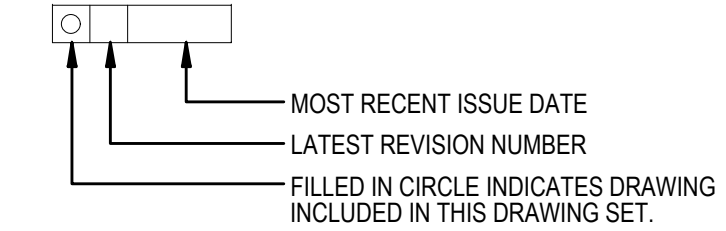


SITE LOCATION MAP
SCALE: 1" = 2000'

DRAWING INDEX

● - 09/17/2021	G0.01	COVER SHEET
● - 09/17/2021	E723-01	TOPOGRAPHIC SURVEY BY NF ENGINEERS
● - 09/17/2021	C1.01	SITE DEMOLITION PLAN
● - 09/17/2021	C1.02	SESC PLAN
● - 09/17/2021	C1.03	SESC DETAILS
● - 09/17/2021	C2.00	SITE CONTEXT PLAN
● - 09/17/2021	C2.01	SITE LAYOUT PLAN
● - 09/17/2021	C2.02	FIRE HYDRANT LOCATIONS MAP
● - 09/17/2021	C3.00	SITE GRADING PLAN
● - 09/17/2021	C4.00	SITE UTILITY PLAN
● - 09/17/2021	C5.00	SITE DETAILS
● - 09/17/2021	C5.01	UNDERGROUND DETENTION DETAILS
● - 09/17/2021	C5.02	POST-DEVELOPED DRAINAGE PLAN
● - 09/17/2021	C5.03	STORMWATER CALCULATIONS
● - 09/17/2021	L1.01	LANDSCAPE PLAN
● - 09/17/2021	L2.01	LANDSCAPE DETAILS
● - 09/17/2021	A2.1	DIMENSION PLAN & FLOOR PLAN
● - 09/17/2021	A3.1	EXTERIOR ELEVATIONS

DRAWING LIST LEGEND



PROJECT DIRECTORY

LAND OWNER
FLACSTAR BANK, FSB
5151 CORPORATE DRIVE
TROY, MI 48068

APPLICANT
BRYAN BENDER
30445 NORTHWESTERN HWY, SUITE 275
FARMINGTON HILLS, MI 48334

ENGINEER
PROGRESSIVE AE
ATTN: JOSHUA MANION, PE
1811 4 MILE ROAD NE
GRAND RAPIDS, MI 49525
TEL: 616-447-3455

NOT FOR CONSTRUCTION
 1490 WEST ANN ARBOR RD., PLYMOUTH, MI 48170

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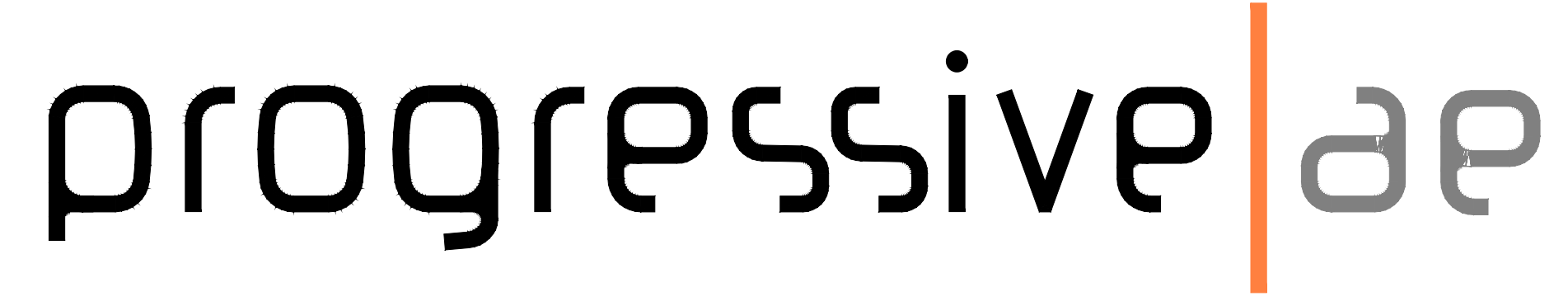
ISSUANCE
SPECIAL LAND USE 09/17/2021

REVISIONS

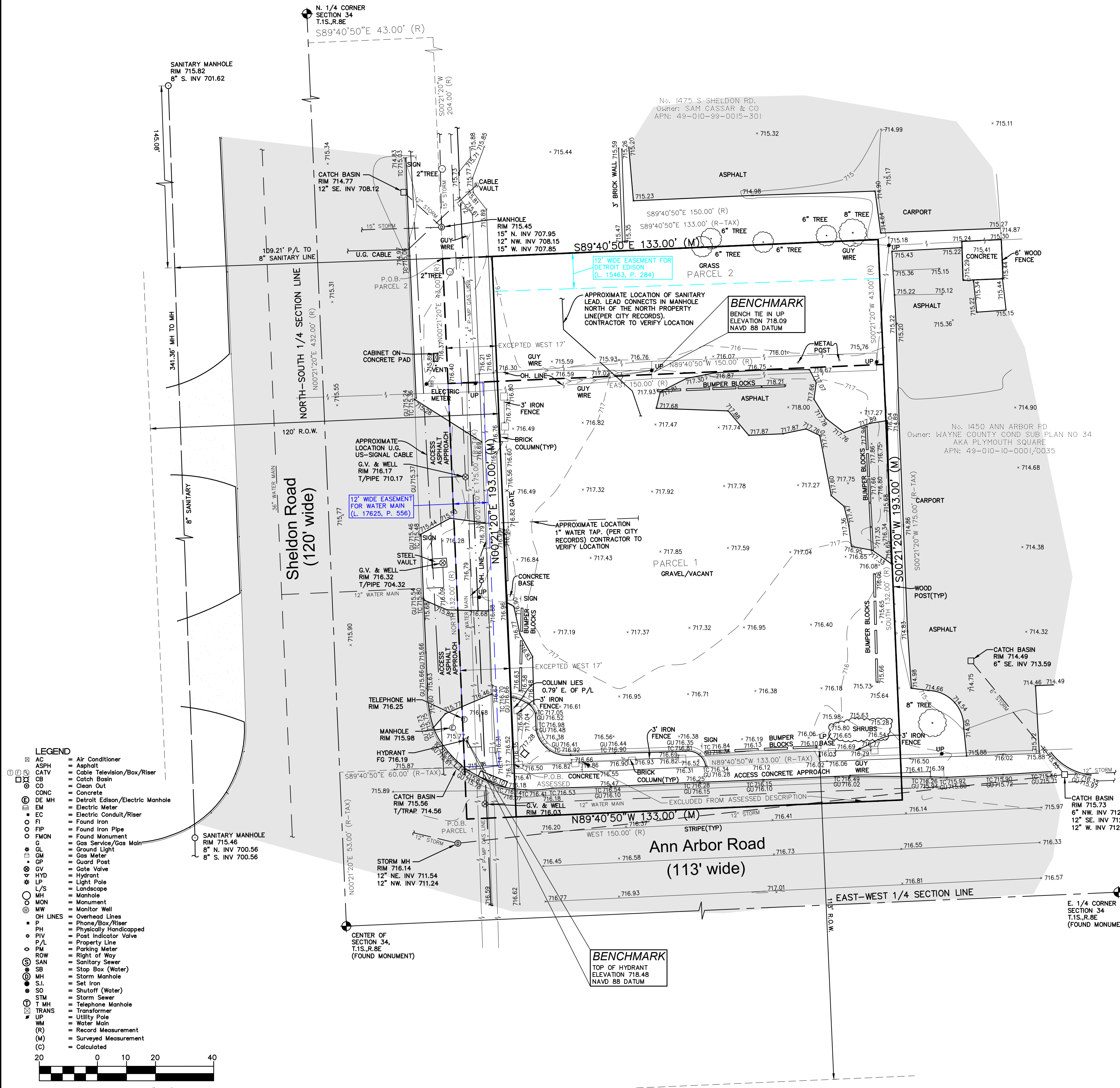
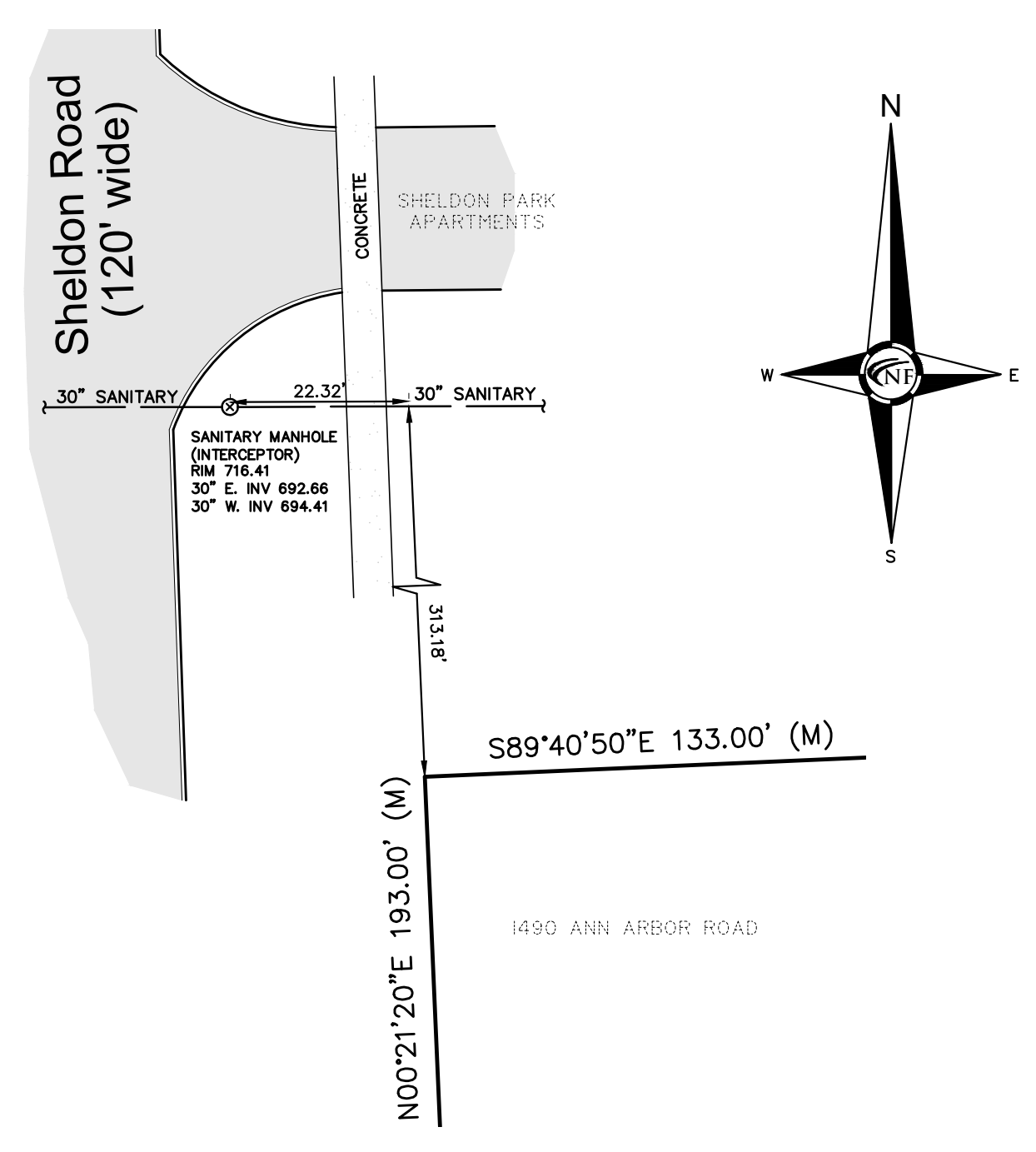
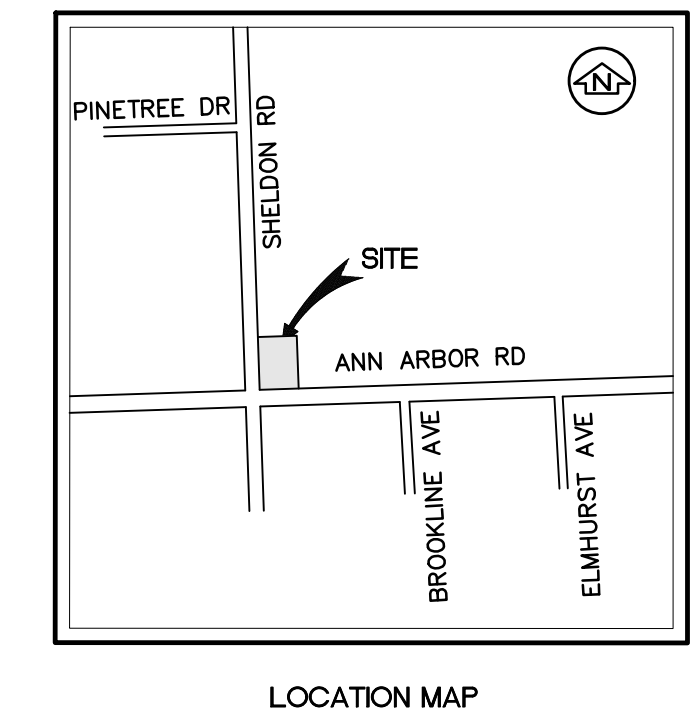
NO.	DATE	DESCRIPTION

FILE NUMBER 91880004
PROJECT MANAGER JPM
PROFESSIONAL AQA
DRAWN BY AQA
CHECKED BY

**COVER SHEET
G0.01**



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LEGEND

AC	Air Conditioner
ASPH	Asphalt
CATV	Cable Television/Box/Riser
CB	Catch Basin
CO	Clean Out
CONC	Concrete
DE MH	Detroit Edison/Electric Manhole
EM	Electric Meter
EC	Electric Conduit/Riser
FI	Found Iron
FIP	Found Iron Pipe
FMON	Found Monument
GL	Gas Service/Gas Main
GM	Ground Light
GP	Gas Meter
GV	Gate Valve
HYD	Hydrant
LP	Light Pole
L/S	Landscape
MH	Manhole
MON	Monument
MW	Monitor Well
OH LINES	Overhead Lines
P	Phone/Box/Riser
PH	Physically Handicapped
PV	Post Indicator Valve
P/W	Property Line
PM	Parking Meter
R/W	Right of Way
SAN	Sanitary Sewer
SB	Stop Box (Water)
SM	Storm Manhole
SL	Set Iron
SO	Shutoff (Water)
SS	Storm Sewer
STM	Telephone Manhole
TRANS	Transformer
UP	Utility Pole
WM	Water Main
(R)	Record Measurement
(M)	Surveyed Measurement
(C)	Calculated

SITE DATA
Gross Land Area: 25,668 Square Feet or 0.589 Acres.
Assessed Land Area: 28,949 Square Feet or 0.664 Acres
Zoned: ARC (Ann Arbor Road Corridor)
Building Setbacks:
Front= 40'
Sides= 25'/adj to residential 50'/adj to a street 40'
Rear= 40'/adj to residential 50'

Max. Building Height permitted: 35'/ The height of a building may be increased one (1) foot for each one (1) foot by which its setback is in excess of the required yard setbacks, up to a maximum height of forty-five (45) feet.

Total Striped Parking: 0 striped spaces including 0 barrier free (handicap) spaces.

The above setback & height requirements were obtained from the City of Plymouth Zoning Ordinance.

A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning enforcement letter should be obtained from the City of Plymouth to insure conformity as well as make a final determination of the required building setback requirements.

TITLE NOTES
Subject To:
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that should be ascertained by making inquiry of persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
7. The terms, provisions and easement(s) contained in the document entitled "Agreement" recorded June 17, 1964 as Liber 15368, Page 464 of Official Records. (Affects Parcel 2) [EASEMENT IS NOT WITHIN AND DOES NOT TOUCH THE SURVEYED LAND AND ITS LOCATION IS NOT SHOWN].
8. Joint Right of Way granted to the Detroit Edison Company and Michigan Bell Telephone Company disclosed by instrument recorded in Liber 15463, Page 284, Wayne County Records. (Affects Parcel 2) [EASEMENT IS WITHIN THE SURVEYED LAND AND ITS LOCATION IS SHOWN].

9. Oil, gas and mineral reservations contained in the instrument(s) recorded in Liber 30140, Page 5262. (Affects Parcel 1) [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT].

10. The terms and provisions contained in the document entitled "Restrictive Covenant" recorded June 24, 2002 as Liber 36441, Page 1449 of Official Records. (Affects Parcel 1) [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT].

11. The fact, as disclosed by that certain document or documents recorded June 24, 2002 as Liber 36441, Page 1449 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land. (Affects Parcel 1) [DOCUMENT NOT PROVIDED; NOT PLOTTED HEREON].

12. The terms, provisions and easement(s) contained in the document entitled "Special Warranty Deed" recorded November 5, 2004 as Liber 41623, Page 800 of Official Records. (Affects Parcel 1) [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT].

13. The terms and provisions contained in the document entitled "Access Agreement Granting Right of Entry" recorded November 5, 2004 as Liber 41623, Page 804 of Official Records. (Affects both Parcels) [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT].

14. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.

15. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.

17. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.

All exceptions shown or noted on this survey were obtained from title commitment No. NCS-1067054-MICH, with a commitment date of 03-29-2021, issued by First American Title Insurance Company.

LEGAL DESCRIPTION
Land in the City of Plymouth, Wayne County, MI, described as follows:

Parcel 1:
Part of the Northeast 1/4 of Section 34, Town 1 South, Range 8 East, City of Plymouth, Wayne County, Michigan, described as follows: Beginning at a point formed by the right-of-way lines of Ann Arbor Road and Sheldon Road, proceeding thence North along the Eastern right-of-way line of Sheldon Road, 132 feet to a point; thence East on a line parallel with the Northern right-of-way line of Ann Arbor Road 150 feet to a point; thence South 132 feet to a point in the Northern right-of-way line of Ann Arbor Road to the point of beginning Except that part taken for widening of Sheldon Road right of way.

Parcel 2 (Parcel 1IB):
Part of the Northeast 1/4 of Section 34, Town 1 South, Range 8 East, City of Plymouth, Wayne County, Michigan, described as follows: Beginning at a point on the East right of way line of Sheldon Road distant North 00 degrees 21 minutes 20 seconds East 432.00 feet and South 89 degrees 40 minutes 50 seconds East 43.00 feet and South 00 degrees 21 minutes 20 seconds West 204.00 feet from the center of Section 34, Town 1 South, Range 8 East, and proceeding thence South 89 degrees 40 minutes 50 seconds East 150.00 feet; thence South 00 degrees 21 minutes 20 seconds West 43.00 feet; thence North 89 degrees 40 minutes 50 seconds West 150.00 feet; thence North 00 degrees 21 minutes 20 seconds East along the East line of Sheldon Road 43.00 feet to the point of beginning, except the West 17 feet deeded to Board of County Road Commissioners of the County of Wayne.

Parcel 1 and 2 described for tax purposes as:

Part of the Northeast 1/4 of Section 34, Town 1 South, Range 8 East, described as: Beginning North 00 degrees 21 minutes 20 seconds East 53.00 feet and South 89 degrees 40 minutes 50 seconds East 60.00 feet from the Center 4 corner of Section 34; thence North 00 degrees 21 minutes 20 seconds East 175.00 feet; thence South 89 degrees 40 minutes 50 seconds East 133.00 feet; thence South 00 degrees 21 minutes 20 seconds West 175.00 feet; thence North 89 degrees 40 minutes 50 seconds West 133.00 feet to the point of beginning.

Tax Parcel No.: 49-010-99-0013-301

BASIS OF BEARING NOTE
The basis of bearing for this survey was established by the record legal description.

ACCESS NOTE
The subject land has direct vehicle and pedestrian access to Ann Arbor Road and Sheldon Road both are publicly dedicated rights of way.

FLOOD HAZARD NOTE
The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the property lies within Zone X of the current available Flood Insurance Rate Map identified as Map No. 26163C0201E bearing an effective date of 02/02/2012.

CEMETERY NOTE
There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE
All utilities are underground unless otherwise noted.
The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

NOTE: DTE has new regulations that may impact development outside their easement or the public right of way. Client shall contact DTE to determine the 'New Structures and Power Line' requirements as they may apply to any future building or renovation of a structure. DTE Energy can be contacted at 800-477-4747

TABLE A NOTES
2. Street Address is 1490 W Ann Arbor Rd
14. The Southwest corner of the Subject Land lies at the intersection of the North right of way line of Ann Arbor Road and the East right of way line of Sheldon Road.
16: There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17: There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.
17: There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18: Improvements within offsite easements or servitudes as provided by the Title Company are shown within 25 feet of the subject land only.

SURVEYOR'S CERTIFICATION
To:
Bander Plymouth 1, LLC, a Michigan limited liability company
Flagstar Bank FSB
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof.

The field work was completed on 06-15-2021.

Kevin Christopher Navaroli
Kevin Christopher Navaroli, P.S.
No. 4001053503
Dated: 06-24-2021
Revised: 08-31-2021



PROJECT
Vacant Property

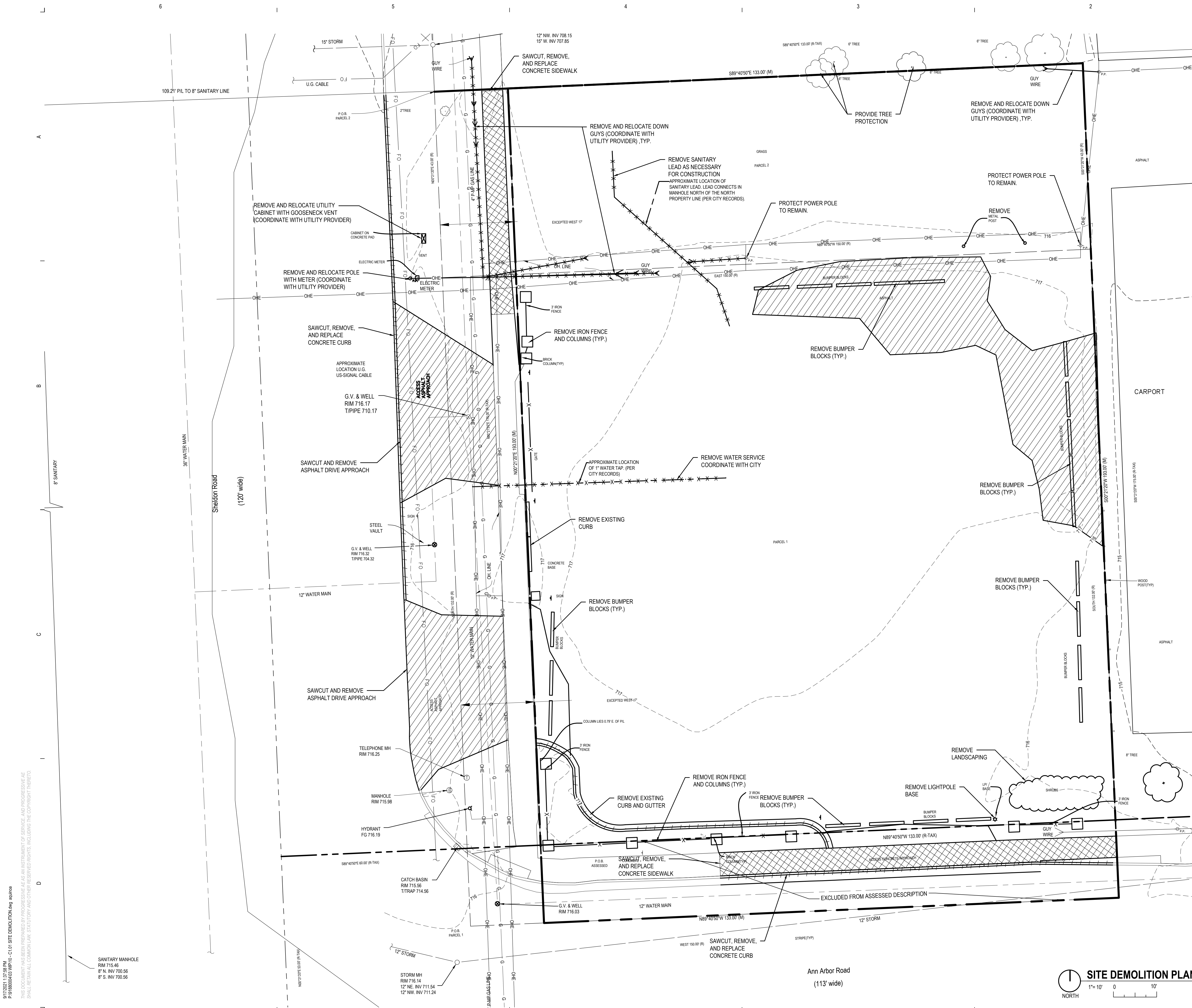
PROJECT LOCATION
No. 1490
Ann Arbor Road
Part of the NE. 1/4 of
Section 34, T.1S., R.8E.,
City of Plymouth,
Wayne County, MI

SHEET
Boundary / Topographic/
ALTA/NSPS
Land Title Survey

REVISIONS
06-24-2021 ORIGINAL SURVEY
08-31-2021 ADD SANITARY SEWER

DRAWN BY:
D.McConkey
APPROVED BY:
K.N./R.FRAUS
EMAIL:
rfrasus@nfe-engr.com

DATE ISSUED:
06-24-2021
SCALE:
1"=20'
NFE JOB NO.
E723-01
SHEET NO.
1 of 1



CALL 811 NOTE:
 CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

SITE CLEARING AND DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND BECOMING FAMILIAR WITH THE DEMOLITION AND CLEARING REQUIREMENTS.
2. NO REMOVAL, DEMOLITION, CLEARING OR TOPSOIL REMOVAL SHALL OCCUR ON SITE UNTIL THE SECC AND STORMWATER PERMITS HAVE BEEN ISSUED AND THE CONTRACTOR HAS VERIFIED AND STAKED THE LIMITS OF REMOVAL IN THE FIELD. NOTIFY SITE CONSULTANT OF THE START OF CONSTRUCTION AND DATE WHEN THE LIMITS LINE WILL BE ESTABLISHED FOR REVIEW AND APPROVAL.
3. ALL MATERIALS NOTED TO BE SALVAGED SHALL BE TURNED OVER TO THE OWNER OR REINSTALLED ON SITE AS NOTED.
4. NO BURNING OR BURYING OF CLEARED OR DEMOLITION MATERIAL SHALL BE ALLOWED ON SITE.
5. REMOVE ALL STRUCTURES, FOUNDATIONS, BITUMINOUS PAVEMENT, CONCRETE SIDEWALK STEPS AND OTHER EXISTING SITE FEATURES AS INDICATED ON THE DRAWINGS. ALSO, REMOVE ALL DEBRIS FROM WITHIN CONSTRUCTION LIMITS ON SITE. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND, UNLESS OTHERWISE NOTED, DISPOSED OF IN A MANNER ACCEPTABLE TO LOCAL JURISDICTION HAVING AUTHORITY.
6. THE CONTRACTOR SHALL BE LICENSED BY THE STATE OF MICHIGAN FOR DEMOLITION REMOVAL AND HAULING OF MATERIALS.
7. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS AND FEES FOR THIS WORK.
8. EXISTING UTILITIES ARE LOCATED TO THE BEST OF OUR KNOWLEDGE. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING EXISTING UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN EXISTING UTILITY SERVICES AT ALL TIMES.
9. ALL EXCESS OR UNSUITABLE TOPSOIL OR SUBSOIL TO BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED OFFSITE.
10. PROTECT EXISTING TREES UNLESS OTHERWISE NOTED. NO PARKING OR STORAGE OF MATERIALS WITHIN TREE ROOT ZONE. PLACE TREE PROTECTION FENCE WHERE SHOWN ON PLAN.
11. TREE PROTECTION FENCE - ORANGE SAFETY FENCE AROUND TREES SUPPORTED BY STEEL T-BAR FENCE POSTS. ZIP TIE FABRIC TO POSTS. INSTALL PRIOR TO ANY CONSTRUCTION ACTIVITY AND MAINTAIN DURING ENTIRE CONSTRUCTION PERIOD.
12. CONTRACTOR TO CALL 811 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES.
13. CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION.
14. ANY AREA DISTURBED BY CONSTRUCTION TO BE RESTORED TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN. PATCH PAVEMENT IN-KIND IF REQUIRED.
15. SAWCUT FULL DEPTH ALL EDGES OF PAVEMENT TO BE REMOVED.
16. ALL GROUND AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEED PER THE SITE LANDSCAPE PLAN UNLESS SHOWN OTHERWISE ON PLANS.

DEMOLITION LEGEND

	BITUMINOUS PAVEMENT REMOVAL
	CONCRETE REMOVAL
	TREE REMOVAL
	REMOVE CONCRETE CURB
	REMOVE UTILITY LINE

ALL ITEMS IN BOLD TO BE REMOVED UNLESS OTHERWISE NOTED.

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SCOOTER'S COFFEE

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ISSUANCE
 SPECIAL LAND USE 09/17/2021

REVISIONS
 NO. DATE DESCRIPTION

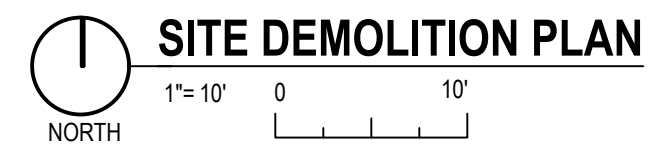
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 PROJECT MANAGER
 PROFESSIONAL
 DRAWN BY
 CHECKED BY

SITE DEMOLITION PLAN
C1.01

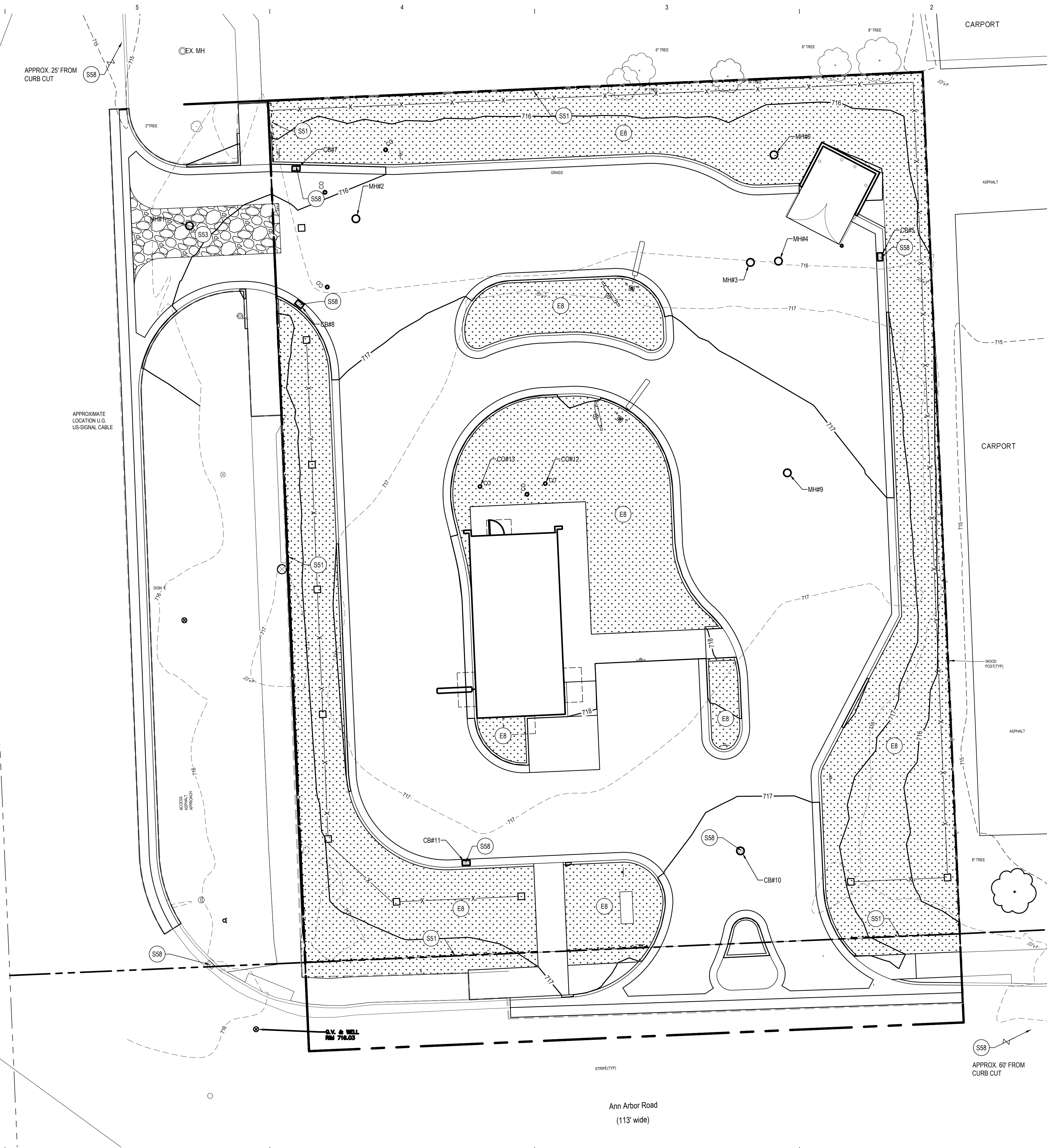
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CALL 811 NOTE:
 CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

- ### EROSION CONTROL NOTES
- INSTALL EROSION CONTROL MEASURES AT THE LIMITS OF EARTHWORK PRIOR TO THE START OF ANY EARTHWORK OPERATIONS. ALL OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED IN CONJUNCTION WITH THE CONSTRUCTION SCHEDULE AND SEQUENCE AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
 - MAINTAIN ALL EROSION CONTROL INSTALLATIONS DURING THE COURSE OF CONSTRUCTION. MAKE INSPECTIONS AFTER EACH STORM EVENT AND REPAIR OR REPLACE ANY DAMAGE. REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT BASINS TO MAINTAIN EFFECTIVENESS OF EROSION CONTROL INSTALLATIONS. REPAIR ANY ERODED AREAS ON SLOPES OR NEAR SILT FENCE. REGRADE AND RESEED ANY TEMPORARY SEEDED AREAS AS NECESSARY TO PREVENT EROSION.
 - THE EROSION CONTROL MEASURES INDICATED ON THIS PLAN ARE BASED ON "THE MICHIGAN SOIL EROSION & SEDIMENTATION CONTROL GUIDEBOOK". THE SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED PER PLANS AND SPECIFICATIONS.
 - KEEP PUBLIC ROADWAYS CLEAR OF ACCUMULATED SEDIMENT. SEDIMENTS SHALL BE REMOVED IMMEDIATELY UPON ENTERING PUBLIC ROADWAYS AND SHALL BE RETURNED TO THE LIKELY POINT OF ORIGIN. SEDIMENTS SHALL NOT BE FLUSHED OR WASHED FROM THE AREA WITH WATER.
 - SILTSACK MANUFACTURED BY CSI GEOTURF OR HANES GEO PRODUCTS OR APPROVED EQUAL SHALL BE USED FOR STORM INLET PROTECTION ITEM S58 (SEE SESC KEYING SYSTEM LEGEND).
 - CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE AROUND ALL SUBSOIL SPOIL AND TOPSOIL STOCKPILE AREAS. ALL SOIL PILES SHALL BE SEEDED WITH APPROVED SEED MIXTURES AND BE LOCATED AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, DITCH OR DRAINAGE WAY
 - REMOVE TEMPORARY CONTROL MEASURES AS FOLLOWS:
 PAVEMENT AREAS - MAINTAIN IN SERVICE UNTIL PREPARATION FOR PLACEMENT OF BITUMINOUS LEVELING COURSES
 LAWN AREAS - REMOVE AFTER LAWN IS WELL ESTABLISHED AND ROOTED
 - SILT FENCE SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND AFTER EVERY RAIN. SEDIMENT SHALL BE REMOVED IF DEPOSITS REACH HALF THE FENCE HEIGHT.
 - CONTRACTOR WILL BE RESPONSIBLE FOR ALL TEMPORARY SOIL EROSION. OWNER WILL BE RESPONSIBLE FOR PERMANENT SOIL EROSION CONTROL.
 - DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.

STANDARD NOTES

1. TOTAL SITE AREA:	0.59 AC/ 25,700 FT ²
2. TOTAL DISTURBED AREA:	0.61 AC/ 26,100 FT ²
3. ROOF AND PAVEMENT AREA:	EXISTING: 1,873 FT ² PROPOSED: 14,355 FT ²

S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
EROSION CONTROLS			
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

LIMITS OF DISTURBANCE

LOD=0.61 ACRES

SECC PLAN
 1" = 10'
 NORTH

APPROX. 60' FROM CURB CUT

NOT FOR CONSTRUCTION

SCOOTER'S COFFEE

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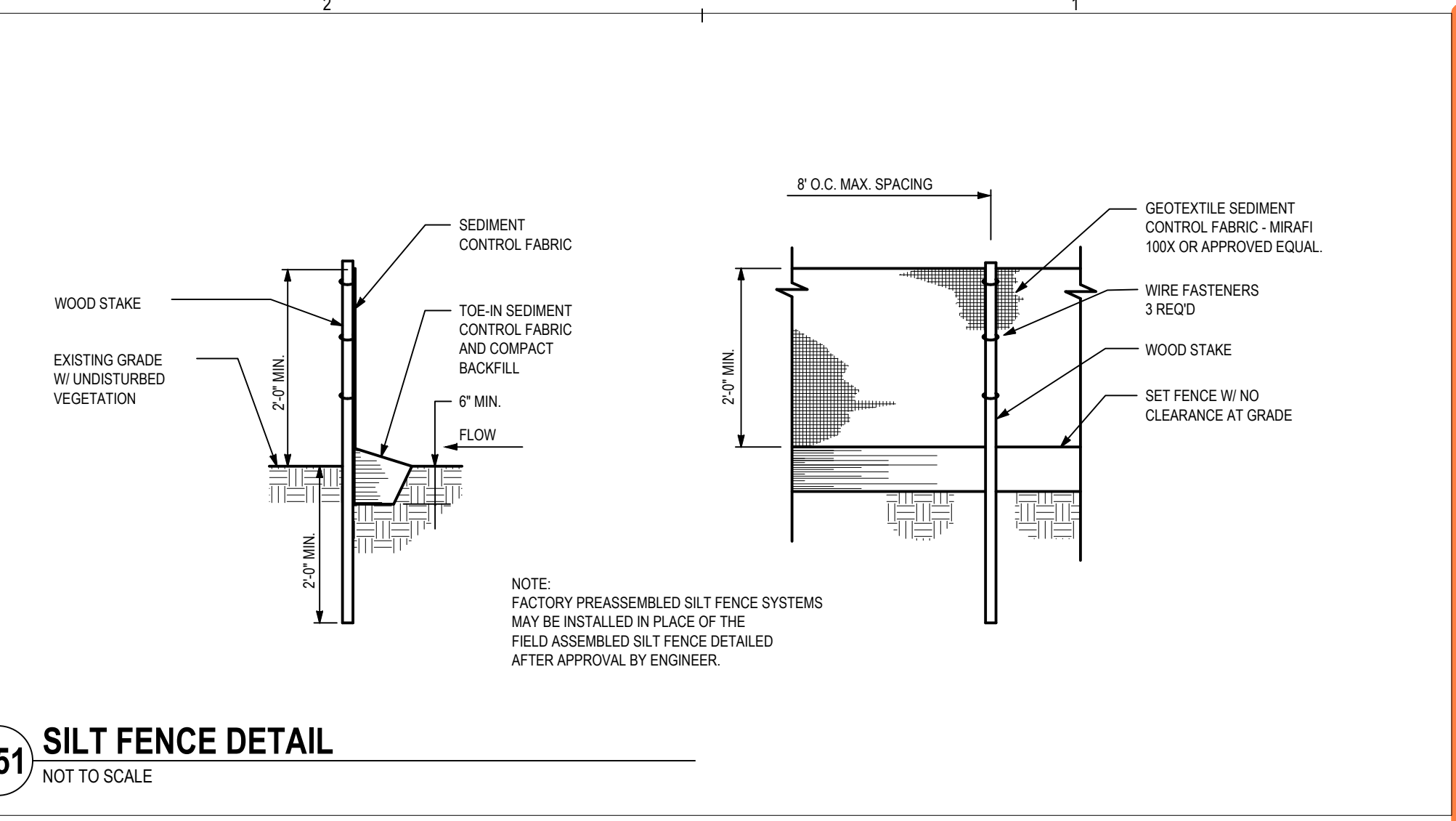
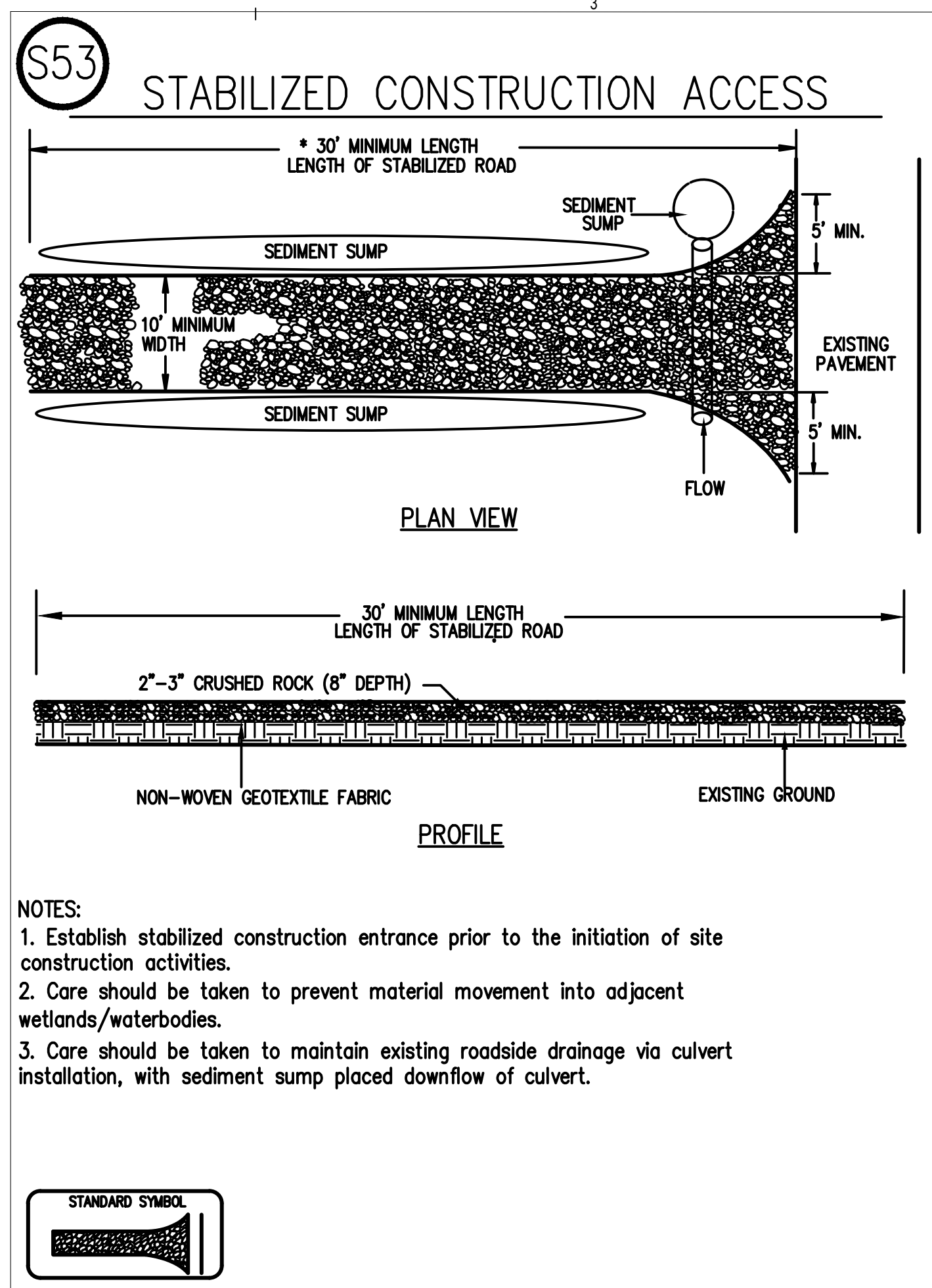
ISSUANCE
 SPECIAL LAND USE 09/17/2021

REVISIONS
 NO. DATE DESCRIPTION

FILE NUMBER 91880004
 PROJECT MANAGER
 PROFESSIONAL JPM
 DRAWN BY AQA
 CHECKED BY

SECC PLAN C1.02

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 1811 4 Mile Rd NE, Grand Rapids, MI 49525 (616) 361-2654 www.progressiveae.com

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ISSUANCE
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REVISIONS
 NO. DATE DESCRIPTION

FILE NUMBER 91880004
 PROJECT MANAGER
 PROFESSIONAL JPM
 DRAWN BY JTS
 CHECKED BY

SESC DETAILS C1.03



PARCEL # : 78057990002006
ADDRESS: 44450 PINETREE ST.
ZONED: R-2

PARCEL # : 78057990002005
ADDRESS: 1200 SHELDON RD.
ZONED: OS-ARC

CONDO NAME: CRESTWOOD PARK APTS
ID # C820134216001
ZONED: R-1

PARCEL # : 49010990020000
ADDRESS: 1296 MCKINLEY ST.
ZONED: R-1

PARCEL # : 49010990016001
ADDRESS: 1401 SHELDON RD.
ZONED: RM-1

PARCEL # : 78057990001005
ADDRESS: 1400 SHELDON RD.
ZONED: ARC

PARCEL # : 49010990015301
ADDRESS: 1475 SHELDON RD.
ZONED: RM-1

PARCEL # : 49010990013301
ADDRESS: 1490 W ANN ARBOR RD.
ZONED: ARC

CONDO NAME: PLYMOUTH SQUARE
ID # C820134216002
ZONED: RM-1

PARCEL # : 49010990017003
ADDRESS: 1330 W ANN ARBOR RD.
ZONED: ARC

PARCEL # : 78057990001003
ADDRESS: 1490 SHELDON RD.
ZONED: ARC

PARCEL # : 78059900026000
ADDRESS: 1349 W ANN ARBOR RD.
ZONED: ARC

PARCEL # : 780589900030704
ADDRESS: 44421 ANN ARBOR RD.
ZONED: ARC

PARCEL # : 780589900035001
ADDRESS: 44421 ANN ARBOR RD.
ZONED: ARC

ZONED: ARC

ZONED: ARC



CALL 811 NOTE:
CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

ZONING NOTES

ZONE DISTRICT: ARC
ADJACENT ZONING: RM-1 (NORTH)
RM-1 (EAST)
ARC (SOUTH)
ARC (WEST)

PARCEL SIZE: 0.59 ACRES
MAX BUILDING HEIGHT = 35 FEET
PROPOSED HEIGHT = 19 FEET

REQUIRED SETBACKS FOR ARC ZONING:
FRONT: 10 FEET
SIDE: 10 FEET
REAR: 20 FEET
PARKING SETBACK: 0 FEET

PARKING PROVIDED: 5 STACKING SPACES PER WINDOW

STACKING (10'X20'): 13 SPACES
STANDARD (9'X20'): 6 SPACES
BARRIER FREE (9'X20'): 1 SPACES
TOTAL SPACES: 20 SPACES

SITE SIGNAGE
GROUND SIGNS ARE PERMITTED IN THE ARC ZONING DISTRICT. ONE GROUND SIGN IS PERMITTED PER STREET FRONTAGE.
MAXIMUM HEIGHT = 8 FT
MAX AREA = 25 SF
SETBACK FROM ROW = 5 FT

WALL SIGNS ARE PERMITTED IN THE ARC ZONING DISTRICT. ONE WALL SIGN IS PERMITTED.
MAXIMUM AREA = 50% OF SIGNABLE AREA OR 42 SF

LEGAL DESCRIPTION OF PARCEL 49010990013301

LAND IN THE CITY OF PLYMOUTH, WAYNE COUNTY, MI DESCRIBED AS FOLLOWS:

PARCEL 1:
PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FORMED BY THE RIGHT-OF-WAY LINES OF ANN ARBOR ROAD AND SHELDON ROAD, PROCEEDING THENCE NORTH ALONG THE EASTERN RIGHT-OF-WAY LINE OF SHELDON ROAD, 132 FEET TO A POINT; THENCE EAST ON A LINE PARALLEL WITH THE NORTHERN RIGHT-OF-WAY LINE OF ANN ARBOR ROAD 150 FEET TO A POINT; THENCE SOUTH 132 FEET TO A POINT IN THE NORTHERN RIGHT-OF-WAY LINE OF ANN ARBOR ROAD; THENCE WEST 150 FEET ALONG THE NORTHERN RIGHT-OF-WAY LINE OF ANN ARBOR ROAD TO THE POINT OF BEGINNING EXCEPT THAT PART TAKEN FOR WIDENING OF SHELDON ROAD RIGHT-OF-WAY.

PARCEL 2:
PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF SHELDON ROAD DISTANT NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST 432.00 FEET AND SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST 43.00 FEET AND SOUTH 00 DEGREES 21 MINUTES 20 SECONDS WEST 204.00 FEET FROM THE CENTER OF SECTION 34, TOWN 1 SOUTH, RANGE 8 EAST, AND PROCEEDING THENCE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST 150.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 20 SECONDS WEST 150.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SHELDON ROAD 43.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 17 FEET DEEDED TO BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF WAYNE.

PARCEL 1 AND 2 DESCRIBED FOR TAX PURPOSES AS:
PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 1 SOUTH, RANGE 8 EAST, DESCRIBED AS: BEGINNING NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST 53.00 FEET AND SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST 60.00 FEET FROM THE CENTER 1/4 CORNER OF SECTION 34; THENCE NORTH 00 DEGREES 21 MINUTES 20 SECONDS EAST 175.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS EAST 133.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 20 SECONDS WEST 175.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 50 SECONDS WEST 133.00 FEET TO THE POINT OF BEGINNING.

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ISSUANCE
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REVISIONS
NO. DATE DESCRIPTION

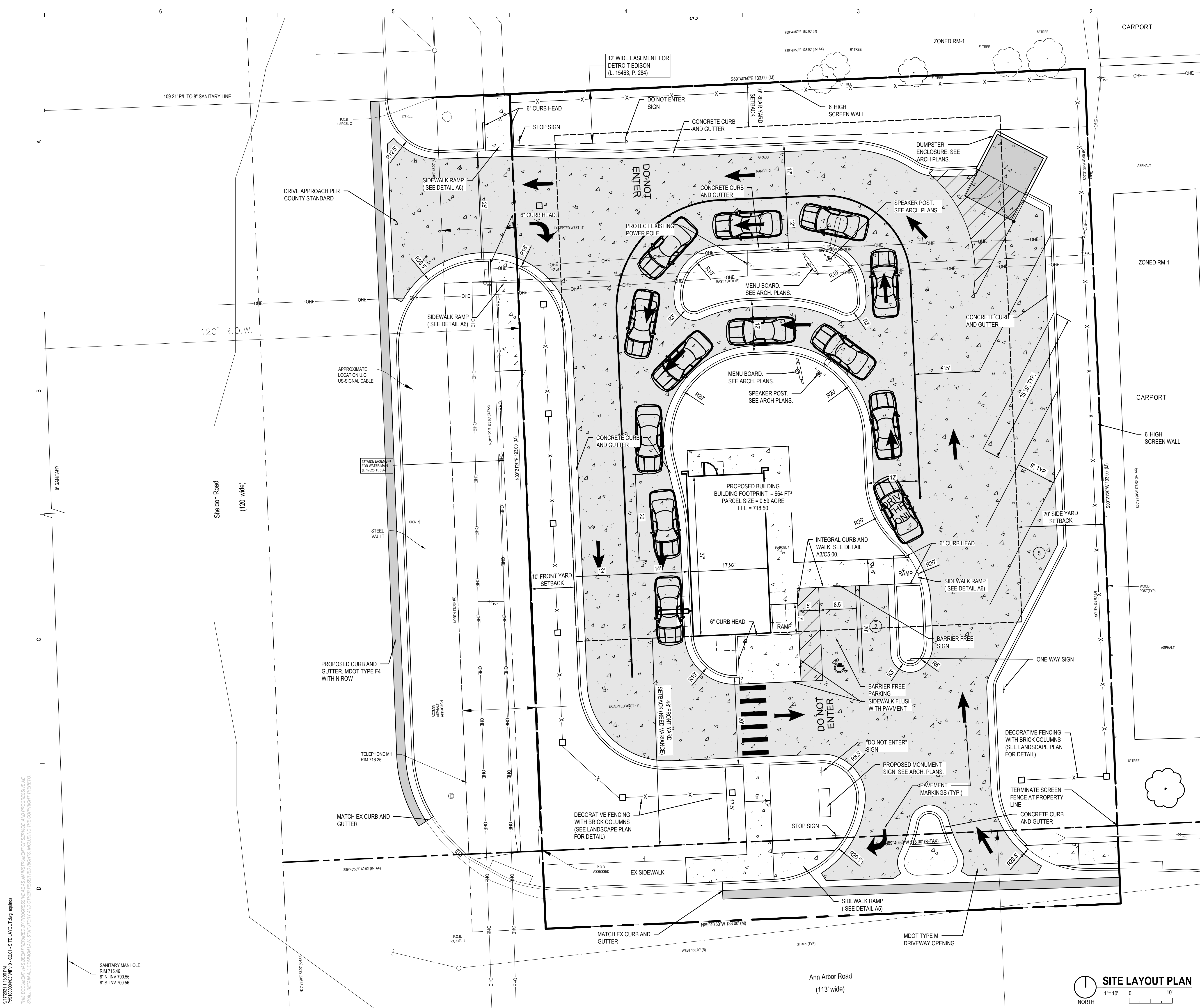
FILE NUMBER 91880004
PROJECT MANAGER JPM
PROFESSIONAL JPM
DRAWN BY JTS
CHECKED BY

SITE CONTEXT PLAN

1" = 50' 0 50'

NORTH

SITE CONTEXT PLAN C2.00



CALL 811 NOTE:
 CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

- GENERAL SITE LAYOUT NOTES**
- ALL WORKMANSHIP AND MATERIALS SHALL BE ACCORDING TO THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - CONTACT "MISS DIG" TOLL FREE AT 1-800-482-7171 THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS.
 - NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
 - DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED AS B-B (BACK TO BACK) OR E-E (EDGE OF METAL TO EDGE OF METAL).
 - CONTRACTOR TO PAINT STRIPE ALL PARKING SPACES SHOWN. PAINT COLOR TO BE YELLOW.
 - UPON REQUEST, ELECTRONIC INFORMATION WILL BE PROVIDED FOR SITE LAYOUT PURPOSES. CONTRACTOR SHALL REQUEST ALL INFORMATION IN WRITING THROUGH PROGRESSIVE AE. LAYOUT OF ALL NEW CONSTRUCTION SHALL BE DONE BY A LICENSED SURVEYOR.
 - ALL CONCRETE JOINTS SHALL BE TOOLED PER SPECIFICATIONS.
 - CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION. THIS IS TO INCLUDE BURIED UTILITIES, LIGHTING, LANDSCAPING, SPRINKLING, ETC.
 - ANY AREA DISTURBED BY CONSTRUCTION TO BE RESTORED TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN.
 - ALL PAVEMENT, CURB & GUTTER, SIDEWALK AND UTILITIES WITHIN PUBLIC RIGHT OF WAY SHALL MEET CITY OF PLYMOUTH STANDARDS.

- GENERAL NOTES**
- VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - PROTECT AND MAINTAIN CROSSINGS OF OTHER UTILITIES.
 - REFER TO SURVEY FOR BENCHMARK INFORMATION.
 - ALL MATERIAL, SPECIFICATIONS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE MUNICIPAL AGENCIES.
 - RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM EXISTING CONDITIONS.
 - CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREAS SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF APPROPRIATE GOVERNING AGENCIES.
 - EXISTING TREES TO REMAIN - CONTRACTOR TO PROTECT ROOT SYSTEMS BY MAINTAINING TREE PROTECTION FENCE AT TREE DRIPLINE TO ELIMINATE MATERIAL STORAGE, PARKING OR CONSTRUCTION TRAFFIC WITHIN THE TREE DRIPLINE.

- PAVING NOTES**
- PAVEMENT CONSTRUCTION TO BE PERFORMED IN ACCORDANCE TO CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.
 - MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE 4,000 PSI FOR ALL EXTERIOR CONCRETE. SLUMP RANGE: 3 INCHES TO 5 INCHES AIR CONTENT: 5 PERCENT TO 8 PERCENT
 - PROVIDE SCORED CONCRETE CONTROL JOINTS AT 12 FEET MAXIMUM SPACING.
 - CONCRETE JOINT LAYOUT SHALL FORM SQUARE PANELS. WHERE NOT PRACTICAL, RECTANGULAR PANELS MAY BE USED IF THE LONG DIMENSION IS NO MORE THAN 1.5 TIMES THE SHORT DIMENSION.

PARKING NOTES

1 SPACE PER EMPLOYEE
 TOTAL EMPLOYEE = 7
 TOTAL PARKING SPACES = 7

PAVEMENT LEGEND

STANDARD CONCRETE PAVEMENT	6" CONCRETE
HEAVY DUTY CONCRETE PAVEMENT	12" COMPACTED SUBBASE, CLASS II SAND
CONCRETE SIDEWALK	4" CONCRETE
R.O.W. ASPHALT PAVEMENT	1 1/2" HMA WEARING COURSE
	SS-1H TACK COAT @ 0.05 GAL/SY
	PLACE BETWEEN EACH HMA LIFT
	4 1/2" HMA BASE LEVELING COURSE
	EXISTING AGGREGATE BASE
	EXISTING SUBBASE

PROGRESSIVE AE

SCOOTER'S COFFEE

NOT FOR CONSTRUCTION

1490 WEST ANN ARBOR RD., PLYMOUTH, MI 48170

SITE LAYOUT PLAN C2.01

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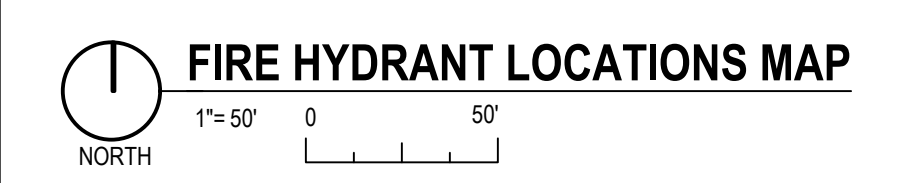
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 CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

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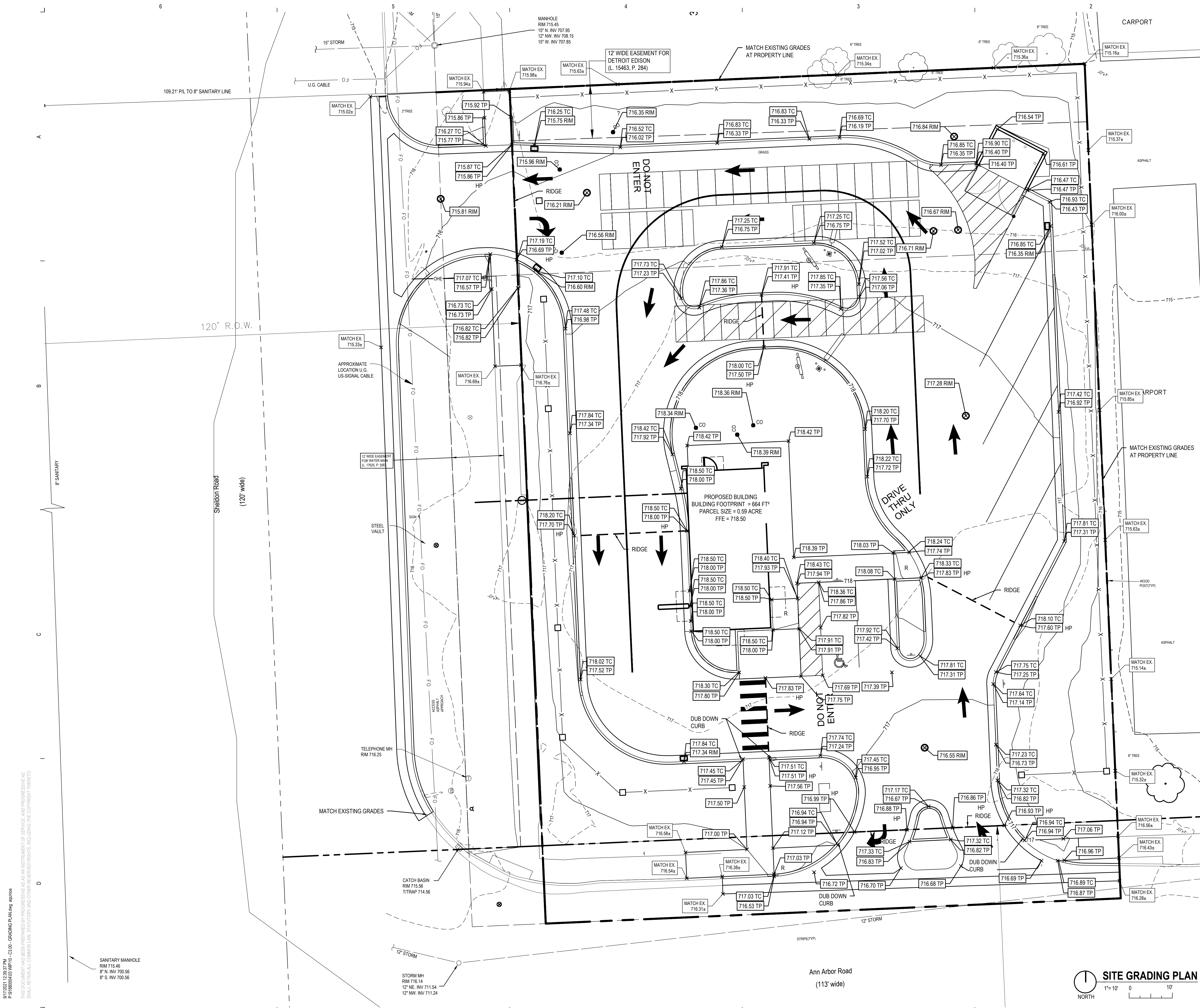
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FIRE HYDRANT LOCATIONS MAP C2.02



CALL 811 NOTE:
 CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

EARTHWORK & GRADING NOTES

- EARTHWORK AND PAVEMENT CONSTRUCTION ARE TO BE PERFORMED IN ACCORDANCE WITH THE 2012 EDITION OF THE MDT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE FOLLOWING ITEMS.
- THE SUBGRADE SHALL BE THOROUGHLY PROOFROLLED USING THE EQUIVALENT OF A FULLY LOADED TANDEM AXLE TRUCK HAVING A MINIMUM AXLE WEIGHT OF 10 TONS. SOFT OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL.
- PROOFROLLING SHALL BE PERFORMED UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER.
- FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATIONS AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISHED DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION.
- GRADE THE AGGREGATE BASE MATERIAL TO PROVIDE POSITIVE DRAINAGE AT A MINIMUM OF 1.5 PERCENT.
- THE AGGREGATE BASE AND SUBBASE SHALL EXTEND 12 INCHES BEYOND THE PAVED EDGE.
- THE EXISTING SOILS MAY BE UTILIZED AS ENGINEERED FILL PROVIDED ALL DELETERIOUS OR ORGANIC MATERIALS ARE REMOVED FROM THE SOILS. ANY ON-SITE SOILS USED FOR ENGINEERED FILL SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- ENGINEERED FILL LOCATED WITHIN PAVEMENT AND BUILDING AREAS SHALL BE PLACED IN 8 INCH MAXIMUM LOOSE THICKNESS AND MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT. COMPACT TO MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D-1557, MODIFIED PROCTOR METHOD.
- ALL FILL OPERATIONS SHALL BE OBSERVED BY A QUALIFIED SOIL TECHNICIAN. A MINIMUM OF ONE COMPACTION TEST SHALL BE CONDUCTED PER 2,500 SFT AREA AT EACH LIFT. WITHIN TRENCH EXCAVATIONS, ONE TEST SHALL BE CONDUCTED FOR EACH 100 LINEAR FEET PER LIFT.
- SIDE SLOPES SHALL NOT EXCEED 1 VERTICAL OVER 3 HORIZONTAL SLOPE UNLESS SHOWN OTHERWISE.
- PARKING LOT CURBS SHALL BE BUILT WITH REVERSE SLOPE ON THE DOWNHILL SIDE OF THE ISLAND TO ASSURE POSITIVE STORM WATER RUNOFF TO CATCH BASINS.
- UNLESS SHOWN OTHERWISE, FINISH GRADES OF LAWN/LANDSCAPE ADJACENT TO BUILDING WALLS SHALL BE 6" BELOW FINISH FLOOR ELEVATION.
- PLACE 4" MINIMUM TOPSOIL IN ALL LANDSCAPE AREAS TO BE SEED. PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD, OR GREEN AREAS.
- FOR ALL CURB ISLANDS, CENTER OF ISLANDS TO BE A MINIMUM OF 6" HIGHER THAN TOP OF CURB.

BARRIER FREE NOTES

- BARRIER FREE PARKING AND ACCESSIBLE ROUTE(S) MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- 2% MAXIMUM CROSS SLOPE ON ACCESSIBLE ROUTE(S)
- 5% MAXIMUM LONGITUDINAL SLOPE (DIRECTION OF TRAVEL) UNLESS AT BARRIER FREE RAMP
- 2% MAXIMUM SLOPE LONGITUDINAL AND TRANSVERSE SLOPES AT BARRIER FREE PARKING SPACES AND ASSOCIATED ACCESS AISLES
- ACCESSIBLE ENTRIES - 2% MAXIMUM SLOPE IN ANY DIRECTION FOR THE FIRST 5' FROM ENTRY DOOR
- CONTRACTOR TO CONTACT ENGINEER PRIOR TO PAVING IF BARRIER FREE SLOPES DO NOT COMPLY OR FOR CLARIFICATION OF ANY DISCREPANCIES.

GRADING LEGEND

→	FLOW ARROW
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
GR	GROUND
GP	GUTTER PAN
FF	FINISH FLOOR ELEVATION
EX	EXISTING ELEVATION
HP	HIGH POINT
LP	LOW POINT
L	LANDING
R	RAMP

progressive ae

SCOOTER'S COFFEE

NOT FOR CONSTRUCTION

1490 WEST ANN ARBOR RD., PLYMOUTH, MI 48170

SITE GRADING PLAN C3.00

ISSUANCE
SPECIAL LAND USE 09/17/2021

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NO. DATE DESCRIPTION

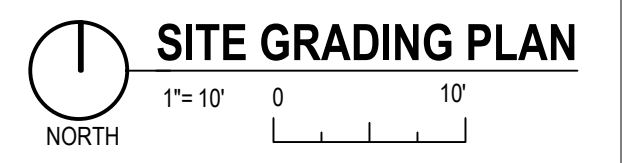
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SANITARY MANHOLE
 RIM 715.46
 8" N. INV 700.56
 6" S. INV 700.56

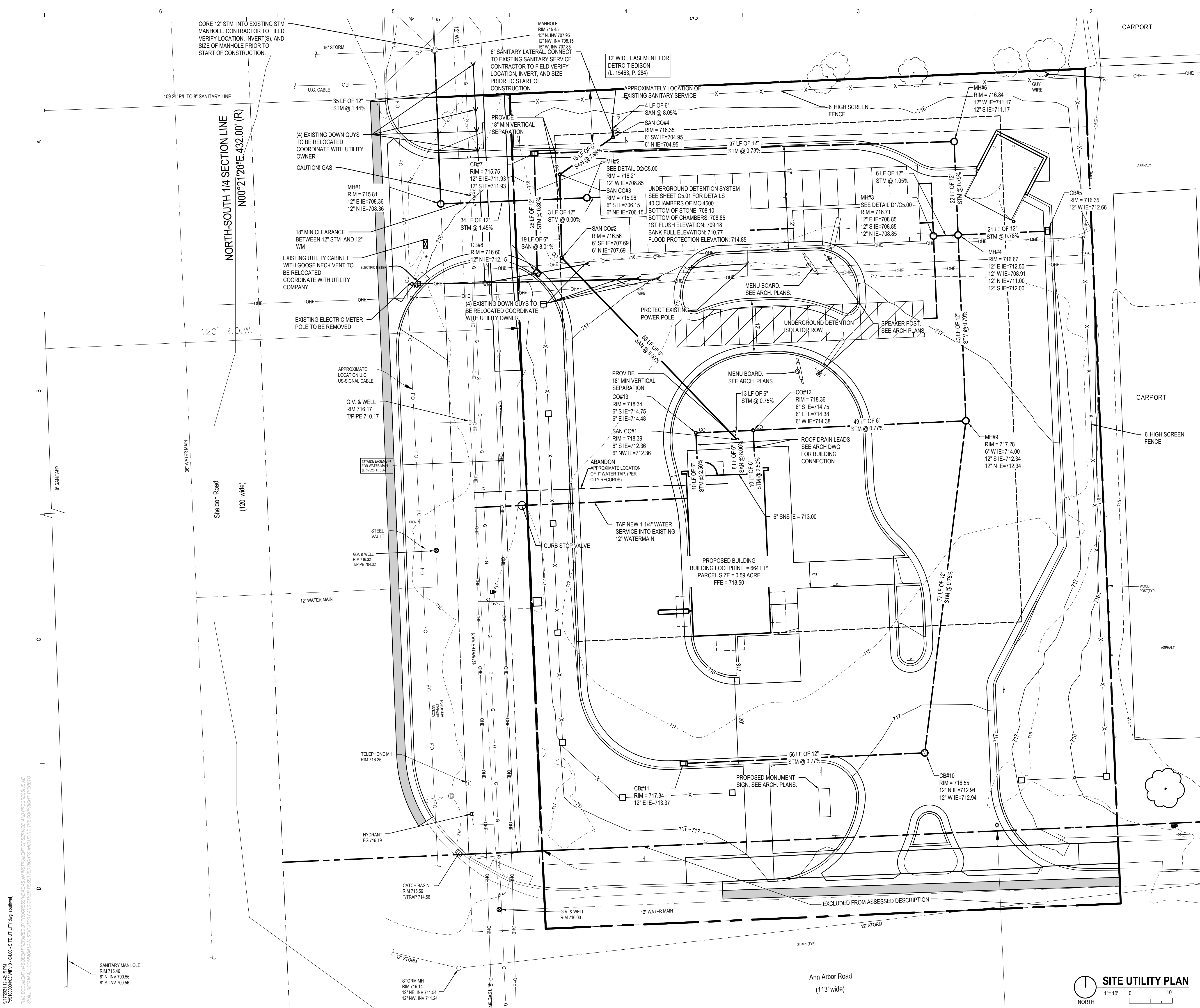
STORM MH
 RIM 716.14
 12" N. INV 711.54
 12" N.W. INV 711.24

Ann Arbor Road
 (113' wide)



SITE GRADING PLAN

8/17/2023, 12:42:18 PM
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CALL 811 NOTE:
 CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

- SANITARY SEWER NOTES**
- CONTRACTOR SHALL OBTAIN PERMIT TO CONNECT TO SANITARY SYSTEM FROM CITY OF PLYMOUTH.
 - SANITARY SEWER WITHIN RIGHT OF WAY TO COMPLY WITH CITY OF PLYMOUTH SANITARY SEWER SPECIFICATIONS.
 - CLEANOUTS TO BE PROVIDED WITHIN 5 FEET OF THE BUILDING EXTERIOR WALL ON ALL LATERALS EXITING THE BUILDING.
 - SANITARY SEWER LATERALS WITHIN SITE SHALL BE (ASTM D-3034) SDR 23.5.
 - ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
 - REFER TO PLUMBING PLANS FOR SCHEDULE OF GREASE TRAPS, SAND TRAPS, AND TRENCH DRAIN.

- WATERMAIN NOTES**
- PROVIDE A MINIMUM 18" OF VERTICAL SEPARATION AND 10' OF HORIZONTAL SEPARATION BETWEEN WATER SERVICE AND ALL SANITARY AND STORM SEWERS.
 - 2" AND SMALLER DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER PIPE.
 - COORDINATE WATER TAPS WITH CITY OF PLYMOUTH.

- STORM SEWER NOTES**
- STORM SEWER PIPE 10" DIA. OR LARGER SHALL BE ASTM C-76 CL IV REINFORCED CONCRETE PIPE OR ASTM F2306, HIGH DENSITY POLYETHYLENE PIPE. STORM SEWER PIPE SMALLER THAN 12" SHALL BE SDR 35 PVC.
 - YARD DRAINS (YD) TO BE 12" SQUARE DRAINTech CATCH BASIN BY NDS WITH SQUARE POLYPROPYLENE GRATE OR APPROVED EQUAL.
 - CATCH BASINS (CB) TO BE 4' DIA. UNLESS NOTED OTHERWISE.
 - CONNECT ALL ROOF DRAINS TO PROVIDED STORM SEWER UNLESS OTHERWISE NOTED.
 - UNDERDRAIN TO BE INSTALLED AT ALL CATCH BASINS PER DETAIL ON SHEET C501.

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SITE UTILITY PLAN
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 Know what's below. Call before you dig. www.CALL811.com

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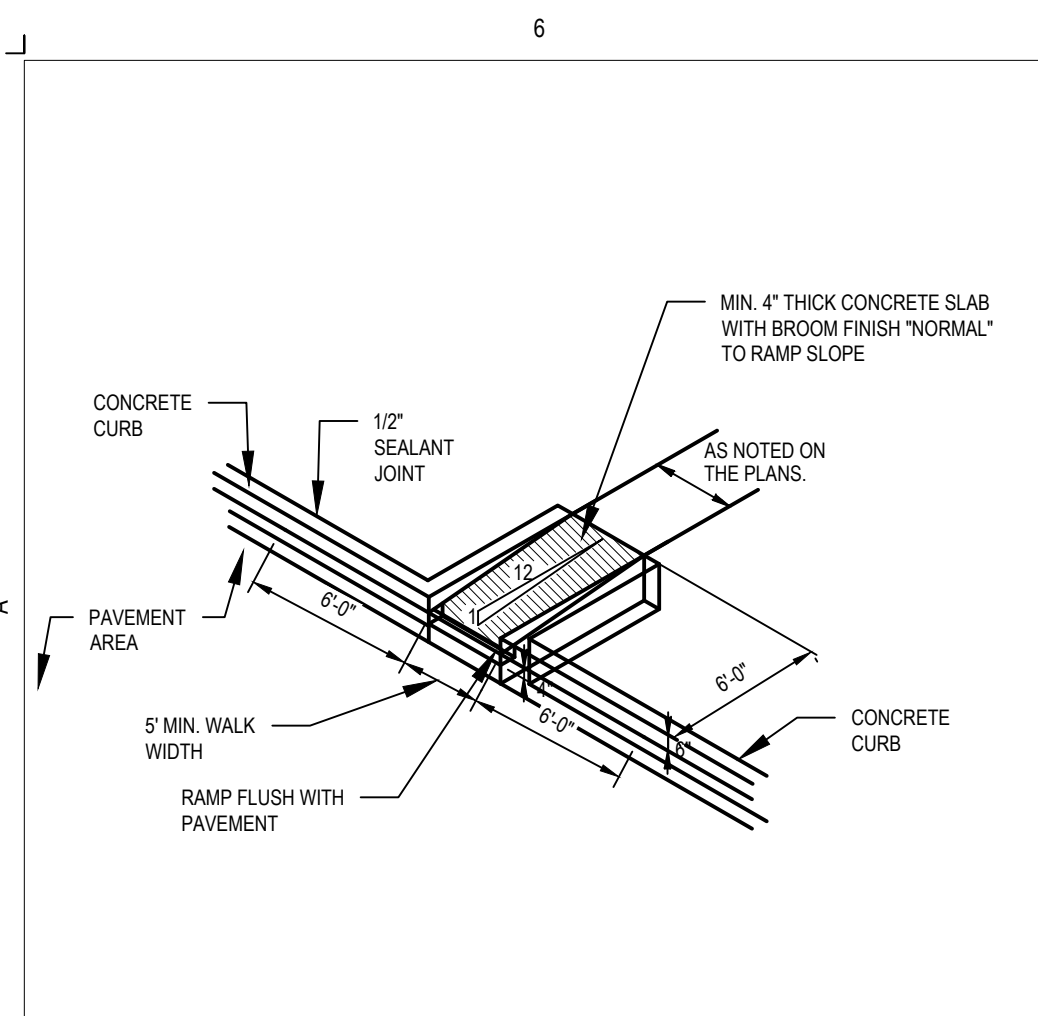
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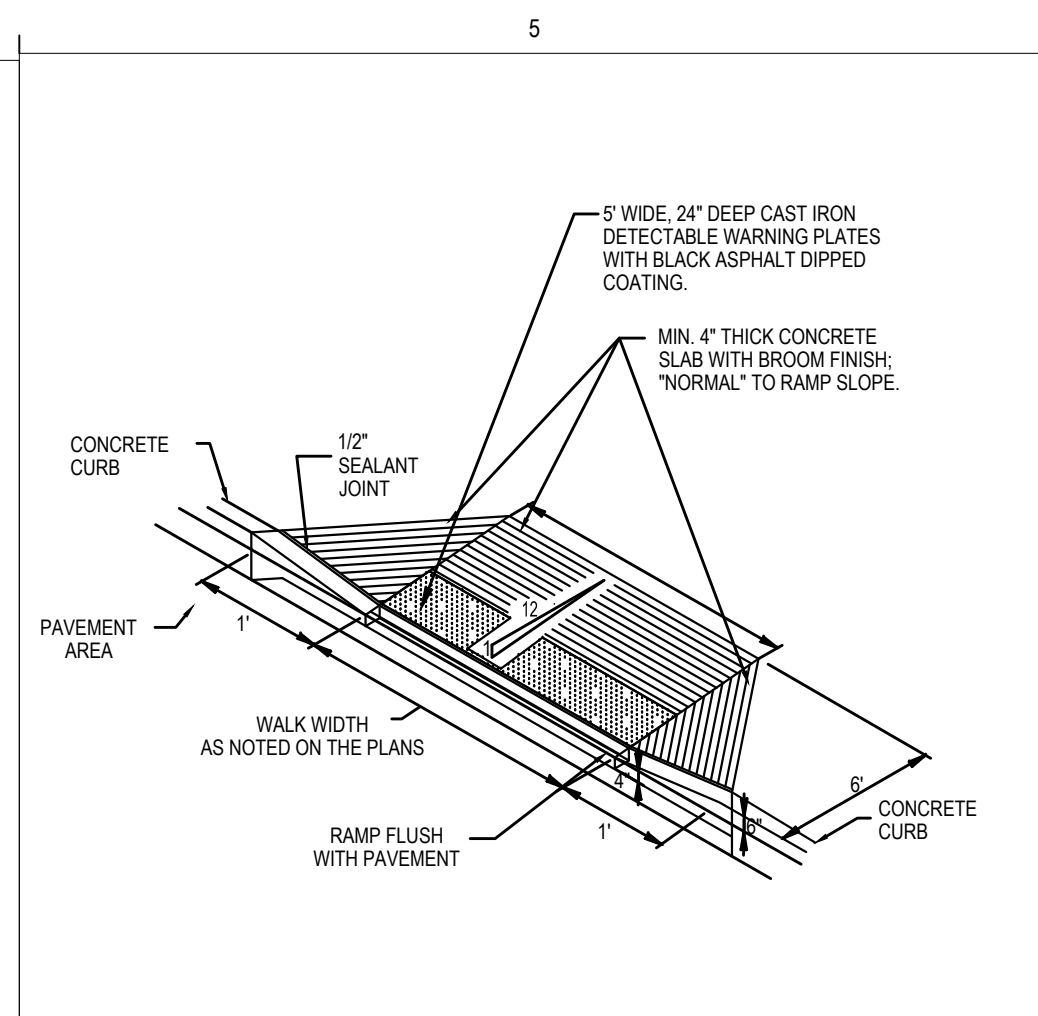
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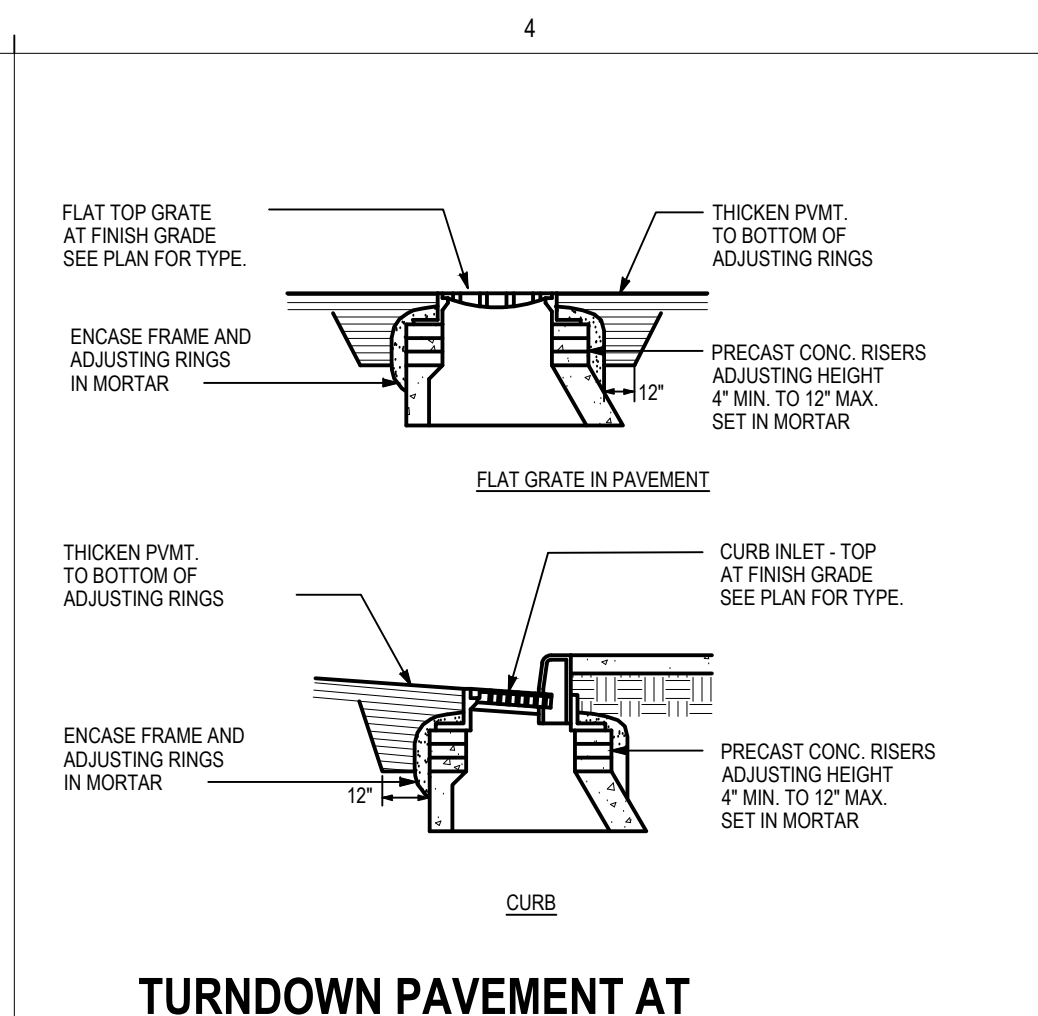
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C4.00



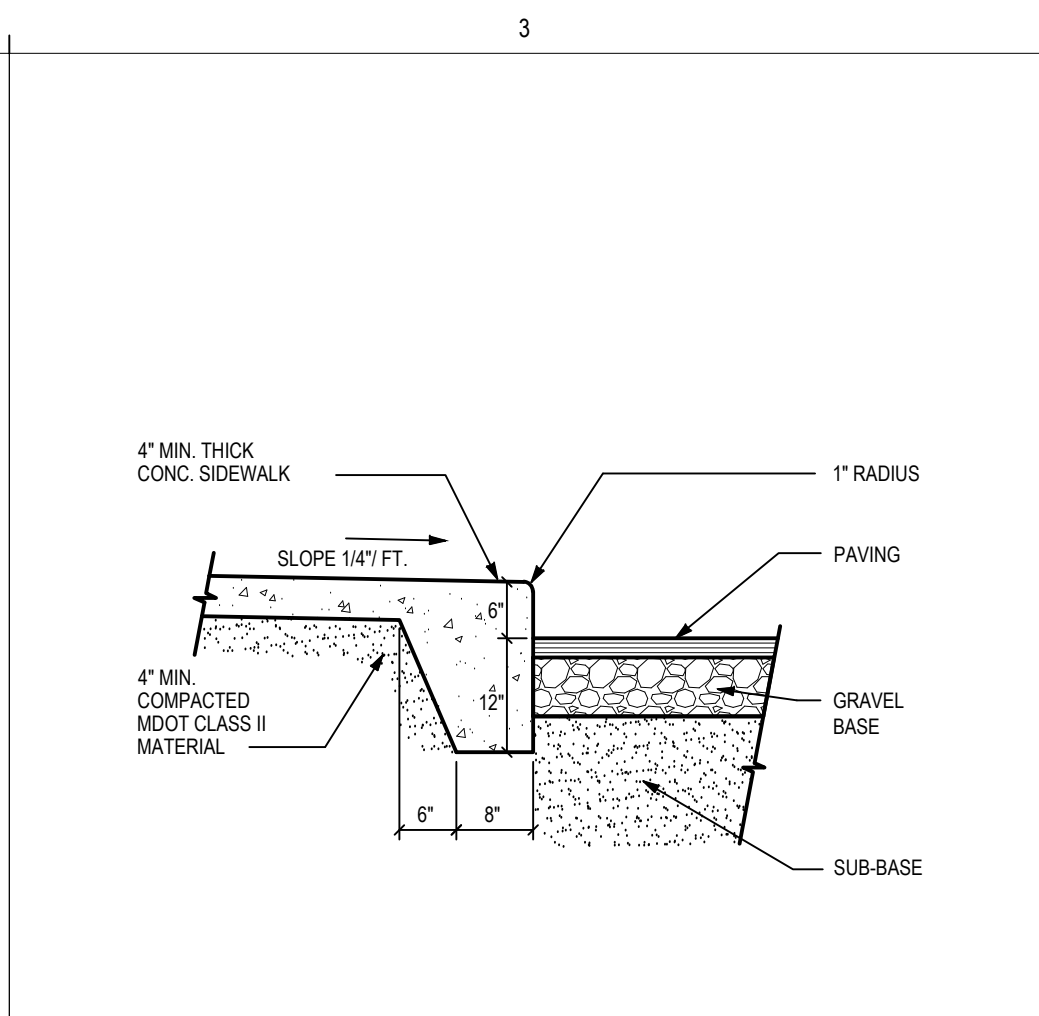
A6 SIDEWALK RAMP-B DETAIL
NOT TO SCALE



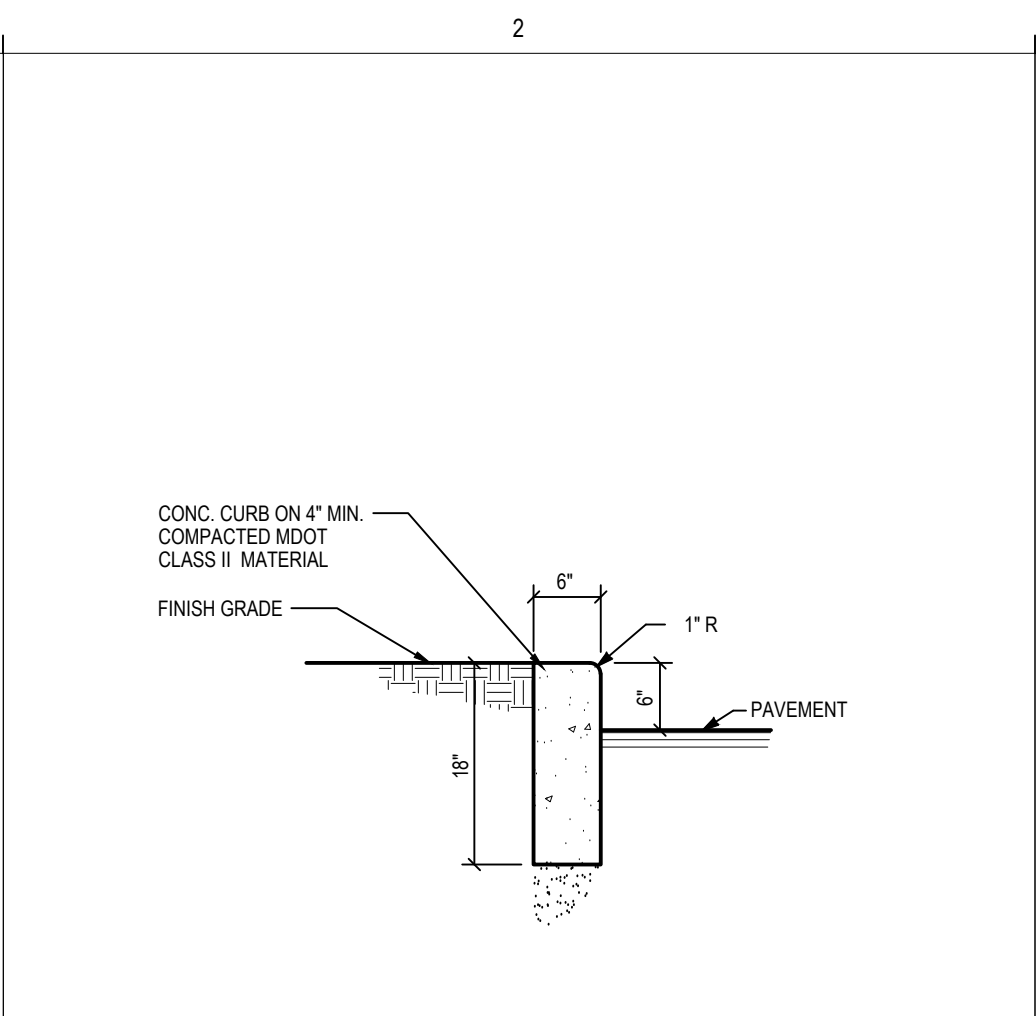
A5 SIDEWALK RAMP-A DETAIL
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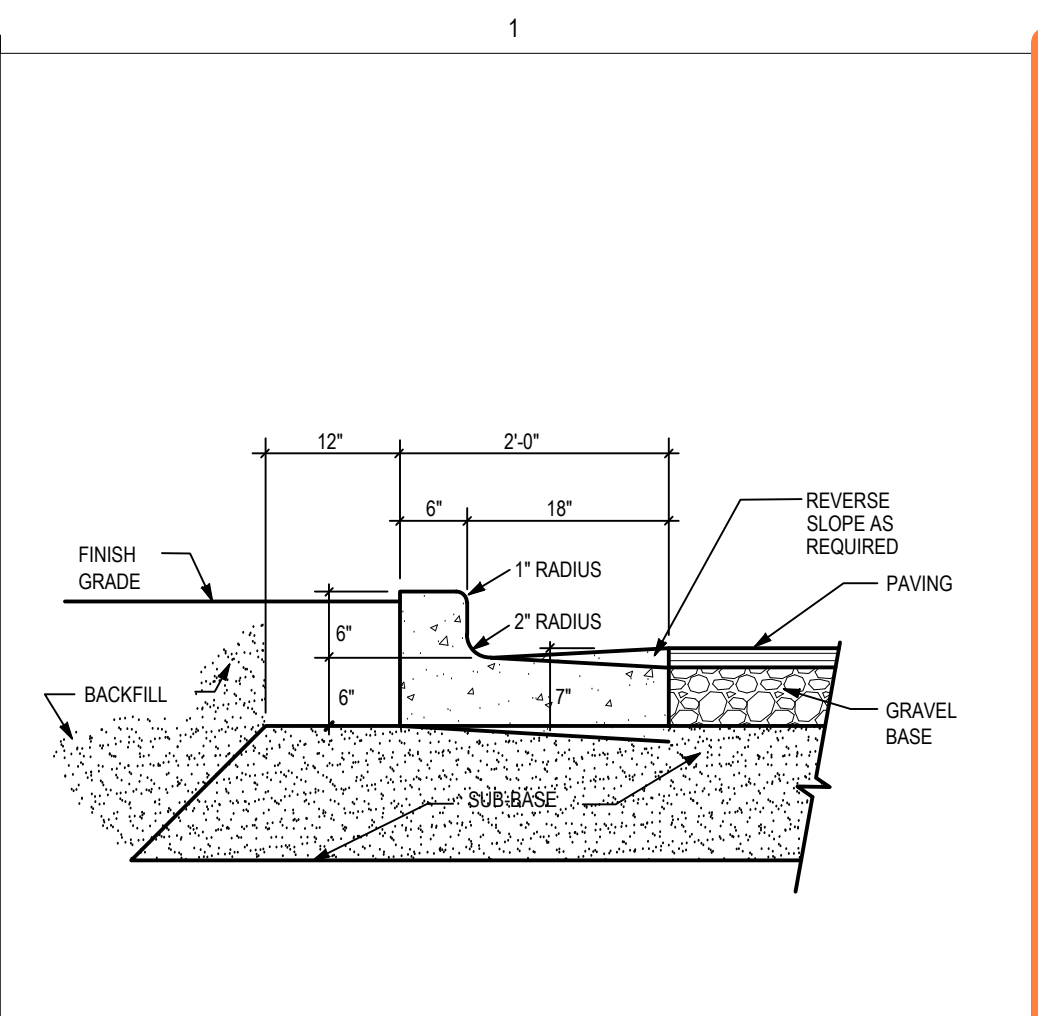
A4 TURNDOWN PAVEMENT AT DRAINAGE STRUCTURE
NOT TO SCALE



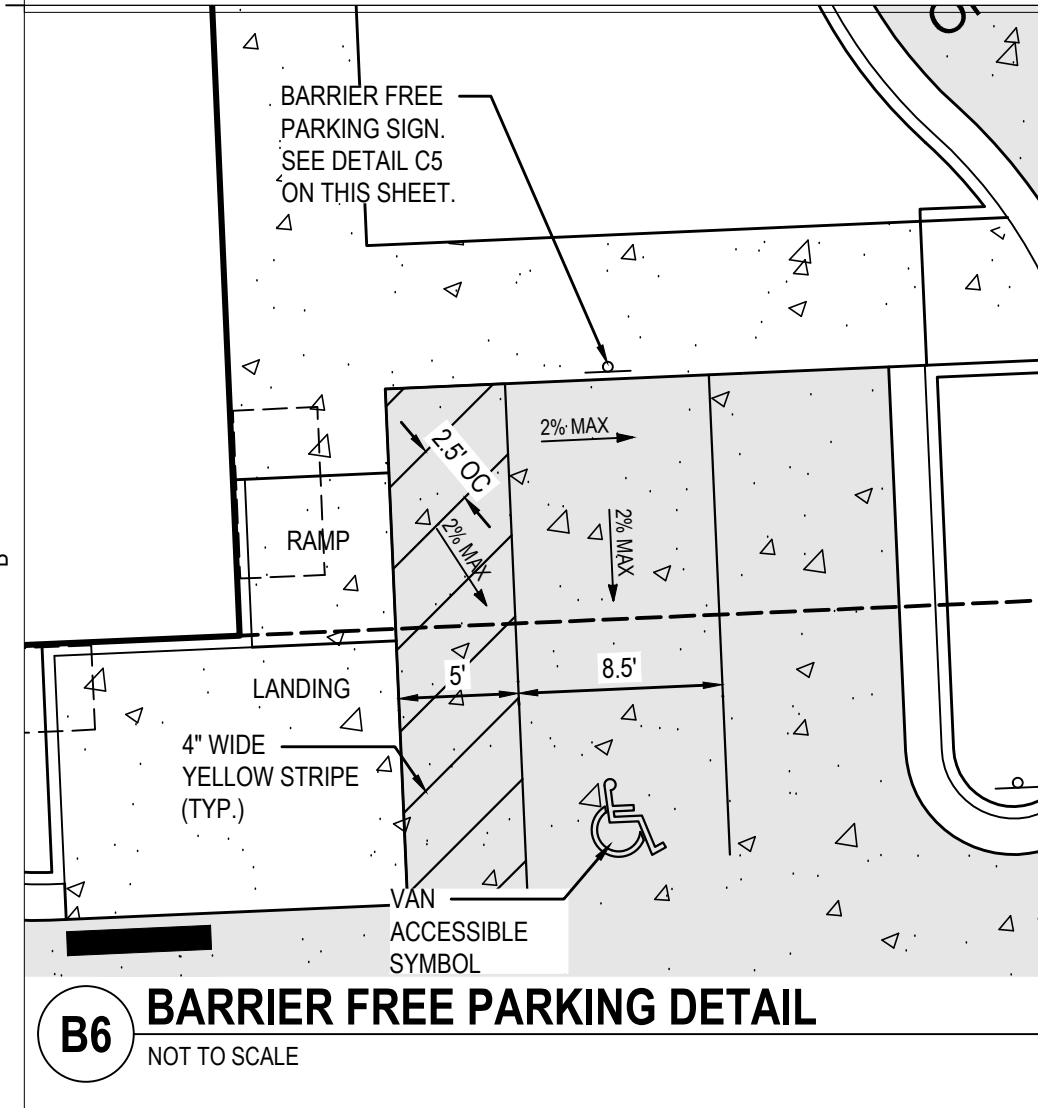
A3 INTEGRAL CONCRETE WALK / CURB DETAIL
NOT TO SCALE



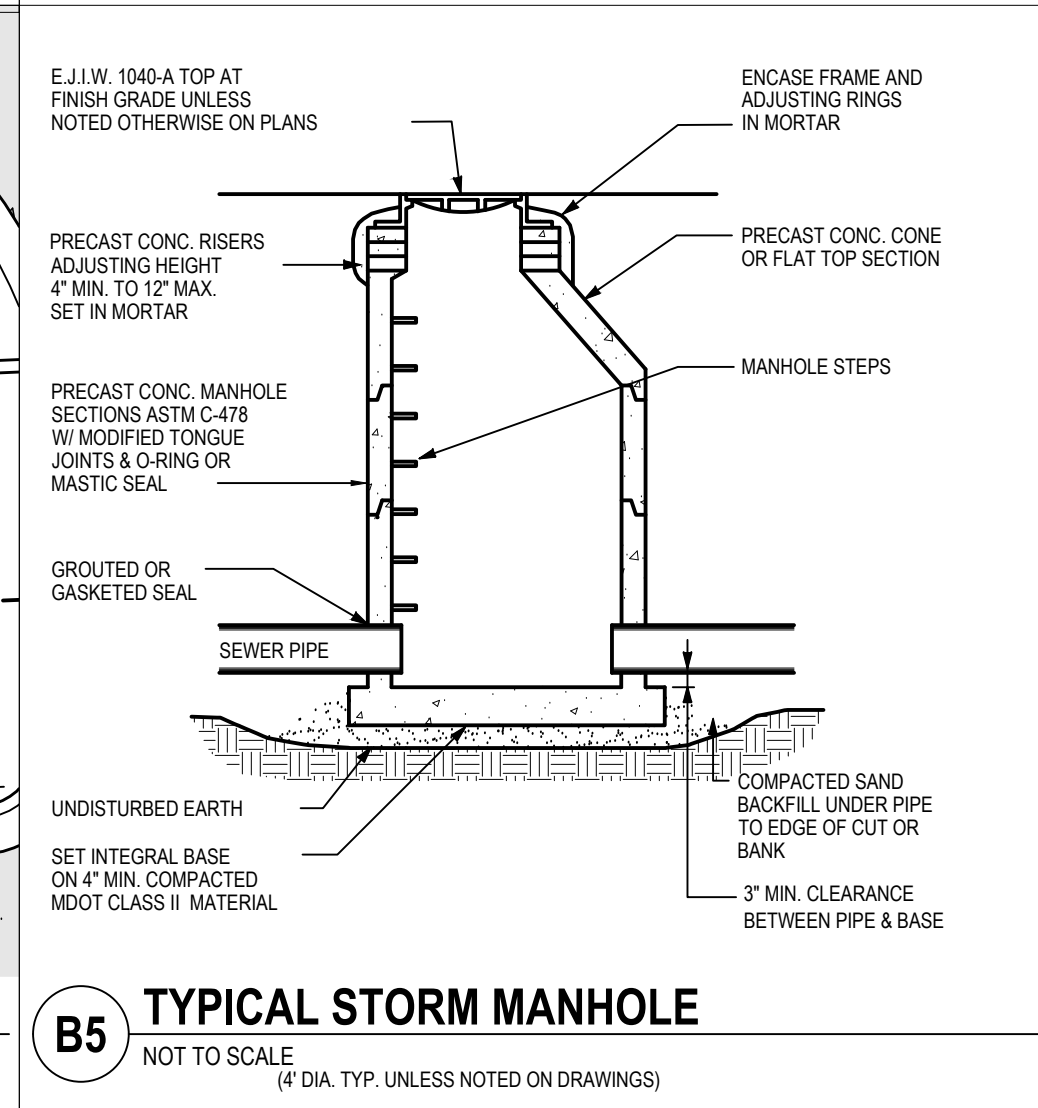
A2 TYPICAL CONCRETE CURB DETAIL
NOT TO SCALE



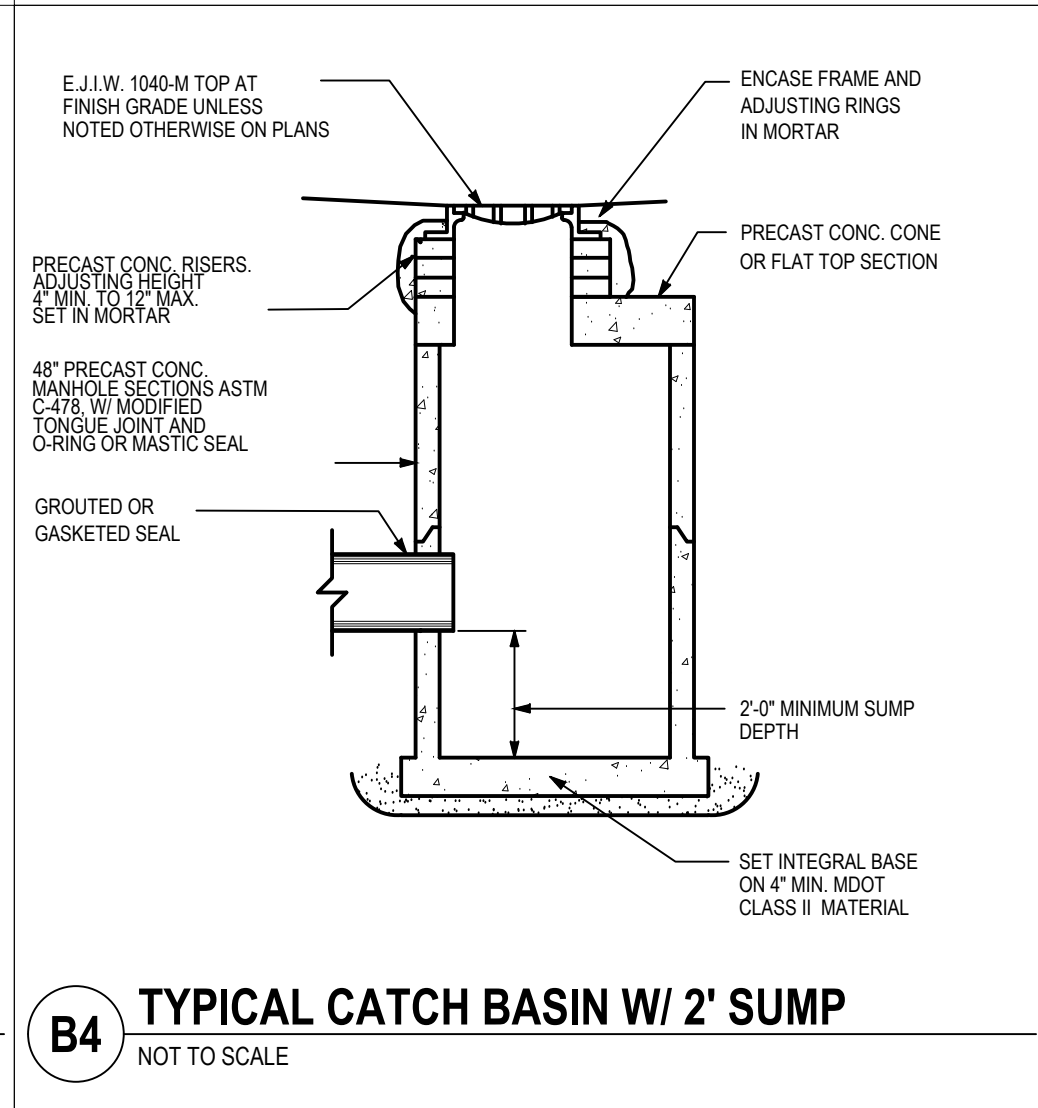
A1 TYPICAL CURB & GUTTER DETAIL
NOT TO SCALE



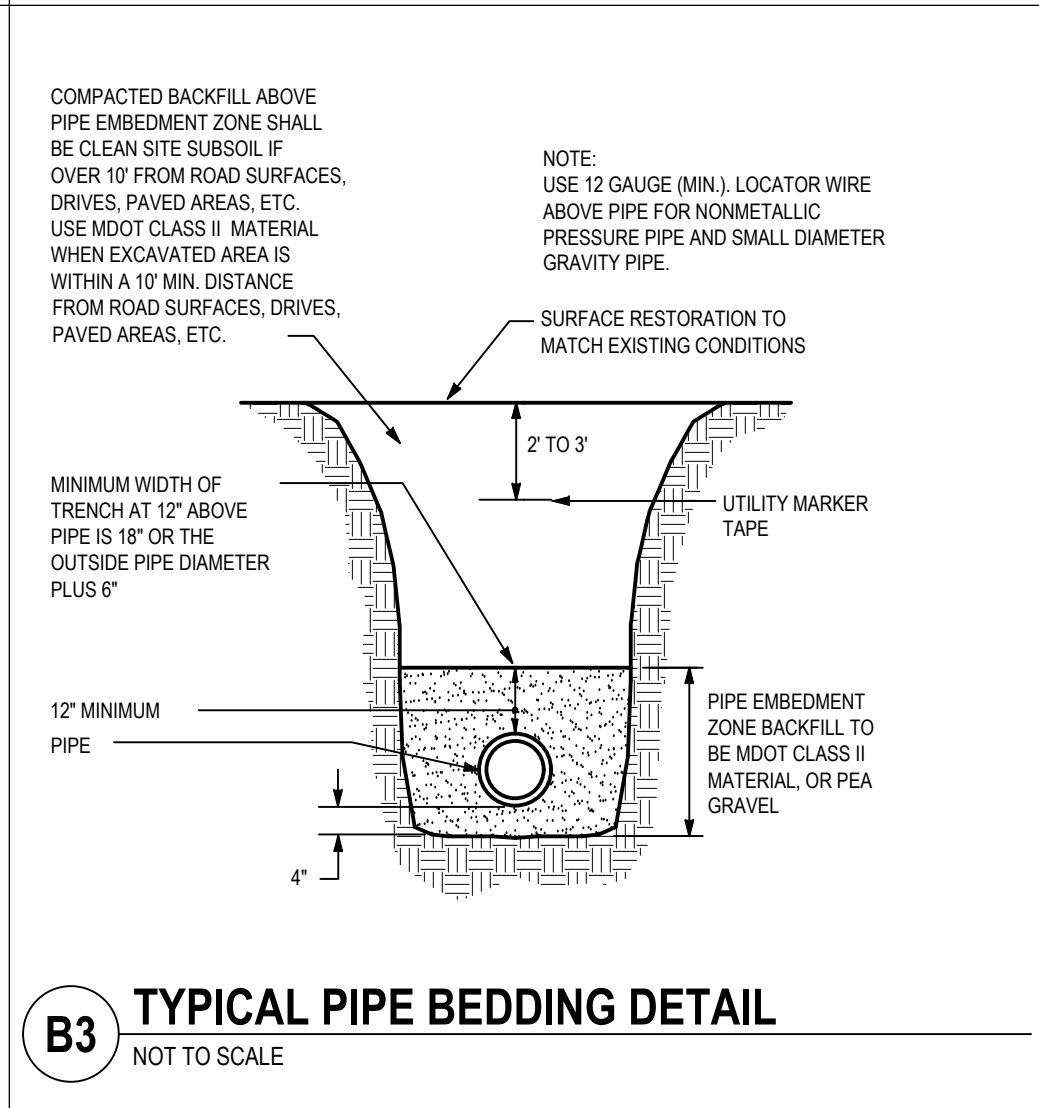
B6 BARRIER FREE PARKING DETAIL
NOT TO SCALE



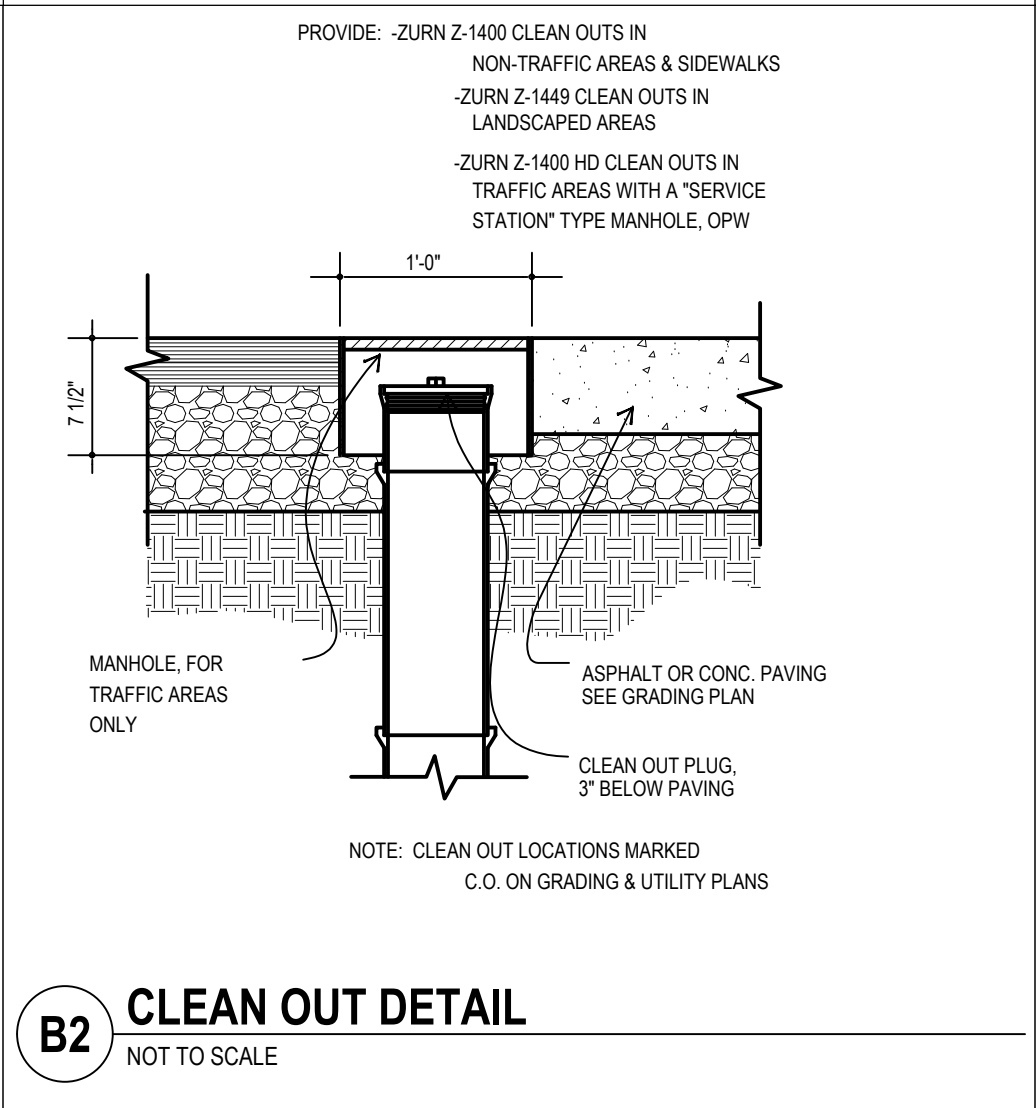
B5 TYPICAL STORM MANHOLE
NOT TO SCALE (IF DIA. TYP. UNLESS NOTED ON DRAWINGS)



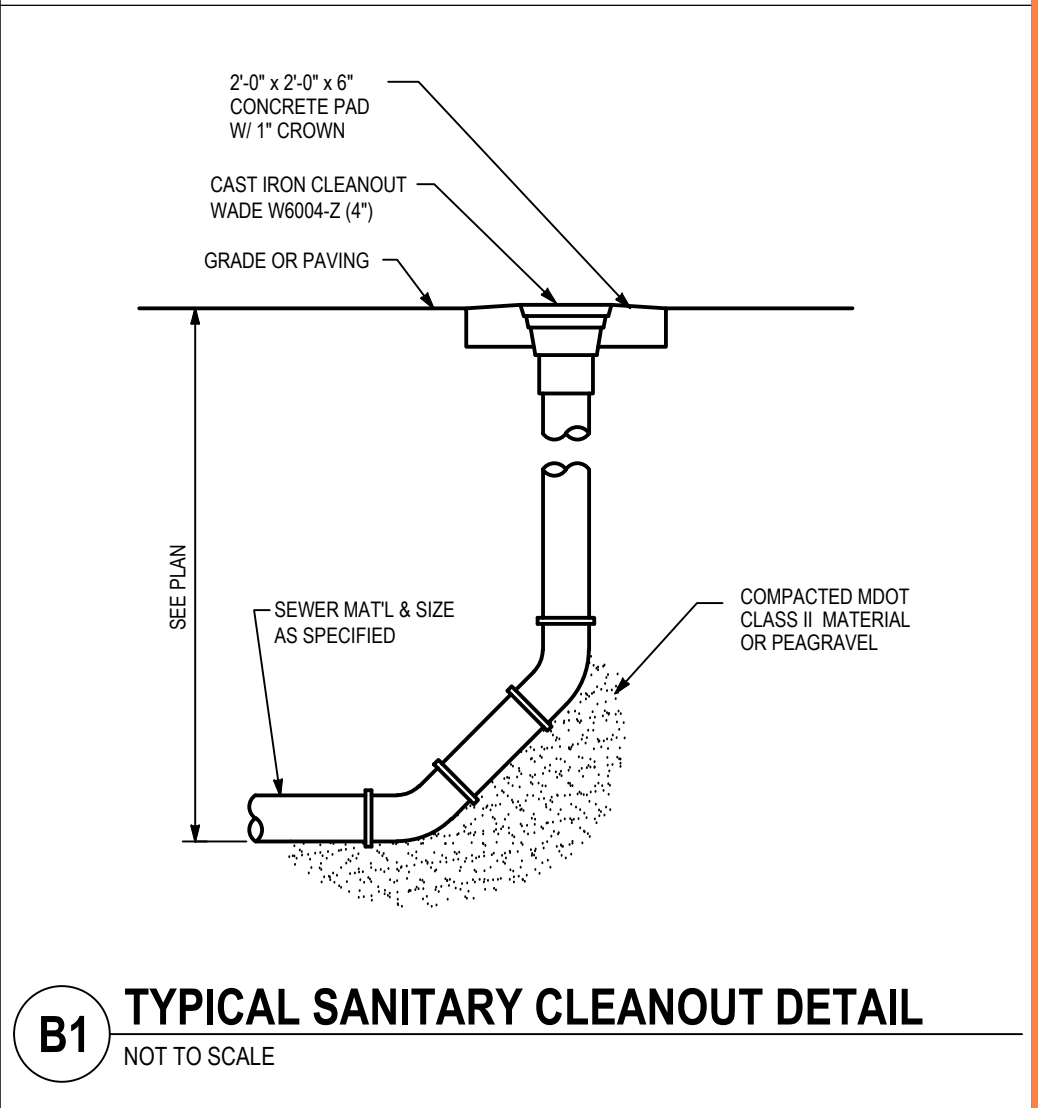
B4 TYPICAL CATCH BASIN W/ 2' SUMP
NOT TO SCALE



B3 TYPICAL PIPE BEDDING DETAIL
NOT TO SCALE



B2 CLEAN OUT DETAIL
NOT TO SCALE



B1 TYPICAL SANITARY CLEANOUT DETAIL
NOT TO SCALE



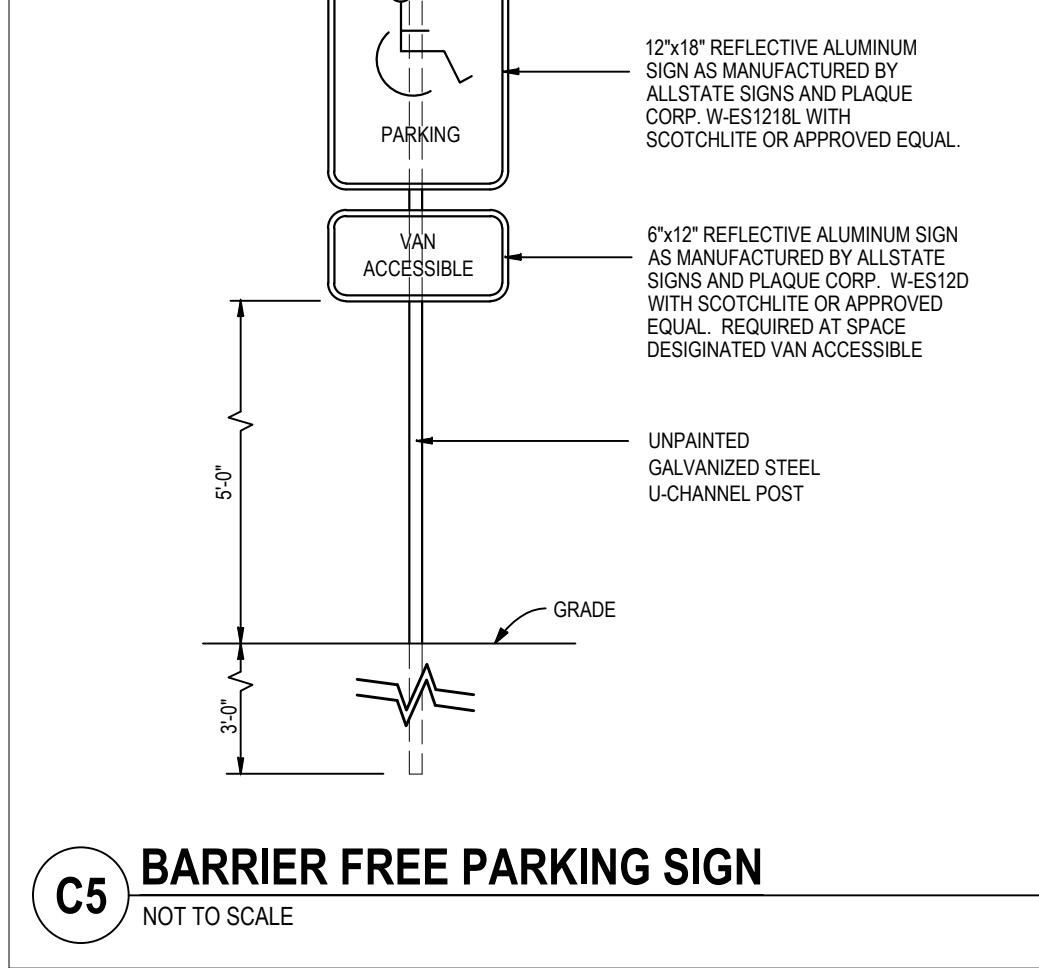
C5 BARRIER FREE PARKING SIGN
NOT TO SCALE



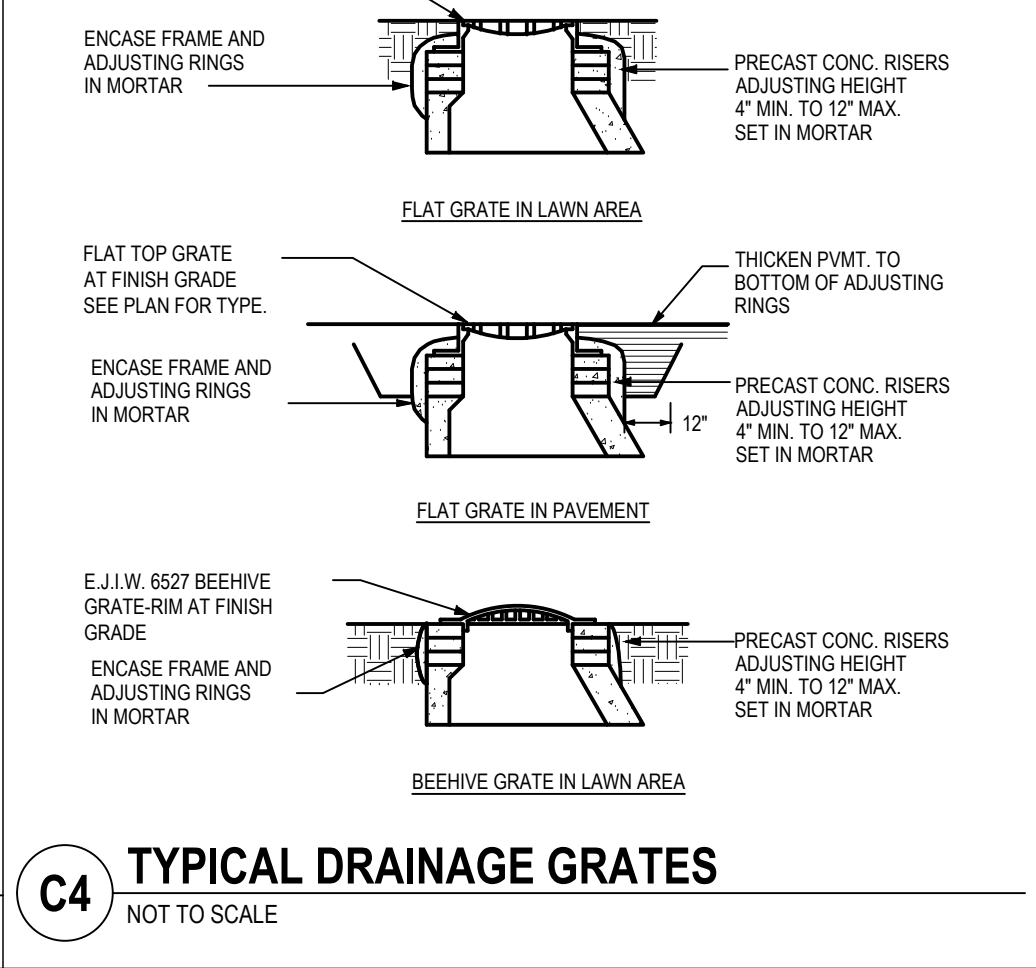
C4 TYPICAL DRAINAGE GRATES
NOT TO SCALE



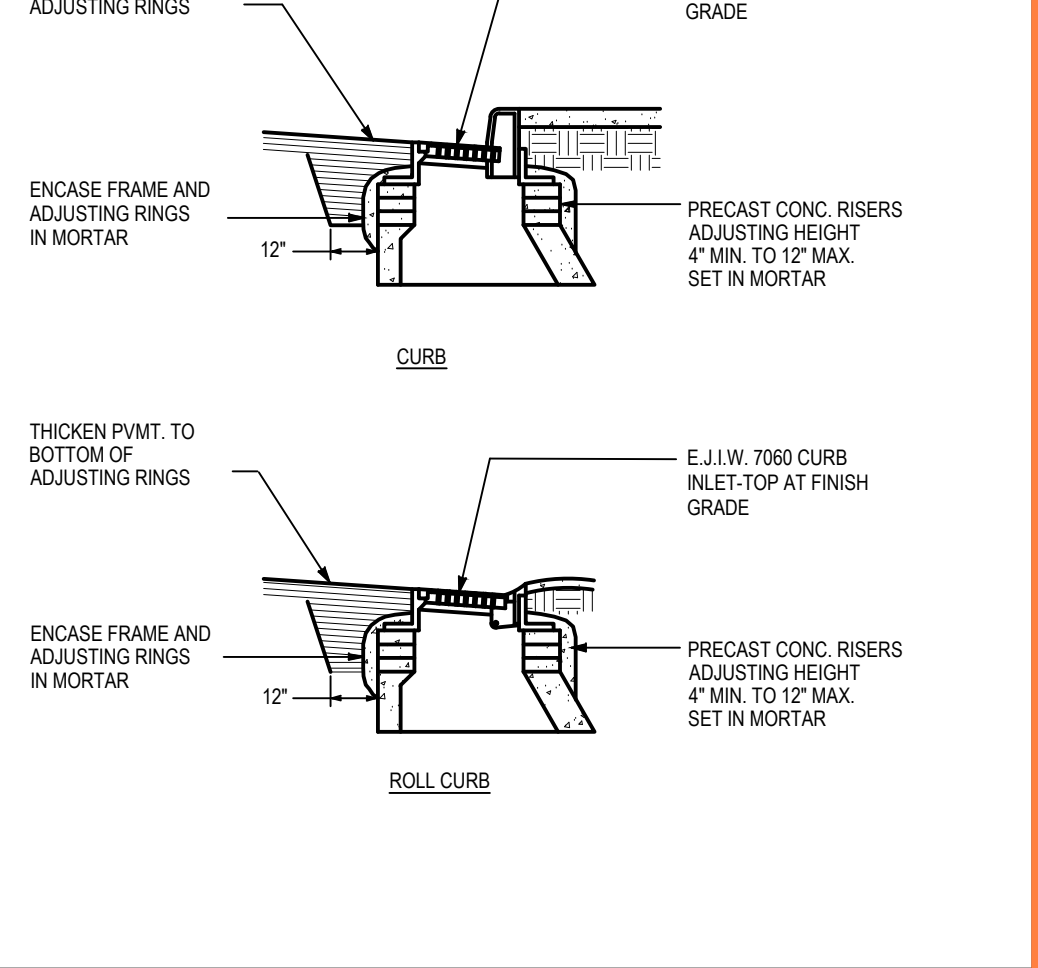
C5 BARRIER FREE PARKING SIGN
NOT TO SCALE



C4 TYPICAL DRAINAGE GRATES
NOT TO SCALE



C4 TYPICAL DRAINAGE GRATES
NOT TO SCALE



C4 TYPICAL DRAINAGE GRATES
NOT TO SCALE



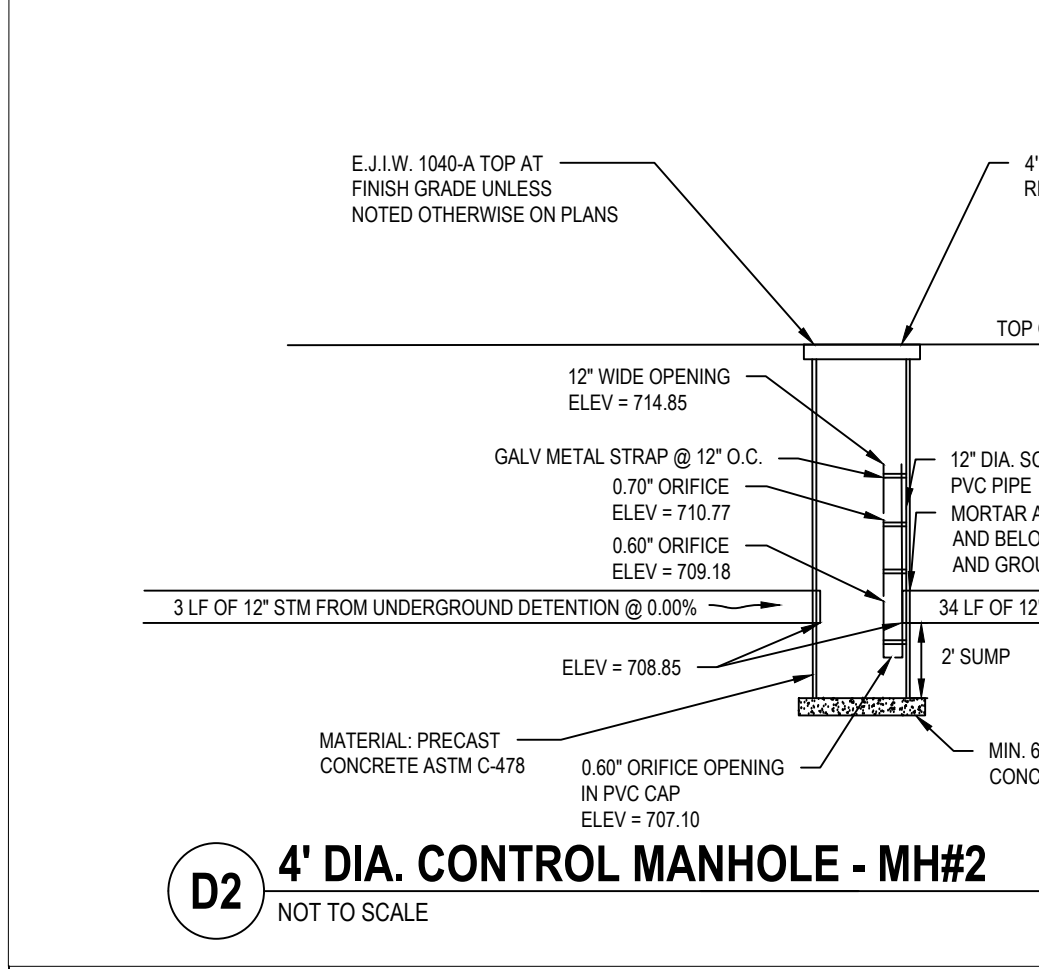
D2 4' DIA. CONTROL MANHOLE - MH#2
NOT TO SCALE



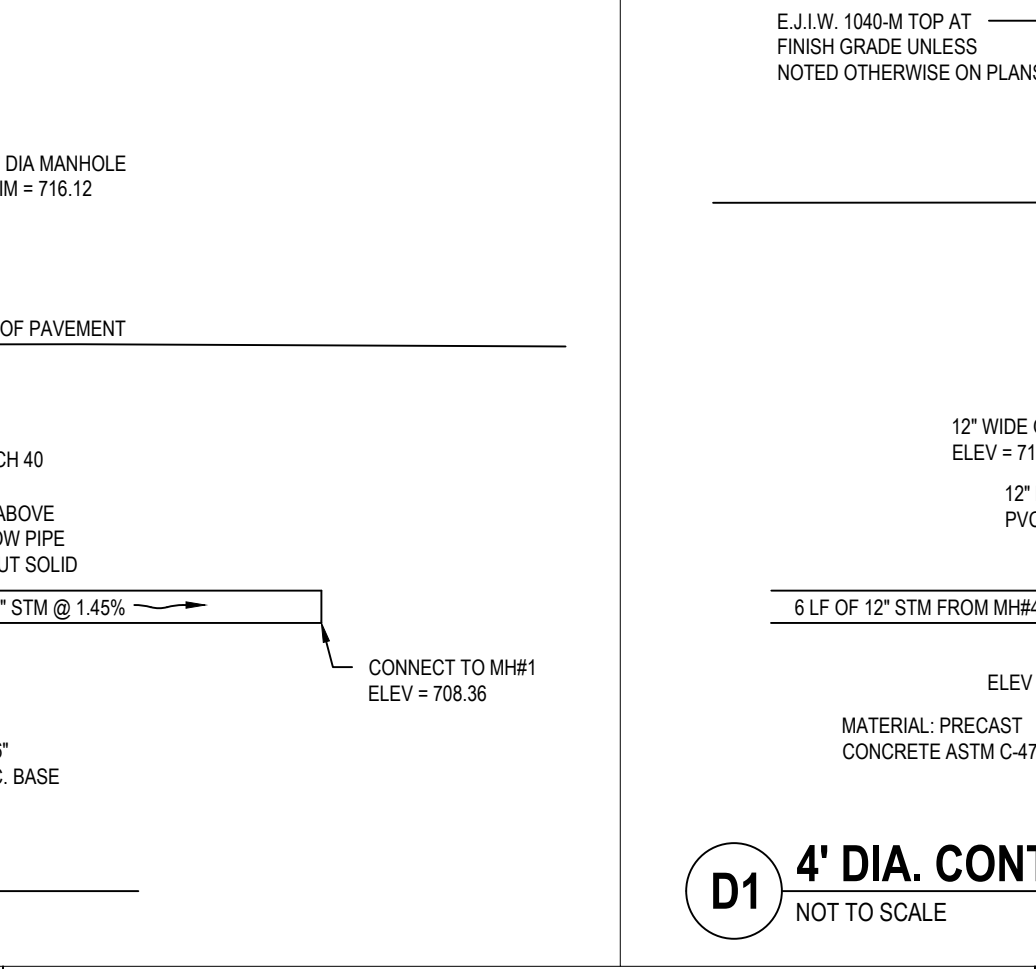
D2 4' DIA. CONTROL MANHOLE - MH#2
NOT TO SCALE



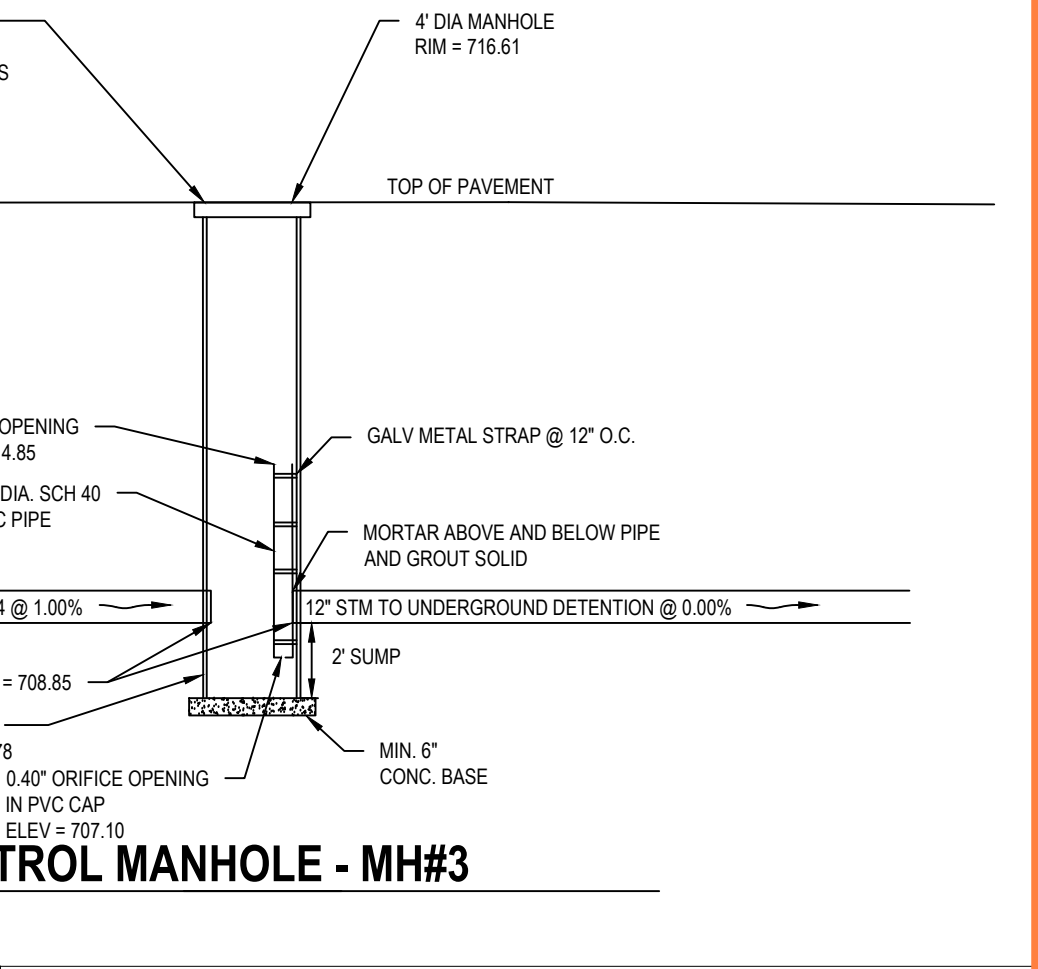
D2 4' DIA. CONTROL MANHOLE - MH#2
NOT TO SCALE



D1 4' DIA. CONTROL MANHOLE - MH#3
NOT TO SCALE



D1 4' DIA. CONTROL MANHOLE - MH#3
NOT TO SCALE



D1 4' DIA. CONTROL MANHOLE - MH#3
NOT TO SCALE

progressive ae
 1811 1/4 Mile Rd NE - Grand Rapids, MI 49525 (616) 381-2854 www.progressiveae.com
SCOOTER'S COFFEE
 1490 WEST ANN ARBOR RD., PLYMOUTH, MI 48170
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ISSUANCE
 SPECIAL LAND USE 09/17/2021
REVISIONS
 NO. DATE DESCRIPTION
FILE NUMBER 91880004
PROJECT MANAGER JPM
PROFESSIONAL AOA
DRAWN BY AOA
CHECKED BY
SITE DETAILS
C5.00

8/17/2021 1:20:17 PM
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P:\81800003\81800003-01\01 UNDERGROUND DETENTION DETAILS.dwg (sochwell)
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MC-4500 TECHNICAL SPECIFICATION

NTS

NOMINAL CHAMBER SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH) 100'0" X 60'0" X 48'3" (2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE 106.5 CUBIC FEET (3.01 m³)
MINIMUM INSTALLED STORAGE* 162.6 CUBIC FEET (4.60 m³)
WEIGHT (NOMINAL) 125.0 lbs. (56.7 kg)

NOMINAL END CAP SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH) 90'0" X 61'0" X 32'8" (2286 mm X 1549 mm X 833 mm)
END CAP STORAGE 39.5 CUBIC FEET (1.12 m³)
MINIMUM INSTALLED STORAGE* 115.3 CUBIC FEET (3.26 m³)
WEIGHT (NOMINAL) 90 lbs. (40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC4500IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC4500IEPP06B	---	---	0.86" (22 mm)
MC4500IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500IEPP08B	---	---	1.01" (26 mm)
MC4500IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500IEPP10B	---	---	1.33" (34 mm)
MC4500IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500IEPP12B	---	---	1.55" (39 mm)
MC4500IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC4500IEPP15B	---	---	1.70" (43 mm)
MC4500IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC4500IEPP18B	---	---	1.97" (50 mm)
MC4500IEPP18BW	---	---	---
MC4500IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC4500IEPP24B	---	---	2.26" (57 mm)
MC4500IEPP24BW	---	---	---
MC4500IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC4500IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC4500IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL.

CUSTOM PRECAST INVERTS ARE AVAILABLE UPON REQUEST.
INVENTORED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT	
D	FINAL FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FINISHED PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIAL, MATRICK SOILS, OR OTHER FROGMENTS PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STONED MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE SUBBASE/STONE OR LAYER 'D' TO 2" (50 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M45* A1, A2-4, A-3 OR AASHTO M45* 3, 307, 4, 487, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10		BELOW CHAMBERS AFTER 2" (50 mm) OF MATERIAL OVER THE CHAMBER IS REACHED, COMPACT ADDITIONAL LAYERS IN 1" (25 mm) LIFTS TO A MIN. 95% RELATIVE DENSITY FOR WELL GRADED MATERIAL, AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	MINIMUM STONE FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (OR LAYER 'D') TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M45* 3.4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE FILL BELOW CHAMBERS FROM THE SURFACE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M45* 3.4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.†

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GUIDANCE ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M45) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 2" (50 mm) LIFTS USING TWO TYPICAL COVERS WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING. FOR SPECIAL LOAD DESIGN, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

†FOR COVER DEPTHS GREATER THAN 7.0' (2.1 m) PLEASE CONTACT STORMTECH

NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60410.
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F287 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED LOADS AND REQUIREMENTS FOR CONSTRUCTION.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR MANHOLE INSTALLATION:
• TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTERNAL, INTERLOCKING STACKING LOGS.
• TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
• TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 4.2.2 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 900 LBS/IN. AND (b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (AROUND 77° / 25° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORED.

MC-4500 ISOLATOR ROW PLUS DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

A. INSPECTION PORTS (IF PRESENT)

A.1. REMOVE COVER OR VALVE UP TO 14" (350 mm) FROM THE CHAMBER.

A.2. REMOVE AND CLEAN FLEXI-SCREEN FILTER IF INSTALLED.

A.3. LOWER A FLASH LIGHT AND STADIUM LIGHT. MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG.

A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL).

A.5. IF SEDIMENT IS AT OR ABOVE 7" (180 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

B. ALL ISOLATOR ROW PLUS

B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS.

B.2. USE A FLASHLIGHT TO INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH COLLIER PIPES.

B.3. IF SEDIMENT IS AT OR ABOVE 7" (180 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

B.4. FOLLOW OPERATIONAL PROCEDURES FOR COVERED SPACE ENTRY IF ENTERING MANHOLE.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE SETTING PROCESS

A. APPLY SOLVENT CLEANING SOLUTION WITH NEAR FACING BRUSH OF 40" (1.1 m) OR MORE IS PREFERRED.

B. APPLY TYPICAL PRESSURE OF 20-30 PSI TO THE BACKFLOW VALVE IS CLEAN.

C. VACUUM STRUCTURE SUMP AS REQUIRED.

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS AND LOGS. RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

NOTE: INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

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1490 WEST ANN ARBOR RD., PLYMOUTH, MI 48170

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SCOOTER'S COFFEE

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ISSUANCE
SPECIAL LAND USE 09/17/2021

REVISIONS
NO. DATE DESCRIPTION

FILE NUMBER 91880004
PROJECT MANAGER
PROFESSIONAL JPM
DRAWN BY AQA
CHECKED BY

UNDERGROUND DETENTION DETAILS
C5.01

8/17/2021 11:17:35 AM
 P:\81800003\818111 - C5.02 POST DEVELOPED DRAINAGE MAP.dwg (sdc) (mwf)
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109.21' P/L TO 8"
 SANITARY LINE

Sheldon Road
 (120' wide)

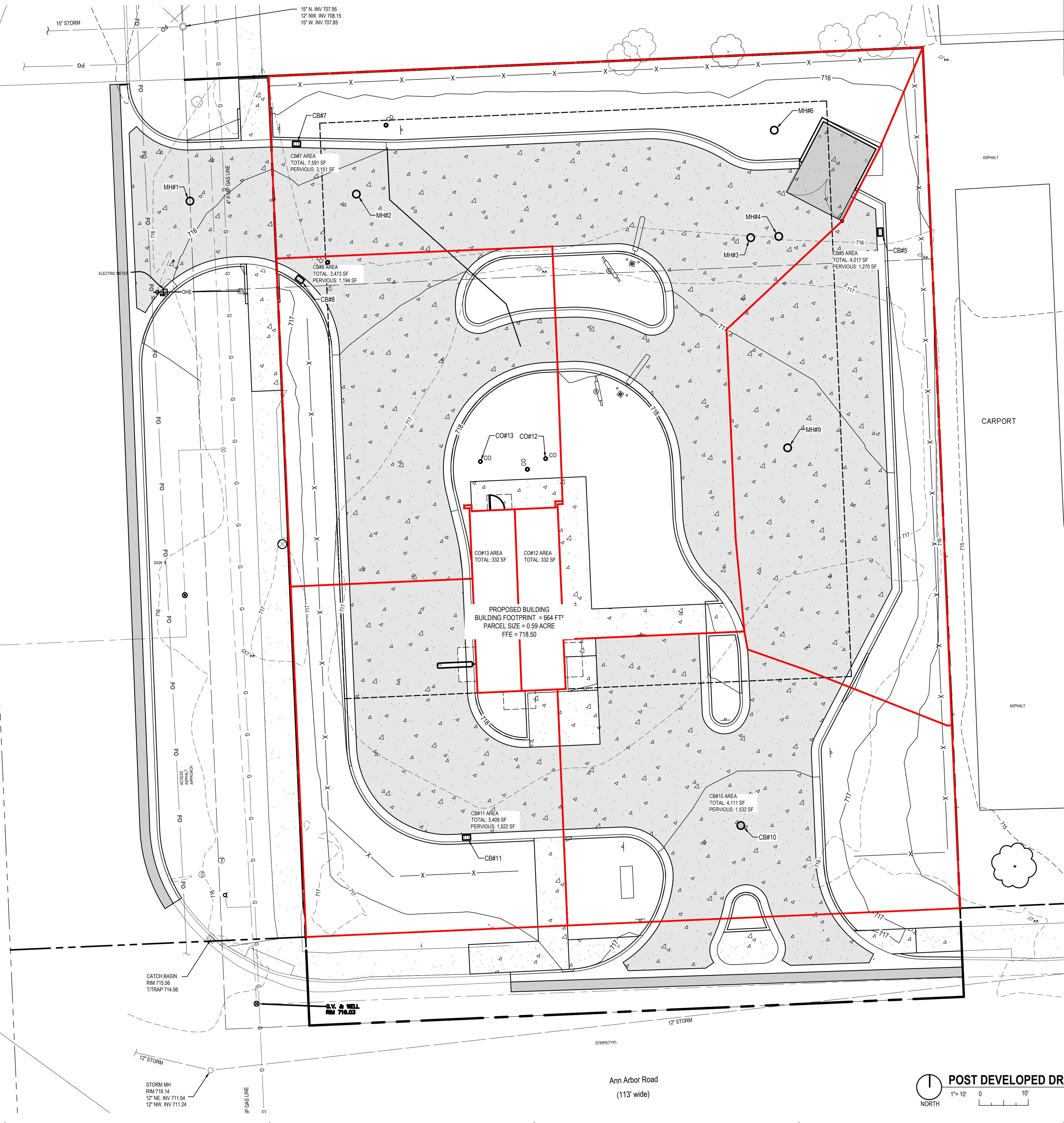
Ann Arbor Road
 (113' wide)



CALL 811 NOTE:
 CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

SUBCATCHMENT LEGEND

— CATCH BASIN SUBS



POST DEVELOPED DRAINAGE MAP
 1"=10'
 NORTH

NOT FOR CONSTRUCTION

SCOOTER'S COFFEE

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ISSUANCE
 SPECIAL LAND USE 09/17/2021

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POST DEVELOPED DRAINAGE MAP C5.02

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1490 WEST ANN ARBOR RD., PLYMOUTH, MI 48170

Project: Scooter's Coffee - Brighton
Project #: 9188004
Subject: Stormwater Detention Basin Sizing
Date: September 17, 2021
Revised:

Prepared By: JTS
 Reviewed By: JPM

Determination of Required Detention Basin Storage Based on 100-Year Storm Event

Rational Method

Design Information:

Site Information:
 Total Area of Proposed Development = 0.53 Acres
 Impervious Area of Site = 0.33 Acres
 Detention Area = 0.20 Acres
 Permeable Area of Site = 0.95 Acres
 Detention "C" Factor = 1.00
 Permeable "C" Factor = 0.30
 Weighted "C" Factor for Post-Development Area of Site = 0.71

Release Rate:
 Allowable Release Rate (0.15 cfs/acre) = 0.08 cfs
 Actual Release Rate = 0.08 cfs
 Infiltration Area of basin bottom & side slopes = 0 sq ft
 Plan area of perforated storm sewer piping = 0.00 sq ft
 Design Soil Permeability, 50% of published/assumed rate (in/hr) = 0.00 in/hr
 Release rate due to Soil Infiltration (due to basin bottom, side slopes & perf. pipes) = 0.00 cfs
 Total Release Rate from basin (Release Rate Allowed + Infiltration Release Rate) = 0.08 cfs

(A) Storm Duration (Hours)	(B) Intensity For 100-year Storm" (in/hr)	(C) Inflow Rate (cfs)	(D) Release Rate (cfs)	(E) Stored Rate (cfs)	(F) Reservoir Size (Acres-Feet)	
0.17	10	6.98	2.03	0.08	2.96	0.04
0.33	20	5.37	2.03	0.08	1.95	0.07
0.67	40	3.68	1.96	0.08	1.31	0.07
0.83	50	3.18	1.20	0.08	1.12	0.08
1	60	2.80	1.06	0.08	1.08	0.08
1.5	90	2.18	0.82	0.08	0.75	0.09
2	120	1.78	0.67	0.08	0.60	0.10
3	180	1.31	0.46	0.08	0.42	0.10
4	240	1.03	0.39	0.08	0.31	0.10
5	300	0.85	0.32	0.08	0.25	0.10
6	360	0.73	0.27	0.08	0.20	0.10
7	420	0.63	0.24	0.08	0.16	0.10
8	480	0.56	0.21	0.08	0.14	0.09
9	540	0.50	0.19	0.08	0.11	0.09
10	600	0.46	0.17	0.08	0.10	0.09
12	720	0.38	0.15	0.08	0.07	0.07
18	1080	0.26	0.10	0.08	0.02	0.03
24	1440	0.20	0.07	0.08	0.00	0.00

$t = 23.71 \times (1 + 2.33) \text{ for } t \text{ less than } 60 \text{ minutes, } t = 29.4(1 + 4.5) \text{ for } t \text{ greater than } 60 \text{ minutes}$

Required Detention Storage = 0.10 acre-feet
 = 4.652 Cubic Feet
 = 189 Cubic Yards

Storage Provided Within Underground Detention = 0.11 acre-feet
 = 4.611 Cubic Feet
 = 176 Cubic Yards

Storage Provided within Storm Piping = 0.00 acre-feet
 = 0 Cubic Feet
 = 0 Cubic Yards

Total Storage Provided = 171 Cubic Yards

Project: SCOOTER'S COFFEE - PLYMOUTH
Project #: 9188004
Subject: Water Quality
Date: September 17, 2021
Revised:

Prepared By: JTS
 Reviewed By: JPM

Detain 1st 1 inch of runoff:

Site Area = 0.53 acre
 Relative Impervious Factor C = 0.71
 1st Flush Volume = 1,815 X Site Acreage X Relative Impervious Factor C
Required 1st Flush Volume = 685 cft
 Provided Volume in Underground Detention = 692 cft At an Elevation of: 710.93
 *In isulator row

Required 1st Flush Volume = 685 cft
 Provided Volume in Underground Detention = 692 cft At an Elevation of: 709.18
 *In underground detention system

Standpipe & Orifice Design:

MH#3
 *County Standard is to Retain the 1st Flush Volume for 24 Hours

First Flush Storm Volume Elevation = 710.93 ft
 Tailwater Orifice Invert = 708.85 ft
Orifice Diameter = 0.4 in

Orifice Flow: $Q_p = 0.6a(2gH)^{0.5}$
 $Q_p = \text{principal flow rate (cfs)}$
 $a = \text{flow area of orifice or pipe (sq ft)}$
 $H = \text{design hydraulic head (ft)}$
 $g = \text{gravitational constant (32.2 ft/s}^2\text{)}$

$a = 0.00 \text{ sq ft}$
 $H = 0.31 \text{ ft}$
 $Q_p = 0.01 \text{ cfs}$

1st Flush Volume = 692 cft
 Number of Orifices = 1
 Total Orifice Flow = 0.01 cfs
 Detention Duration = 31.8 hrs

MH#2
 *County Standard is to Retain the 1st Flush Volume for 24 Hours

First Flush Storm Volume Elevation = 709.18 ft
 Tailwater Orifice Invert = 708.85 ft
Orifice Diameter = 0.6 in

Orifice Flow: $Q_p = 0.6a(2gH)^{0.5}$
 $Q_p = \text{principal flow rate (cfs)}$
 $a = \text{flow area of orifice or pipe (sq ft)}$
 $H = \text{design hydraulic head (ft)}$
 $g = \text{gravitational constant (32.2 ft/s}^2\text{)}$

$a = 0.00 \text{ sq ft}$
 $H = 1.89 \text{ ft}$
 $Q_p = 0.01 \text{ cfs}$

1st Flush Volume = 692 cft
 Number of Orifices = 1
 Total Orifice Flow = 0.01 cfs
 Detention Duration = 36.5 hrs

Project: SCOOTER'S COFFEE - PLYMOUTH
Project #: 9188004
Subject: Bankfull
Date: September 17, 2021
Revised:

Prepared By: JTS
 Reviewed By: JPM

Detention Pond 1

Channel Protection

Site Area = 0.53 acre
 Relative Impervious Factor C = 0.71
 Bankfull Volume = 5,160 X Site Acreage X Relative Impervious Factor C
Required Bankfull Volume = 1947 cft
 Provided Bankfull Volume = 1998 cft At an Elevation of: 710.77

Standpipe & Orifice Design:

MH#2
 *County Standard is to Retain the Bankfull Volume for 40 Hours

Channel Protection Volume Elevation = 710.77 ft
 Orifice Invert = 708.85 ft
Orifice Diameter = 0.6 in

Orifice Flow: $Q_p = 0.6a(2gH)^{0.5}$
 $Q_p = \text{principal flow rate (cfs)}$
 $a = \text{flow area of orifice or pipe (sq ft)}$
 $H = \text{design hydraulic head (ft)}$
 $g = \text{gravitational constant (32.2 ft/s}^2\text{)}$

$a = 0.00 \text{ sq ft}$
 $H = 1.89 \text{ ft}$
 $Q_p = 0.01 \text{ cfs}$

Channel Protection Volume = 1998 cft
 Number of Orifices = 1
 Total Orifice Flow = 0.01 cfs
 Detention Duration = 42.7 hrs

Project: SCOOTER'S COFFEE - PLYMOUTH
Project #: 9188004
Subject: Outlet Design
Date: September 17, 2021
Revised:

Prepared By: JTS
 Reviewed By: JPM

LOW FLOW

ALLOWABLE LOW FLOW RELEASE RATE:
 Allowable Release Rate = 0.15 cfs/acre
 Area = 0.53 acre
Total Allowable Release Rate = 0.08 cfs

Low Flow Outlet Through Pipe to Outlet Structure: See Detail:

Flow Rate from 1st Flush Orifice:
 Spillway Overflow Elev. = 714.85 ft
 Orifice Invert = 708.1 ft
 Orifice Diameter = 0.6 in

Orifice Flow: $Q = 5a\sqrt{H} \cdot 0.5$
 $Q = \text{flow rate (cfs)}$
 $a = \text{flow area of orifice or pipe (sq ft)}$
 $H = \text{design hydraulic head to centroid of orifice (ft)}$

$a = 0.00 \text{ sq ft}$
 $H = 6.73 \text{ ft}$
 $Q = 0.03 \text{ cfs}$

Flow Rate from Bank Full Orifice:
 Spillway Overflow Elev. = 714.85 ft
 Orifice Invert = 709.18 ft
 Orifice Diameter = 0.6 in

Orifice Flow: $Q = 5a\sqrt{H} \cdot 0.5$
 $Q = \text{flow rate (cfs)}$
 $a = \text{flow area of orifice or pipe (sq ft)}$
 $H = \text{design hydraulic head to centroid of orifice (ft)}$

$a = 0.00 \text{ sq ft}$
 $H = 5.64 \text{ ft}$
 $Q = 0.02 \text{ cfs}$

Flow Rate from Flood Control Orifice:
 Spillway Overflow Elev. = 714.85 ft
 Orifice Invert = 710.77 ft
 Orifice Diameter = 0.7 in

Orifice Flow: $Q = 5a\sqrt{H} \cdot 0.5$
 $Q = \text{flow rate (cfs)}$
 $a = \text{flow area of orifice or pipe (sq ft)}$
 $H = \text{design hydraulic head to centroid of orifice (ft)}$

$a = 0.00 \text{ sq ft}$
 $H = 4.05 \text{ ft}$
 $Q = 0.03 \text{ cfs}$

Design Release Rate, Q = 0.08 cfs

Storm-Drainage Design Summary - Rational Method

Project Name: SCOOTER'S COFFEE - PLYMOUTH
Project #: 9188004
Project Location: LIVINGSTON COUNTY, MICHIGAN

Designed By: JTS
Date: 9/17/2021
Checked By: JPM
Date:

Design Assumptions:
 Manning's Equation where n = 0.013
 Design Storm = 10-Year
ALL NON-SHADED CELLS ARE INPUT CELLS.

Upper Structure ID	Lower Structure ID	Pipe Diameter	Pipe Length	Design Slope (ft/ft)	Upper Elevation	Lower Invert Elevation	Upper Rim Elevation	Lower Rim Elevation	Inlet Drainage Area (acres)	Weighted Runoff Coefficient "C"	Time of Concentration (min)	Inlet C x A	Sum of C x A	Rainfall Intensity (in/hr)	Total Runoff Design Flow (cfs)	Flowing Full Pipe Capacity Q _{max} (cfs)	Manning's "n" Factor (1.49/n ^{4.75})	Velocity (ft/s)	Time of Flow (min)	Slope of Energy Grade Line (ft/ft)	Frictional Losses (ft)	Minor Losses 100'V ² /g (ft)	Total Hydraulic Head Loss (ft)	Hydraulic Grade Line Elevation		Actual Flow Conditions					
																								HGL Upper	HGL Lower	Velocity	Depth of Flow (ft)	Percent Full (D/d)			
CB87	CB87	12	28	0.79%	712.15	711.93	718.88	718.78	0.08	0.71	10.00	0.08	0.08	4.38	0.25	3.15	35.63	4.07	0.12	0.000	0.001	0.004	0.006	712.11	712.08	4.57	2.10	0.15	15.00%		
CB87	MH86	12	87	0.78%	711.93	711.17	715.78	716.74	0.17	0.66	16.12	0.11	0.17	4.36	0.75	3.15	35.63	4.01	0.40	0.000	0.043	0.075	0.116	711.59	711.47	4.19	3.11	0.30	30.00%		
MH86	MH84	12	22	0.75%	711.17	711.00	716.74	716.55	0.00	0.00	15.02	0.00	0.17	4.32	0.04	3.15	35.63	4.01	0.00	0.000	0.010	0.075	0.084	711.38	711.30	5.36	3.11	0.30	30.00%		
MH84	MH84	6	6	1.00%	709.91	708.95	N/A	N/A	0.00	0.00	15.01	0.00	0.37	4.31	1.06	3.06	35.63	4.54	0.00	0.002	0.012	0.144	0.156	710.21	709.85	6.54	4.31	0.45	45.00%		
CB85	MH84	12	21	0.78%	712.66	712.60	716.39	716.55	0.09	0.73	15.00	0.07	0.07	4.38	0.29	3.15	35.63	4.01	0.09	0.000	0.001	0.046	0.048	712.75	712.70	3.64	2.44	0.20	20.00%		
CB81	CB810	12	96	0.79%	713.37	712.34	717.32	716.55	0.08	0.64	15.00	0.05	0.05	4.38	0.22	3.15	35.63	4.01	0.23	0.000	0.002	0.034	0.036	713.12	713.09	4.20	2.10	0.15	15.00%		
MH81	MH84	12	77	0.78%	712.34	712.00	716.55	717.28	0.09	0.89	15.00	0.07	0.11	4.38	0.50	3.15	35.63	4.01	0.32	0.000	0.015	0.061	0.076	712.66	712.59	3.89	2.80	0.25	25.00%		
MH81	MH84	12	43	0.78%	712.34	712.00	717.28	716.55	0.00	0.00	15.32	0.00	0.13	4.34	0.56	3.15	35.63	4.01	0.18	0.000	0.011	0.061	0.072	712.32	712.25	4.96	2.80	0.25	25.00%		
CO#13	CO#12	6	13	0.78%	714.48	714.38	718.34	718.38	0.01	0.95	15.00	0.01	0.01	4.38	0.03	0.50	56.11	2.52	0.09	0.000	0.000	0.014	0.014	714.47	714.46	3.87	1.33	0.08	15.00%		
CO#12	MH89	6	49	0.78%	714.00	714.00	718.38	717.28	0.01	0.95	15.09	0.01	0.01	4.37	0.06	0.50	56.11	2.52	0.32	0.000	0.006	0.018	0.025	714.12	714.10	4.24	1.54	0.10	20.00%		
Total Drainage Area = 0.53										Total C/A = 0.57		Manning's "n" Factor = (1.49/n ^{4.75})		* Starting HGL is set based on crest of pipe entering underground detention																	
										Weighted Slope "C" = 0.66		* HGL = max. value of downstream HGL or actual flow elevation.																			

Project: #9188004 Scooter's Coffee - Plymouth

Chamber Model: MC-CASO
Units: Imperial
Number of Chambers: 42
Number of End Caps: 82
Yards in Stone (grossly): 708.10 ft
Base of Stone Elevation: 708.10 ft
Amount of Stone Above Chambers: 12 ft
Amount of Stone Below Chambers: 6 ft

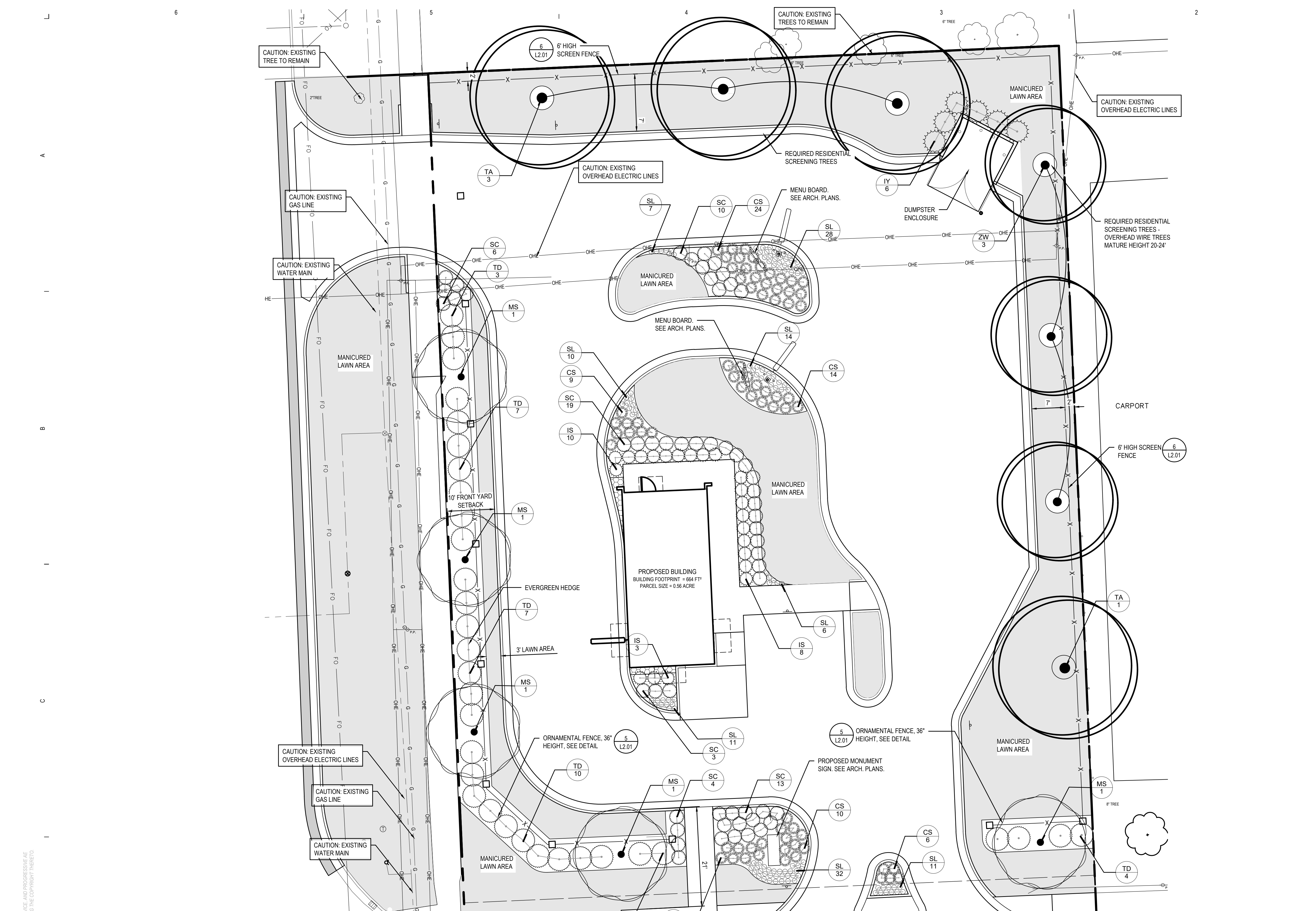
Stormtech
 Addition of MPS
 Includes Pre-set Stone Calculators

Project: #9188004 Scooter's Coffee - Plymouth

Chamber Model: MC-CASO
Units: Imperial
Number of Chambers: 13
Number of End Caps: 26
Yards in Stone (grossly): 708.10 ft
Base of Stone Elevation: 708.10 ft
Amount of Stone Above Chambers: 12 ft
Amount of Stone Below Chambers: 6 ft

Stormtech
 Addition of MPS
 Includes Pre-set Stone Calculators

Height of System (feet)	Incremental Single Chamber (cfs/ft)	Incremental Single End Cap (cfs/ft)	Incremental Chambers (cfs/ft)	Incremental End Cap (cfs/ft)	Incremental Ch. (EC and Stone) (cfs/ft)	Cumulative System (cfs/ft)	Equivalent Elevation (feet)
80	0.00	0.00	0.00	0.00	0.00	45.21	714.85
79	0.00	0.00	0.00	0.00	0.00	45.21	714.85
78	0.00	0.00	0.00	0.00	0.00	45.21	714.85
77	0.00	0.00	0.00	0.00	0.00	45.21	714.85
76	0.00	0.00	0.00	0.00	0.00	45.21	714.85
75	0.00	0.00	0.00	0.00	0.00	45.21	714.85
74	0.00	0.00	0.00	0.00	0.00	45.21	714.85
73	0.00	0.00	0.00	0.00	0.00	45.21	714.85
72	0.00	0.00	0.00	0.00	0.00	45.21	714.85
71	0.00	0.00	0.00	0.00	0.00	45.21	714.85
70	0.00	0.00	0.00	0.00	0.00	45.21	714.85
69	0.04	0.01	0.02	0.00	0.03	40.98	713.85
68	0.12	0.03	0.06	0.00	0.18	40.23	713.77
67	0.16	0.04	0.07	0.00	0.24	39.72	713.68
66	0.21	0.07	0.09	0.00	0.34	38.97	713.60
65	0.27	0.09	0.10	0.00	0.42	38.38	713.52
64	0.45	0.15	0.20	0.00	0.75	35.74	713.35
63	0.67	0.23	0.30	0.00	1.09	32.99	713.20
62	0.86	0.31	0.44	0.00	1.64	29.64	713.07
61	0.91	0.31	0.44	0.00	1.64	29.64	713.07
60	1.00	0.32	0.44	0.00	1.72	28.49	713.00
59	1.09	0.32	0.44	0.00	1.88	26.78	712.85
58	1.16	0.32	0.44	0.00	1.91	26.41	712.82
57	1.23	0.30	0.44	0.00	1.97	25.82	712.85
56	1.30	0.33	0.44	0.00	2.07	24.97	712.77
55	1.38	0.35	0.44	0.00	2.18	23.87	712.68
54	1.42	0.36	0.44	0.00	2.24	23.33	712.60
53	1.47	0.41	0.44	0.00	2.37	21.97	712.52
52	1.53	0.44	0.44	0.00	2.50	20.41	712.47
51	1.57	0.47	0.44	0.00	2.61	18.75	712.35
50	1.62	0.50	0.44	0.00	2.70	17.00	712.27
49	1.67	0.52	0.44	0.00	2.83	15.18	712.18
48	1.71	0.54	0.44	0.00	2.94	13.30	712.10
47	1.75	0.57	0.44	0.00	3.04	11.37	712.02
46	1.79	0.59	0.44	0.00	3.12	9.40	711.95
45	1.83	0.61	0.44	0.00	3.20	7.40	711.85
44	1.86	0.63	0.44	0.00	3.28	5.38	711.77
43	1.90	0.64	0.44	0.00	3.32	3.34	711.68
42	1.93	0.66	0.44	0.00	3.36	1.28	711.57
41	1.96	0.70	0.44	0.00	3.42	0.00	711.52
40	2.00	0.72	0.44	0.00	3.48	0.00	711.43
39	2.03	0.74	0.44	0.00	3.53	0.00	711.35
38	2.06	0.76	0.44	0.00	3.58	0	



CALL 811 AUTOK
 CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

LANDSCAPE LEGEND

	LARGE CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES
	MANICURED LAWN AREA		1-2" DIA ROCK MULCH NATIVE WASHED STONE COLOR: GRAY

LAWN SEED MIX - FAST GROWING SEED MIX BY DEBRUYN SEED
 (50% PERENNIAL RYEGRASS 20% KENTUCKY BLUEGRASS 15% TURF-TYPE TALL FESCUE 15% ANNUAL RYEGRASS)

- GENERAL LANDSCAPE NOTES**
- CONTRACTOR RESPONSIBLE FOR UNDERSTANDING PROJECT CONDITIONS AND VERIFYING PLANT QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY PLAN DISCREPANCIES.
 - PLANT LOCATIONS TO BE STAKED IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND OWNER. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND UTILITIES. CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD STAKING ALL LINES.
 - ALL AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEEDED UNLESS SHOWN OTHERWISE ON PLANS.
 - CONTRACTOR TO CONTACT MISS DIG AT PHONE NUMBER 811 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES.
 - CONTRACTOR TO COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR.
 - NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUB-GRADE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
 - SHRUB PLANTING BEDS AND TREE SAUCERS TO RECEIVE 4" SHREDDED HARDWOOD MULCH, PERENNIAL BEDS TO RECEIVE 3" DEPTH MULCH AND GROUND COVER AREAS TO RECEIVE 1" DEPTH MULCH. MULCH SHALL BE PULLED AWAY 1" FROM SHRUB AND TREE TRUNKS. SEE DETAIL THIS SHEET.
 - ALL SHRUB BEDS TO HAVE ALUMINUM EDGING AND WEED BARRIER FABRIC (SEE SPECIFICATIONS).
 - PLANTING MIXTURE FOR PERENNIALS SHALL BE SIX INCH DEPTH OF FOUR PARTS BY VOLUME OF TOPSOIL TO ONE PART OF SPHAGNUM PEAT MOSS.
 - CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUND COVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - NOTIFY LANDSCAPE ARCHITECT AND OWNER (3 DAYS MIN. NOTICE) TO INSPECT AND TAG PLANT MATERIAL IN THE NURSERY PRIOR TO JOBSITE DELIVERY AND INSTALLATION.

ZONING NOTES

ZONING CLASSIFICATION: ADJACENT ZONING: EAST/NORTH
 ARC RM-1 (MULTI FAMILY RESIDENTIAL)

PLANTING SEASON FOR DECIDUOUS PLANTS IS FROM MARCH 1-JUNE 1, OCT. 1-FREEZE

PLANTING SEASON FOR EVERGREEN PLANTS IS FROM MARCH 1-JUNE 1

DECIDUOUS TREES: 3.5' CAL. MIN. AT PLANTING
 ORNAMENTAL TREE: 2' CAL. OR 6' HT. MIN. AT PLANTING
 EVERGREEN TREES: 8' HT. MIN. AT PLANTING
 SHRUBS: 30" HT. MIN. AT PLANTING

ROAD FRONTAGE: 1 TREE PER 40' LF
 5 SHRUBS PER 30' LF
 36" ORNAMENTAL FENCE

RESIDENTIAL SCREENING: 6-8' LANDSCAPE BUFFER
 6' SCREEN FENCE
 1 TREE PER 35' LF

INTERNAL PARKING LOT LANDSCAPING REQUIREMENTS NOT REQUIRED FOR PARKING LOTS WITH LESS THAN 25 SPACES.

LINE OF SIGHT - NO TREES AND VISUAL DETERRENENTS WITHIN 35' LF OF STREET CORNERS, 10' MIN. DISTANCE FROM DRIVEWAYS.

ISSUANCE
 SPECIAL LAND USE 09/17/2021

REVISIONS
 NO. DATE DESCRIPTION

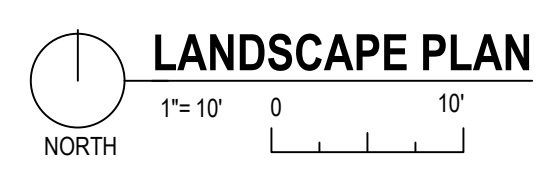
ZONING CALCULATIONS

ROAD FRONTAGE ANNE ARBOR RD 39.3' LF	PROVIDED: 2 TREES, 26 SHRUBS REQUIRED: 1 TREE, 7 SHRUBS CALCULATION: 39.3' LF / 40' LF * 1 TREE = .98 TREE 39.3' LF / 30' LF * 5 SHRUBS = 6.5 SHRUBS
ROAD FRONTAGE SHELDON RD 147.4 LF	PROVIDED: 3 PROPOSED + 1 EX. TREE, 29 SHRUBS REQUIRED: 4 TREES, 25 SHRUBS CALCULATION: 147.4' LF / 40' LF * 1 TREE = 3.7 TREE 147.4' LF / 30' LF * 5 SHRUBS = 24.8 SHRUBS
RESIDENTIAL SCREENING EAST 175 LF	PROVIDED: 5 TREES REQUIRED: 5 TREES CALCULATION: 175' LF / 35' LF * 1 TREE = 5 TREES
RESIDENTIAL SCREENING NORTH 133 LF	PROVIDED: 3 PROPOSED + 1 EXISTING TREE REQUIRED: 4 TREES CALCULATION: 133' LF / 35' LF * 1 TREE = 3.8 TREES

*ROAD FRONTAGE LENGTH DOES NOT INCLUDE DRIVEWAY OPENINGS FOR CALCULATIONS.

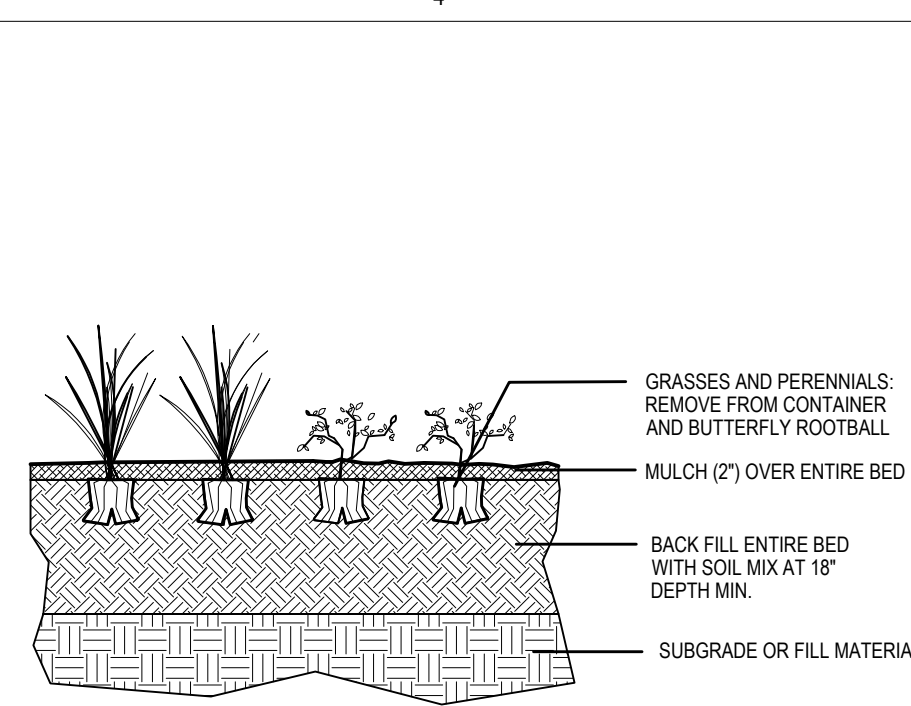
LANDSCAPE LEGEND

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
MS	5	Magnolia x soulangeana / Saucer Magnolia	B & B	3"	5' Branch Ht. Min. Single Stem, Matched.
TA	4	Tilia americana / American Linden	B & B	3-1/2"	6' Branch ht. Min.
ZW	3	Zelkova serrata 'Wireless' / Wireless Zelkova	B & B	4"	5-6' Branch ht. Min.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	HT	REMARKS
IS	22	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	#5 CONT	30"	Matched.
IY	6	Ilex x 'Rutzan' TM / Red Beauty Holly	B&B	3-4'	
SC	55	Syringa x 'SMNJRPU' TM / Bloomerang Dwarf Purple Lilac	#5 CONT	30"	
TD	33	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	#5 CONT	36"	Matched.
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT	HT	REMARKS
CS	70	Calamagrostis arundinacea brachytricha / Feather Reed Grass	#1 CONT		
SL	119	Salvia nemorosa 'Rose Marvel' / Rose Marvel Meadow Sage	#1 CONT		

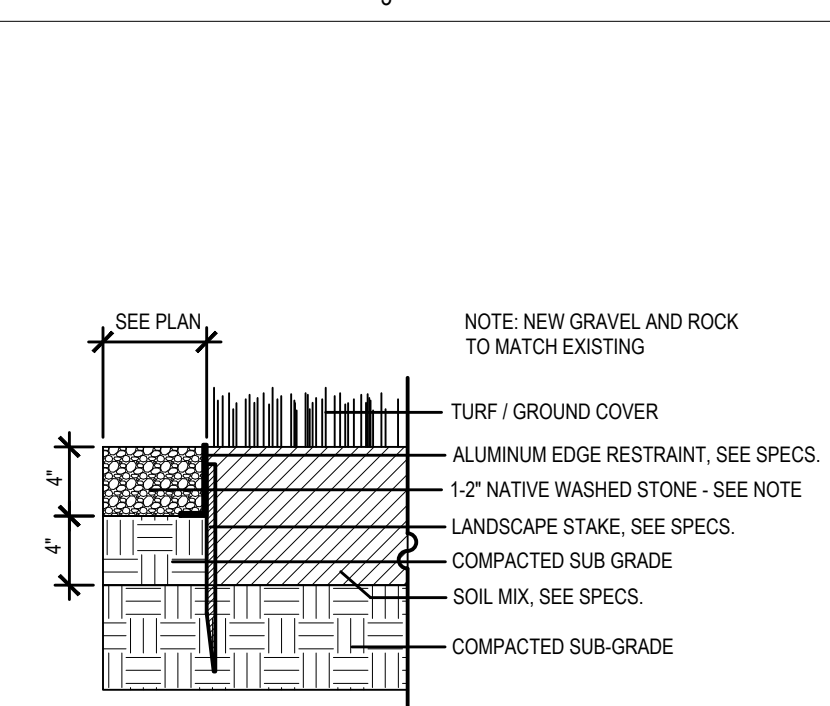


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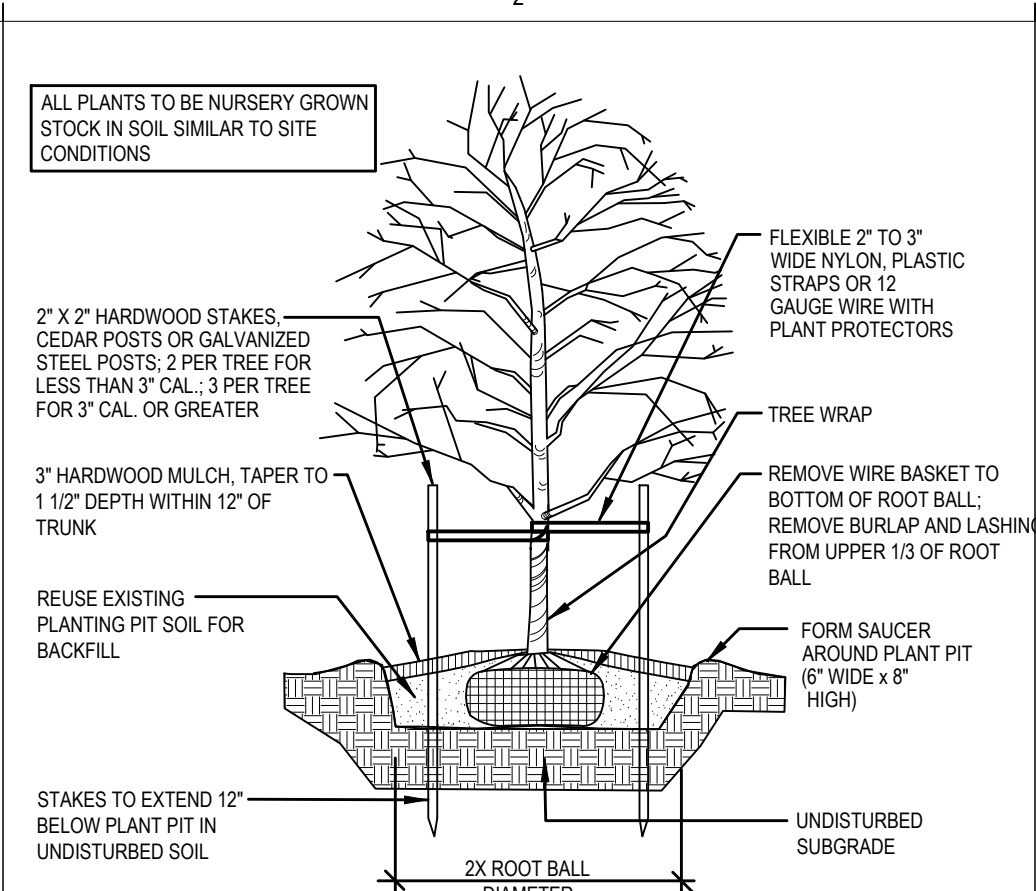
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LANDSCAPE PLAN L1.01



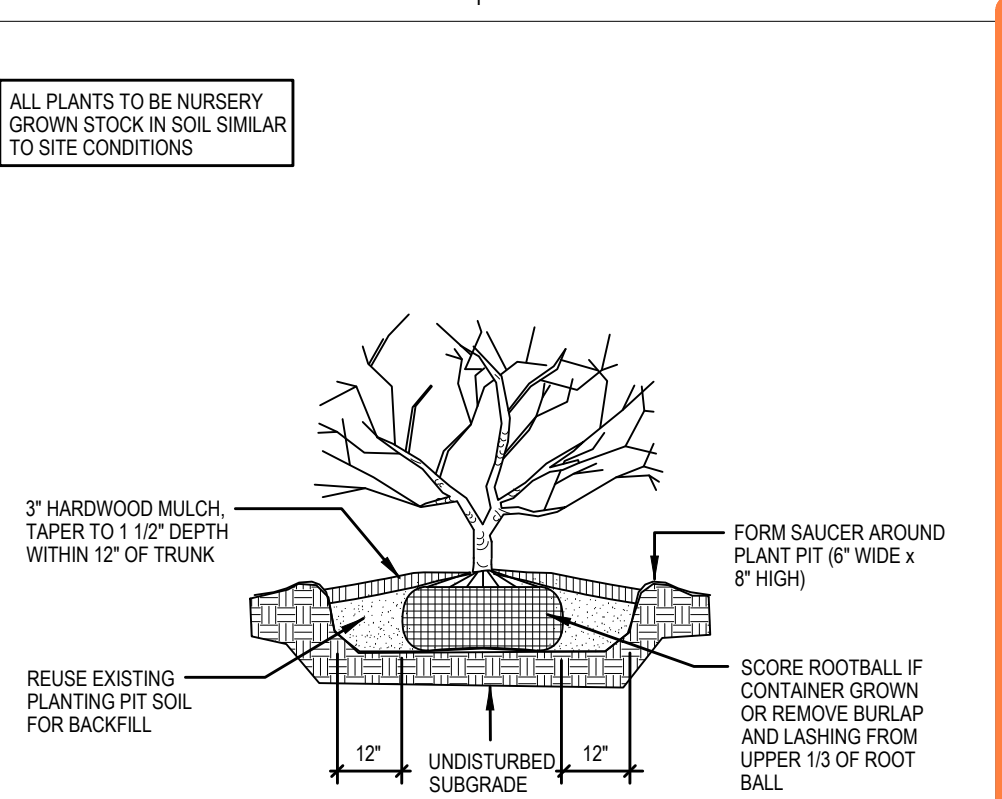
4 PERENNIAL PLANTING DETAIL
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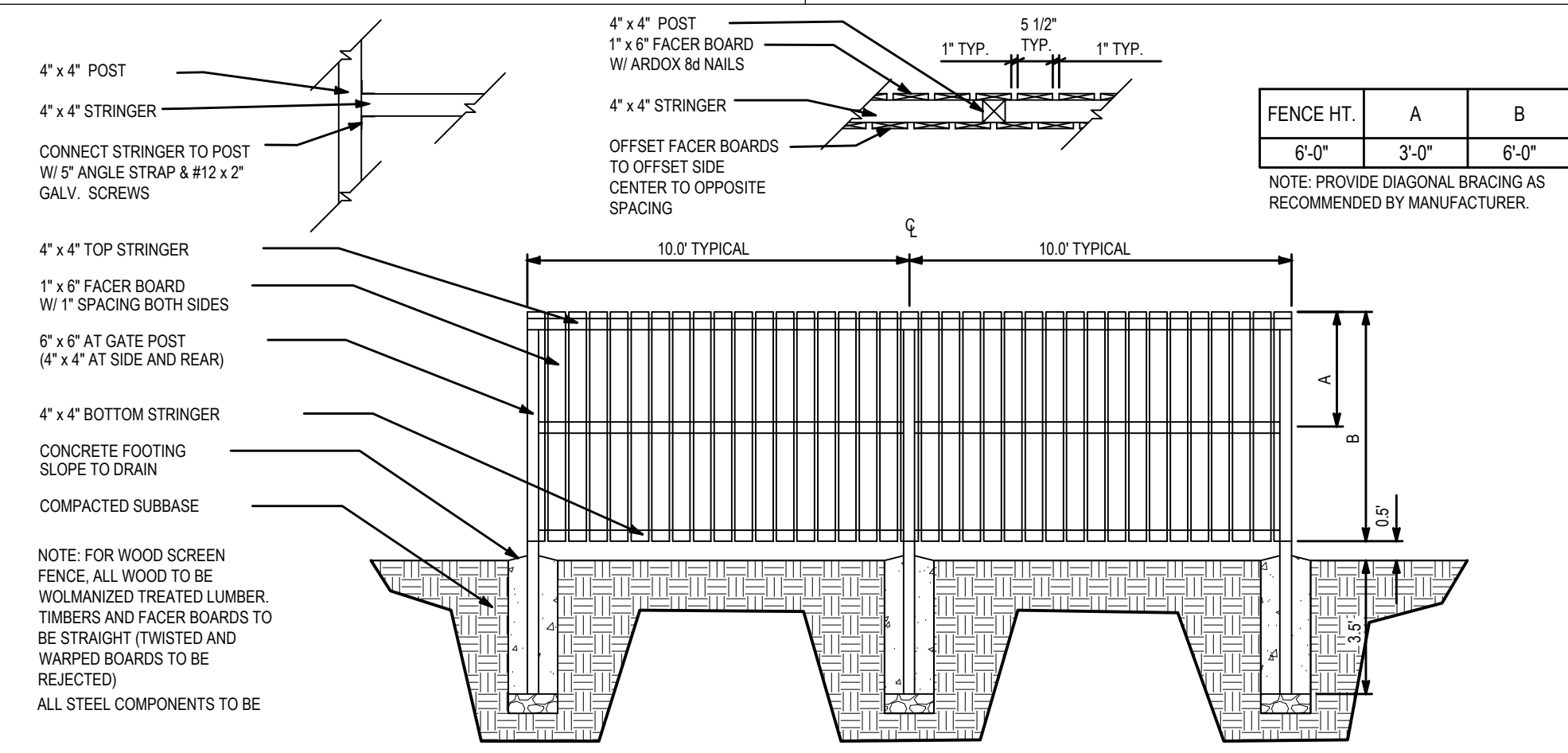
3 MAINTENANCE STRIP AND ROCK MULCH DETAIL
NOT TO SCALE



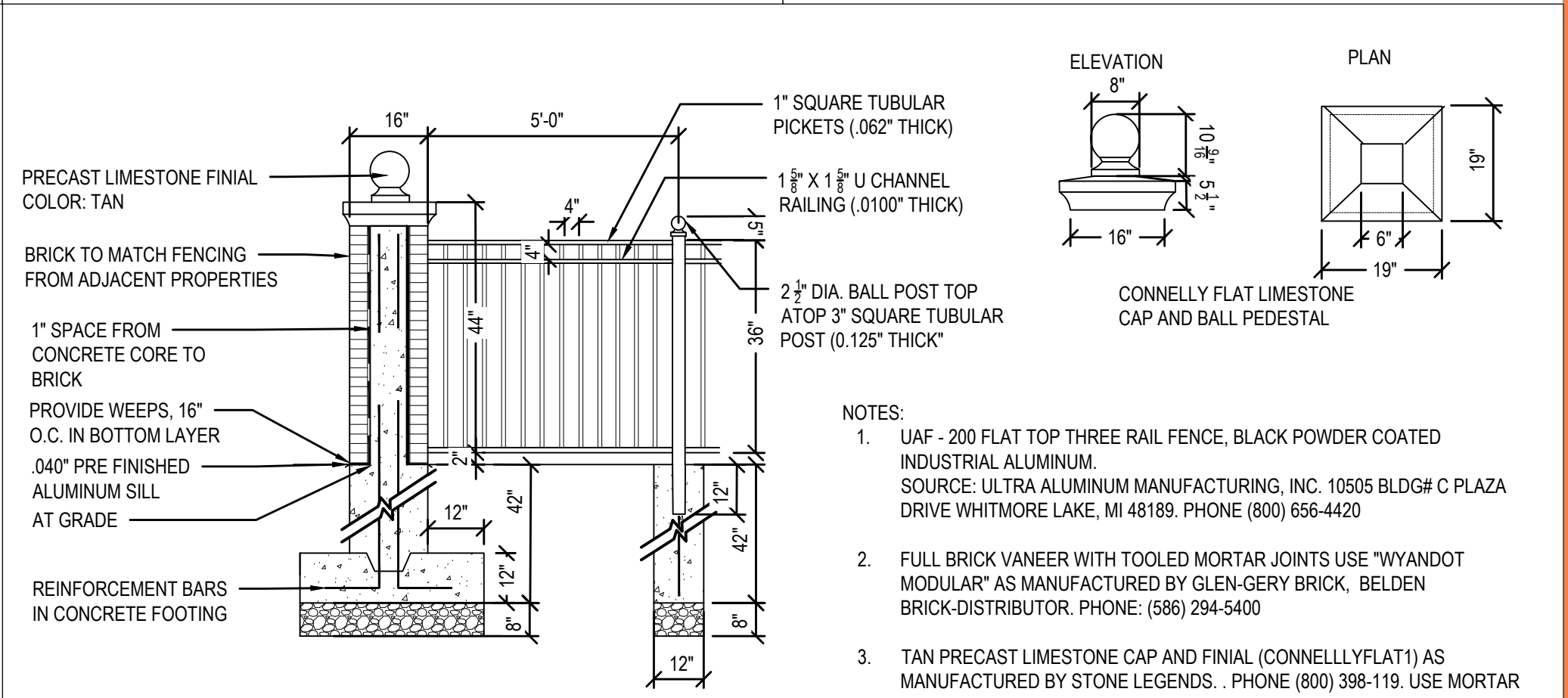
2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



1 SHRUB PLANTING DETAIL
NOT TO SCALE



6 SCREEN FENCE
NOT TO SCALE



5 ORNAMENTAL FENCE DETAIL
NOT TO SCALE

- NOTES:
1. UAF - 200 FLAT TOP THREE RAIL FENCE, BLACK POWDER COATED INDUSTRIAL ALUMINUM. SOURCE: ULTRA ALUMINUM MANUFACTURING, INC. 10505 BLDG# C PLAZA DRIVE WHITMORE LAKE, MI 48189. PHONE (800) 656-4420
 2. FULL BRICK VANEER WITH TOOLED MORTAR JOINTS USE "WYANDOT MODULAR" AS MANUFACTURED BY GLEN-GERY BRICK, BELDEN BRICK-DISTRIBUTOR. PHONE: (586) 294-5400
 3. TAN PRECAST LIMESTONE CAP AND FINIAL (CONNELLYFLAT1) AS MANUFACTURED BY STONE LEGENDS. PHONE (800) 398-119. USE MORTAR SETTING BED. DOWEL IF NECESSARY. COLOR TO BE TAN.

ISSUANCE

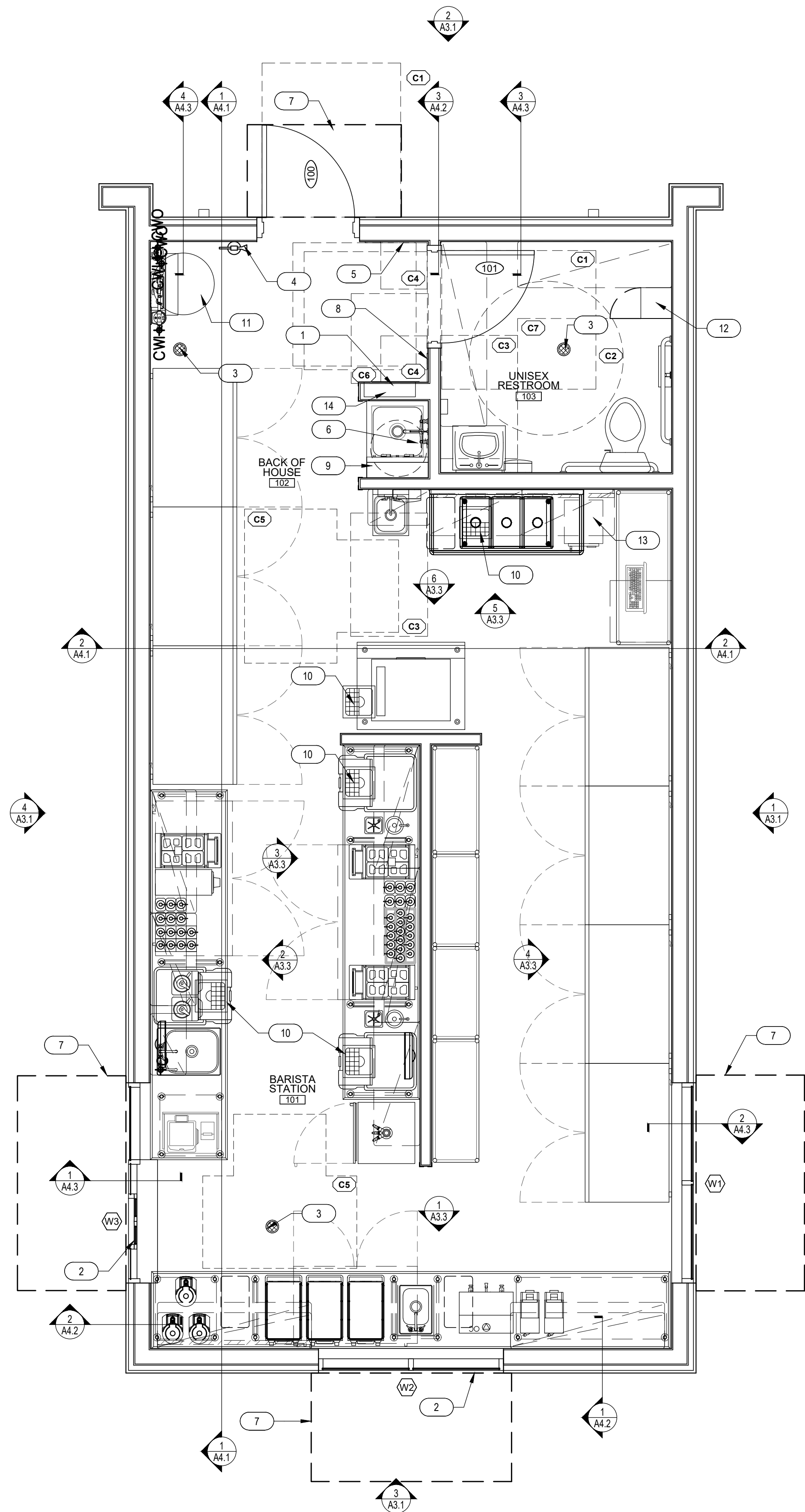
SPECIAL LAND USE 09/17/2021

REVISIONS

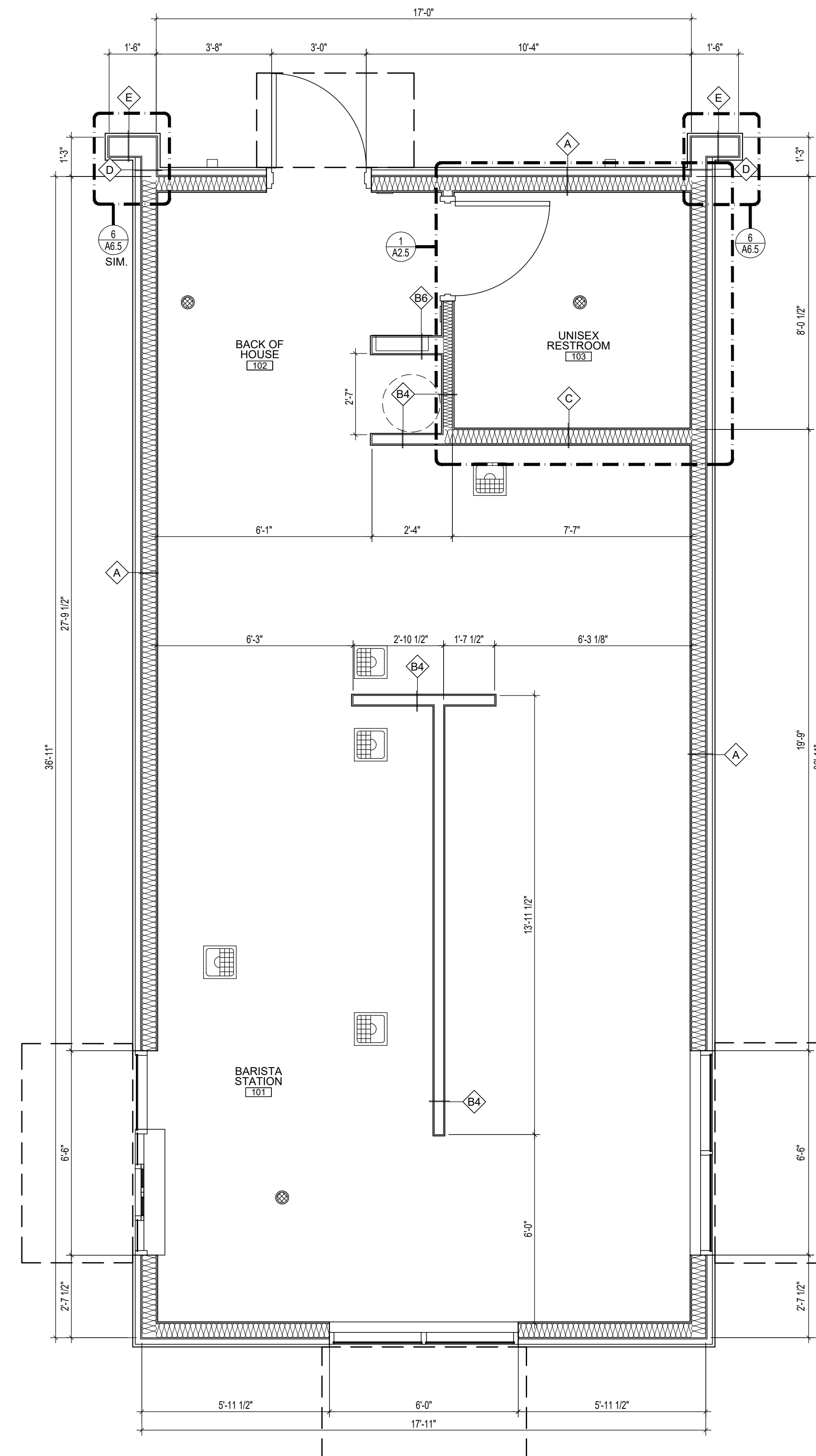
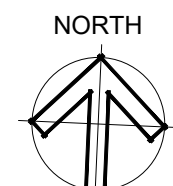
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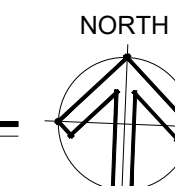
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2 FLOOR PLAN
 SCALE: 3/8" = 1'-0"



1 DIMENSION PLAN
 SCALE: 3/8" = 1'-0"



GENERAL NOTES

- A. PROVIDE PAINTED METAL ACCESS PANELS IN WALLS AND CEILINGS AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND ANY ITEMS WHICH MAY REQUIRE ACCESS NOT OTHERWISE PROVIDED.
- B. GENERAL CONTRACTOR WILL FURNISH AND INSTALL 5LB MULTIPURPOSE DRY CHEMICAL (2A/10BC) RATED FIRE EXTINGUISHERS WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT.
- C. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE, AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
- D. SEE ROOM FINISH SCHEDULE FOR ALL ROOM FINISHES, SHEET A2.2.
- E. SEE KITCHEN DRAWINGS FOR EQUIPMENT INFORMATION, SHEET K1.0
- F. EXTEND WALLS TO BOTTOM OF GRID AND ADD 2"IP STRIP.
- G. GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE JOINT SEALERS SPECIFICATIONS.
- H. ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
- I. AT MOP SINK AND SINKS, PROVIDE 120 CLEANING SOLUTION DISPENSER ON HOSE BIBB SIDE. THERE SHALL BE A MAXIMUM 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIALS. OFFSETS GREATER THAN 1/4" REQUIRE A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL.
- J. ALL DOORS ARE 4" OFF ADJACENT WALLS UNO.
- K. ALL EXTERIOR DOOR LANDING GRADES SHALL HAVE A SMOOTH TRANSITION TO THE ADJACENT PAVED SURFACE, AND THE MAX. RUNNING AND CROSS SLOPE OF ALL LANDINGS WILL BE 2%.
- L. PROVIDE THERMOMETER ACCURATE TO 2 DEGREES FAHRENHEIT IN REFRIGERATORS IF ONE IS NOT INCLUDED WITH FIXTURE.
- M. ALL HAND SINKS MUST BE PROVIDED WITH A HAND WASHING SIGN, PAPER TOWEL DISPENSER AND HAND SOAP DISPENSER.

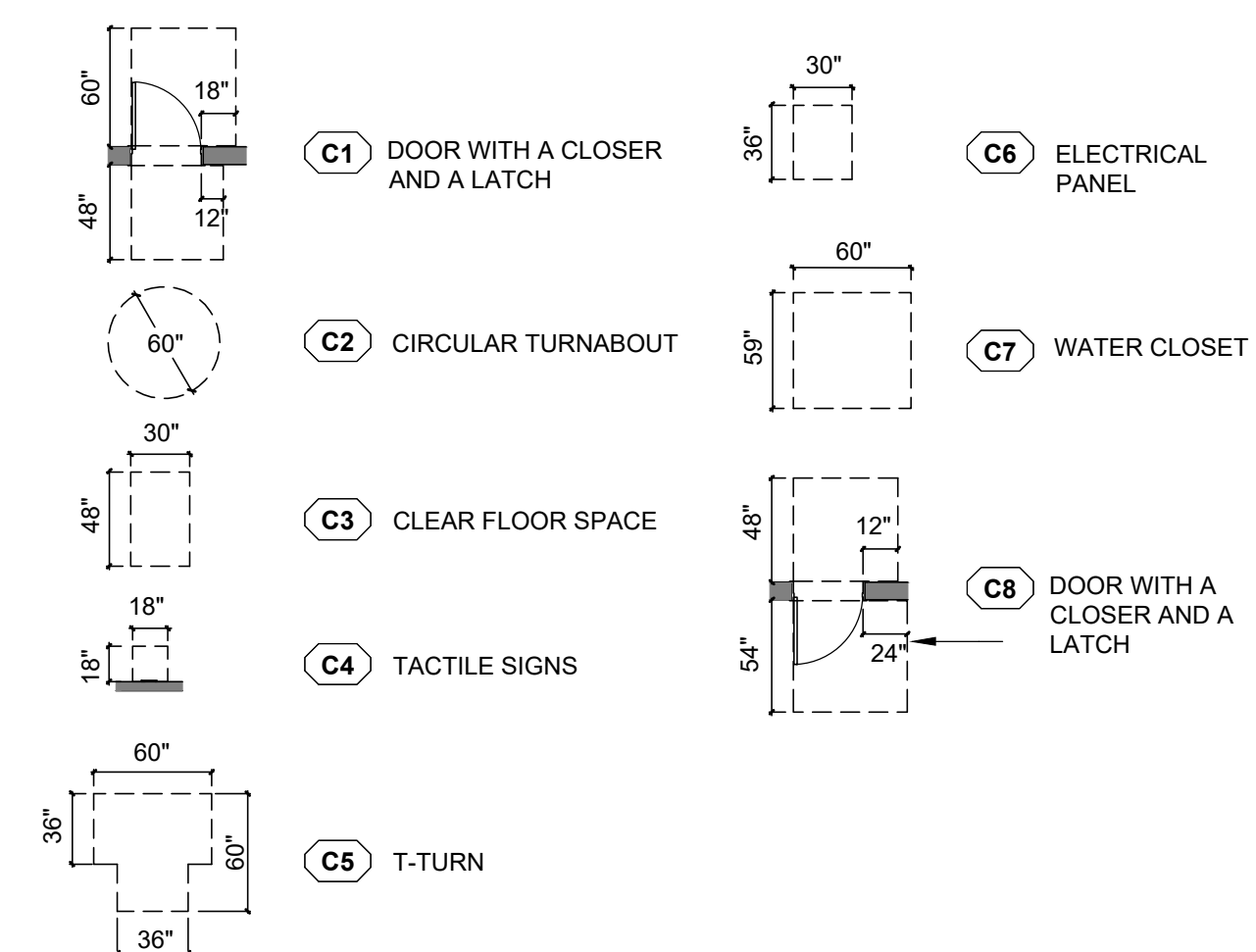
WALL LEGEND

- FRAMING / DIMENSIONING NOTE:
 ALL DIMENSIONS ARE TO FACE OF STUD, TYP.
- A EXTERIOR WALL:
 HARDIE BOARD OVER CONTINUOUS RIGID INSULATION (PER COMCHECK) OVER WEATHER RESISTANT BARRIER (WRB) OVER SHEATHING OVER 2x6" WOOD STUDS @ 16" O.C. PROVIDE BATT INSULATION (PER COMCHECK) IN ALL EXTERIOR WALLS.
 INTERIOR FACE: 1/2" CEMENT BOARD AT BASE W/ 1/2" PLYWOOD ABOVE AND FRP PANEL TO 10'-6" A.F.F.
 - B4 INTERIOR PARTITION WALL:
 2x4" WOOD STUDS @ 16" O.C., 1/2" CEMENT BOARD AT BASE W/ 1/2" PLYWOOD ABOVE AND FRP PANEL FINISH TO 10'-6" A.F.F. BOTH SIDES.
 PROVIDE R-13 ACOUSTICAL BATT INSULATION AT RESTROOM.
 - B6 INTERIOR PARTITION WALL:
 2x6" WOOD STUDS @ 16" O.C., 1/2" CEMENT BOARD AT BASE W/ 1/2" PLYWOOD ABOVE AND FRP PANEL FINISH TO 10'-6" A.F.F. BOTH SIDES.
 PROVIDE R-13 ACOUSTICAL BATT INSULATION AT RESTROOM.
 - C PLUMBING PARTITION:
 2x6" WOOD STUDS @ 16" O.C. 1/2" CEMENT BOARD AT BASE W/ 1/2" MOISTURE RESISTANT GYP BD ON RESTROOM SIDE AND 1/2" CEMENT BOARD AT BASE W/ 1/2" PLYWOOD FOR BACK OF HOUSE WITH FRP PANEL TO 10'-6" A.F.F. BOTH SIDES. PROVIDE R-13 ACOUSTICAL BATT INSULATION IN PARTITION.
 - D EXTERIOR WING WALL:
 HARDIE BOARD OVER OVER SHEATHING WITH BRUSH OR SPRAY ON WATERPROOFING MEMBRANE OVER 2x6" WOOD STUDS @ 16" O.C., SHEATHING AND BREAK METAL ONE SIDE.
 - E EXTERIOR WING WALL:
 BREAK METAL (BOTH SIDES) OVER SHEATHING WITH BRUSH OR SPRAY ON WATERPROOFING MEMBRANE OVER 2x6" WOOD STUDS @ 16" O.C.
 - F 36" HIGH EXTERIOR WING WALL:
 NOT USED

KEYNOTES - FLOOR PLAN

- 1. NEW ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS
- 2. GRAPHICS ON WINDOW BY OWNER
- 3. FLOOR DRAIN, SEE PLUMBING DRAWINGS
- 4. 2A-10BC MINIMUM RATED FIRE EXTINGUISHER
- 5. PROVIDE TACTILE EXIT SIGN AT EXIT DISCHARGE
- 6. WATER HEATER ABOVE, SEE PLUMBING DRAWINGS
- 7. LINE OF CANOPY ABOVE BY OTHERS
- 8. ACCESSIBLE RESTROOM SIGN
- 9. MOP SINK, SEE PLUMBING DRAWINGS
- 10. FLOOR SINK, SEE PLUMBING DRAWINGS
- 11. R.O. SYSTEM, SEE PLUMBING DRAWINGS
- 12. 6 DOOR EMPLOYEE LOCKERS ANCHORED TO WALL BY GC
- 13. FLOOR SAFE BY OWNER, BOLTED TO FLOOR BY G.C.
- 14. PARTIAL HEIGHT WALL

CLEARANCE KEYNOTE



PROJECT ADDRESS:
 1490 WEST ANN
 ARBOR ROAD
 PLYMOUTH, MI 48170

REVISIONS:

TITLE:
**DIMENSION
 PLAN & FLOOR
 PLAN**

DATE:
 08/30/2021
 PROJECT NO.
 210536

- DESIGN DEVELOPMENT
- PERMIT SUBMITTAL
- BID PACKAGE
- CONSTRUCTION ISSUE

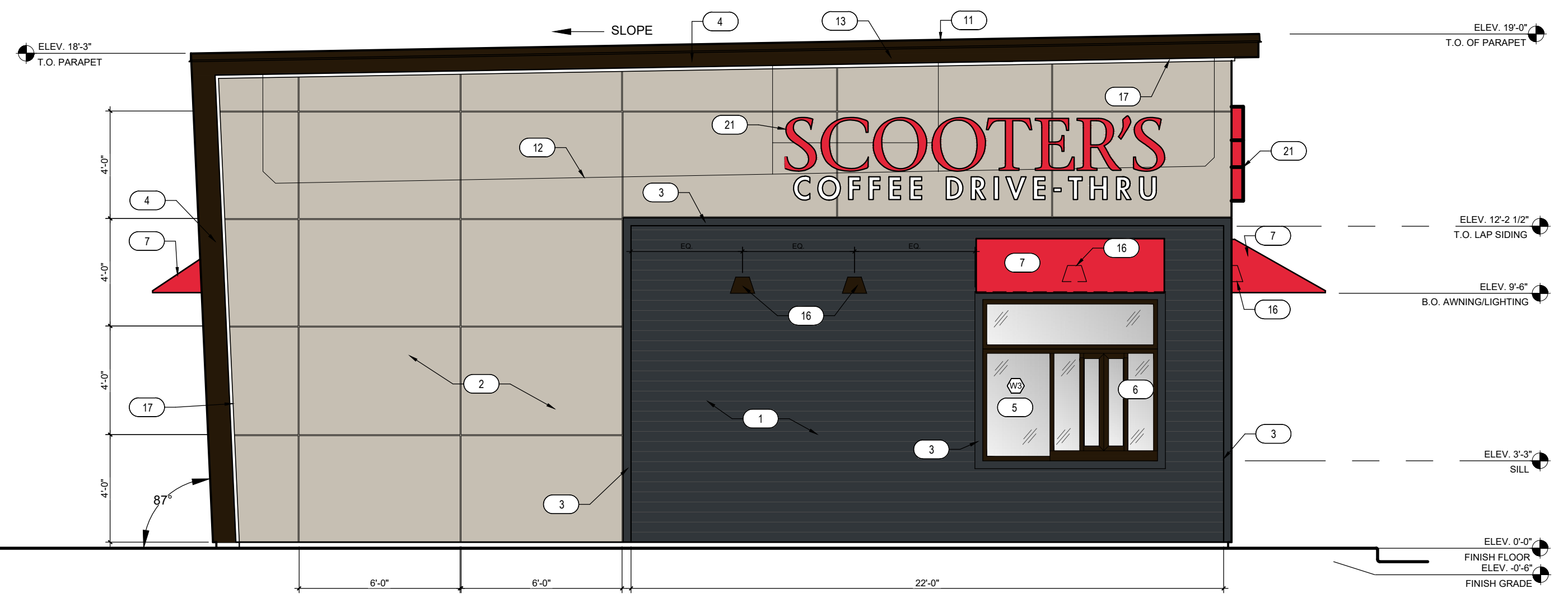
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KEYNOTES

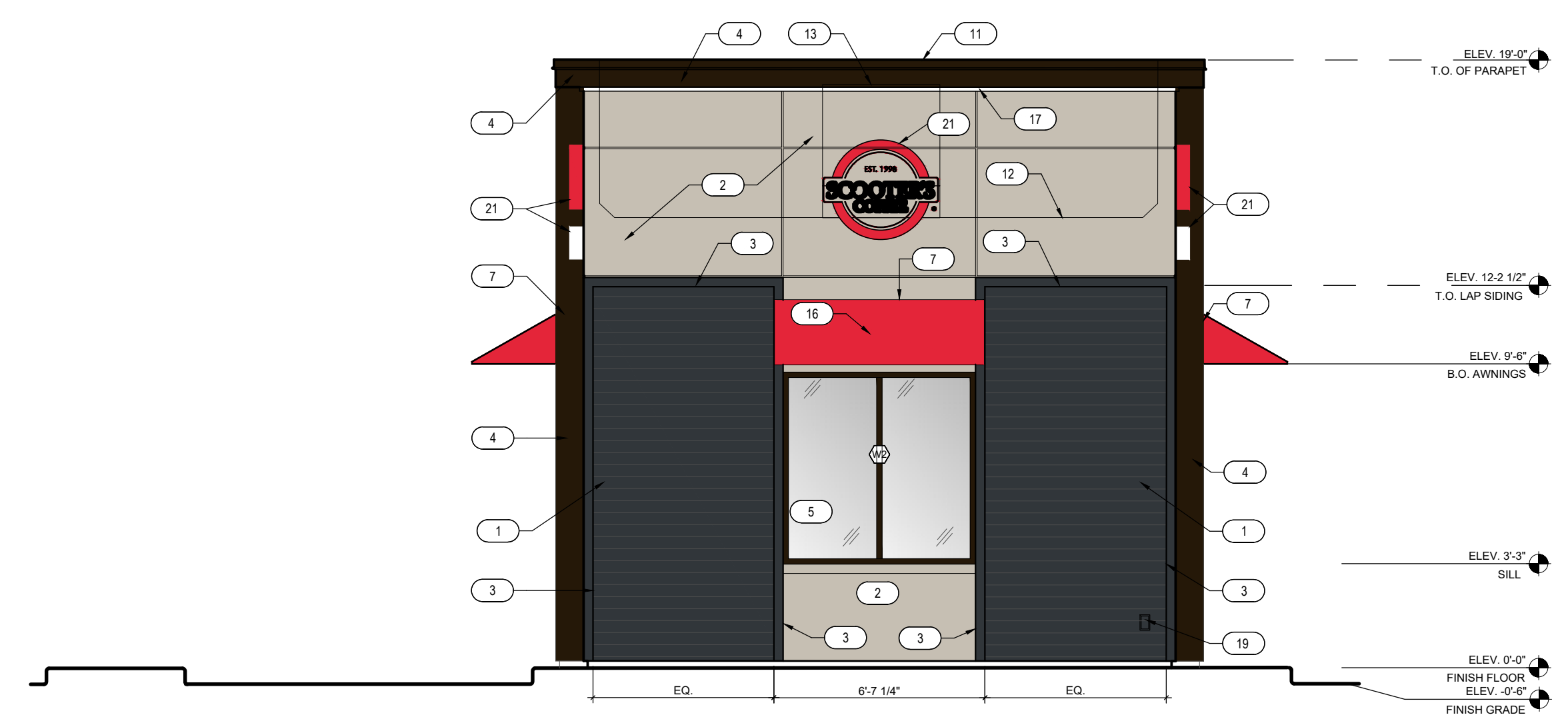
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|--|--|---|
| 1. HARDIE PLANK HZ10 LAP SIDING CEDARMILL 6-1/4". SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGHELL FINISH | 7. AWNING BY OTHERS - COLOR: RED | 15. MAILBOX BY OWNER |
| 2. HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH. SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL | 8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGHELL FINISH | 16. WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS |
| 3. 3 1/2" HARDIE TRIM. SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGHELL FINISH | 9. PEEP HOLE, BY DOOR MANUFACTURER | 17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS |
| 4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK | 10. DOOR BELL | 18. SES PANEL, SEE ELECTRICAL DRAWINGS |
| 5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS | 11. 20 GAUGE METAL PARAPET CAP | 19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS |
| 6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE | 12. LINE OF ROOF BEYOND | 20. HOSE BIBB, SEE PLUMBING DRAWINGS |
| | 13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS | 21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT |
| | 14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A6.3 | 22. SPANDREL GLASS |

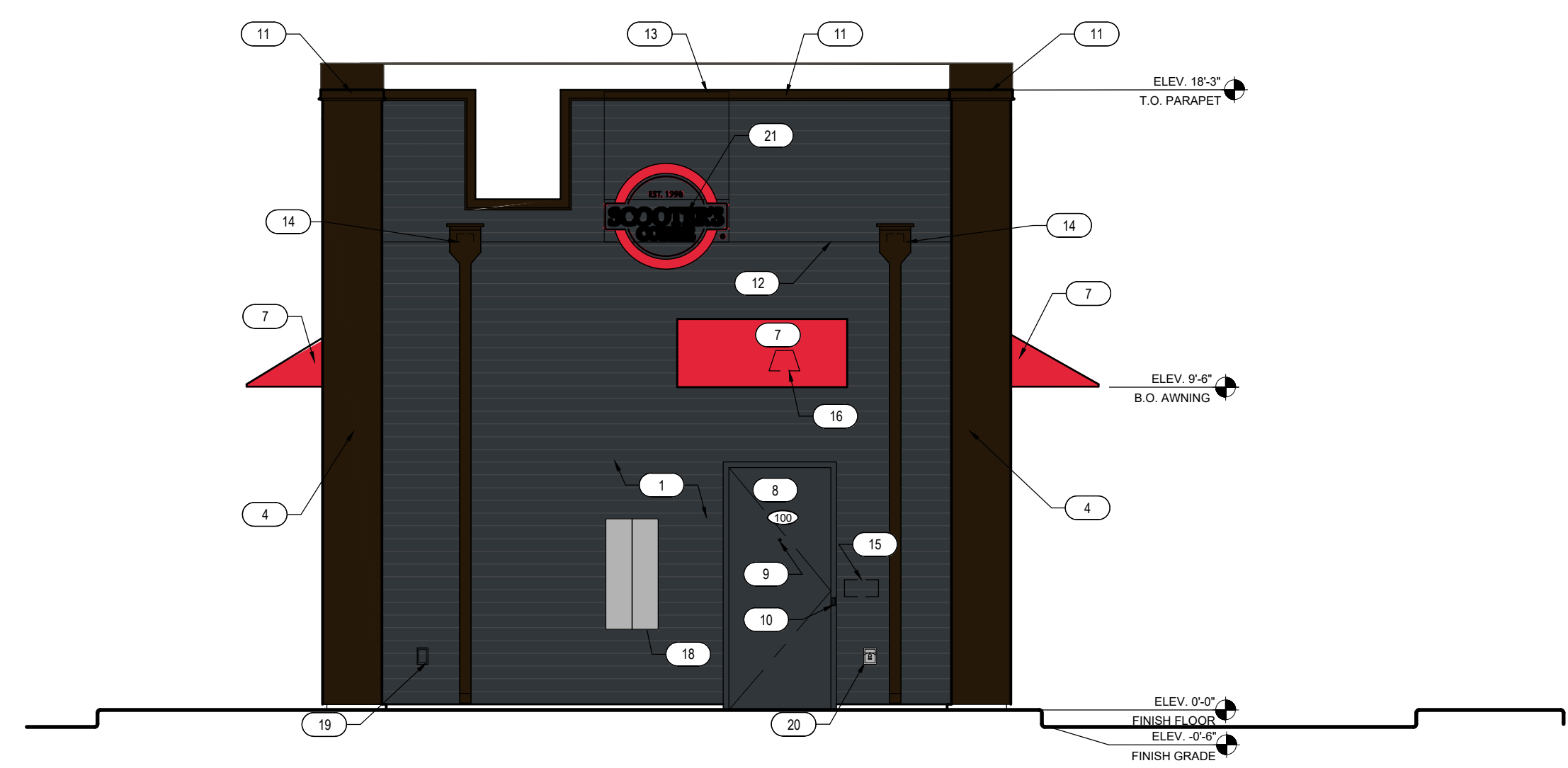
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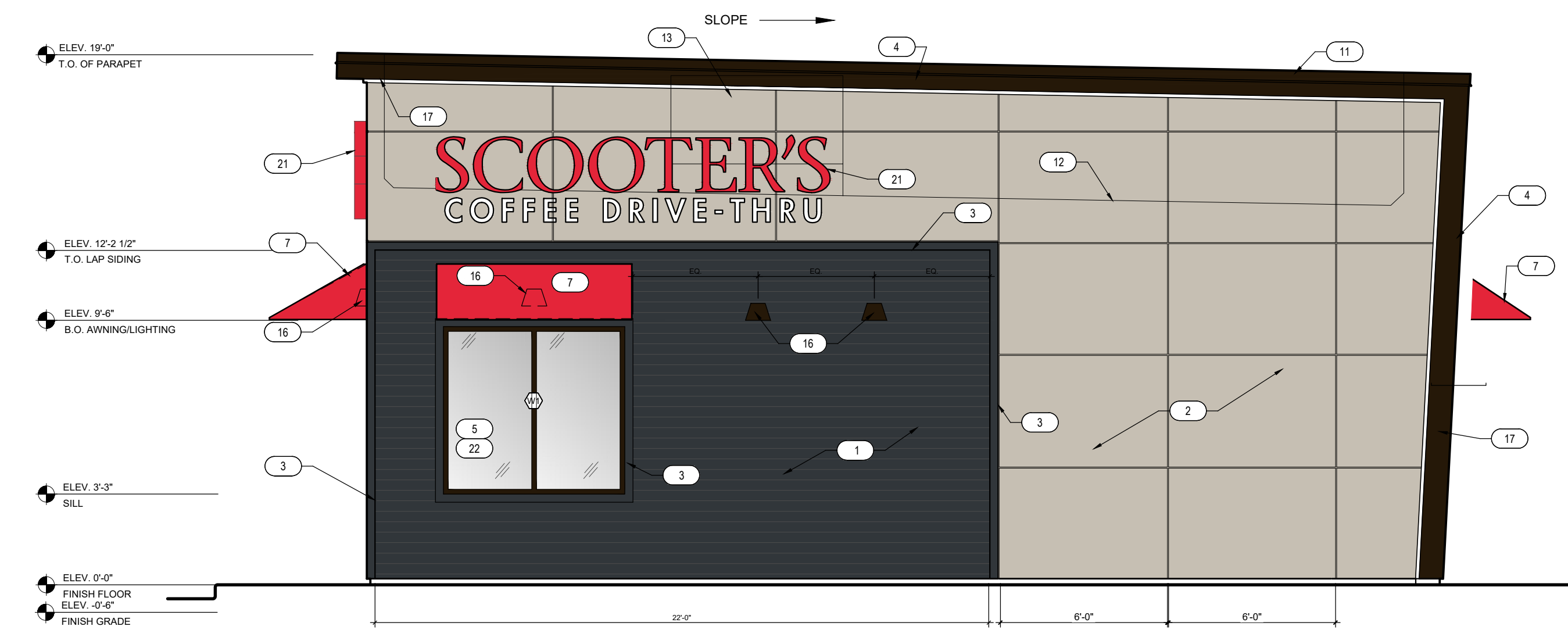
4 EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



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



PROJECT ADDRESS:
1490 WEST ANN
ARBOR ROAD
PLYMOUTH, MI 48170
REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS

DATE:
08/30/2021
PROJECT NO.
210536

- DESIGN DEVELOPMENT
- PERMIT SUBMITTAL
- BID PACKAGE
- CONSTRUCTION ISSUE

SHEET NO.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: October 7, 2021

**Special Land Use &
Site Plan Review
For
Plymouth, Michigan**

Applicant: James Dales
408, Inc.
844 Penniman Ave.
Plymouth, MI 48170

Project Name: Post Local Bistro Outdoor Dining and Building Addition

Plan Date: September 20, 2021

Location: Post Local Bistro, 844 Penniman

Zoning: B-2 – Central Business

Action Requested: Special Land Use and Site Plan Approval

Required Information: Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The applicant is requesting approval of an existing, enclosed patio area, as well as a new, open outdoor dining area. They are also proposing to add a 240-square-foot, single-story building addition onto the rear of their building to use as office space and storage for the existing restaurant. Existing storage will be moved into this new storage area, and the space being vacated by storage will be used for food preparation and storage. The building addition will not allow the restaurant to accommodate more patrons.

This parcel is within the Historic District and the B-2 Central Business District. Restaurants serving alcohol are Special Land Uses within this District.

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

Figure 1. Subject Site



Source: Google Maps

SPECIAL LAND USE

As mentioned above, Section 78-102 categorizes bars or restaurants serving alcohol as a Special Land Use in the B-2 District. The ordinance states the following:

The bar, lounge, or restaurant serving alcohol shall be restricted to a specific size and square footage. Any increase in square footage or expansion of restaurant operations which serve alcoholic beverages shall be subject to a new or amended special use permit.

The existing and new outdoor dining areas need to be approved for this Special Land Use.

The special land use standards in Section 78-281 are as follows. Our comments regarding each are provided below:

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

CWA Comment:

We believe the 2018 Master Plan supports outdoor dining. Both the open and enclosed patio areas will be used weather permitting. The open dining area has no roof or other protection from weather, and this area is truly seasonal. However, heaters are added to the enclosed patio area to extend their operations into colder months. Both areas meet some of the land use goals for the Downtown subarea, including:

- Encouraging a mix of land uses including retail, restaurant, office, residential, park and public uses.
- Calling for the continued growth and development of downtown Plymouth
- Encouraging outdoor cafés. The existing restaurant also currently operates a seasonal outdoor eating area in front of the building.

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

CWA Comment:

The enclosed patio area already exists. However, a roof is proposed over a 250 s.f. patio extension to the north of this structure, occupied by 4 tables (16 occupants). Will any other improvements be made to the existing enclosed patio area?

The new open dining area will be surrounded by wood planter walls, segmented with masonry piers that each contain a light standard. The renderings illustrate six tables in this area (24 occupants). The plans also indicate that string lights will be hung over the open dining area. We consider these features to be harmonious and appropriate in appearance to the character of the area.

(Note that the number of tables shown is to be compliant with COVID-19 social distancing. When the pandemic is over and these rules no longer apply, it's possible that additional tables could be added to the open outdoor area.)

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

CWA Comment:

The plans don't provide any information about the hours of operation. This should be provided. Also, it's not clear if this area will be used for just drinks service once the kitchen closes. How the outdoor areas function should be described. Also, is the applicant proposing any outdoor speakers or music in either area?

There are two residential units on the second floor of this building. The proposal will locate more restaurant patrons outside during the warmer months. We would think that a tenant who chooses to live above a restaurant/bar would not expect complete quiet in the evenings or night hours. However, the applicant should discuss how they moderate noise from the patrons outdoors, and how they will find a balance between the restaurant patrons and the tenants on the second floor.

The applicant should state, in general, how many months out of the year they can serve patrons in the enclosed patio area, and how many months out of the year they expect to serve patrons in the open area?

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

CWA Comment:

The space directly west of the Post is used for Westborn Market's patrons who bring their purchases outdoors to eat. The space directly to the east is a city-owned parking lot. Across Fralick to the north is another restaurant (Stella's). The new outdoor area is surrounded by parking lots, and Stella's parking lot is directly across Fralick from the Post parking lot.

We believe the outdoor use will be compatible with adjacent uses, and promote the use of land in a socially/economically desirable manner. However, see our comments regarding parking, below.

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

CWA Comment:

Essential public utility services currently serve the Post Local Bistro.

Parking

The proposed covered patio (to the north of the enclosed patio area) will occupy one existing parking space, and the new open patio area will occupy other parking spaces in this area. The proposed parking lot will have 6 spaces. The plans indicate that this business has 6.1 parking credits. This means that the business supplies their patrons with 13.1 spaces.

The applicant is also proposing to remove an existing tree in a curbed island that is half-on their property and half-on the City's parking lot. They propose to replant the tree on their property, and repave/re-stripe the area occupied by the removed tree to create one additional parking space in the City lot. The applicant should confirm that they are covering the expense for the tree removal/tree re-planting/repaving/re-striping the City's parking lot. If so, we would consider it fair to allow them to count this space toward their required parking, bringing their total to 14.1 spaces.

The table below outlines the number of parking spaces required for this business, and compares it with the number provided by the applicant:

	Required	Proposed	Difference
Existing Restaurant + Proposed Addition	1 sp./250 s.f. gross floor area Or 3,717 s.f. / 250 = 15 spaces		
Existing Enclosed Patio Area	1 sp./250 s.f. gross floor area Or *1,145 s.f. / 250 = 5 spaces		
Proposed Open Outdoor Area**	-0-		
Residential Units	2 sp. / dwelling unit Or 2 sp. X 2 units = 4 spaces		
TOTAL	24 spaces	14.1 spaces***	-9.9 space deficiency

***Existing Enclosed Patio Area:** The survey identifies this area as 1,145 s.f.; however, the calculations on the site plan identifies this area as 1,527 s.f. The actual size should be confirmed. Also, at the conceptual discussion in September, the Planning Commission determined that this area functions as year-round space. Therefore, parking for this area is required.

****Proposed Open Outdoor Area:** The City’s current policy is to not require parking for seasonal dining.

*****Proposed Parking:** This total depends on if the applicant is proposing to implement and cover the expense for the suggested improvement in the City’s parking lot.

The ordinance allows for several approaches to address this parking deficiency:

1. The Planning Commission can, at their discretion, modify the numerical requirements for off-street parking, based on evidence provided by the applicant that indicates that another standard would be more reasonable because of the level of current or future employment and/or the level of current or future customer traffic. The Planning Commission may also consider other parking standards, such as the Institute of Transportation Engineers (ITE) or other documented parking standards or studies, including shared parking/collective parking arrangements and/or peak/non-peak parking demand.
2. Shared parking. (Note: To calculate “shared parking,” the applicant will need to provide the floor area of the residential units in this building.)
3. Payment in lieu of parking spaces.

In a letter submitted by the applicant's representative, they have requested that the Planning Commission modify the numerical requirements for off-street parking. We would suggest that the Planning Commission consider this request, but base the required number of additional spaces on the percentage of a year that the existing enclosed patio is operational. For example, if the enclosed patio area is operational for 9 out of 12 months (or 75% of the time), the number of required parking spaces would be 9.9 parking spaces x 75% or 8 spaces. (Note the ordinance rounds up for fractional spaces.) We would consider this to meet the criteria that the applicant is providing the adequate facilities for their patrons.

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

CWA Comment:

As mentioned above, the enclosed patio area already exists. The new open patio will occupy existing pavement on the applicant's property. We don't believe they will significantly decrease property values of surrounding properties.

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

CWA Comment:

See our comments in the remainder of this review for compliance with ordinance requirements.

We have also evaluated the proposal against the requirements of Section 78-102(2) for restaurants serving alcohol that we think apply to an outdoor area. Our comments regarding each are provided below:

- (b) Alcohol shall be served only to seated patrons ...**

CWA Comment:

This standard should be a condition of the Special Use Permit (after Public Hearing). The applicant will be responsible to ensure that alcohol is only served to seated patrons.

- (d) No dance floor or dancing area allowed.**

CWA Comment:

The proposed plans do not show any dancing area.

- (f) The Community Development Director shall request a report from the City's Director of Public Safety regarding the possible impacts of the establishment serving alcoholic beverages. The planning commission shall consider this report in their evaluation of the request for special land use approval.**

CWA Comment:

We defer this item to the Community Development Director.

The liquor license provided in the submission describes the area approved for outdoor sales and service of alcohol to 63 x 77 feet (or 4,851 s.f.). However, the enclosed patio area, and new open patio areas only cover approximately 2,712 s.f. The applicant should describe where the additional square footage included in the liquor license is located.

To summarize our responses to the Special Land Use criteria, we would ask the applicant to provide the following information:

1. Will any other improvements be made to the existing enclosed patio area?
2. Applicant should provide the hours of operation.
3. Is/will the enclosed and open patio areas be used for just drinks service once the kitchen closes?
4. Is the applicant proposing any outdoor speakers or music in either area?
5. The applicant should discuss how they moderate noise from the patrons outdoors, and how they will find a balance between the restaurant patrons and the tenants on the second floor.
6. The applicant should state, in general, how many months out of the year they can serve patrons in the enclosed patio area, and how many months out of the year they expect to serve patrons in the open area?
7. The applicant should confirm that they are covering the expense for the tree removal/tree replanting/ repaving/restriping of the City's parking lot.
8. Applicant to confirm actual size of enclosed patio area (conflict on first page of plan set – survey vs. parking calculations).
9. The applicant should describe where the additional 2,139 square feet included in the liquor license is located.

Items to be Addressed: See list of questions above.

AREA, WIDTH, HEIGHT, SETBACKS

The site plan must meet the minimum standards for the B-2 District, as stated in Section 78-190 and summarized in **Table 1** below:

Table 1. B-2 Schedule of Regulations Summary

	Required in B-2 Central Business District	Provided
Lot Area	NA	13,425 sq. ft.
Lot Width	NA	62.7 ft.
Setbacks		
Front*	0 ft.	0 ft. (Penniman) 128.5 ft. (Fralick)
Side	0 ft.	0 – 13.083 ft.
Rear	NA	NA
Building Height	40 ft. max., 3 stories	40 ft., 2 stories

**Per the definitions in the Zoning Ordinance, the lot at 844 Penniman is considered a “through” lot. The ordinance states that in the case of a through lot, all yards of such lots adjacent to streets shall be considered frontage, and front yard setbacks shall be provided as required.*

Section 78-270 prohibits off-street parking in any required or non-required front yard, except for the use of the driveway. Because this lot is a “through” lot, the frontage along Fralick Ave. is considered a front yard. However, this parking area already exists, and we would consider it a legal, non-conforming lot.

Items to be Addressed: *None.*

EXISTING CONDITIONS/REQUIRED INFORMATION

Section 78-248 provides a checklist of required items of information for site plan approval.

The submission provides the required information.

Items to be Addressed: *None.*

PARKING, LOADING

See the parking analysis provided under *Special Land Use Criteria #5*, starting on page 4 of this review.

The size of the existing on-site parking spaces and maneuvering lane meets ordinance requirements.

Loading/unloading on this parcel occurs in the maneuvering lane of the on-site parking area. This, in our opinion, is another existing non-conformity which may remain.

A parking lot with six (6) spaces requires one barrier-free space and aisle. This should be added to the plans.

Items to be Addressed: *Include one barrier-free space and aisle on the site plan.*

SITE ACCESS AND CIRCULATION

The existing parking lot can be accessed from Fralick or from the municipal lot to the east. This project proposes to make maneuvers in this lot one-way (from Penniman to Fralick – south to north) with pavement markings. We would also recommend signage at the Fralick driveway. The proposed building addition will have no impact on the site access or circulation.

Items to be Addressed: *Install “Do-Not Enter” sign at Fralick driveway.*

LANDSCAPING AND SCREENING

Requirements that apply to this property include parking lot screening, and landscaping within the parking lot. As mentioned before, we consider this lot an existing non-conformity.

Parking Lot Screening: Section 78-203(3)(a), Parking Lot Landscaping and Screening, requires a landscaped strip of at least ten (10) feet in width or wider between a parking lot and a public right-of-way. It also requires one tree for every 30 feet of street frontage of the parking lot, and five shrubs for every 30 feet of street frontage. Per Section 78-272(10), the Planning Commission has the ability to modify these requirements.

Fralick Ave: The site plan shows 43 feet of parking lot frontage along Fralick, requiring one (1) tree and eight (8) shrubs. The current condition of this parking area includes pavement all the way to the sidewalk, with a dumpster located in the last two parking spaces next to the sidewalk. Installation of this landscaping would require elimination of parking spaces. Instead, the applicant is proposing to plant four (4) Arborvitae along the eastern boundary with the funeral home parking lot. The Planning Commission should determine if this approach is an acceptable modification to the ordinance requirement.

We consider these trees to be an improvement over the general area. However, a curb needs to be installed to keep cars from running over the bed. Also, the planting area will need to be mitigated, with at least 1-foot of new soil appropriate for such a confined planting bed, to help these tree survive. How will this planting area be watered?

Interior Parking Lot Landscaping: Since the open patio area is replacing parking, the parking lot is not large enough (greater than 5,000 s.f.) to require any interior landscaping.

Items to be Addressed: 1. Planning Commission to consider alternative approach to parking lot screening. 2. Install curbing around area planted in Arborvitae to keep cars from running into the bed/trees. 3. Mitigate planting area to a foot or more with new soil appropriate for confined planting bed. 4. Applicant to provide method for watering trees.

LIGHTING

The renderings of the open patio area shows light standards on the masonry pillars. Information about these lights, including light fixture manufacturer cut-sheets, photometric plan, and height per Sec. 78-204(6).

Items to be Addressed: Provide lighting information.

DUMPSTER/REFUSE

Sections 78-202(3) and 78-351, Non-Conforming Lots and Sites, state that any open storage of all materials, including wastes, shall be provided with an obscuring screen. The extent of this screen shall be determined by the Planning Commission, but shall not be less than six (6) feet in height.

The plans show a new dumpster screen at the existing dumpster location (northwest corner of the parking lot). The dumpster screen detail (Sheet SPA-2), describes the wall as a “high brick embossed poured concrete wall.” This detail also matches a new small segment of screen wall, proposed to extend the wall installed by Westborn Market along their loading area. The applicant should confirm that the Westborn Market wall is also an embossed poured concrete wall, or if it is a CMU wall with face brick. The wall, and dumpster screen, proposed for this project should be consistent with the Westborn Market wall.

Items to be Addressed: *Applicant to confirm that the new wall segment and dumpster screen will be the same construction and look as the Westborn Market screen wall.*

SIGNS

Information about any new signage has not been provided. We assume that no new signs are being proposed at this time, given the nature of the building addition.

Items to be Addressed: *None.*

FLOOR PLAN AND ELEVATIONS

Floor plans of the building addition have been provided. Elevation drawings have not; however, renderings have been provided. Given the patio furniture in front of the addition on the renderings, it is difficult to tell what improvements are being made to this part of the existing building, and the new addition. Drawn elevations of each façade of the new addition should be provided. (Note: This information will also be required by the Historic District Commission.)

Items to be Addressed: *1. Provide drawn building elevations that identify exterior improvements and each façade of the building addition. 2. Historic District Commission approval of modifications.*

RECOMMENDATIONS


Regarding the Special Land Use, this site has been operating as a restaurant bar, and the proposal is expanding this use to an open outdoor area. We have questions about details of the proposal that will help determine its compliance with the special land use criteria. We recommend that the applicant prepare responses to the questions in this review and present this information at the upcoming Planning Commission meeting. The questions are:

1. Will any other improvements be made to the existing enclosed patio area?
2. Applicant should provide the hours of operation.
3. Is/will the enclosed and open patio areas be used for just drinks service once the kitchen closes?
4. Is the applicant proposing any outdoor speakers or music in either area?

5. The applicant should discuss how they moderate noise from the patrons outdoors, and how they will find a balance between the restaurant patrons and the tenants on the second floor.
6. The applicant should state, in general, how many months out of the year they can serve patrons in the enclosed patio area, and how many months out of the year they expect to serve patrons in the open area?
7. The applicant should confirm that they are covering the expense of the tree removal/tree re-planting/ repaving/restriping of the City's parking lot.
8. Applicant to confirm actual size of enclosed patio area (conflict on first page of plan set – survey vs. parking calculations).
9. The applicant should describe where the additional 2,139 square feet that is included in the liquor license is located.

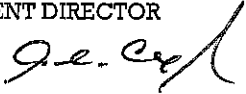
Regarding the site plan, the Planning Commission should address the following items prior to site plan approval:

- 1) Include one barrier-free space and aisle on the site plan.
- 2) Install "Do-Not Enter" sign at Fralick driveway.
- 3) **Landscaping/Screening.** Planning Commission to consider alternative approach to parking lot screening. 2. Install curbing around area planted in Arborvitae to keep cars from running into the bed/trees. 3. Mitigate planting area to a foot or more with new soil appropriate for confined planting bed. 4. Applicant to provide method for watering trees.
- 4) Provide lighting information.
- 5) Applicant to confirm that the new wall segment and dumpster screen will be the same construction and look as the Westborn Market screen wall.
- 6) **Floor Plans and Elevations.** 1. Provide drawn building elevations that identify exterior improvements and each façade of the building addition. 2. Historic District Commission approval of modifications.


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

cc: John Buzuvis
Marleta Barr
James Dales (jdales@dales-gs.com)
Scott D. MacDonald (scott@macdonald-law.com)

PLYMOUTH POLICE DEPARTMENT MEMORANDUM

TO: JOHN BUZUVIS, COMMUNITY DEVELOPMENT DIRECTOR
FROM: A.L. COX, DIRECTOR OF PUBLIC SAFETY 
SUBJECT: PLANNED EXPANSION OF 408 INC, DBA THE POST LOCAL BISTRO
DATE: 9/24/2021

Per City Ordinance 78-92(4)(b), you requested that I review the planned expansion of 408 Inc, currently doing business as The Post Local Bistro. The review was narrowly focused on the impact to public safety only.

408 Inc currently operates under a Class C and a Specially Designated Merchant (SDM) liquor license with the following permits: Sunday Sales (AM)(PM), Dance-Entertainment, Direct Connection, and Outdoor Service Area. Their license type provides for the service of beer, wine, spirits, and mixed drinks. The licensee is requesting approval to add 1,717 square feet of permanent outdoor service area and 240 square feet of office and storage space to their current establishment. This outdoor service area space would be located at the rear (north side) of the establishment in the parking lot area. The storage space would be located at the northeast corner of the existing first floor structure. Based on information provided by the licensee, the additional requested outdoor service space would allow for a larger customer service area, while the office and storage space would not be utilized for any customer service.

While the increase in square footage will allow for additional capacity, it is an outdoor service area and as such the capacity will likely fluctuate depending on the seasons of the year and weather patterns. When capacity is greatest, it will be important for management to ensure that staff is assigned to consistently manage patrons within this area. Additionally, an increase in capacity will likely mean an increased need for parking and should be taken into consideration. While this establishment does have MLCC Violations in its historical record, management has acted to correct such violations and has always cooperated with police and MLCC investigators.

Based on the provided plans and input from the licensee to date, and the above stated reasons, I see no negative impact on public safety. Should alterations or amendments to those plans be made, the changes should be reviewed specifically with an eye toward any additional increase in customer capacity that could inhibit management's ability to observe patrons.

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

MACDONALD LAW, P.C.

PROFESSIONAL SERVICE CORPORATION SINCE 1995

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Suite 137
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www.macdonald-law.com

SCOTT D. MACDONALD
scott@macdonald-law.com

September 20, 2021

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

Via Electronic Mail to jbuzuvis@plymouthmi.gov

Re: Special Land Use/Site Plan Review Application
Owner: 408 Plymouth Real Estate Properties, LLC
Applicant: 408, Inc. D/B/A The Post Local Bistro
Site Address: 844 Penniman, Plymouth, MI 48170

Dear Mr. Buzuvis:

My office represents the above-mentioned Owner and Applicant. James Dales is the owner and principal officer of both 408 Plymouth Real Estate Properties, LLC and 408, Inc. D/B/A The Post Local Bistro. Mr. Dales can be reached by telephone at 248-640-1786 and by email at jdales@dales-gs.com. Jennifer Dales and John (J.T.) Thompson manage operations at The Post Local Bistro and are also available to answer questions and provide more information regarding the specifics of this project. Ms. Dales can be reached by telephone at (313) 319-7070 and by email at jen@postbistro.com. Mr. Thompson can be reached by telephone at 313-410-2100 and by email at jtspecial@comcast.net.

To summarize the project, the Owner and Applicant seek Special Land Use and Site Plan Approval for a 1,717 s.f. permanent Outdoor Service Area and 240 s.f. addition to be used for office and storage as shown on the enclosed Site Plan prepared by Scott Monchnik of Scott Monchnik and Associates, Inc. Of note, the additional permanent Outdoor Service Area was approved by the Michigan Liquor Control Commission on October 8, 2020 (copy attached).

Enclosed please also find an Application for Site Plan Review, which has been signed by Mr. Dales as the authorized officer of the Owner and Applicant, as well as fifteen (15) copies in 24" x 36" format and the application fee of \$1,500.00 payable to the Community Development Department.

Mr. John Buzuvis, Director
September 20, 2021
Page Two

Notably, the Site Plan includes features suggested by the Planning Commission during the informal review held by Zoom on September 8, 2021, including but not limited to a pedestrian walkway from Fralick Street to the hostess stand, details regarding project lighting, and details regarding seasonal variations in use of the Outdoor Service Area.

With respect to seasonal use, heat will be provided in the Outdoor Service Area during cold weather using propane heaters. When not in use, all propane tanks will be stored outdoors in locked cages as required by fire code. When not in use, access to the area will be secured.

When considering any parking requirements, the Owner and Applicant respectfully request that the Planning Commission take into consideration (a) that the use of the Outdoor Service Area will be weather dependent, (b) that the Outdoor Service Area may be the exclusive service area in the event of future pandemic-related governmental restrictions, (c) that tables within the Outdoor Service Area are and will continue to be spaced in compliance with social distancing requirements in the foreseeable future, (d) that many customers now express a preference to dine outdoors, even in the absence of governmental restrictions, and (e) that the Outdoor Service Area is a Special Land Use within a B-2 Zoning District, as governed by Sec. 78-270 of the City Code of Ordinances. Specifically, the Owner and Applicant respectfully submit that the above circumstances authorize the Commission to modify the parking requirements to a lower standard than otherwise required, as provided under Sec. 78-270(a)(10)(c) of the City Code of Ordinances.

Many thanks in advance for your kind attention to the enclosures. We invite you to call or email us with any questions or comments.

Very truly yours,

MACDONALD LAW, P.C.

Scott D. MacDonald

SDM/bsa
Enclosures as noted above
cc (w/ encls):
James Dales
Jennifer Dales
John (J.T.) Thompson
Scott Monchnik, Architect



**CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT DEPARTMENT
SITE PLAN REVIEW APPLICATION**

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

GENERAL INFORMATION:

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

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

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

SITE PLAN REVIEW FEE(S):

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

REVIEW PROCESS:

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

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

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

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

CITY OF PLYMOUTH
SITE PLAN REVIEW APPLICATION

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

I. Site/Project Information

Site Address 844 Penniman Ave.	Current Zoning Classification B-2	Date of Application September 20, 2021
Name of Property Owner 408 Plymouth Real Estate Properties, LLC	Phone Number 248-640-1786	
Mailing Address 19848 Pierson	Email Address (Required) jdales@dales-gs.com	
City Northville	State Michigan	Zip Code 48167

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	<input type="checkbox"/> Architect	<input type="checkbox"/> Developer	<input type="checkbox"/> Engineer	<input type="checkbox"/> Lessee
Applicant/Company Name 408, Inc.	Phone Number 248-640-1786			
Applicant/Company Address 844 Penniman Ave.	City Plymouth	State MI	Zip Code 48167	
Email Address (Required) jdales@dales-gs.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Scott Monchnik & Associates, Inc.	Phone Number (248) 654-1010			
Company Address 1700 Stutz Dr., Suite 104-B	City Troy	State MI	Zip Code 48084	
Registration Number 1301036326	Expiration Date 10-31-21	Email Address (Required) scott@smaarch.com		

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

V. Historic District

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> New	<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use	Is this project located in the Historic District? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Interior Finish	<input checked="" type="checkbox"/> Special Land Use	

VI. Description of Work

(1) 1,717 s.f. Permanent outdoor service area (OSA) in same location as currently approved temporary OSA.
(2) 240 s.f. addition to rear of building for office and storage.

VII. Applicant Signature

Signature of Applicant James Dales, President of 408, Inc.	Date September 20, 2021
---	--------------------------------

VIII. Property Owner Signature

Signature of Property Owner James Dales, Authorized Member of 408 Plymouth Real Estate Properties, LLC	Date September 20, 2021
---	--------------------------------

Subscribed and sworn before me this 20th day of September, 2021

SCOTT D. MACDONALD
Notary Public, State of Michigan
County of Oakland
My Commission Expires 08-28-2024
Acting in the County of WAYNE

Notary Public: Scott D. MacDonald

My Commission expires: August 28, 2024

IX. Site Plan Review Checklist

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

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

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

For Office Use Only

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



STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LIQUOR CONTROL COMMISSION

* * * * *

In the matter of the request of)
408, INC.)
844 Penniman Ave) Request ID No. 2010-12643
Plymouth, MI 48170-1622)
)
Wayne County)

At the October 8, 2020 meeting of the Michigan Liquor Control Commission in Lansing, Michigan.

PRESENT: Pat Gagliardi, Chair
Geraldyn A. Lasher, Commissioner

OUTDOOR SERVICE PERMISSION APPROVAL ORDER

408, Inc. ("licensee") has filed an application to request for authorization for the outdoor sale, service, and consumption of alcoholic beverages in an area measuring up to 63' x 77', located directly adjacent to the licensed premises, and which is well-defined and clearly marked; request to cancel the Limited Permanent Outdoor Service Area.

Article IV, Section 40, of the Michigan Constitution (1963), permits the legislature to establish a Liquor Control Commission, which shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. MCL 436.1201(2) provides the Commission with the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the manufacture, importation, possession, transportation and sale thereof.

Commission records reflect that the licensee is the holder of 2020 Class C and Specially Designated Merchant licenses with two (2) bars, (1) Direct Connection, Sunday

Sales Permits (A.M. and P.M.), Dance-Entertainment Permit, and Outdoor Service (1 Area) located at the above noted address.

The requirements for outdoor service pursuant to rule R 436.1419(1) are that the licensee shall not have outdoor service without the prior written approval of the Commission, and that the on-premises licensee shall ensure that the area is well-defined and clearly marked and they shall not sell or allow the consumption of alcoholic liquor outdoors, except in the defined area.

The applicant is authorized to do business in Michigan, as required under MCL 436.1535 for licensure.

The Commission finds that it has considered the provisions as required in administrative rule R 436.1105 in the consideration of this request.

After reviewing the file and discussion of the issues at the meeting, the Commission finds that all the requirements have been met and this request should be approved.

THEREFORE, IT IS ORDERED that:

- A. The licensee's request for authorization for the outdoor sale, service, and consumption of alcoholic beverages in an area measuring up to 63' x 77', located directly adjacent to the licensed premises, and which is well-defined and clearly marked, is APPROVED subject to the following:
 1. **The outdoor service area must comply with all requirements, including but not limited to, reduced occupancy and social distancing requirements under any current Executive Order, any local health department orders, and any local ordinances related to the Coronavirus (Covid-19) pandemic.**
 2. The licensee shall notify the Commission in writing, and receive Commission approval, prior to making any changes to the size of the approved outdoor service area.
 3. The outdoor service area approved by the Commission is part of the licensed premises and the licensee must comply with all requirements of

the Michigan Liquor Control Code and administrative rules in relation to the approved outdoor service area.

4. The licensee will not permit the sale, service, or consumption of alcoholic liquor outdoors, except in the well-defined and clearly marked area pursuant to the provisions of administrative rule R 436.1419(1).
 5. The licensee must not allow alcoholic beverages purchased for consumption in the outdoor service area approved in this order to be removed from and taken to any adjacent unlicensed area(s).
 6. The licensee is prohibited from allowing the sale, service, possession or consumption of alcoholic beverages in any portion of the approved outdoor service area designated for the playing of sporting activities or for sporting events, including any break or intermission.
 7. The licensee must not allow alcoholic beverages purchased for consumption in the outdoor service area approved in this order to be taken into any area(s) that is being used for parking where sale, service, and consumption of alcoholic beverages is prohibited.
 8. The licensee must take all necessary actions to ensure the health, safety and welfare of all patrons and guests.
- B. The licensee has a continuing duty to provide the Commission with up-to-date contact information and must notify the Commission in writing of any changes to its mailing address, phone numbers, electronic mail address, and other contact information it provides the Commission, pursuant to administrative rule R 436.1048(2).
- C. Under administrative rule R 436.1003(1), the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcement officials who have jurisdiction over the licensee. Under administrative rule R 436.1003(2), a licensee shall not use a license at the licensed premises unless a temporary or permanent certificate of occupancy has been issued by the local unit of government having jurisdiction over the location of the licensed premises or the

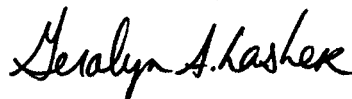
licensed premises complies with administrative rule R 436.1003(1). Approval by the Michigan Liquor Control Commission does not waive these requirements. The licensee must obtain all other required state and local licenses, permits, and approvals before opening the business for operation.

- D. Failure to comply with all laws and rules may result in the revocation of the approval contained in this order.

MICHIGAN LIQUOR CONTROL COMMISSION



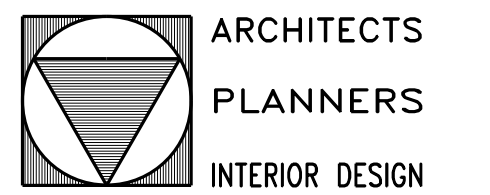
Pat Gagliardi, Chair



GERALYN A. Lasher, Commissioner

J2

Date Mailed:



SCOTT MONCHNIK & ASSOCIATES, INC.
1700 STUTZ DRIVE
SUITE 104-B
TROY, MICHIGAN 48064
TEL: 248-654-1010
FAX: 248-654-3002
SCOTT@SMAARCH.COM

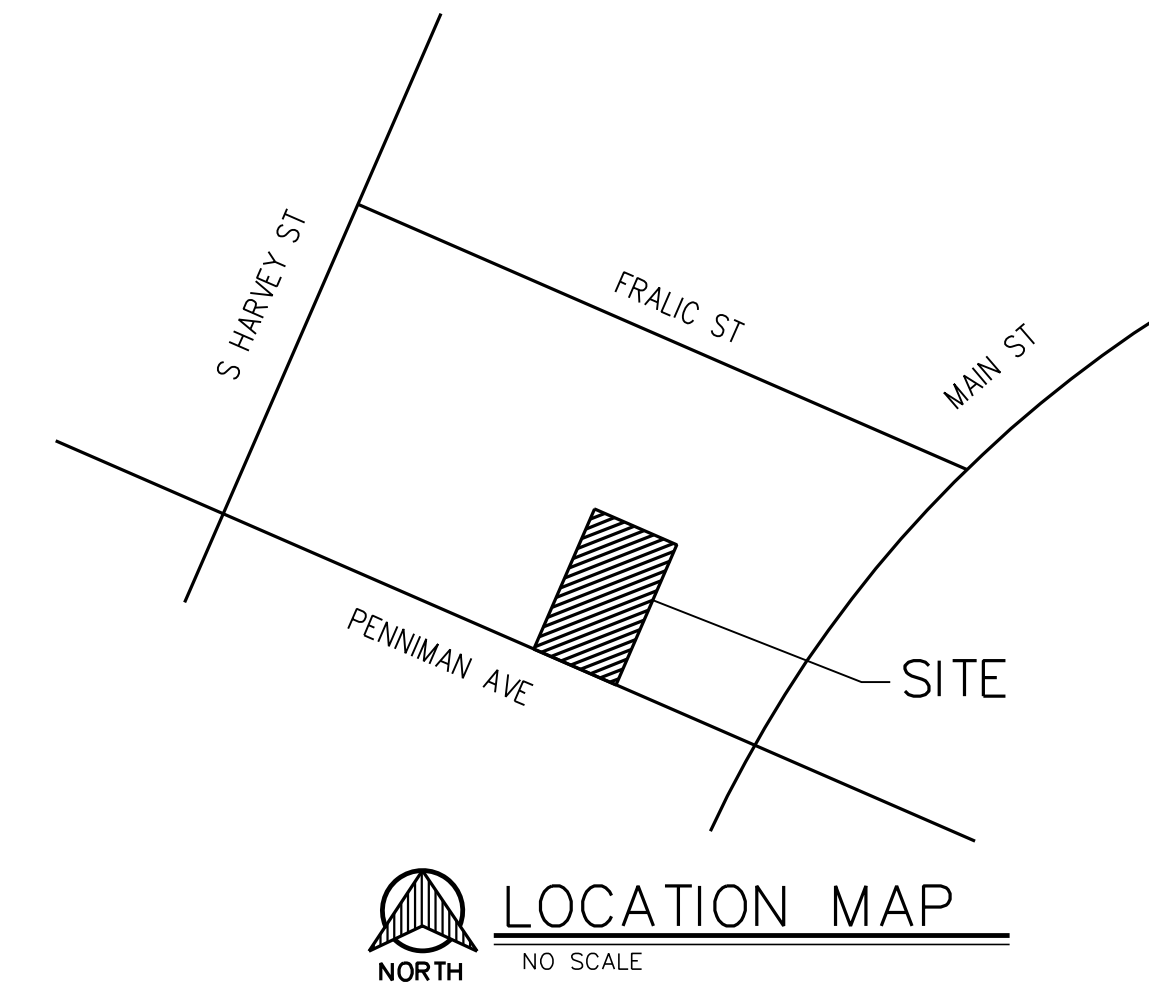
PROJECT DESCRIPTION

CONVERT CURRENT TENTED, PATIO AREA, TO BE REWORKED TO BE A SCREENED OFF PATIO AREA.

SITE PLAN - GENERAL NOTES:

ZONED: B-2 CENTRAL BUSINESS DISTRICT

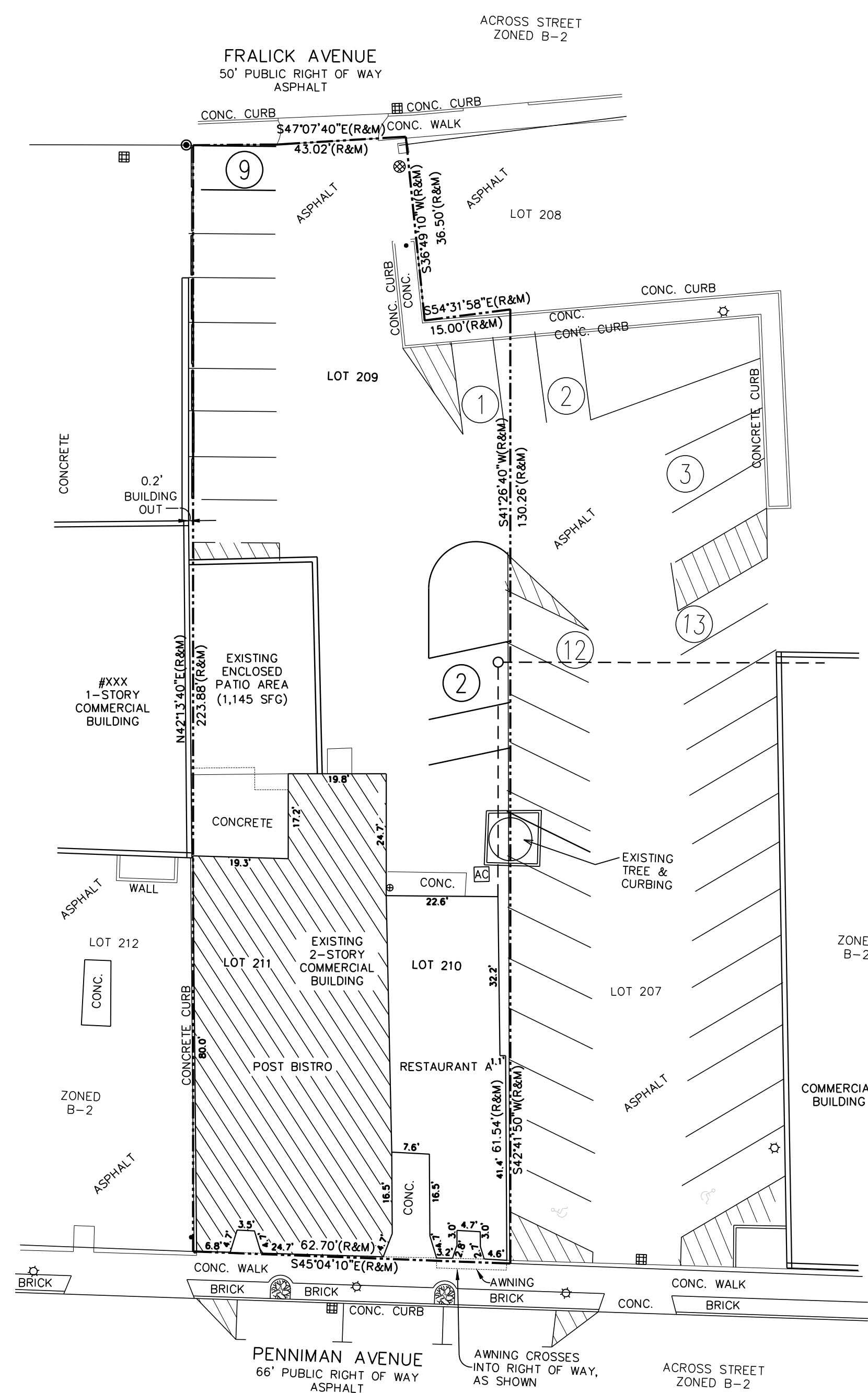
1. BUILDING SETBACKS: FRONT -0' REQUIRED
REAR -0' REQUIRED
EACH SIDE -0' REQUIRED
2. BUILDING HEIGHT: 40 FEET MAX. / 3 STORIES MAX.
+/-23'-0" BUILDING HEIGHT PROVIDED
3. (1) LOADING SPACE REQUIRED PER ESTABLISHMENT.
(1) LOADING SPACE PROVIDED



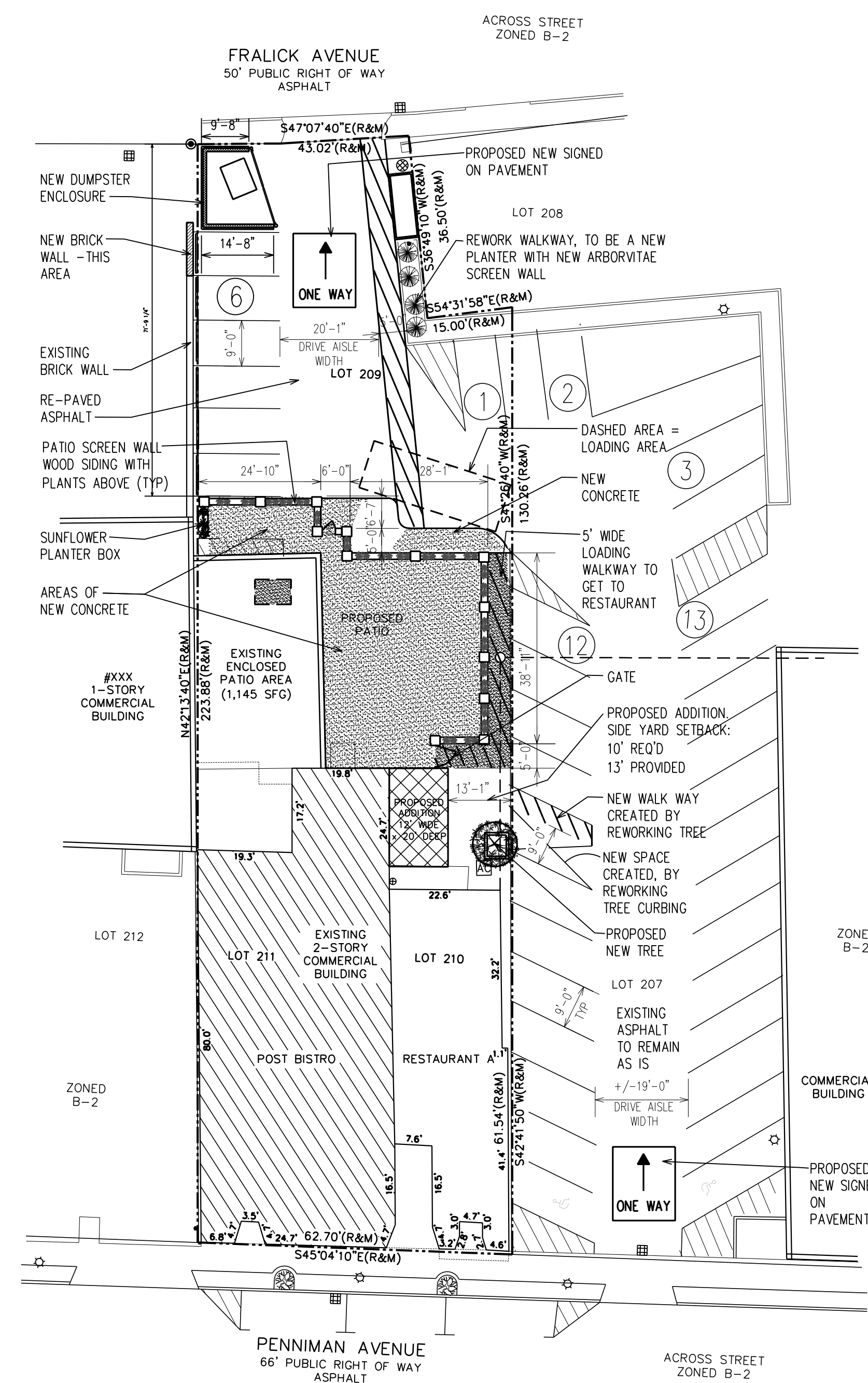
LEGAL DESCRIPTION

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

LOTS 209 THROUGH 211 INCLUSIVE, ASSESSOR'S PLAT No. 8, AS RECORDED IN LIBER 64, PAGE 78 OF PLATS, WAYNE COUNTY RECORDS.



EXISTING SITE PLAN -FOR REFERENCE
1" = 20'-0"



PROPOSED SITE PLAN
1" = 20'-0"

LAND - BUILDING - PARKING DATA

LAND AREA +/-13,425 SQ. FT. GROSS = +/-0.31 ACRES

BUILDING AREA

FOR POST BAR:
EXISTING RESTAURANT = 3,477 SFG
EXISTING ENCLOSED PATIO = 1,527 SFG
PROPOSED ADDITION = 240 SFG
PROPOSED PATIO = 1,717 SFG
POST BUILDING & PATIOS = 6,961 SFG

FOR RESIDENTIAL UNITS ABOVE POST BAR:
RESIDENCE A (1-BEDROOM) = +/- 974 SFG
RESIDENCE B (2-BEDROOM) = +/- 1,251 SFG
TOTAL BUILDING AREA = 9,186 SFG

PARKING DATA

PARKING REQUIRED
-PER SECTION 78-270 (1 SPACE / 250 SFG)
EXISTING RESTAURANT 3,477 SF / 250 SF = 14 SPACES
EXISTING ENCLOSED PATIO 1527 SF / 250 SF = 6 SPACES
PROPOSED PATIO 1,717 SF / 250 SF = 7 SPACES
PROPOSED ADDITION 240 SF / 250 SF = 1 SPACE

EXISTING RESIDENTIAL UNITS ABOVE RESTAURANT
UNIT 'A' (1-BEDROOM) = 1 SPACE
UNIT 'B' (2-BEDROOM) = 2 SPACES

TOTAL SPACES REQUIRED = 31 SPACES

EXISTING PARKING PROVIDED = 7 SPACES
ADDED PARKING SPACE (ADJACENT TO NEW TREE) = 1 SPACE
EXISTING PARKING CREDITS = 6.1 SPACES

TOTAL SPACES PROVIDED = 14.1 SPACES

LIST OF DRAWINGS

SPA-1 SITE PLAN
SPA-2 FLOOR PLAN
SPA-3 EXTERIOR ELEVATIONS
SPA-4 3-D RENDERINGS
SPA-5 3-D RENDERINGS

POST LOCAL BISTRO
844 PENNIMAN AVENUE
PLYMOUTH, MICHIGAN

ISSUED FOR:
26 JULY 2021
OWNER REVIEW

18 AUG 2021
INFORMAL SPA

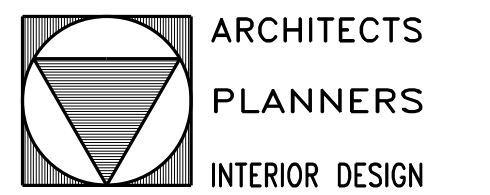
20 SEPT 2021
SITE PLAN
APPROVAL
PACKAGE

SHEET# SPA-1

DATE: 20 SEPT 21

JOB# 21041



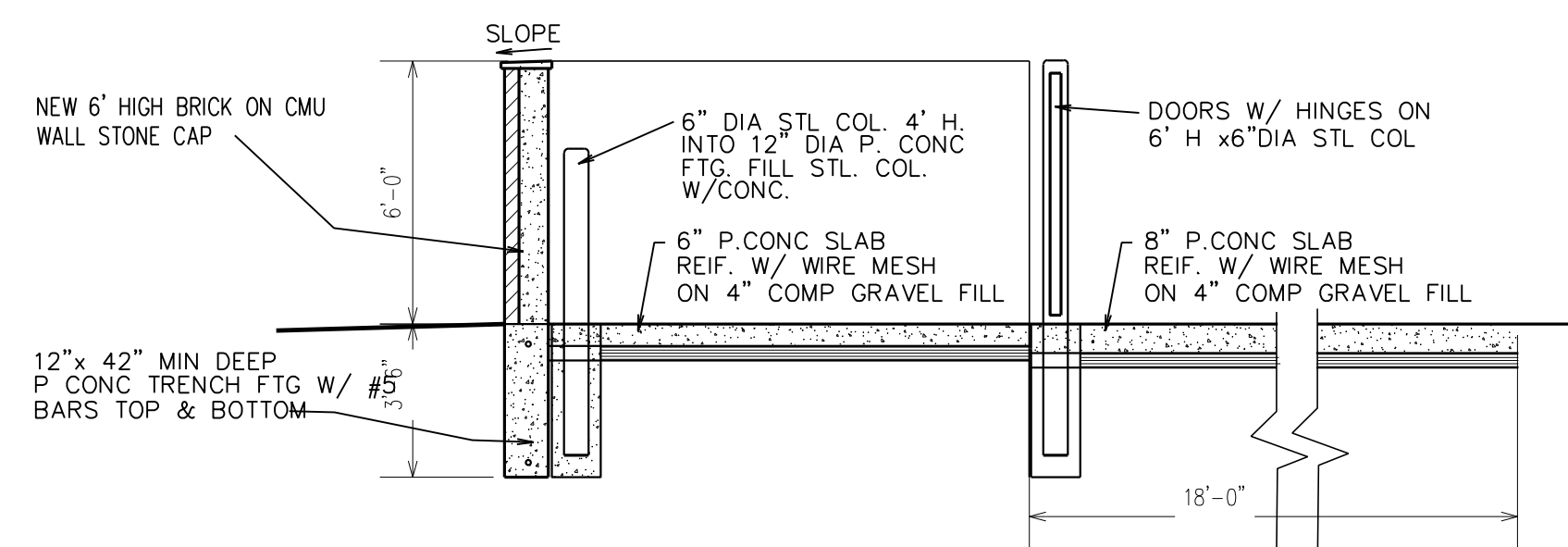
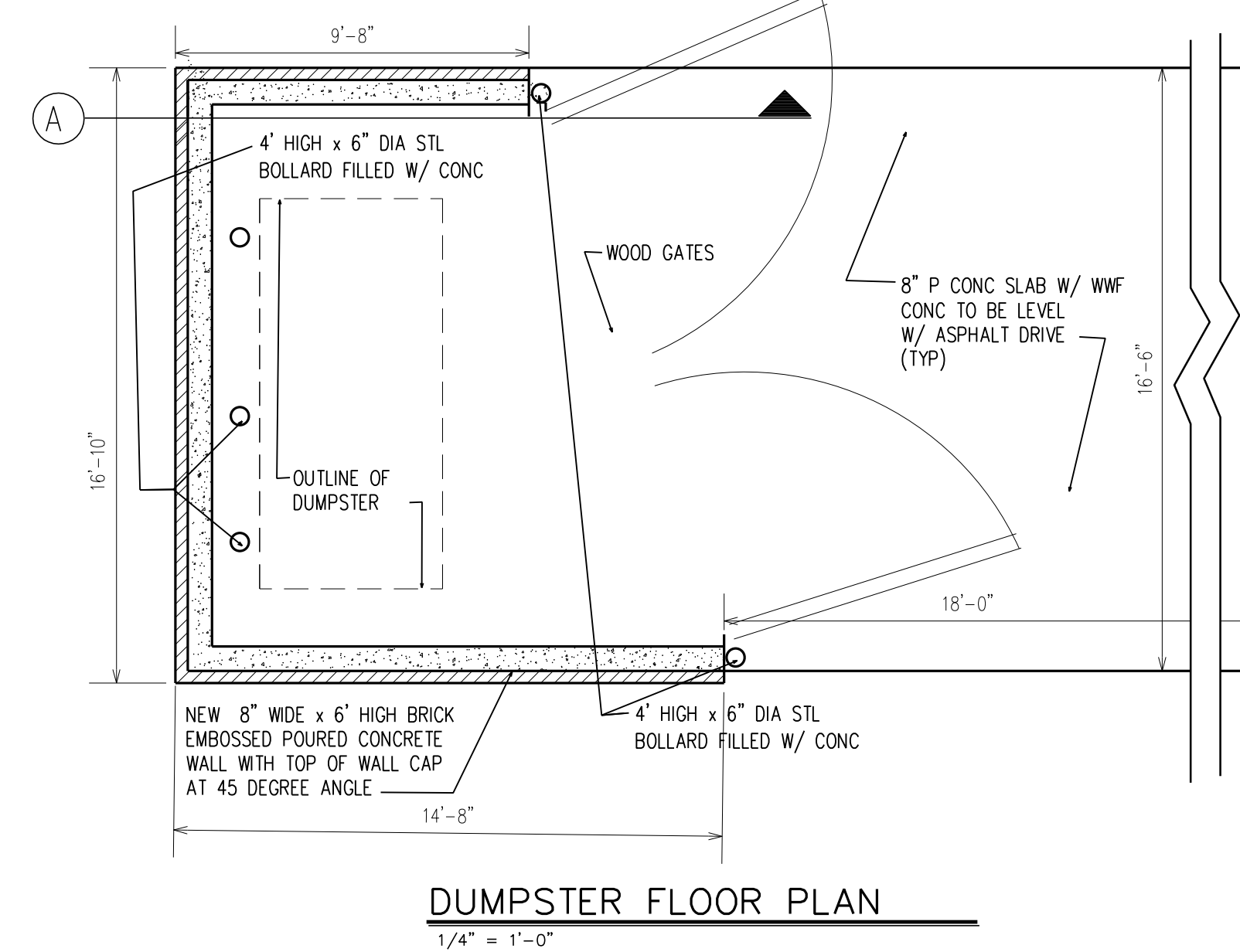
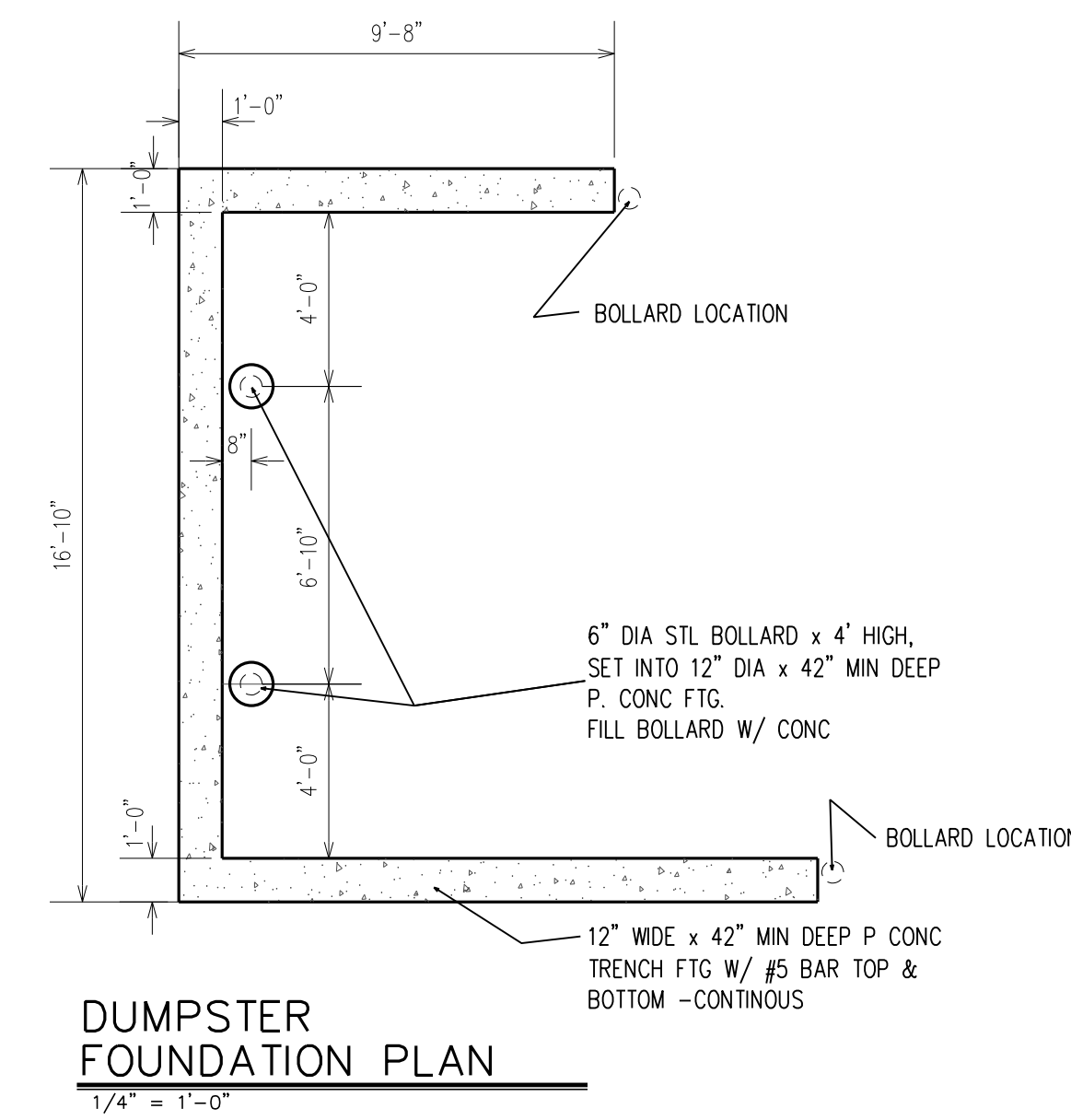
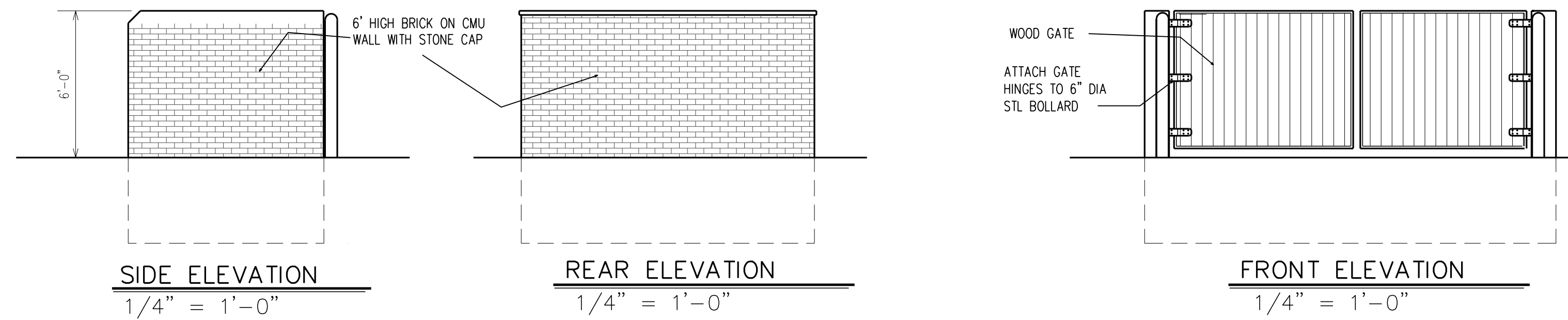


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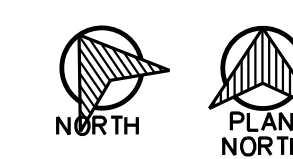
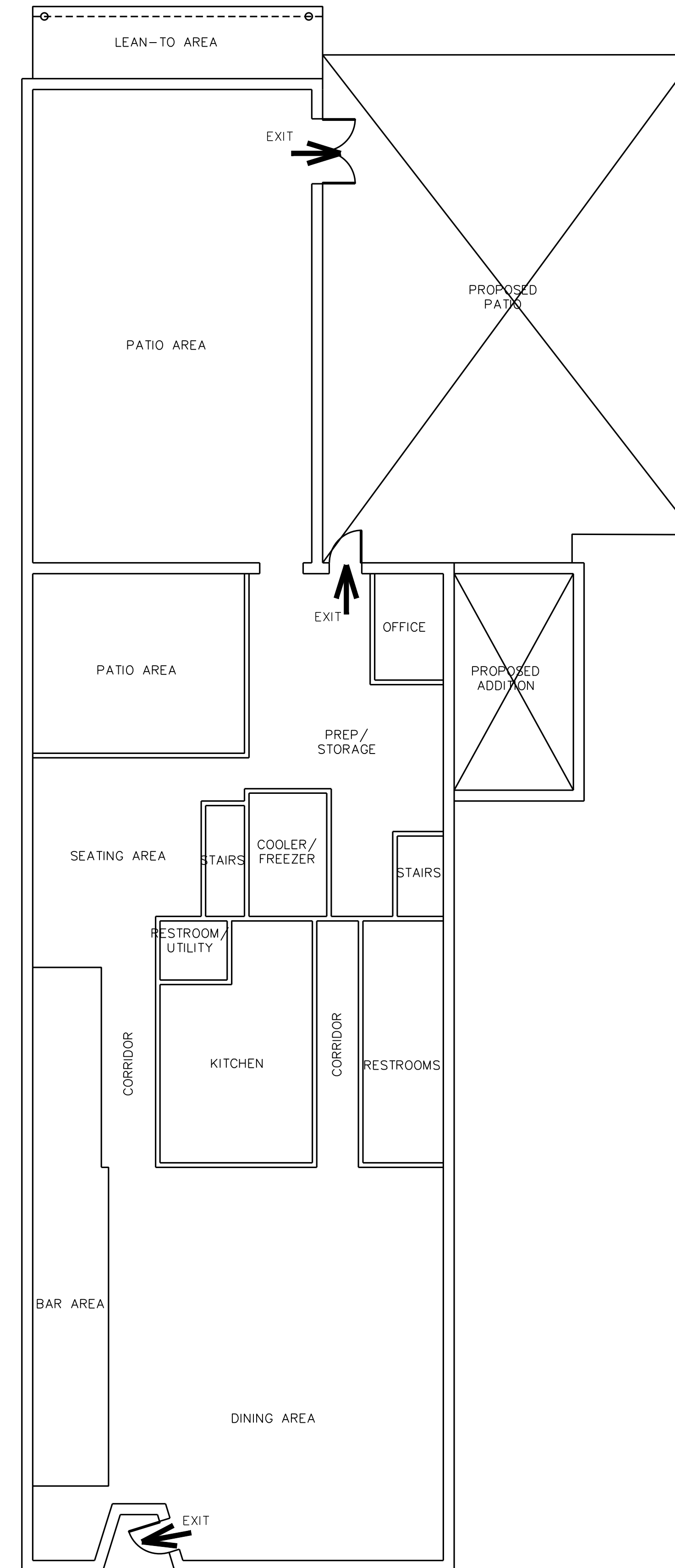
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ISSUED FOR:
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 PACKAGE

SHEET# SPA-2
 DATE: 20 SEPT 21
 JOB# 21041

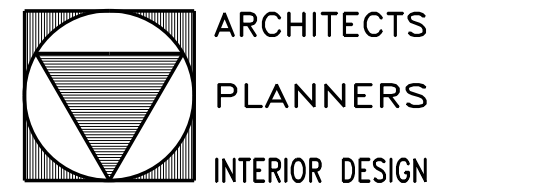


DUMPSTER ENCLOSURE SECTION
 1/4" = 1'-0"

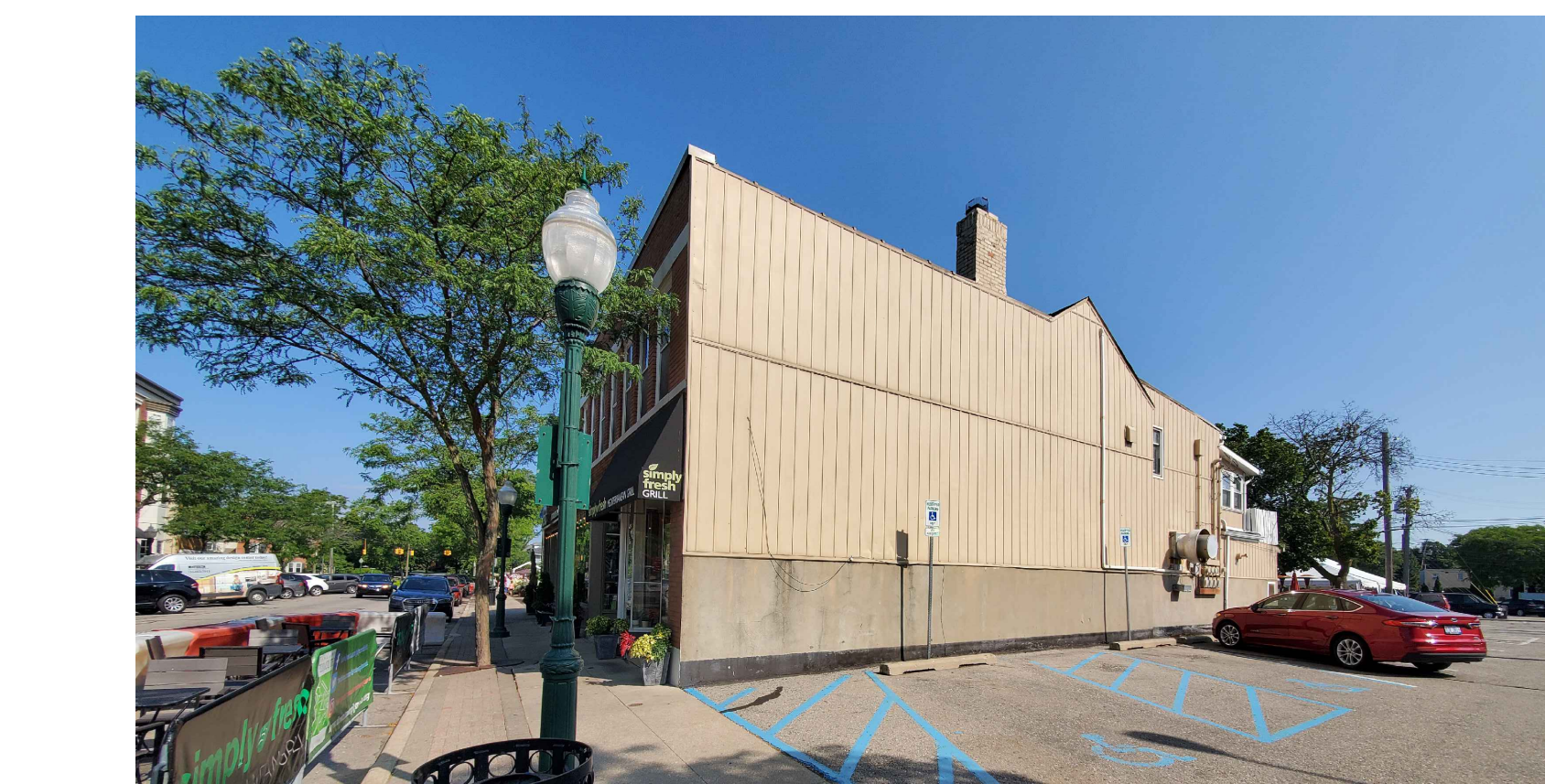
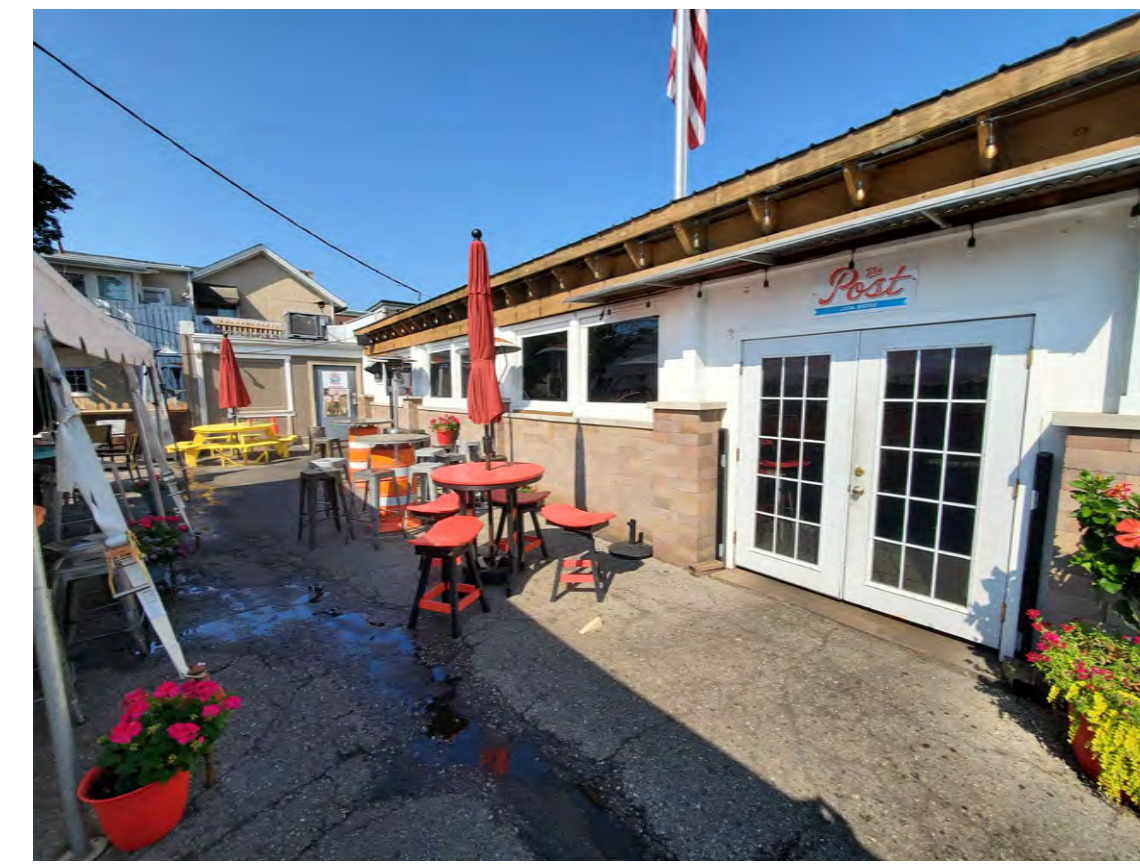


FLOOR PLAN
 1/8" = 1'-0"





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& ASSOCIATES, INC.**
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48084
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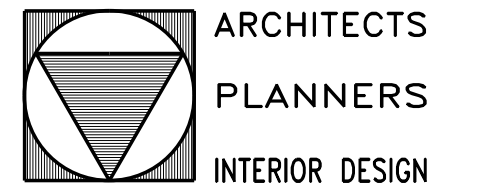


POST LOCAL BISTRO
844 PENNIMAN AVENUE
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DATE: 20 SEPT 21
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48084
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PERSPECTIVE #2
NO SCALE



PERSPECTIVE #1
NO SCALE

POST LOCAL BISTRO
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PLYMOUTH, MICHIGAN

ISSUED FOR:
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18 AUG 2021
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20 SEPT 2021
SITE PLAN
APPROVAL
PACKAGE

SHEET# SPA-4
DATE: 20 SEPT 21
JOB# 21041

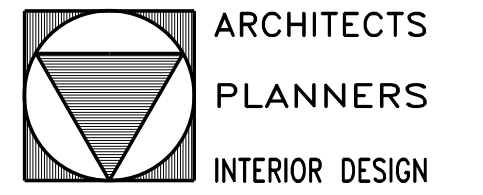


PERSPECTIVE #4
NO SCALE



PERSPECTIVE #3
NO SCALE

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SHEET# SPA-5
DATE: 20 SEPT 21
JOB# 21041



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: October 6, 2021

**Special Land Use
Site Plan Review
For
Plymouth, Michigan**

Applicant: E.G. Nicks Restaurant
T. Belli & Associates
500 Forest Ave.
Plymouth, MI 48170

Project Name: E.G. Nicks Outdoor Dining Enclosure

Plan Date: September 20, 2021

Location: 500 Forest Ave.

Zoning: B-2 – Central Business District

Action Requested: Special Land Use and Site Plan Approval

Required Information: Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to enclose the existing outdoor dining area with a permanent roof and a combination of fixed and operable windows for dining when the weather permits. The enclosed area will accommodate up to 66 people, in addition to employees. Note that the area proposed for enclosure was actually once interior space. The property owner created this outdoor area in 2008.

Restaurants serving alcohol is a Special Land Use in the Central Business District. The outdoor area was approved in 2008, before adoption of the existing ordinance language identifying alcohol service as a Special Land Use (which happened in 2013). Therefore, because the proposed changes require site plan review, review of the use is also required. The Planning Commission will hold a Public Hearing, and then make a decision on the Special Land Use and site plan.

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

Figure 1. Subject Site



The proposed use must meet the special land use standards in Section 78-281.

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

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

CWA Comment: This property is identified in the 2018 Master Plan as “Central Business - Retail.” This designation states that the following are appropriate uses:

“The Central Business-Retail District (CBD) land use designation provides the central gathering place and commercial area of the City, accommodating pedestrian access to local businesses, restaurants, and entertainment, as well as office and upper-level residential uses. It serves the retail, office, convenience, and service needs for the entire City. The CBD promotes uses which provide convenient pedestrian shopping and services along a continuous retail frontage.”

This section of the City is also discussed in the Downtown Sub Area Plan in the Master Plan. The Sub Area Plan identifies the City of Plymouth’s downtown as a vibrant, pedestrian-friendly environment characterized by an attractive collection of retail shops, restaurants, offices, residences, parks, and public amenities. While many of the “Form and Site Design” standards in

the Sub Area Plan apply to new buildings, one applies to this project: “Building architecture should be compatible with sidewalk areas and provide an attractive interface between building and pedestrians.” Under the heading “Streetscapes & Public Spaces,” the Sub Area Plan calls for, “...promoting plazas open to the public, outdoor cafes and pedestrian areas which provide attractive green space and pedestrian amenities.”

This proposal is described as providing weather protection to an existing outdoor eating/drinking area. The windows will be a combination of operable and inoperable windows that will allow passersby to interact with patrons during warmer months. The area will be accessible from the main building entrance, which is being relocated so that it is parallel with Forest Ave. We believe that the liquor license applicable to the indoor restaurant also covers the outdoor area, as they have been serving liquor in this area since 2008.

In our opinion, this proposed use is consistent with the Master Plan, as the Plan strives to create a mix of venues in the downtown. Restaurants are singled out as a desirable use in the Master Plan.

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

CWA Comment: The exterior of the building will be “refreshed” to present a more contemporary character. The front door will be re-located to be flush with the exterior wall facing Forest Ave. The enclosure system will be comprised of a masonry sill wall, windows, and a steel and wood framed roof. We don’t believe the proposed changes will modify the essential character of the area.

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

CWA Comment: The nearby users on Forest Ave. are a combination of retail and office uses. The enclosure should help to mitigate noise levels.

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

CWA Comment: This area of the City is a mix of commercial uses, including retail shops, restaurants, and bars. Therefore, we would consider the enclosed dining area to fit into this mix.

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

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

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

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

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

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

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

1. No more than ten seats shall be allowed at the bar. CWA Comment: The enclosed outdoor area does not contain a bar.
2. Alcohol shall be served only to seated patrons or persons standing in the designated standing area as outlined in subsection 78-102(2)(c). CWA Comment: The enclosed outdoor area provides only table seating. No standing area is proposed.
3. The standing area adjacent to the bar shall not exceed 150 square feet. CWA Comment: Not applicable, as described above.
4. No dance floor or dancing area allowed. CWA Comment: No dance floor or dancing area is being proposed.
5. The bar, lounge, or restaurant serving alcohol shall be restricted to a specific size and square footage. Any increase in square footage or expansion of restaurant operations which serve alcoholic beverages shall be subject to a new or amended special use permit. CWA Comment: Per this criteria, the applicant is requesting a new special use permit to cover the enclosed outdoor area. The enclosure is 850 square feet in size. Also, if they were to expand this area in the future, they would need to return to the Planning Commission for an amended special use permit.
6. The community development director shall request a report from the city's director of public safety regarding the possible impacts of the establishment serving alcoholic beverages. The planning commission shall consider this report in their evaluation of the request for special land use approval. CWA Comment: To be provided.

In summary, we consider the proposed use to meet the criteria for Special Land Use approval, as well as the additional criteria for businesses serving alcohol.

REQUIRED INFORMATION

Per Section 78-247, the site plan shall show:

- Height of proposed structure.
- Loading/unloading space
- Sign information, if applicable
- Building elevation drawings

The information above needs to be provided.

Items to be Addressed: Provide required information, as noted.

PARKING, LOADING

Section 78-270 describes parking requirements for buildings in the B-2, Central Business District. The submission provided a complete analysis of the parking requirements for this building, and all of the other buildings that share the private parking lot to the west. All of these buildings, and the parking lot, are owned by the same entity. **Table 2** below summarizes the required and provided parking spaces for this site and the building under the same ownership:

Table 2. Parking Requirements

	REQUIRED	PROVIDED
Building #1 (Retail)	1 space/ 500 sq. ft. gross floor area 5,850 sq. ft./ 500 = 12 spaces	
Building #2 (Retail & Restaurant)	1 space/ 500 sq. ft. gross floor area 2,770 sq. ft./ 500 = 6 spaces	
	1 space/250 sq. ft. gross floor area 3,140 / 250 = 13 spaces	
Building #3 (Retail & Office)	1 space/ 500 sq. ft. gross floor area 7,115 sq. ft./ 500 = 15 spaces	
Building #4 (Retail & Office)	1 space/ 500 sq. ft. gross floor area 14,565 sq. ft./ 500 = 30 spaces	
E.G. Nicks (Restaurant – Including Enclosed Outdoor Area)	1 space/250 sq. ft. gross floor area 7,795 / 250 = 32 spaces	
TOTAL	108 spaces	134 spaces
Excess Spaces:		26 spaces

The existing parking lot has three (3) barrier-free spaces, with one being a van-accessible space (adjacent to Forest Ave.). However, five (5) barrier-free spaces (one being a van-accessible space) must be provided in a parking lot with 101-150 spaces. Two additional spaces need to be identified in the parking lot.

As mentioned above, a loading zone should be identified on the plans.

Items to be Addressed: 1. Add two more barrier-free parking spaces to the existing lot on the plans. 2. Identify where loading/unloading occurs for this site on the plans.

SITE ACCESS AND CIRCULATION

This site has pedestrian access from Forest Ave., and a second (barrier-free) means of access from the rear of the building. Vehicular access is provided via Forest Ave., and from S. Harvey to the parking lot in the rear.

Items to be Addressed: None.

LIGHTING

No lighting information has been provided. The applicant should confirm if any new light fixtures are proposed as part of the project. If so, then information regarding the fixtures and light levels needs to be provided.

Items to be Addressed: Applicant to confirm if any new light fixtures are proposed; if so, information regarding the fixtures and light levels needs to be provided.

DUMPSTER/REFUSE

The restaurant uses the existing dumpsters in the rear parking lot. However, these dumpsters are not screened from view of the street. Sec. 78-351 states that whenever modifications are proposed to a building or site, then required screening walls for waste receptacles shall be provided. Dumpster screens should be provided around the existing dumpsters in the rear parking lot. To this end, a detail of the proposed dumpster screen needs to be provided.

Items to be Addressed: Provide detail of dumpster screen on the plans.

SIGNS

No new signs are proposed as part of this request.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

Floor plans of the proposed enclosed area have been provided. However, as mentioned above, building elevations have not been provided, and need to be.

This site is outside of the Historic District boundary.

Items to be Addressed: None.

RECOMMENDATIONS

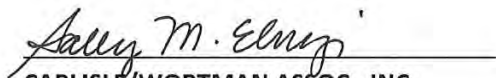
Special Land Use

Regarding the Special Land Use request, it is our opinion that the proposal meets the criteria in the ordinance, as well as the additional criteria for businesses serving alcohol..

Site Plan

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

- A. Required Site Plan Information:
 - 1. Height of proposed structure.
 - 2. Loading/unloading space
 - 3. Sign information, if applicable
 - 4. Building elevation drawings
- B. Add two more barrier-free parking spaces to the existing lot on the plans.
- C. Identify where loading/unloading occurs for this site on the plans.
- D. Applicant to confirm if any new light fixtures are proposed; if so, information regarding the fixtures and light levels needs to be provided.
- E. Provide detail of dumpster screen on the plans.



CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal

cc: John Buzuvis
Marleta Barr
Anthony Belli (abelly@aol.com)
Timothy Zawondy, RA (timothy.j.zawondy@imegcorp.com)

RECEIVED

OCT 05 2021

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

CITY OF PLYMOUTH
SITE PLAN REVIEW APPLICATION

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

EG Nick's Restaurant
SP 21-06 500 Forest
Site Plan & SP Land Use Rvw
PC Mtg 10/13/21 PH

ITEM 6) d

I. Site/Project Information

Site Address 500 Forest St., Plymouth, MI 48170	Current Zoning Classification B-2 (Central Business District)	Date of Application September 20, 2021
---	---	--

Name of Property Owner Mucci Properties, LLC	Phone Number 734-453-4555	
Mailing Address 7676 Rhonda Drive	Email Address (Required)	
City Canton	State Michigan	Zip Code 48187

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer <input checked="" type="checkbox"/>	Lessee
Applicant/Company Name E.G. Nicks Restaurant / Plymouth; 500 Forest T. Belli & Associates (Anthony Belli)	Phone Number 734-414-6400			
Applicant/Company Address Timothy Zawodny / IMEG Corporation	City Plymouth	State MI	Zip Code 48170	
Email Address (Required) abelly@aol.com / timothy.j.zawodny@imegcorp.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Timothy Zawodny / IMEG Corporation	Phone Number 734-754-1319		
Company Address 201 S. Ann Arbor Street	City Saline	State MI	Zip Code 48176
Registration Number Michigan #34224	Expiration Date 10/31/2023	Email Address (Required) Timothy.J.Zawodny@imegcorp.com	

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

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use	V. Historic District Is this project located in the Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Industrial	<input type="checkbox"/> Addition	<input type="checkbox"/> Interior Finish	<input checked="" type="checkbox"/> Special Land Use	

VI. Description of Work

The project is to renovate and existing outdoor dining area to create a weather enclosure consisting of a masonry sill wall, steel and wood framed roof covering, and a combination of fixed and operable windows along the perimeter. The area will continue to be used for seasonal dining when temperatures permit. The existing and proposed area is calculated at 850 SF. Occupancy Unchanged.

VII. Applicant Signature

Signature of Applicant	
	Date September 20, 2021

VIII. Property Owner Signature

Signature of Property Owner	Date

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

Notary Public: _____

My Commission expires: _____

IX. Site Plan Review Checklist

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

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

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

For Office Use Only

	YES/DATE	NO	N/A
1. Pre-Application Meeting	Yes - 08/24/21		
2. Digital Copy of Application Package			
3. Public Hearing Notice			
4. CWA Review			
5. Municipal Services Review			
6. Fire Department Review			
7. Engineering Review			



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since 2000

500 Forest Street, Plymouth, MI 48170
Tel. (734) 414-6400



Project

E.G. NICK'S
OUTDOOR DINING
ENCLOSURE
PLYMOUTH, MICHIGAN

Sheet

SITE PLAN &
PARKING COUNTS

LEGAL DESCRIPTION - 500 FOREST AVE.

THE EXISTING E.G. NICK'S RESTAURANT LOCATION IS PART OF AN OVERALL COMMERCIAL SITE WITHIN THE DOWNTOWN PLYMOUTH "B-2" CENTRAL BUSINESS DISTRICT. THE FOLLOWING IS THE LEGAL DESCRIPTION AS REGISTERED FOR THE SUBJECT PARCEL:

LOTS 291, 292, 293, 294, 295, 309, AND PART OF LOTS 310 AND 311 OF "ASSESSOR'S PLYMOUTH PLAT No. 12" OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, AND PART OF THE SOUTHEAST 1/4 OF SECTION 27, T. 1 S., R. 8 E., INCLUDING BLOCKS 4, 6 & 7 AND VACATED JENER STREET OF C.R. KELLOGG'S SUB. CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66 OF PLATS, PAGE 33, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 291; THENCE S. 77°32'41" E. 148.66 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF ANN ARBOR TRAIL (66 FEET WIDE); THENCE S. 12°27'19" W. 125.00 FEET; THENCE N. 79°41'03" W. 74.93 FEET; THENCE S. 06°17'40" W. 37.33 FEET; THENCE S. 77°32'43" E. 162.76 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF FOREST AVENUE (60 FEET WIDE); THENCE S. 08°40'20" W. 180.43 FEET ALONG SAID WESTERLY RIGHT OF WAY TO THE SOUTHEAST CORNER OF SAID LOT 309; THENCE N. 81°19'40" W. 154.47 FEET; THENCE N. 78°34'28" W. 136.44 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF HARVEY STREET (50 FEET WIDE); THENCE N. 05°53'00" E. 326.00 FEET ALONG SAID EASTERLY RIGHT OF WAY TO THE NORTHWEST CORNER OF SAID LOT 292; THENCE S. 78°34'28" E. 78.89 FEET ALONG THE NORTH LINE OF SAID LOT 292; AND THENCE S. 06°17'40" E. 129.62 FEET TO THE POINT OF BEGINNING. CONTAINING 2.11 ACRES OF LAND, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY RECORD, IF ANY.

AS RECORDED BY GLA SURVEYOR, OCTOBER 31, 2001, AS PART OF THE ALTA/ASCM LAND TITLE SURVEY ATTACHED HEREWITH.

B-2 PARKING REQUIREMENTS

CITY OF PLYMOUTH ZONING ORDINANCE ARTICLE XXII - "PARKING, LOADING REQUIREMENTS"

ITEM (a), 10, "B-2" PARKING SCHEDULE REQUIRES:

RESIDENTIAL	TWO (2) SPACES FOR EACH DWELLING UNIT
RETAIL	ONE SPACE PER 500 SF OF GROSS FLOOR AREA
OFFICE	ONE SPACE PER 500 SF OF GROSS FLOOR AREA
MEDICAL OFFICE	ONE SPACE PER 250 SF OF GROSS FLOOR AREA
RESTAURANT	ONE SPACE PER 250 SF OF GROSS FLOOR AREA

PARKING CALCULATIONS:

BUILDING 1	12 SPACES
BUILDING 2	19 SPACES
BUILDING 3	15 SPACES
BUILDING 4	30 SPACES
E.G. NICK'S INDOOR	28 SPACES
E.G. NICK'S OUTDOOR	4 SPACES
TOTAL PARKING REQUIRED	108 SPACES
TOTAL PARKING PROVIDED ON SITE COMPLETES	134 SPACES
BARRIER FREE PARKING (EXISTING) (INCLUDED IN TOTALS ABOVE)	3 SPACES
3 BARRIER FREE SPACES PROVIDES FOR 2.2% OF THE TOTAL	

PARKING CALCULATIONS

BUILDING 1:		
A	RETAIL AT 1 / 500 GSF	1615 SF
B	RETAIL AT 1 / 500 GSF	1330 SF
C	OFFICE AT 1 / 500 GSF	1440 SF
D	RETAIL AT 1 / 500 GSF	1465 SF
TOTAL GROSS AREA		5850 SF
		12 SPACES
BUILDING 2:		
E	RESTAURANT AT 1 / 250 GSF	1625 SF
F	RESTAURANT AT 1 / 250 GSF	1515 SF
G	RETAIL AT 1 / 500 GSF	1345 SF
H	RETAIL AT 1 / 500 GSF	1425 SF
TOTAL GROSS AREA		5910 SF
		19 SPACES
BUILDING 3:		
I	RETAIL AT 1 / 500 GSF	1455 SF
J	RETAIL AT 1 / 500 GSF	1055 SF
K	RETAIL AT 1 / 500 GSF	1685 SF
L	RETAIL AT 1 / 500 GSF	665 SF
M	RETAIL AT 1 / 500 GSF	695 SF
N	RETAIL AT 1 / 500 GSF	1425 SF
O	OFFICE AT 1 / 500 GSF	135 SF
TOTAL GROSS AREA		7115 SF
		15 SPACES
BUILDING 4:		
P	RETAIL AT 1 / 500 GSF	1425 SF
Q	RETAIL AT 1 / 500 GSF	1385 SF
R	RETAIL AT 1 / 500 GSF	1905 SF
S	OFFICE AT 1 / 500 GSF	635 SF
T	COMMON OFFICE AT 1 / 500 GSF	450 SF
U	OFFICE AT 1 / 500 GSF	670 SF
V	OFFICE AT 1 / 500 GSF	645 SF
W	RETAIL AT 1 / 500 GSF	650 SF
X	OFFICE AT 1 / 500 GSF	1115 SF
Y	L2 OFFICE AT 1 / 500 GSF	5685 SF
TOTAL GROSS AREA		14565 SF
		30 SPACES

E.G. Nick's Restaurant:

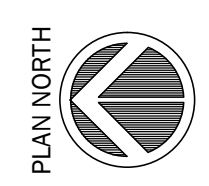
P	INDOOR AT 1 / 250 GSF	6945 SF	28 SPACES
Q	OUTDOOR AT 1 / 250 GSF	850 SF	4 SPACES

SITE UTILITY AND SURVEY DATA

REFERENCE THE ATTACHED ALTA / ASCM LAND TITLE SURVEY AS DEVELOPED IN 2001 FOR THE COMBINED PARCEL AS SHOWN ABOVE. THE SURVEY PROVIDES MOST CURRENT CONDITIONS FOR SITE BOUNDARIES, BUILDING DIMENSIONS, DISTANCES TO PROPERTY LINES, SITE UTILITIES ABOVE AND BELOW GRADE, AND GENERAL PARKING AREAS. THE PARKING LAYOUTS AS SHOWN ON THE PLAN ABOVE AND USED FOR ZONING COMPLIANCE CALCULATIONS ARE DEVELOPED BASED UPON FIELD MEASURED EXISTING CONDITIONS.



1 OVERALL SITE PLAN - E.G. NICK'S OUTDOOR DINING ENLCOSURE
AS1 1"=20'-0"



21001.00
AS1

SITE PLAN APPROVAL 09.20.2021
Issued For
Drawn By EBH
Checked By TZ
Approved By TJZ



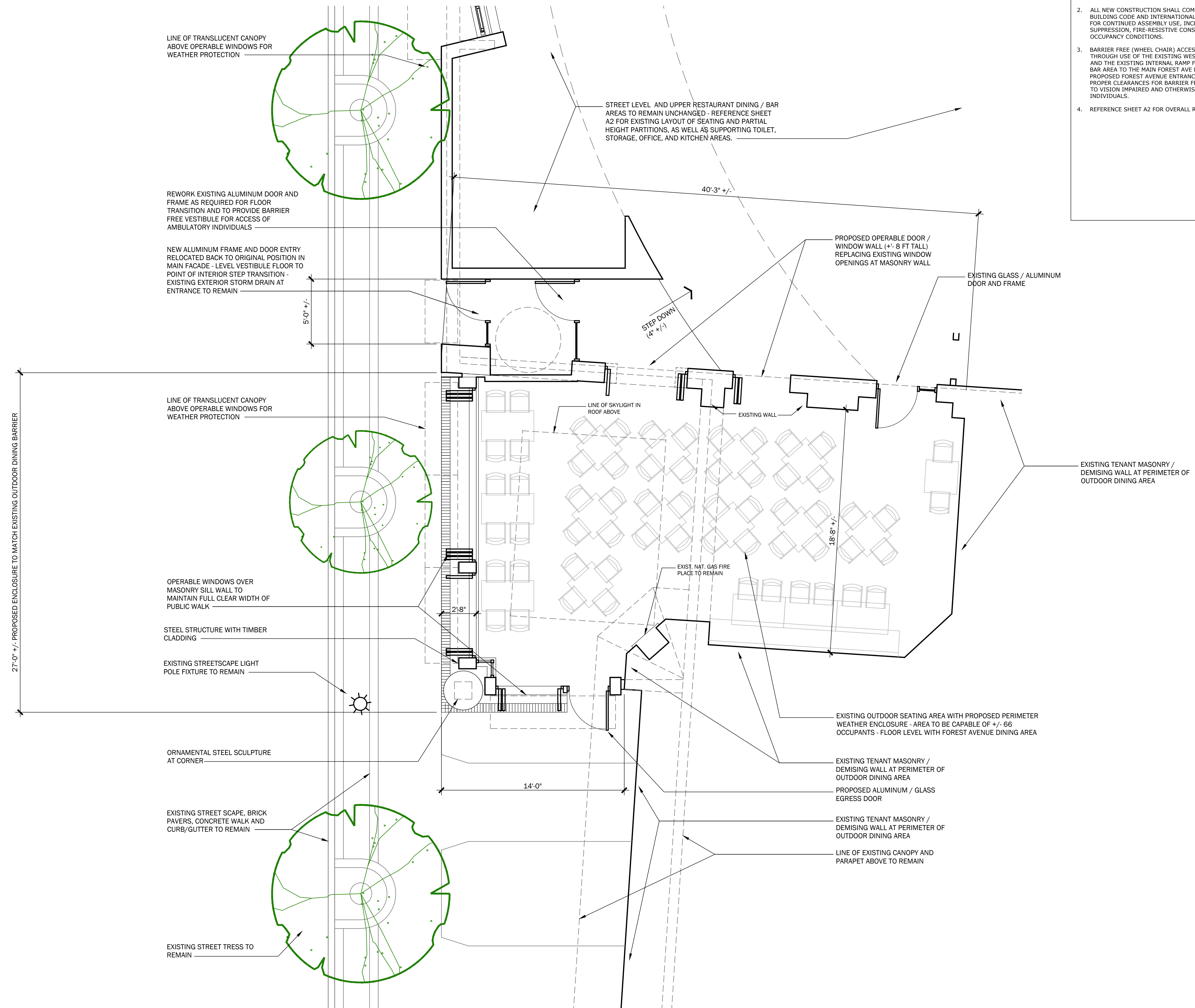
restaurant · bar · caterer
since 2000

500 Forest Street, Plymouth, MI 48170
Tel. (734) 414-6400



GENERAL NOTES

1. THE EXISTING RESTAURANT IS TO REMAIN UNCHANGED IN FLOOR LAYOUT, OCCUPANCY, AND USE GROUP / CONSTRUCTION TYPE CLASSIFICATION.
2. ALL NEW CONSTRUCTION SHALL COMPLY WITH MICHIGAN BUILDING CODE AND INTERNATIONAL FIRE CODE REQUIREMENTS FOR CONTINUED ASSEMBLY USE, INCLUSIVE OF EGRESS, FIRE SUPPRESSION, FIRE-RESISTIVE CONSTRUCTIONS, AND OCCUPANCY CONDITIONS.
3. BARRIER FREE (WHEEL CHAIR) ACCESS IS TO BE MAINTAINED THROUGH USE OF THE EXISTING WEST ENTRANCE AT GRADE, AND THE EXISTING INTERNAL RAMP FROM THE UPPER DINING / BAR AREA TO THE MAIN FOREST AVE DINING AREA. THE PROPOSED FOREST AVENUE ENTRANCE WILL PROVIDE ALL PROPER CLEARANCES FOR BARRIER FREE ACCESS WITH REGARD TO VISION IMPAIRED AND OTHERWISE AMBULATORY INDIVIDUALS.
4. REFERENCE SHEET A2 FOR OVERALL RESTAURANT PLAN.



Project

E.G. NICK'S
OUTDOOR DINING
ENCLOSURE
PLYMOUTH, MICHIGAN

Sheet

PROPOSED
ENCLOSED OUTDOOR
FLOOR PLAN

SITE PLAN APPROVAL 09.20.2021

Issued For

Drawn By EBH

Checked By TZ

Approved By TJZ

Project no.

21001.00

Sheet no.

A1



PLAN NORTH

1
A1

PROPOSED PLAN - OUTDOOR DINING ENCLOSURE

1/4" = 1'-0"



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Project

E.G. NICK'S
OUTDOOR DINING
ENCLOSURE
PLYMOUTH, MICHIGAN

Sheet

PROPOSED
OVERALL RESTAURANT
PLAN

SITE PLAN APPROVAL 09.20.2021

Issued For

Drawn By EBH

Checked By TZ

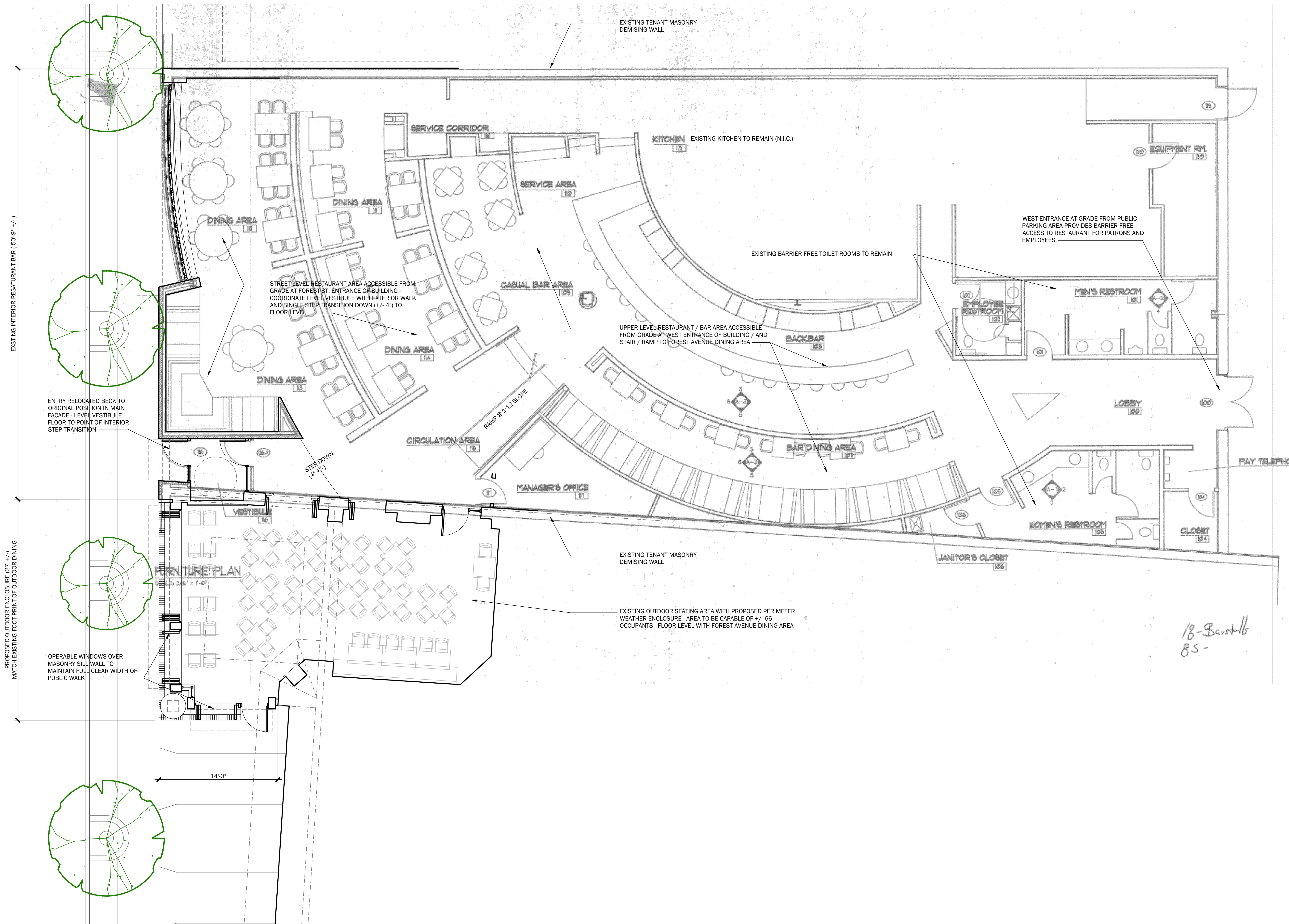
Approved By TJZ

Project no.

21001.00

Sheet no.

A2



EXISTING INTERIOR RESAURANT BAR (50'-9" +/-)

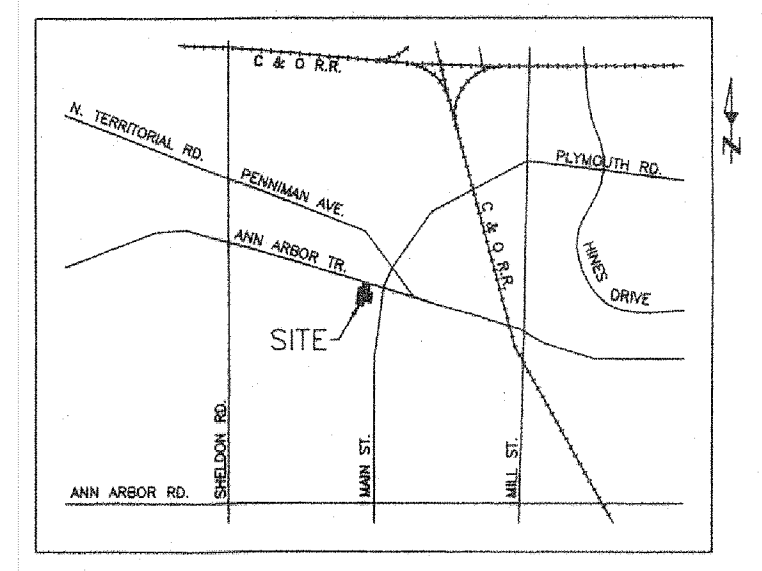
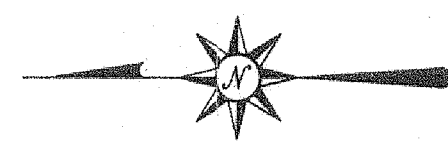
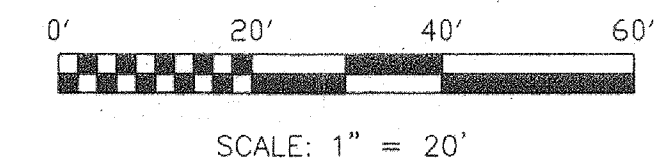
PROPOSED OUTDOOR ENCLOSURE (27' +/-)
MATCH EXISTING FOOT PRINT OF OUTDOOR DINING



1 OVERALL RESTAURANT PLAN - E.G. NICK'S
AS1 3/16" = 1'-0"

18-Barnstall
85-

12 HOURS BEFORE YOU DIG
CALL MISS DIG
800-482-7171
TOLL FREE



LOCATION MAP
NO SCALE

LEGAL DESCRIPTION

LOTS 291, 292, 293, 294, 295, 309 AND PART OF LOTS 296, 310 AND 311 OF "ASSASSOR'S PLYMOUTH PLAT NO. 12" OF PART OF THE SOUTHWEST 1/4 OF SECTION 26 AND PART OF THE SOUTHWEST 1/4 OF SECTION 27, T. 1 S., R. 8 E., INCLUDING BLOCKS 4, 6 & 7 AND VACATED JENNER STREET OF C.R. KELLOGG'S SUB., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66 OF PLATS, PAGE 33, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 291; THENCE S. 77°32'41" E. 148.66 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF ANN ARBOR TRAIL (66 FEET WIDE); THENCE S. 12°27'19" W. 125.00 FEET; THENCE N. 79°41'03" W. 74.91 FEET; THENCE S. 06°17'40" W. 37.33 FEET; THENCE S. 77°32'43" E. 162.78 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF FOREST AVENUE (60 FEET WIDE); THENCE S. 08°40'20" W. 180.43 FEET ALONG SAID WESTERLY RIGHT OF WAY TO THE SOUTHEAST CORNER OF SAID LOT 309; THENCE N. 81°19'40" W. 154.47 FEET ALONG THE SOUTH LINE OF SAID LOT 309 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE S. 08°17'40" W. 97.12 FEET; THENCE N. 78°34'28" W. 136.44 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF HARVEY STREET (50 FEET WIDE); THENCE N. 05°53'00" E. 326.00 FEET ALONG SAID EASTERLY RIGHT OF WAY TO THE NORTHWEST CORNER OF SAID LOT 292; THENCE S. 78°34'28" E. 78.89 FEET ALONG THE NORTH LINE OF SAID LOT 292; AND THENCE N. 06°17'40" E. 129.62 FEET TO THE POINT OF BEGINNING, CONTAINING 2.11 ACRES OF LAND, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD, IF ANY.

ZONING & SETBACKS

ZONED: B-3 (GENERAL BUSINESS)
SETBACK REQUIREMENTS: REFER TO ARTICLE X OF CITY OF PLYMOUTH ORDINANCE FOR SETBACK REQUIREMENTS WHICH VARY DEPENDING UPON BUILDING USAGE.

FLOODPLAIN

SUBJECT PROPERTY LIES IN FLOOD ZONES "C" WHICH IS AN AREA OF MINIMAL FLOODING AND FLOOD ZONE "A2" WHICH IS AN AREA OF 100 YEAR FLOOD (BASE FLOOD ELEVATION DETERMINED TO BE APPROXIMATELY 718.0 TO 719.0) PER FLOOD INSURANCE RATE MAP FOR THE CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN. COMMUNITY-PANEL NUMBER 280236 0005 B EFFECTIVE DATE: FEBRUARY 18, 1981

UTILITY COMPANIES

- AMERITECH
31100 PLYMOUTH RD.
ROOM 105
LIVONIA, MI 48150
(734) 523-7575
(734) 523-7569 FAX
- AMERITECH NEW MEDIA
7047 MURKUM
WARREN, MI 48092
(810) 977-2252
- DETROIT EDISON COMPANY
2000 SECOND AVE. (607 G.O.)
DETROIT, MI 48226
(313) 235-8557
(313) 235-9366 FAX
- CONSUMERS ENERGY
530 WEST WILLOW STREET
P.O. BOX 30162
LANSING, MI 48909
- MEDIA ONE
35155 INDUSTRIAL RD.
LIVONIA, MI 48150
(734) 420-4790
(734) 420-4873 FAX

UTILITY NOTE

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

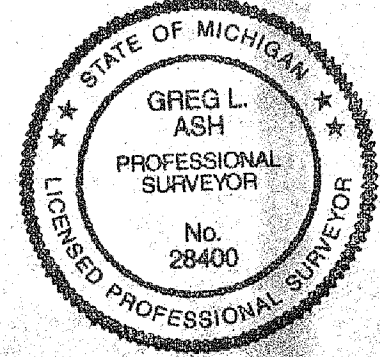
LEGEND

BENCHMARK	B.M.	STORM MANHOLE
FINISHED FLOOR	F.F.	STORM CATCH BASIN
FINISHED GRADE	F.G.	SANITARY MANHOLE
EXISTING	EX.	GATE VALVE & WELL
FINDING MEASURE	F.M.	DET. EDISON MANHOLE
INVERT ELEVATION	IE.	WATER/GAS SHUT OFF
GAS MAIN	G.	FIRE WYDRANT
WATERMAIN	W.	UTILITY POLE
STORM SEWER	S.	SOIL BORING
SANITARY SEWER	SS.	SEPTIC TANK
OVERHEAD WIRES	OH.	WELL
1" WATER SERVICE	1"	POLE OR POST
6" SANITARY LEAD	6"	MAILBOX
PROP. SLUMP LEAD	SUMP	SIGN
FENCE	F.	LIGHT
PROP. ELEVATION	P.E.	DECIDUOUS TREE
EX. SPOT ELEVATION	EX. SPOT	EVERGREEN TREE
RECORDED DISTANCE	R.D.	FLAGPOLE
MEASURED DISTANCE	M.	HANDICAPPED STALL
SET IRON	S.I.	PAY PHONE
FOUND IRON	F.I.	GWYRE
FOUND CONC. MON.	F.C.M.	EX. GAS PUMP
POINT OF BEGINNING	P.O.B.	GAS MARKER
TOP OF PIPE	T/P.	MONITORING WELL
TOP OF CURB	T/C.	SECTION CORNER
GUTTER	G.	UTILITY PEDESTAL
CLEAN OUT	C.O.	CULVERT
ENCRUSTMENT TO BE REMOVED	ENC.	
	T.B.R.	

SURVEYOR'S CERTIFICATE

CERTIFY TO:
T.C.F. BANK
PHILIP F. GRECO TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, AND 11b OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."



Greg L. Ash
10/31/01
DATE

FILE NO.: 606-291

DRAWN BY: SASZ

SCALE: 1" = 20'

SHEET:

1 OF 1

ANN ARBOR TRAIL (66' WD.)

FOREST AVE. (60' WD.)

HARVEY ST. (50' WD.)

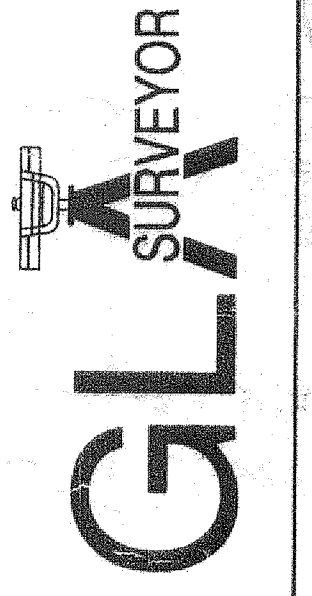
MAPLE AVE. (50' WD.)

CAUTION
UNDERGROUND FIBEROPTIC LINES IN AREA. LOCATION SHOWN IS APPROXIMATE. CALL MISS DIG PRIOR TO ANY CONSTRUCTION

E.G. NICK'S PROPOSED OUTDOOR DINING ENCLOSURE IMPROVEMENTS 09-20-2021
THIS ALTA/ACSM SURVEY IS PROVIDED FOR REFERENCE OF BOUNDARY AND SITE UTILITY ELEMENTS AS RELATED TO THE COMBINED PARCEL UPON WHICH E.G. NICK'S IS LOCATED. REFERENCE SHEET AS FOR DETAILED PARKING LAYOUTS AND BUILDING FOOTPRINTS - A FORMAL SURVEY WILL BE CONDUCTED AND INCLUDED WITH PERMIT SUBMITTAL DRAWINGS AS REQUIRED.

10/25/01 CLIENT
10/30/01 ADD EASEMENTS
CLIENT: JOHN THOMAS
340 N. MAIN ST.
SUITE 206
PLYMOUTH, MI 48170

1158 S. MAIN ST.
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com



ALTA/ACSM LAND TITLE SURVEY
HARVEY ST., ANN ARBOR TR. & FOREST AVE.
PART OF THE SE. 1/4 OF SECTION 27, T. 1 S., R. 8 E.,
CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN.

**CITY OF PLYMOUTH
PLANNING COMMISSION BYLAWS**

~~Adopted October 13, 2021~~ **PRESENTED FOR ADOPTION 10-13-21**

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 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. Membership shall be representative of important segments and geography of the City of Plymouth to the extent practicable.
 - i. The Commission shall consist of nine (9) members.
 - ii. Members shall be city residents.
 - iii. One member shall be a member of the Zoning Board of Appeals.
 - iv. 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.
 - v. Liaisons. The purpose of liaisons is to provide City of Plymouth officials and administration 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.
- B. Attendance. A member absent from three (3) consecutive regularly scheduled meetings shall be reported to the City Commission for delinquency. Delinquency shall be grounds for the City Commission to remove member for nonfeasance or misconduct, after holding a public hearing on the matter. The ex-officio Secretary shall keep attendance records and report delinquent members to the City Commission for further consideration.
- C. 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.

- D. Conflict of Interest. A member is disqualified from participating in a matter when a conflict of interest as defined in the Planning Commission Ordinance Section 18-26 (d) and in the Ethics Ordinance Section 2-3 is present.

3. Duties of all Members

- A. Code of Conduct. Each member upon appointment, shall sign a code of conduct.

4. Officers

- A. Selection. At the first regular meeting of each year, the Commission shall select a Chairperson and Vice-Chairperson from its membership. All officers are eligible for re-election. Nominations shall be made from the floor as open nominations. 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 unexpired term and the Commission shall select a successor to the office of Vice-Chair for the unexpired 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. The Chair shall:
 - 1. Preside at all meetings.
 - 2. 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.
 - 3. Restate all motions as pursuant to Section 5.E of these Bylaws.
 - 4. Appoint sub-committees.
 - 5. May call special meetings pursuant to Section 5.B of these Bylaws.
 - 6. Act as an ex-officio member of all sub-committees of the Commission.
 - 7. Review items on the agenda with staff prior to a Commission meeting if he or she so chooses.
 - 8. Periodically meet with the Community Development Director and/or planning staff to review department operation, procedures, and to monitor progress on various projects.
 - 9. Represent the Commission, along with the City Commission Liaison, in front of the City Commission.
 - 10. Perform such other duties as may be ordered by the Commission.
- 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.B 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 the second Wednesday of every month at 7:00 PM at City Hall located at 201 S. Main Plymouth, MI 48170. When the regular meeting date falls on a legal holiday, the Commission shall select a suitable alternate day in 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 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 shall suspend the Commission's business and evaluate the remaining items on its agenda. The Commission shall 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 if 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. 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, 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 adoption of motions. The affirmative vote of two-thirds the total number of seats for members of the Commission, regardless 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 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. The Chair may ask members of the audience to caucus with others sharing similar positions so they may select a single spokesperson. If a single spokesperson is selected, that individual shall be able to make public comments at the Commission meeting with an extended time limit.
- 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, and Pledge of Allegiance
 2. Citizen Comments (public hearings)
 3. Approval of the Minutes
 4. Approval of the Agenda
 5. Commissioner Comments
 6. Old Business (unfinished business)
 7. New Business
 8. Reports and Correspondence
 9. 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 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 between the time of adjournment of the previous Commission meeting and eight business days prior to the next regularly scheduled Commission meeting.
 3. Items received by the Community Development Department between seven business days prior to the next regularly scheduled Commission meeting and the regularly scheduled Commission meeting shall be placed on the following month's agenda.
 4. The deadline to add items to the Commission's meeting agenda shall be seven business days prior to the next regularly scheduled Commission meeting.

6. Record

- A. Minutes and Record. The Secretary shall keep a record of Commission meetings, which shall at a minimum include the following:
1. Copy of the meeting posting pursuant to Public Act 267 of 1976
 2. Copy of the minutes, and any attachments brought to provided or submitted at the meeting which shall include a summary of the meeting, in chronological sequence of occurrence:
 - i. Time and place the meeting was called to order
 - ii. Attendance
 - iii. Indication of others present
 - iv. Summary or text of points of all reports given at the meeting, and who gave the report and in what capacity. Alternatively, a copy of the report may be attached, if offered in writing.

- v. Summary of all points made in public participation or at a public hearing by the applicant, officials, and guests and an indication of who made the comments. Alternatively, a copy of the report may be attached, if offered in writing.
 - vi. Full text of all motions introduced, whether seconded or not, who made the motion and who seconded the motion. For each motion, the following should be included:
 - 1. A statement of what is being approved (i.e. special use permit, site plan, etc.)
 - 2. The location of the property involved (parcel number is best)
 - 3. What exhibits were submitted (list each one, describe each, number or letter each and refer to the letter or number in the minutes)
 - 4. What evidence was considered (summary of discussion by members at the meeting)
 - 5. The finding of fact
 - 6. Reasons for the decision made (If the decision is to deny, then each reason should refer to a section of an ordinance which would be violated, or with which not complied)
 - 7. The decision
 - 8. A list of all required improvement if any
 - 9. List of all changes to the map/drawing/site plan that was submitted
 - vii. 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".
 - viii. When a voting member enters or leaves a meeting.
 - ix. 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.
 - x. The attendance and ruling if a quorum exist or not.
 - xi. The start and end of each recess.
 - xii. Summary of announcements.
 - xiii. Summary of informal actions or agreement on consensus.
 - xiv. Time of adjournment.
3. Records of any action, support documents, maps, site plans, photographs, correspondence received, attached as an appendix to the minutes.
- B. Retention. Commission records shall be preserved and kept on file according to the following schedule, as adopted by the State of Michigan:
- 1. Minutes, oaths of officials, zoning ordinances, master plans, other records of decisions, Commission or department publications, correspondence: Permanent.
 - 2. Bills and/or invoices, receipts, purchase orders: 7 years.

7. Sub-Committees

- A. Ad Hoc Sub-Committees. The Commission or Chair may establish and appoint ad hoc sub-committees for special purposes or issues, as deemed necessary. Less than a quorum may serve on an ad hoc sub-committee at any time.
- B. Citizen Sub-Committees. The Commission, the Chair, or the Community Development Director or his/her designee may establish and appoint citizen committees with the consent of the Commission. Membership may be any number as long as less than a quorum of the Commission serves on a citizen sub-committee at any time. The purpose of a citizen sub-committee is to have more citizen and

administrative involvement, to better represent various interest groups in the city of Plymouth, and to be able to utilize individuals who are knowledgeable in the particular issue before the Commission.

- C. Rules of Procedure. Sub-Committees shall follow the meeting rules and recordkeeping procedures outlined in Sections 5 and 6, when applicable.

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 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. Plan Reviews

- A. The Commission shall review all adjacent, or contiguous, local government plans and adjacent county plans.
- B. 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.
- C. 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.
- D. The review shall be in the form of a letter and shall consider:

1. The review stages are near the end of the plan adoption process. Do 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. Mutual respect so that the comments are factual, objective, and based on sound planning principles.

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 such 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 indicate a member of the public wishing to make their views known and they should 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 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.
- C. These Bylaws may be amended at any regular or special meeting by a two-thirds vote of the members present.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: June 25, 2021
Rev.: October 5, 2021

**Site Plan Review
For
Plymouth, Michigan**

Applicant: Eunice Low, APS Realty Holding, LLC
1115 S. Main St.
Plymouth, MI 49170

Project Name: Veterinary Clinic Addition (Colonial Veterinary Clinic)

Plan Date: June 9, 2021

Latest Revision: August 20, 2021

Location: 1115 S. Main St. (at Hartsough St. intersection)

Zoning: B-1 – Local Business District

Action Requested: Site Plan Approval

Required Information: Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The applicant proposes to add approximately 870 square feet to an existing veterinary clinic, located on the east side of S. Main Street in the B-1, Local Business District. The existing building consists of a two-story residential building that was added onto by single-story additions on the west and north facades. This new addition will extend the single-story building further north.

The site currently has an existing parking lot at the back (east side), accessed via Hartsough. This lot connects to the parking lots of the two businesses to the south. The Hartsough access point provides access to all three lots. A single-family residential dwelling occupies the adjacent lot to the east.

A veterinary clinic is a permitted use in the B-1 zoning district. However, the clinic also has a kennel in the basement, which is not permitted in this district. The ordinance definition of a commercial kennel is where three or more dogs, cats, or other household pets are boarded or bred for remuneration. As requested, the applicant has confirmed in their response memo that they use the kennel for this purpose. This is an

existing, non-conforming use of the site. This use may continue, but it can't be expanded or moved to another location on site, per Section 78-352.

An aerial of the subject site is shown below.



Source: Google Maps

Items to be Addressed: None.

REQUIRED INFORMATION

Section 78-248 provides a checklist of required information for site plan approval. In our previous review, we requested that following information be added to the plans:

- 1. Existing utilities. In particular, water and sewer lines on the site need to be added.** The response narrative states that they are not proposing any changes to the water and sewer lines. This information will be needed for Engineering Review. We recommend the Planning Commission condition any approvals on review of utilities by the City Engineer.
- 2. Spot elevations of existing topography, and elevations for features such as the ground, parking lots, roadways, driveways and/or other structures for a minimum distance of 50-feet.** The revised plans show three spot elevations; the response narrative states that no change in existing elevations on the balance of the site is proposed. This information will be needed for Engineering Review. We recommend the Planning Commission condition any approvals on review of grading by the City Engineer.

3. **Location of trash receptable, or narrative stating how trash is handled.** Four wheeled trash cans are located on the south side of the building. See our comments under “Landscaping, Dumpster/Refuse, Lighting, Screening” below.
4. **Air conditioner unit location, or narrative stating where air conditioning unit is located (if on roof, for example).** The response narrative identifies the air conditioning condensers on the south side of the building. See our comments under “Landscaping, Dumpster/Refuse, Lighting, Screening” below.
5. **Source of survey information, and name of qualified individual preparing survey.** The response memo provides this information.

Items to be Addressed: Recommend Planning Commission condition any approval on City Engineer review of utilities and grading.

AREA, WIDTH, HEIGHT, SETBACKS

A summary of the B-1 Schedule of Regulations is provided below:

	Required	Provided
Lot Area	N.A.	9,017 s.f.
Lot Width	N.A.	73.3 ft. (S. Main St.) 119.5 ft. (Hartsough St.)
Building Height	2 stories / 25 ft. max.	Existing - 2 story / 21.5 ft. (to ridge) Proposed Addition – 1 story / 16.167 ft. (to ridge)
Setbacks		
Front (to west)	10 ft. (S. Main St.)	Existing – Approx. 10.5 ft. (S. Main St.) Proposed – 10 ft.
Front (to north)	10 ft. (Hartsough St.)	Existing – ?? Proposed – 15.03 ft.
Rear (to east) Rear (to south)	35 ft.	Existing & Proposed (to east) – 67.67 ft. Existing (to south) – 4.05 ft.

Corner Clearance

Sheet A0.2 shows the proposed sign to be located in the clear vision area. To be permissible, the sign must not exceed 30-inches in height. A sign detail is shown on Sheet A0.2. The sign is shown at 5.08 feet tall, which exceeds the maximum allowed in the clear vision zone. To keep this location and proposed sign, the applicant will need to obtain a variance.

Existing Non-Conformity

Note that the location of the existing building to the south is too close to the southern property line. However, this is a legal non-conformity that may continue, as the project is not proposing to expand this non-conformity.

Items to be Addressed: Proposed location of new sign is in the clear vision area. To keep this location and proposed sign height, the applicant will need to obtain a variance.

PARKING, LOADING

The parking requirements for a professional office of a doctor, dentist or similar profession are used, and are shown in the table below. Note that any fraction of a space is rounded up to require 1 parking space.

Use	Required	Provided
Professional offices of doctors, dentists, or similar profession	One space for each 75 square feet of usable floor area in waiting room plus One space for each examining room, dental chair, office, laboratory, x-ray therapy room, or similar use area plus One for each one employee = (94 s.f. / 75 = 2 spaces) + (3 exam, 1 office, 1 x-ray/operating = 5 spaces) + (9 employees = 9 spaces) = 16 spaces	15 spaces

Number of and Size of Parking Spaces

The site is deficient by one parking space. The response memo states that the count for “employees” also covers the person in the office. While this is a logical conclusion, the ordinance specifically requires one space for an office, and one space for each employee during the largest shift.

The applicant could obtain a variance from the Zoning Board of Appeals, or establish an agreement with an adjacent land owner (within 300 feet of this building) to lease one parking space (Section 78-270(b)).

The size of the proposed parking spaces and maneuvering lane meet the ordinance requirements. The number and dimensions of the barrier-free space also meet ordinance requirements. And, in accordance with the ordinance, the parking lot has bumper blocks to keep vehicles away from the building or screen fences.

Location of Parking Spaces

The parking lot is located right up against the property line on the north (side) and east (rear) of the site.

- **Regarding the north property line**, Section 78-351 (Non-Conforming Lots and Sites) states that landscape buffer strips shall be installed between a right-of-way and parking lot per section 78-203. This section states that parking lots that are visible from a public right-of-way shall have a 10-foot wide landscape strip, planted with one tree/30 lineal feet and 5 shrubs/30 lineal feet. The Planning Commission has no ability to waive the requirement to screen the parking lot from the street.

This set of plans shows a row of shrubs at the northeast boundary of the parking lot along Hartsough St. There are no screen/shrubs along the northwest boundary of the parking lot along Hartsough St. The barrier-free aisle is lined-up with the walkway to the front door. Could this aisle be shifted one-foot to the south to accommodate a screen wall along the sidewalk with Hartsough? If not, the applicant will need to obtain a variance for the undersized planting area at the northeast boundary, and no screen at the northwest boundary of the lot from this requirement.

- **Regarding the east property line**, Sec. 78-203(d) requires a landscape strip at least 15-feet wide between a parking lot and land zoned for residential purposes. The adjacent parcel is zoned R-1, Single-Family Residential. Section 78-206 also requires a screen wall and landscaping between office uses and residential uses. However, both provisions may be waived by the Planning Commission where cause can be shown that no good purpose would be served by requiring the buffer/screen and that the waiver would not be injurious to the surrounding neighborhood nor contrary to the purposes of the ordinance. To make this decision, the Planning Commission needs to consider the following:
 - a. Whether or not the residential district is considered to be an area in transition and will become nonresidential in the future based on the adopted Master Plan.
 - b. Whether or not the existing use of land adjacent thereto is such that the obscuring effect of a wall or berm would achieve no substantial screening function.
 - c. Whether or not the ground elevation of the site in question and the land adjacent thereto is such that a wall or berm would not be required to provide the required obscuring effect.

The residential property to the east has erected a short fence, as well as a privacy fence along the common lot line. We would consider the existing fencing to provide the intended delineation between the parking lot and the adjacent residential property. However, the Planning Commission will need to make this determination.

Deliveries/Loading-Unloading

There is no loading zone shown on the site plan. The applicant's response narrative states that deliveries are via U.S. Postal Service, and are delivered to a post box located by the front door. Private carrier deliveries are made via a step van that idles in the parking lot during deliveries. While not ideal, this business has been operating at this location for a number of years, and the delivery situation appears to function acceptably.

Items to be Addressed: 1. Applicant to obtain variance for one-parking-space deficiency, or establish an agreement with adjacent property owner to lease one space. 2. Applicant to address option of shifting the barrier-free space one-foot and installing a screen wall at northwest boundary of parking lot (along Hartsough); or applicant to obtain a variance for parking lot screening between the lot and Hartsough Street. 3. Planning Commission to determine if existing fencing along single-family lot line (eastern property line) meets the criteria for waiving increased parking lot screening.

SITE ACCESS AND CIRCULATION

On-site parking for this use is accessed from an existing driveway off of Hartsough St. This entrance drive is also used by the parking lots of the two buildings to the south, as all three parking lots are paved as one lot.

The width of the existing driveway is 36-feet wide, and is not oriented to direct vehicles into the lot's maneuvering lane. This driveway should be shifted to the west slightly, and narrowed so that it clearly directs traffic to the maneuvering lane in the parking lot. Another reason to shift the driveway is that the ordinance requires that a parking lot entrance/exit drive be at least 25-feet from a residential use. The abutting property to the east is a single-family home. Shifting the driveway will move the driveway further away from the home's driveway. Lastly, this is an existing non-conforming driveway, as discussed in

Section 78-351(b)(3)(b). As required, the City Engineer will evaluate this driveway for safety and conformance with the ordinance standards for safety.

Items to be Addressed: City Engineer to evaluate the location of the entrance/exit driveway for safety, per Section 78-351(b)(3)(b).

LANDSCAPING, DUMPSTER/REFUSE, LIGHTING, SCREENING

Landscaping

The site plan on Sheet A0.1 proposes to plant 14 boxwood along the new porch that faces Hartsough. (Note: all landscaping requirements for this project relate to the parking lot, and are discussed above.)

Dumpster/Refuse

Regarding refuse, the response memo states that refuse is handled via four (4), wheeled trash cans, which are stored on the south side of the building (see photo below). Sec. 78-202(3) states that open storage, including wastes, shall be provided with an obscuring screen in accordance with Sec. 78-293, which calls for a masonry wall, berm, or greenbelt (as determined by the Planning Commission). In our opinion, a small segment of fence (facing S. Main St.) the same height as the cans could be installed to provide a screen for the trash cans without changing their location or affecting the ability to wheel the cans to the street.



Lighting

As stated in the Non-Conforming Section 78-351(b)(3)(g), to the greatest extent reasonable, lighting should be brought into compliance with section 78-204. Currently, there are no pole-mounted fixtures in this parking lot, or the lots behind the two buildings to the south. Lighting for all parking behind these buildings is provided by building-mounted lights.

The proposed lighting is shown on Sheet A0.2. This sheet proposes two new, pole-mounted light fixtures in the parking lot; one on the east side and one on the west side. The photometric information provided on this sheet shows the light levels meet the 0.1 maximum footcandles at the property line to the residential use to the east. The plans indicate that this fixture comes with a house-side shield, and the illustration implies that the fixture is downward facing. However, the applicant needs to provide information about whether the fixture is non-glare, color-corrected fixture, and that the lighting source is not directly visible from adjoining properties at the proposed height.

The proposed height of the parking lot lights is 20-feet. The ordinance only permits fixture height up to the height of the building if it is less than 25-feet tall, or unless modified by the Planning Commission. The height of the ridge of the existing building is 21.5-feet, making the proposed fixtures slightly shorter than the height of the building. The Planning Commission may modify the height of the light fixtures, based on consideration of the following:

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

Regarding the proposed height of the light fixtures, there are single-story garages between this site and the residential property to the east. However, there are no trees. It's not known if the proposed light fixtures will impact the neighbors' upper floors. However, the ordinance requires that lighting shall be turned off daily from one-half hour before sunrise to one-half hour after sunset. The Planning Commission may want to condition any approval on this requirement.

Screening Mechanical Equipment

Sec. 78-213 calls for screening of mechanical equipment with a solid wall, fence, landscaping and/or architectural feature that is compatible in appearance with the principal building. The condenser units are on the south side of the building, and don't appear to be screened at all. The new addition (per the response narrative) will require an additional condenser. As described above for the trash cans, fencing along the south edge of the condenser pads could be installed to screen the condensers from the neighboring property.

Items to be Addressed: 1. Small segment of fencing (facing S. Main St.) the same height as the trash cans to screen from street. 2. Provide information about whether the proposed parking lot fixture is non-glare and color-corrected, and that the lighting source is not directly visible from adjoining properties at the proposed height. 3. Planning Commission to consider conditioning any approvals on the applicant turning the parking lot fixtures off daily from one-half hour before sunrise to one-half hour after sunset. 4. Fencing along the south edge of the condenser pads to screen condensers from neighboring property.

SIGNS

As mentioned above, the existing sign is being relocated into the clear vision area at the intersection of S. Main St. and Hartsough St. A detail of the sign dimensions, and its height, has added to Sheet A0.2, and is shown below in comparison of the existing ordinance requirements.

	Required	Existing
Number of Signs	1	1
Max. Height	8.0 feet	5.083 feet
Max. Area	25 s.f. / side; 50 s.f. / both sides	26.58 s.f. / side; 53.16 / both sides
Support Structure Max. = 25% of max. area of sign	50 s.f. x 25% = 12.5 s.f.	10.64 s.f.

The existing sign (to be relocated) is slightly larger than permitted in this zoning district. If the sign stays where it is, then we would consider this sign to be an existing non-conforming sign. However, if the sign is moved, then the sign will need to meet the ordinance requirements. This could be accomplished by making the existing sign slightly smaller in area, or obtaining a variance. (Note that the new sign location in the corner clearance will also need a variance.)

Items to be Addressed: *Sign may remain in existing location as a non-conforming sign. If moved, the sign area will need to be made smaller, or the applicant obtain a variance for the sign area.*

FLOOR PLAN AND ELEVATIONS

Floor plans and elevations of the proposed addition have been provided. The plans show how the new space will be allocated amongst the various uses, including waiting space, office space, employee lounge space, and other areas.

Items to be Addressed: *None.*

RECOMMENDATIONS

This property is currently being used for a veterinary clinic, and has some features that are not in compliance with the ordinance. The ordinance calls for bringing sites into better compliance when projects such as this are proposed. In our view, the main issues are screening the parking lot from the road, and the location of the driveway.

This review identifies site plan modifications that, if implemented, would eliminate the need for variances. These modifications are summarized below. If the modifications to the plans are not implemented, then a number of variances would be necessary. We would recommend the Planning Commission discuss these issues with the applicant at the upcoming meeting. If the Planning Commission is satisfied with the proposed changes agreed to by the applicant, then we also recommend conditions of any approval granted (also listed below).

Proposed modifications to the site plan, so that it meets ordinance requirements, include:


1. Keep existing sign in current location to avoid variances for location in corner clearance area, and for dimension of sign area.
2. Establish an agreement with adjacent property owner to lease one parking space to avoid variance for a one (1) parking space deficiency.
3. Shift barrier-free space one (1) foot to south and install a screen wall at northwest boundary of parking lot (along Hartsough) to avoid a variance for no screening at this location.
4. Add a small segment of fencing (facing S. Main St.) the same height as the trash cans to screen from street.
5. Provide information about whether the proposed parking lot fixture is non-glare and color-corrected, and that the lighting source is not directly visible from adjoining properties at the proposed height.
6. Add fencing along the south edge of the condenser pads to screen condensers.

Needed Variances: If proposed modifications above are not implemented, the following variances are needed:

1. Proposed location of new sign in the clear vision area.
2. Size of sign area if moved to clear vision area (or other new location).
3. One(1) parking space deficiency.
4. Parking lot screening between the lot and Hartsough St. (i.e., width of screen area; and lack of any screen at northwest boundary between lot and Hartsough St.).
5. Screening of trash cans and air conditioning condensers.

Planning Commission Considerations and Recommended Conditions:

1. Planning Commission to determine if existing fencing along single-family lot line (eastern property line) meets the criteria for waiving increased parking lot screening.
 2. Recommended Conditions:
 - a. City Engineer review of utilities and grading.
 - b. City Engineer evaluation of the location of the entrance/exit driveway for safety, per Section 78-351(b)(3)(b).
 - c. Applicant turning the parking lot fixtures off daily from one-half hour before sunrise to one-half hour after sunset.
-


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

cc: John Buzuvis, Community Development Director
Marleta Barr, Building Department
Eunice Low, APS Realty Holding LLC (emily@colonialvetclinic.com)
Richard Bohl (Bohlr@bohlarch.com)

CITY OF PLYMOUTH
SITE PLAN REVIEW APPLICATION

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

I. Site/Project Information

Site Address 1115 SOUTH MAIN	Current Zoning Classification B1	Date of Application 6/4/21
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Name of Property Owner Eunice Low / APS Realty Holdings LLC	Phone Number 313-695-8406	
Mailing Address 1115 S. Main St.	Email Address (Required) dr.low@colonialvetclinic.com	
City Plymouth	State MI	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name EUNICE LOW / APS REALTY HOLDINGS LLC	Phone Number 313-695-8406			
Applicant/Company Address 1115 S. MAIN ST.	City PLYMOUTH	State MI	Zip Code 48170	
Email Address (Required) PLYMOUTH cmily@colonialvetclinic.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name RICHARD ECHL ARCHITECTS LLC	Phone Number 734 671 5793			
Company Address 29725 FARVIEW	City GROSSE ILE	State MI	Zip Code 48138	
Registration Number 1301021592	Expiration Date 1/1/2022	Email Address (Required) ECHLR@ECHLARCH.COM		

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

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> New	<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Interior Finish	<input type="checkbox"/> Special Land Use

V. Historic District

Is this project located in the Historic District?
 Yes No

VI. Description of Work

CONSTRUCT AN 870 SQ. FT. ADDITION TO AN EXISTING VETERINARY CLINIC



**CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT DEPARTMENT
SITE PLAN REVIEW APPLICATION**

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

GENERAL INFORMATION:

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

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

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

SITE PLAN REVIEW FEE(S):

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

REVIEW PROCESS:

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

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

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

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

Please include the following applicable information on the site plan.

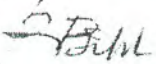
	YES	NO	N/A
23. On-site storm water retention	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Fire hydrants within 300 feet (on- and off-site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Sidewalks and elevations	<input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

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


For Office Use Only

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

VII. Applicant Signature

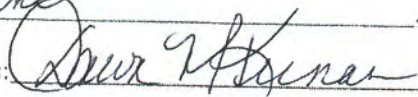
Signature of Applicant 	Date 6/17/21
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VIII. Property Owner Signature

Signature of Property Owner 	Date 6/18/21
--	-----------------

Subscribed and sworn before me this 18 day of June, 2021

DAWN M KEENAN
Notary Public, State of Michigan,
County of Wayne
My Commission Expires 10-13-2025
Acting in the County of Wayne

Notary Public: 

My Commission expires: 10/13/2025

IX. Site Plan Review Checklist

Please include the following applicable information on the site plan.

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

9/3/2021

City of Plymouth
Attention: John Buzuvis

Subject: Response to Review Comments
Plan Review
1115 S. Main Street
6/25/2021

1. *Non-Conforming Use: Applicant to confirm that they use the kennel in the basement to board household pets for remuneration.*

The applicant understands that the use of the kennel in the basement “to board household pets for remuneration” is an existing non conforming use and will continue to maintain that usage. The current Veterinary Practice is using that space for temporary housing of animals.

2. *Area, Width, Height, Setbacks. Show proposed height of the new addition on the site plan as defined by the ordinance.*

Dimensions have been added to the Elevation Sheet A2.1 showing the height of the existing structure and proposed addition.

3. *Required Information. Provide required information on the site plan as listed in this review*
 - a. *Existing utilities in particular water and sewer lines on the site plan need to be added.*

Gas and electric utilities are shown on the site plan. No modifications are planned to the water and sewer lines.

- b. *Spot elevations of existing topography and elevations for features such as the ground, parking lots, roadways, driveways and/or other structures for a minimum distance of 50 feet.*

Grading is shown at the perimeter of the proposed addition. No change in the existing elevations on the balance of the site is proposed.

- c. *Location of trash receptacle, or narrative stating how trash is to be handled.*
 Trash is stored in (4) 32 gallon residential style trash cans, with lids, along the South side of the building. Cans are taken to the curb for pickup. It is the applicant's intent to continue this practice. It not anticipated that the proposed addition will generate any additional trash.

- d. *Air conditioner unit location, or narrative stating where air-conditioning unit is located (if on roof, for example)*

Air conditioner condensers for the existing building are located along the south wall of the existing structure. The air conditioner condenser for the proposed addition will be located next to the existing units.

- e. *Source of survey information, and name of qualified individual preparing survey.*

The survey was prepared by: Norwak & Fraus Engineers, Kevin Navaroli, Professional Surveyor 53502, dated 8/15/2019. A copy of the original survey will be provided, and the surveyor information has been added to the Site Plan Sheet A0.1

4. *Parking and Loading.*

- a. *Applicant to obtain variance for one parking space deficiency or establish an agreement with an adjacent property owner to lease one space.*

The applicant disagrees with the parking calculation as performed by Carlisle Wortman Associates.

Please see below:

Carlisle Wortman		Applicant	
Waiting room 94 ft. ² divided by 75 ft. ²	1	Waiting room 94 ft. ² divided by 75 ft. ²	2
(3) exam, (1) office, (1) x-ray, (1) operating	6	(3) exam, (0) office, (0) x-ray and operating -See note below-	3
(9) employees	9	(9) employees	9
Total	16	Total	14
		NOTE The office occupant count is included in the employee count. The x-ray room and operation room are considered an operating suite and are never occupied at the same time.	

- b. *Applicant to obtain variance for Parking lot screening between the lot and street.*

The Easterly row of parking has been moved south to allow a row of boxwood for partial parking lot screening. There is no available space to move the westerly parking spaces.

- c. *Planning commission to determine if the existing fencing along single-family lot line (eastern property line) meets the criteria for waiving increased parking lot screening.*

The applicant will seek a variance for parking lot screening.

- d. *Applicant to describe what deliveries are made to the site, and what type of truck is used.*

Deliveries are via USPS, and/or private carrier. USPS items are delivered to postal box located by front door. Private carrier deliveries are via step van which idles in the parking lot during deliveries.

- 5. *Site Access and Circulation. City engineer to evaluate the location of the entrance/exit driveway for safety, per section 78 - 351 (b) (three) (b).*

The owner reports that there have been no issues to date with the existing entrance drive.

- 6. *Lighting and refuse.*

- a. *Lighting information sufficient to confirm it meets the ordinance requirements needs to be provided*

Parking lot lighting has been added to the project. Please see sheet A0.2

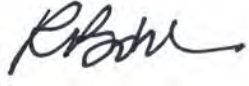
- b. *Description of how refuse will be handled needs to be provided*

Trash is stored in (4) 32 gallon residential style trash cans, with lids, along the South side of the building. Cans are taken to the curb for pickup. It is the applicant's intent to continue this practice. It not anticipated that the proposed building addition will generate any additional trash.

- 7. *A detail of the relocated sign, with dimensions and height, needs to be added to the plans to confirm it meets the ordinance requirements.*

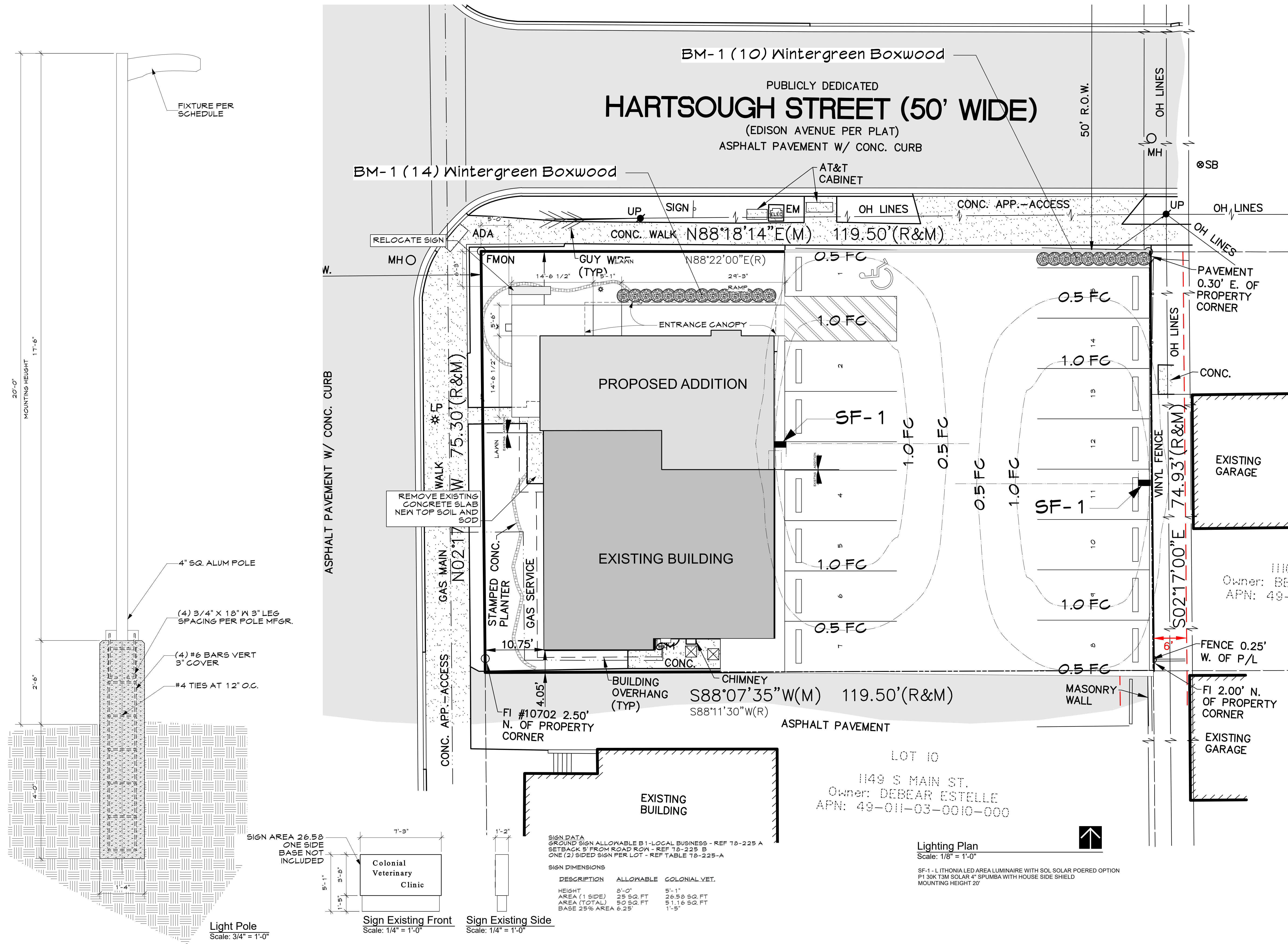
Please see sheet A0.2 for sign details

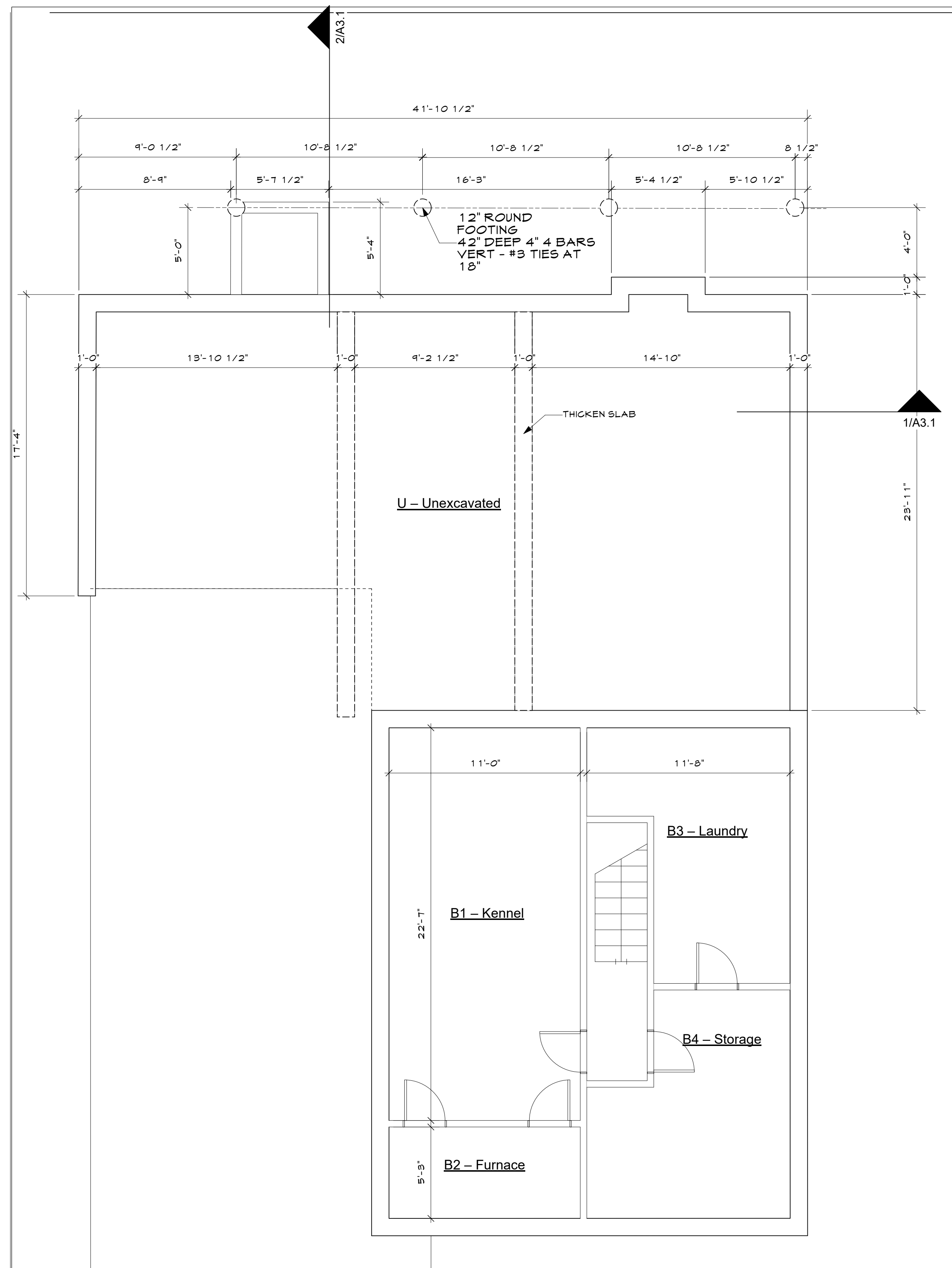
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Bohl', with a long horizontal flourish extending to the right.

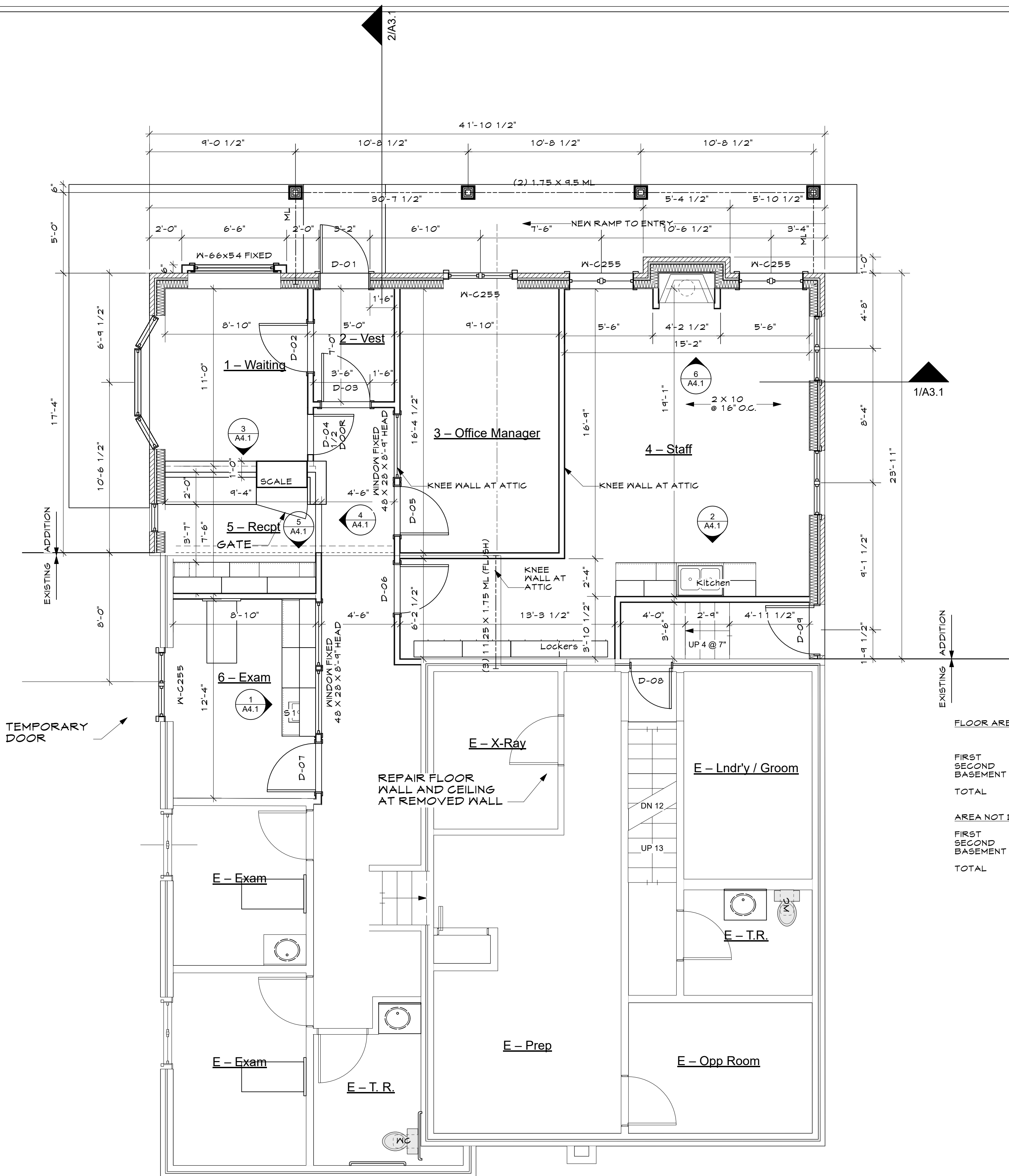
Richard Bohl, AIA

CC: File 2028 Colonial vet





Foundation / Basement Plan
Scale: 1/4" = 1'-0"



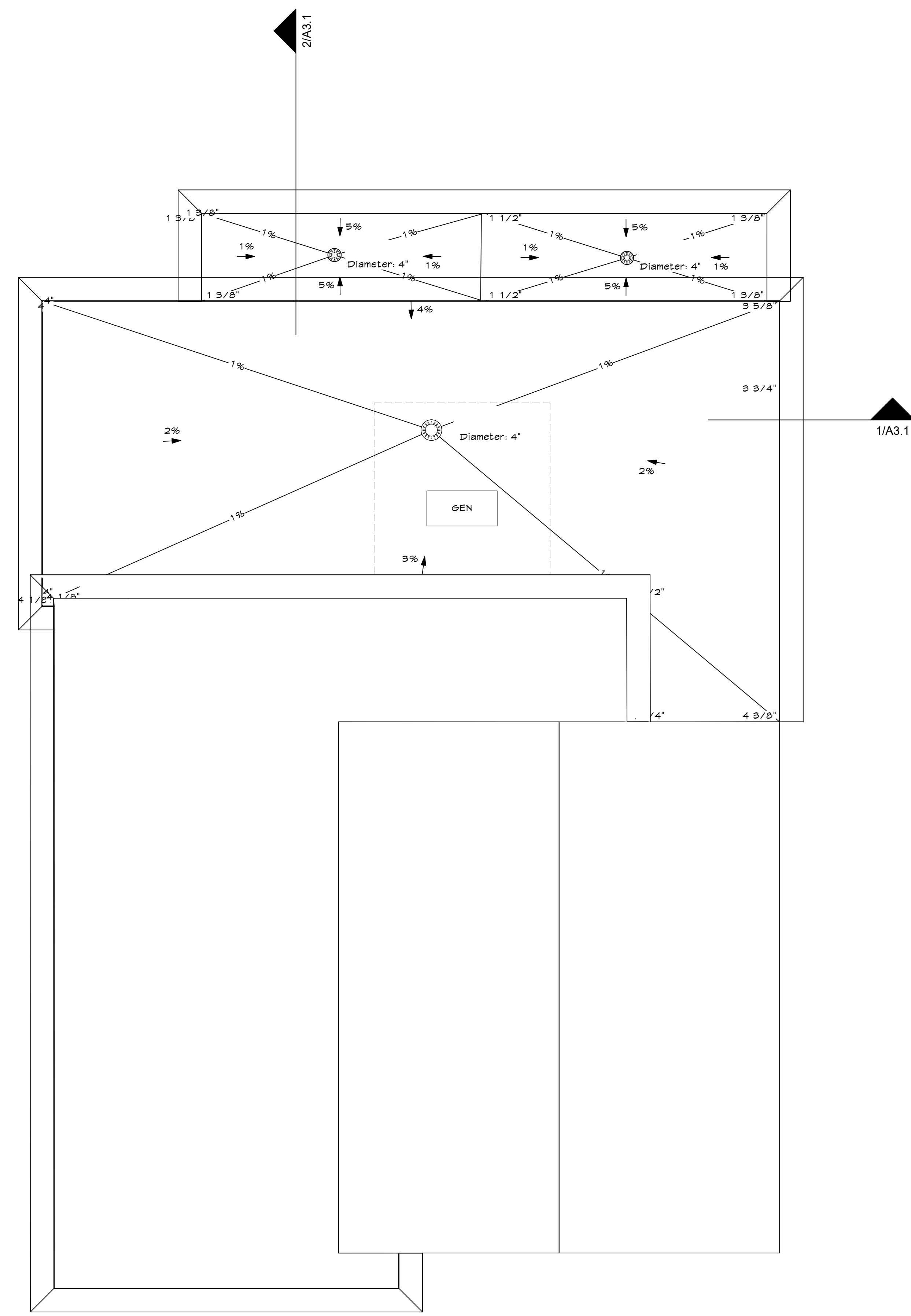
First Floor Plan
Scale: 1/4" = 1'-0"

FLOOR AREA CALCULATIONS (SF)

	EXISTING	ADDITION	TOTAL
FIRST	1407	870	2277
SECOND	400	0	400
BASEMENT	757	0	757
TOTAL	2564	870	3434

AREA NOT DIRECTLY ACCESSIBLE FROM GRADE

	EXISTING	ADDITION	TOTAL
FIRST	757	0	757
SECOND	400	0	400
BASEMENT	757	0	757
TOTAL	1914	0	1914



No.	Date	Revisions

No.	Date	Issue
B. 8/20/21 <td> </td> <td>PC Review response</td>		PC Review response
A. 6/8/21 <td> </td> <td>Owner Review</td>		Owner Review

Drawn By
RGB
Checked By
RGB
Project ID
202028

Addition
Colonial Veterinary Clinic
1115 South Main
Plymouth, MI 48170

Sheet Name
Roof Plan

Roof Plan
Scale: 1/4" = 1'-0"



A1.3

