



City of Plymouth Planning Commission Special Meeting Agenda Wednesday, October 27, 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/89057636386>

Webinar ID: 890 5763 6386

Passcode: 703755

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, MCL 10.31 – 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 AGENDA**
4. **COMMISSION COMMENTS**
5. **OLD BUSINESS**
 - a) **SP21-04:** 1115 S. Main, Site Plan Review
 - b) **SP21-06:** 500 Forest, Special Land Use and Site Plan Review
6. **REPORTS AND CORRESPONDENCE**
7. **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.



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)

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<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	

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.

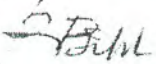
	YES	NO	N/A
23. On-site storm water retention	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Fire hydrants within 300 feet (on- and off-site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Sidewalks and elevations	<input 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

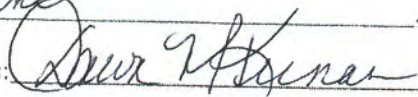
Signature of Applicant 	Date 6/17/21
---	-----------------

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

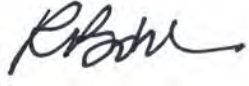
- b. *Description of how refuse will be handled needs to be provided*

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

SITE NOTES

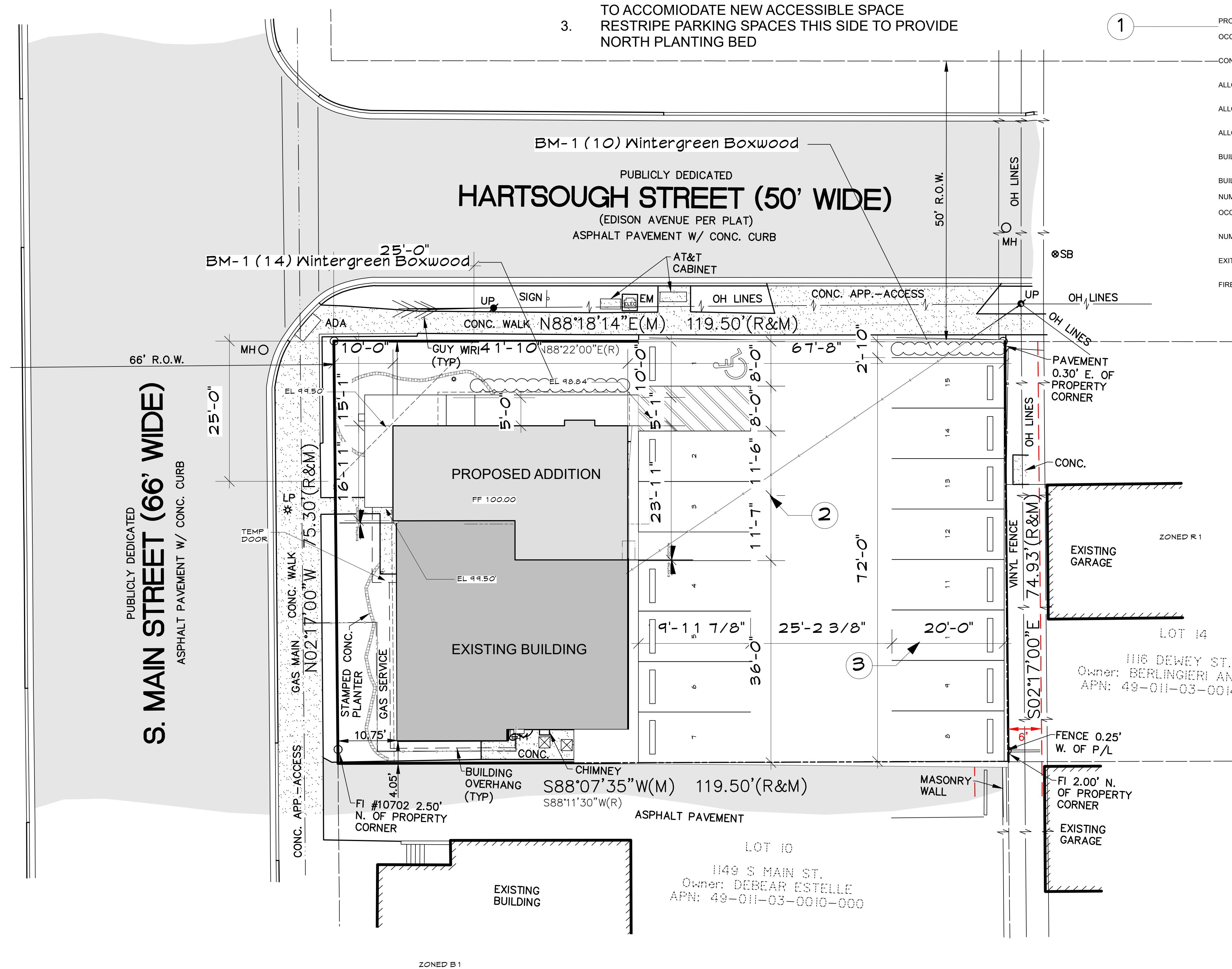
1. FIRE HYDRANT LOCATED ON THE CORNER OF HARTSOUGH & DEWEY APPROXIMATELY 200' WEST
2. RESTRIPE PARKING LOT THIS SIDE TO ACCOMMODATE NEW ACCESSIBLE SPACE
3. RESTRIPE PARKING SPACES THIS SIDE TO PROVIDE NORTH PLANTING BED

BUILDING DATA

JURISDICTION:	CITY OF PLYMOUTH
ZONING:	B1 LOCAL BUSINESS
SITE ID:	#011-03-0009-000
BUILDING CODE:	MICHIGAN BUILDING CODE (2015) MICHIGAN ELECTRICAL CODE INCLUDING PART 8 RULES (2017) MICHIGAN MECHANICAL CODE (2015) MICHIGAN PLUMBING CODE (2015)
PROJECT DESCRIPTION:	ADDITION TO A VETERINARY CLINIC
OCCUPANCY CLASSIFICATION:	B - ANIMAL HOSPITAL
CONSTRUCTION TYPE:	IIB
ALLOWABLE AREA:	23,000 SF
ALLOWABLE HEIGHT:	55'
ALLOWABLE NUMBER OF STORIES:	3
BUILDING AREA (INCLUDING PROPOSED ADDITION):	2027 FT
BUILDING HEIGHT:	21'-6" (Existing Height)
NUMBER OF STORIES:	2 PLUS BASEMENT
OCCUPANCY: (100 Gross Sq. Ft. / Occupant)	21 (2027/100=20.27)
NUMBER OF EXITS REQUIRED:	1
EXIT ACCESS TRAVEL DISTANCE:	75'
FIRE PROTECTION:	NONE

SITE DATA

JURISDICTION:	CITY OF PLYMOUTH
ZONING:	B1 LOCAL BUSINESS
SITE ID:	#011-03-0009-000
PROJECT DESCRIPTION:	ADDITION TO A VETERINARY CLINIC
OCCUPANCY CLASSIFICATION:	B - ANIMAL HOSPITAL ZONING 78-271, OFFICES C, "PROFESSIONAL OFFICES OF DOCTORS, DENTISTS OR SIMILAR PROFESSIONS"
PARKING REQUIRED:	ONE FOR EACH 75 SQ. FT OF USABLE FLOOR AREA IN WAITING ROOMS ONE FOR EACH EXAM ROOM ONE FOR EACH EMPLOYEE
PROJECT PARKING DATA:	WAITING ROOM AREA 94 SQ. FT. (94/75 = 2) 2 EXAM ROOMS - 3 EMPLOYEES - 9 TOTAL 14
PARKING PROVIDED:	15 CARS (INCLUDING ONE ACCESSABLE SPACE)
SETBACKS:	FRONT 10' SIDE 0' REAR 35'



SITE PLAN
Scale: 1" = 10'-0"

Survey information from a survey by: Norwak & Fraus Engineers, Kevin Navaroli, Professional Surveyor 53502, dated 8/15/2019

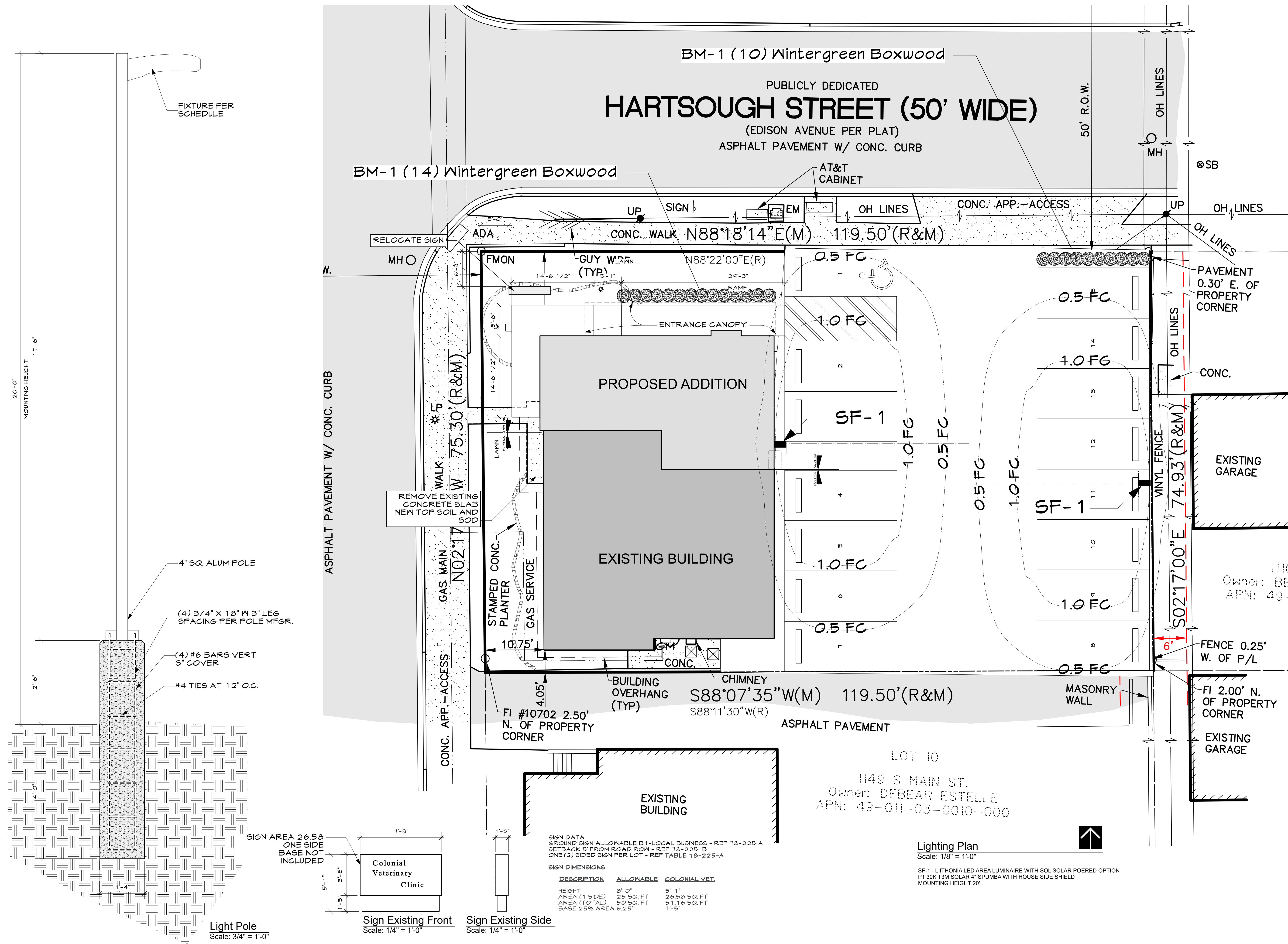
Drawing List

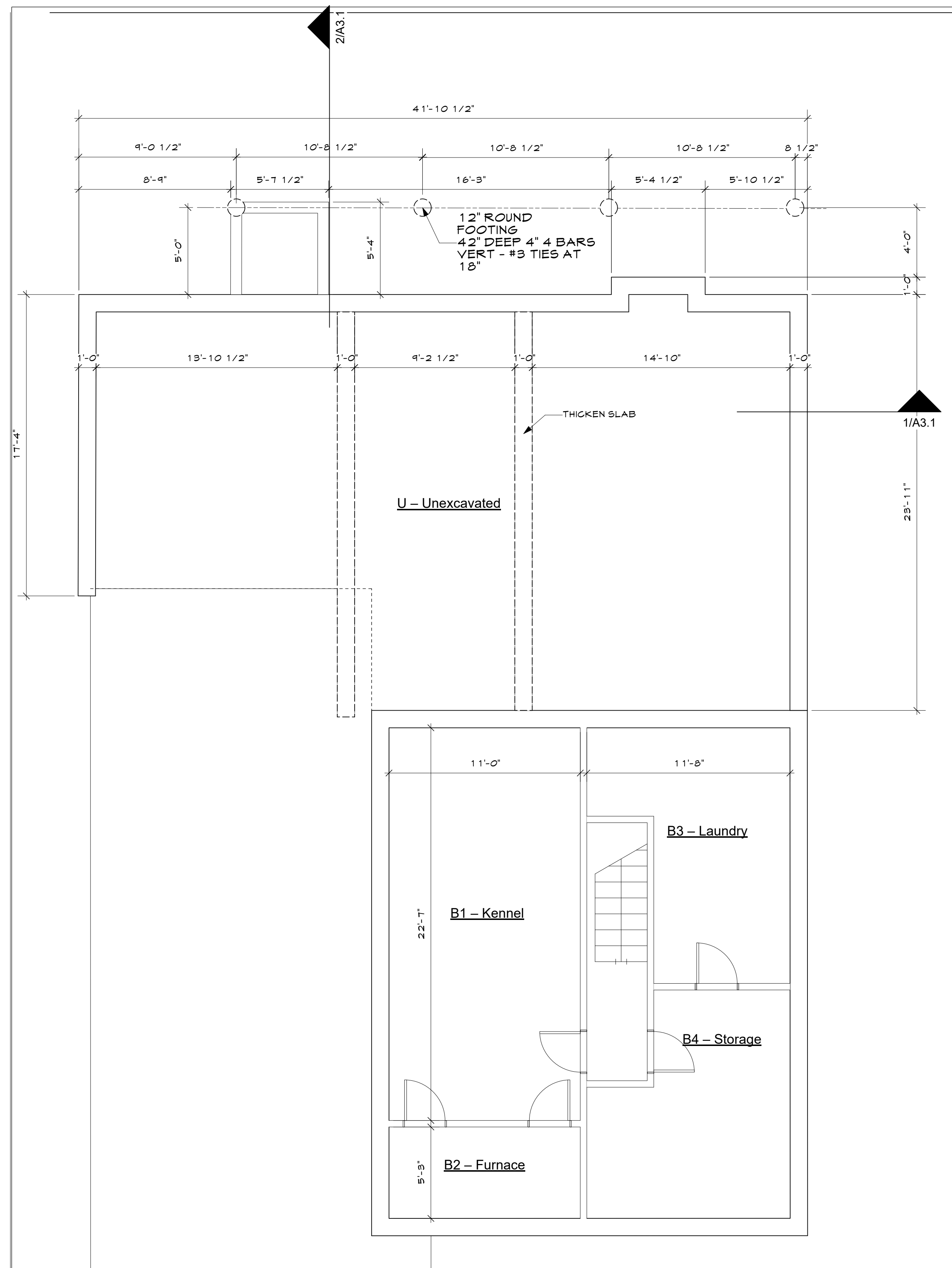
A0.1	Cover Sheet
A0.2	Site Plan 2
A1.1	Demolition Plan
A1.2	First Floor Foundation Plan
A1.3	Roof Plan
A2.1	Elevations
A3.1	Sections
A4.1	Interior Elevations & Notes
E1	Electrical Plan
P1	Plumbing Plan

Addition
Colonial Veterinary Clinic
115 South Main
Plymouth, MI 48170

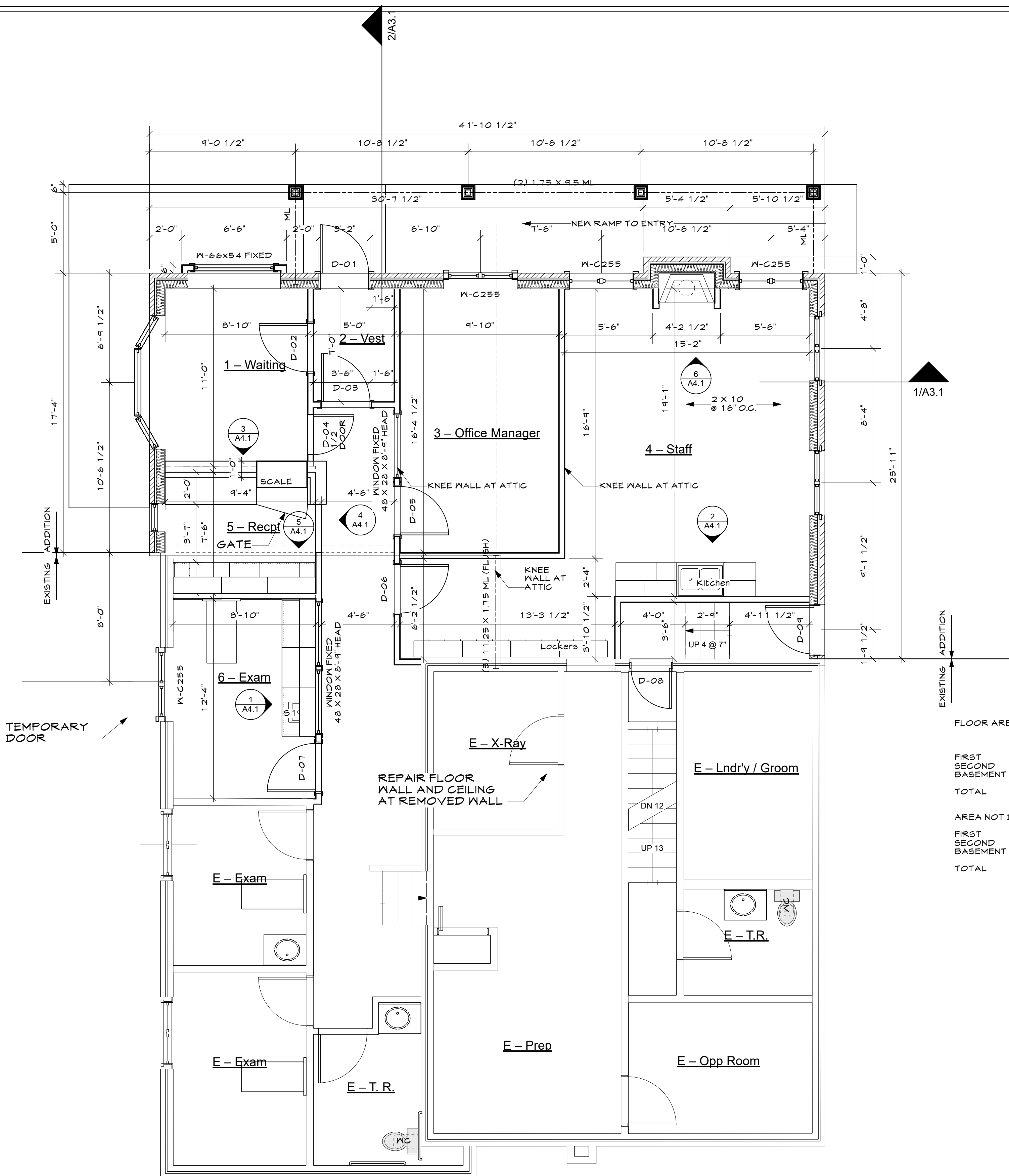
Sheet Name
Cover Sheet

A0.1





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

Revision

No.	Date	Revised

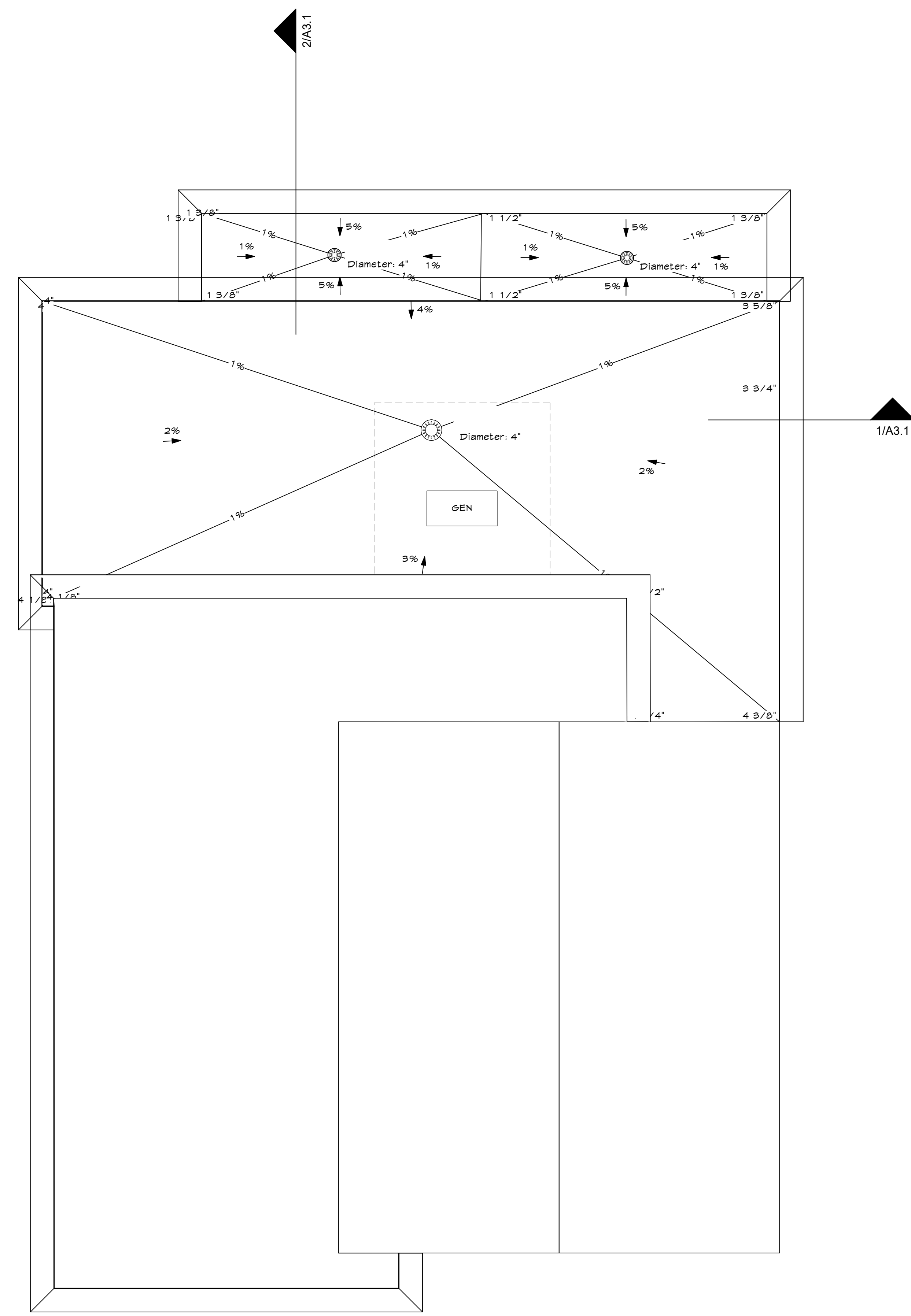
PC Review response
Owner Review

No.	Date	Issue
B. 6/20/21		
A. 6/21/21		

Drawn By: RGB
Checked By: RGB
Project ID: 202028

Addition
Colonial Veterinary Clinic
1115 South Main
Plymouth, MI 48170

Sheet Name
First Floor
Foundation Plan



No.	Date	Revisions

No.	Date	Issue
B	8/20/21	PC Review response
A	6/08/21	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"

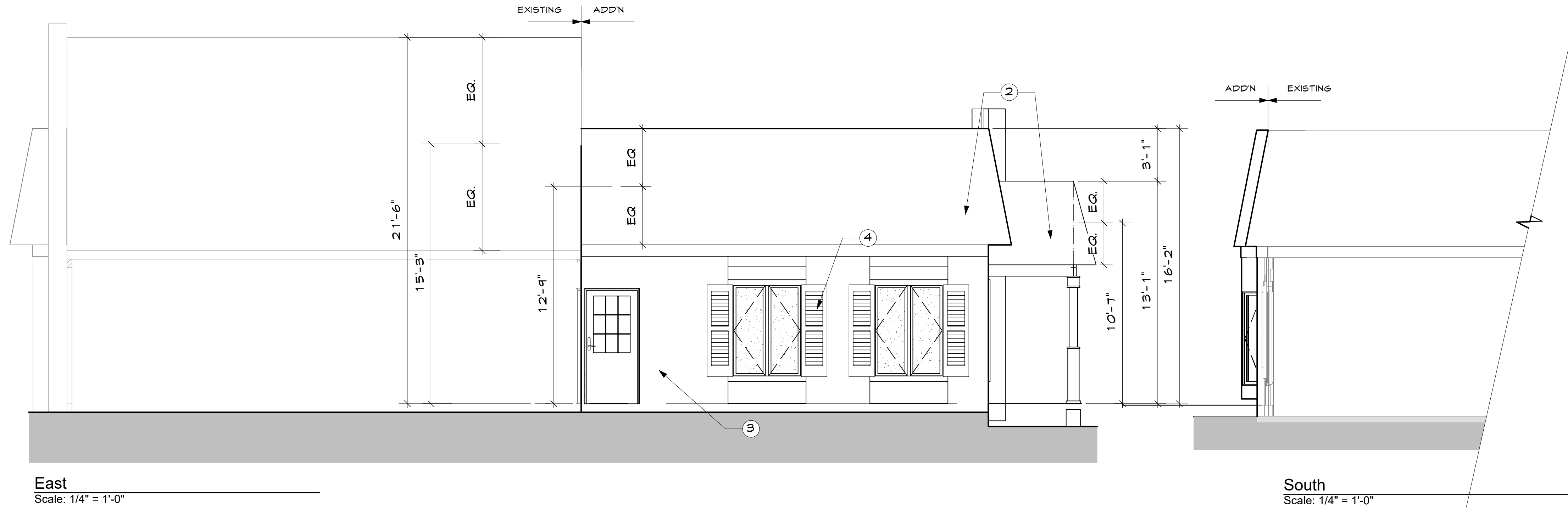


A1.3

ELEVATION NOTES

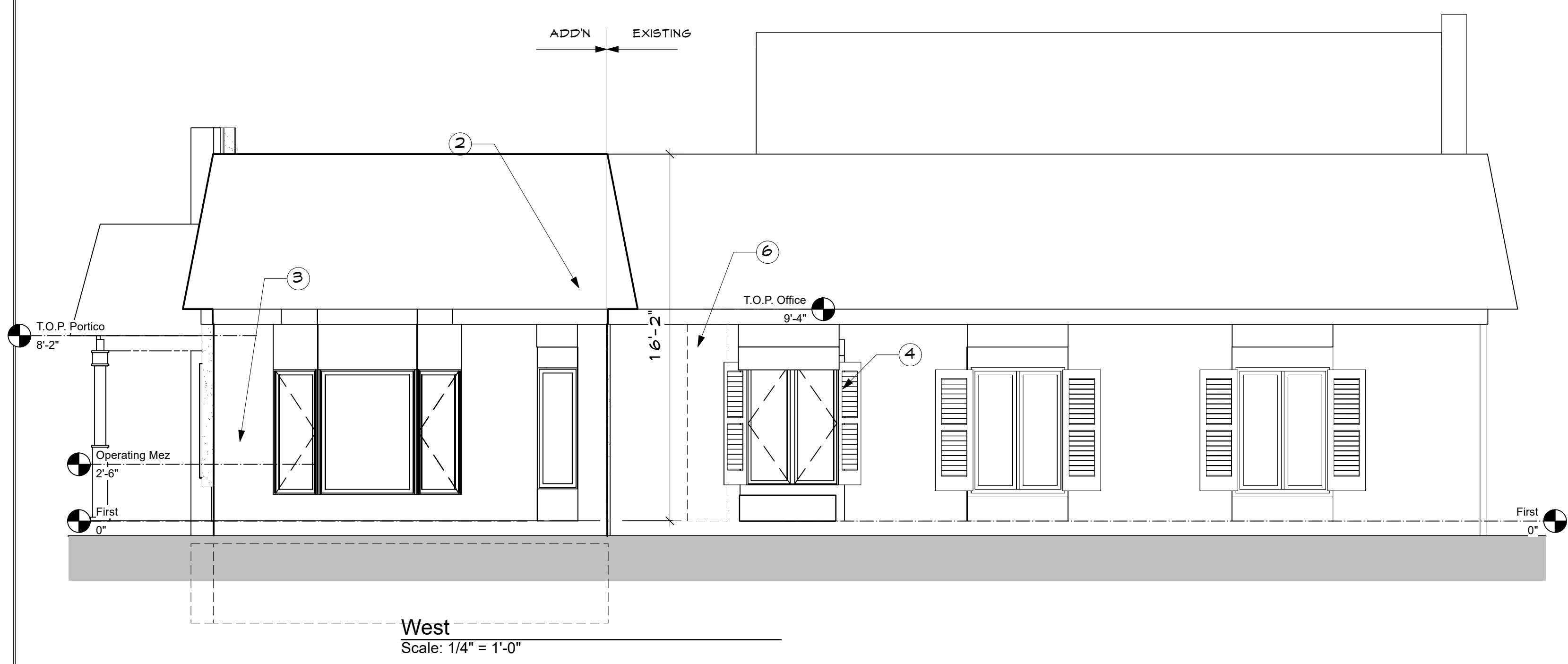
1. FROST SLAB AT DOOR
2. ASPHALT SHINGLES TO MATCH EXISTING
3. PAINTED BRICK
4. COMPOSITE SHUTTERS - PAINT
5. COMPOSITE TRIM INFILL PANEL
6. BRICK IN EXISTING WINDOW

© 2020 RICHARD BOHL ARCHITECTS
 NOTICE: This drawing and design are
 the property of the architect and shall be
 used only with this project. During the course of the
 implementation of this project the drawing or
 design may be revised for information and
 reference only. Independent of release from
 the architect's design is the property of the
 Architect and no alterations or transfers of work
 are permitted unless written approval is granted
 by Richard Bohl, Architect, LLC.

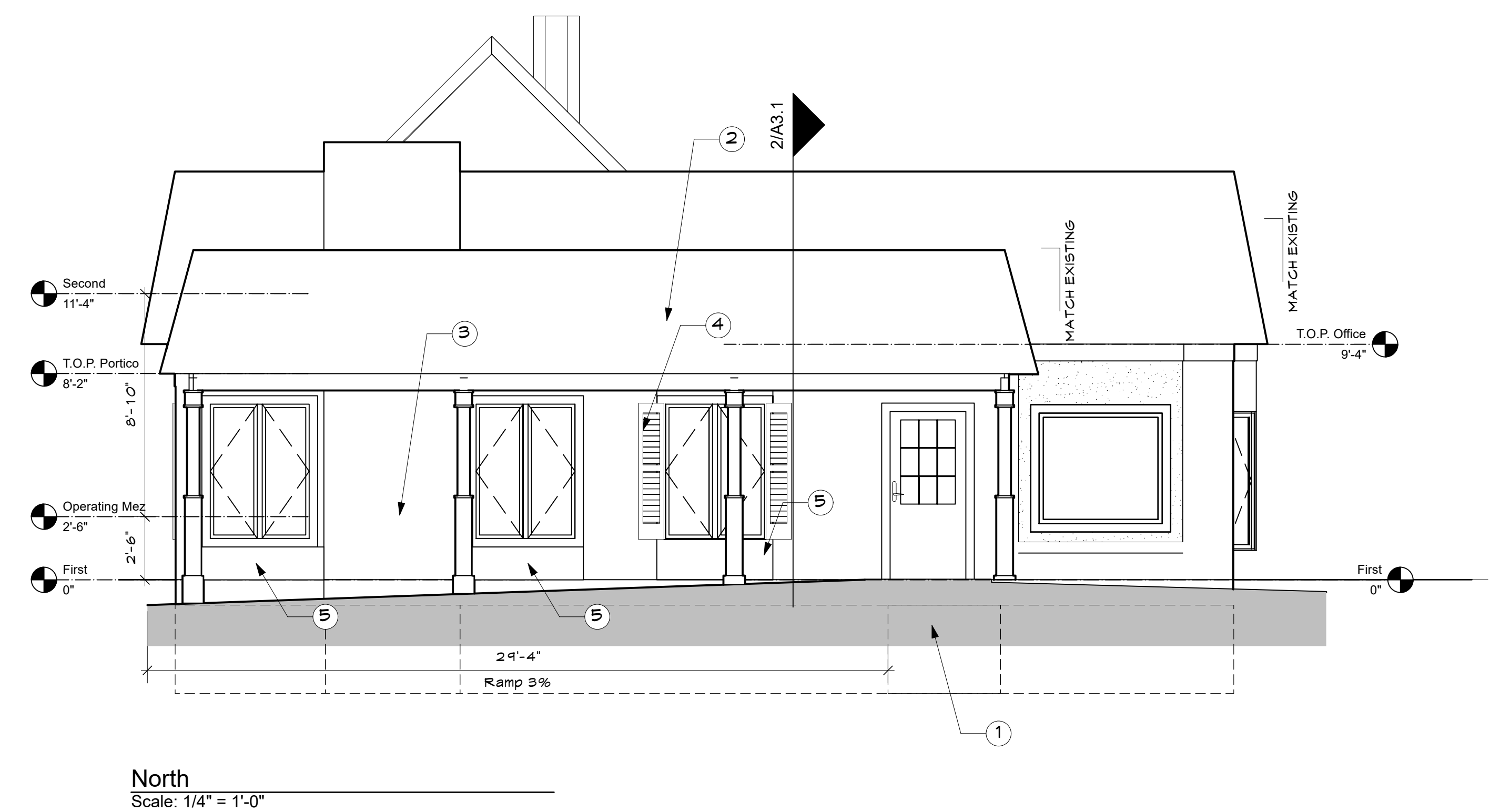


East
 Scale: 1/4" = 1'-0"

South
 Scale: 1/4" = 1'-0"



West
 Scale: 1/4" = 1'-0"



North
 Scale: 1/4" = 1'-0"

No.	Date	Revisions

Drawn By: RGB
 Checked By: RGB
 Project ID: 202028

Addition
Colonial Veterinary Clinic
 1115 South Main
 Plymouth, MI 48170

Sheet Name
Elevations

A2.1



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

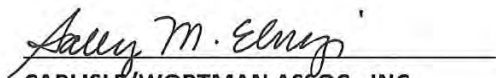
Special Land Use

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)

PLYMOUTH POLICE DEPARTMENT MEMORANDUM

TO: JOHN BUZUVIS, COMMUNITY DEVELOPMENT DIRECTOR
FROM: A.L. COX, DIRECTOR OF PUBLIC SAFETY *A.L. Cox*
SUBJECT: PLANNED RENOVATION OF T. BELLI & ASSOCIATES INC, DBA E.G. NICKS
DATE: 10/12/2021

Per City Ordinance 78-92(4)(b), you requested that I review the planned renovation of T. Belli & Associates, Inc., currently doing business as E.G. Nicks, located at 500 Forest Avenue. The review was narrowly focused on the impact to public safety only.

T. Belli & Associates Inc. currently operates under a Class C liquor license with the following permits: Sunday Sales (PM), Additional Bar, Outdoor Service Area, and Dance-Entertainment. Their license type provides for the service of beer, wine, spirits, and mixed drinks. The licensee is requesting approval to renovate 850 square feet of existing space. Specifically, the area is already currently used as an outdoor service area. Plans are to enclose the area to protect it from harsh weather in order to be able to use the area more frequently throughout the year when temperatures permit. The occupancy would not increase as a result of this renovation. The proposed area is located on the east side (front) of the establishment.

Since the area is already used for nearly three seasons of the year, the establishment has demonstrated the ability to properly manage patrons that would fill the renovated area. It should also be noted that the establishment has an excellent history of alcohol management with few violations. When violations have occurred, the establishment has acted swiftly to correct any deficiencies.

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.



Carlisle | Wortman
ASSOCIATES, INC.

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

MEMORANDUM

TO: City of Plymouth Planning Commission

FROM: Sally M. Elmiger, AICP, LEED AP

DATE: October 20, 2021

RE: E.G. Nicks – Revised Site Plan Materials

The applicant attended the October 13, 2021 Planning Commission meeting to request approval of Special Land Use and Site Plan Review to enclose the existing outdoor dining area with a permanent roof and a combination of fixed and operable windows. This area will be used for dining when the weather permits. At this meeting, the Planning Commission tabled the proposal, and asked the applicant to provide modified plans that addressed the comments/questions in our October 6, 2021 review memo.

These comments/questions include the following. The applicant provided an updated site plan and narrative responding to the review (dated October 14, 2021), and building elevations (dated October 8, 2021). We have provided comments after each.

1. Indicate the height of proposed structure on the plans.

The revised plans show the proposed height of the enclosure is 18' – 10". This height is well within the maximum allowed in the district.

2. Provide sign information, if applicable.

The revised elevation drawing (Sheet A3.1) shows that the existing sign will be relocated over the new pedestrian entry door on the east façade of the building. If a new sign is proposed in the future, the applicant will be required to obtain a Sign Permit, at which time conformance with the zoning ordinance will be evaluated.

3. Provide building elevation drawings.

Building elevations have been provided that show the new enclosed area. An additional drawing (Sheet A3) also shows "future" renovations to the front façade of this restaurant, as well as the business space to the south. Building elevation design, outside of health and safety issues, is not within the purview of the Planning Commission, and the Building Official will review these changes upon application for a building permit.

4. Add two more barrier-free parking spaces to the existing lot on the plans.

The revised Site Plan and Parking Counts sheet (Sheet AS1) shows two new barrier-free parking spaces just to the west of the rear entrance to the restaurant. The rear entrance is also the barrier-free entrance. The location of these spaces is logical. The dimensions of the spaces, and aisle, also meet ordinance requirements. Note that the Building Official will confirm that the barrier-free spaces striped in the lot meet the dimensional requirements.

5. Identify where loading/unloading occurs for this site on the plans.

Sheet AS1 shows the existing loading/unloading space directly behind the restaurant. The location is logical, and keeps the loading activities out of the travel lanes and parking spaces. The dimensions of the space meet the ordinance requirements.

6. Confirm if any new light fixtures are proposed; if so, provide information regarding the fixtures and light levels on the plans.

Per the narrative, this first phase of the building changes does not include any additional outdoor lighting. However, if the second phase of facade changes is implemented, the applicant will be required to provide the Building Official with fixture details and photometrics to confirm that ordinance requirements are met.

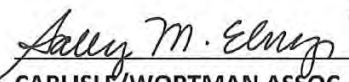
7. Provide a detail of the dumpster screen on the plans.

A note and line sketch of a dumpster screen have been added to the site plan. The note states that a screen will be added upon review by the property owner and City for compliance with the zoning ordinance.

Sec. 78-202(3) states that the extent of obscuring screens for all materials, including wastes, may be determined by the Planning Commission depending upon the nature of the materials to be stored outside. It also references Sec. 78-293, open storage. It calls for a masonry wall, berm or greenbelt on those sides abutting a public thoroughfare, that is at least six-feet tall. This section also states that the extent of such a wall, berm or greenbelt shall be determined by the Planning Commission on the basis of usage.

In our opinion, the Planning Commission should review a detail of the proposed dumpster screen. The screen's design should complement the buildings it serves.

In summary, the modified plans adequately respond to all of the comments in our previous review. However, in our opinion, a proposed dumpster screen should be reviewed by the Planning Commission, and the screen should complement the buildings it serves.



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

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			



October 14, 2021

Ms. Sally M Elmiger, AICP, LEED AP
Principal
Carlisle Wortman Assoc., Inc.
6133 Edith Blvd NE
Albuquerque, New Mexico 87107

Mr. John Buzuvis
Community Development Director
City of Plymouth
201 S. Main
Plymouth, Michigan 48170

RE: 500 Forest Avenue, E.G. Nick's Restaurant - Special Land Use / Site Plan Review
Plan Review Comments - Response: Items to be addressed

Dear Ms. Elmiger, Mr. Buzuvis,

We have received your review and comments for the above project submittal and are providing this letter and the attached drawings in response. The items are addressed in the order as presented in the Carlisle Wortman Review dated October 6, 2021, and are as follows:

REQUIRED INFORMATION (Page 5)

- Item 1: Height of Proposed Structure** - The height of existing structure and the proposed building will be approximately 19 feet, and is shown on the provided elevations. The existing structure to the north is slightly higher at 19'-3", and the south adjacent building is a two-story structure, approximately 26 feet tall to the top of façade coping.
- Item 2: Loading / Unloading Space** - The attached site plan Sheet AS1 has included the existing area used for loading/unloading, capable of supporting the typical 10 ft X 50 ft required space.
- Item 3: Sign Information** - The initial phase 1 may re-use the existing signage over the relocated door, and would be understood to be compliant with the ordinance. Upon enhancements to the balance of the façade, a new sign would be proposed, in accordance with the Zoning Ordinance Table 78-225-C, indicating a 25 square foot limit defined by the rectangle encompassing the outer limits of the sign. This would be a wall mounted sign adjacent to the entrance, lit by surface fixtures aimed at the sign, or rear "halo" format illumination. Any final design would be provided to the city for review and approval.

Item 4: Building Elevation Drawings - The initial Phase 1 may only incorporate the enclosure of the exterior dining area, with a second Phase 2 providing the existing building façade enhancements. The final determination will be made upon cost assessment impacted by current market conditions. Elevations are attached on Sheets A3, A3.1, and A4 (existing conditions photos).

PARKING, LOADING (Page 5)

Items to be Addressed: The requested addition of two more barrier free parking spaces and the loading/unloading area location are shown on the attached drawing Sheet AS1, revised 10.08.21. The net total parking count is now shown at 130 spaces (includes dumpster enclosure impact), exceeding the required 108 spaces by 22. The barrier free spaces are positioned to be adjacent to the barrier free approach to the commercial entrances along the west façade, including the E.G. Nick's entrance.

SITE ACCESS AND CIRCULATION (Page 6)

Items to be Addressed: None.

LIGHTING (Page 6)

Items to be Addressed: At this time, lighting would be maintained under the existing and or proposed canopy as recessed fixtures. Emergency exit/egress lighting would be provided per code. Any additional decorative lighting would be provided upon selection with photometric mapping for review by the City of Plymouth.

DUMPSTER/REFUSE (Page 6)

Items to be Addressed: The existing dumpsters are to remain in their current location and no additional dumpster location is proposed. As required by the City of Plymouth, the dumpster conditions on site will be reviewed with the property owner and coordinated with the Plymouth requirements of Section 78-351. For the current location, or if a location adjustment is required to accommodate the enclosure, it will be addressed with a site plan revision and the required details.

SIGNS (Page 6)

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS (Page 6)

Items to be Addressed: None (See Building Elevation Comments under Page 5 information above).

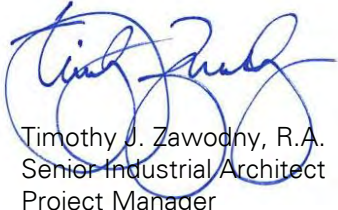


END of REVIEW ITEMS

We thank you for the review and comments provided, and if there are any questions regarding the responses provided, please let us know. We look forward to discussion and hopeful approval with the Commission at the meeting of October 27th.

Sincerely,

IMEG CORP.

A handwritten signature in blue ink, appearing to read "Timothy J. Zawodny", is written over a circular stamp or seal.

Timothy J. Zawodny, R.A.
Senior Industrial Architect
Project Manager
Timothy.J.Zawodny@imegcorp.com

TJZ/jdf

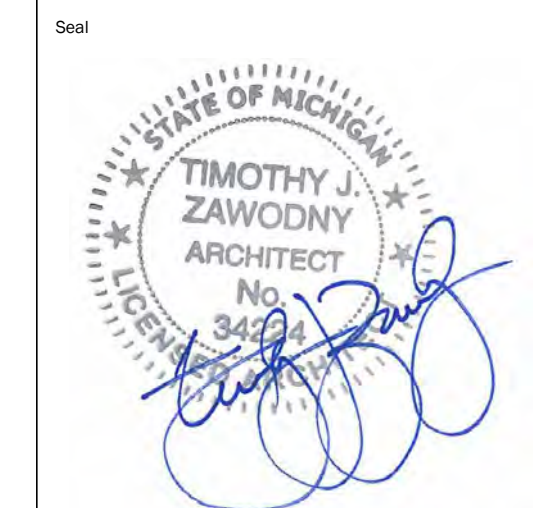
EG 2021.10.14 -EG Nicks SLU.SPA CW Review Response.docx





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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 134 SPACES
COMPLIES
BARRIER FREE PARKING (EXISTING) 3 SPACES
(INCLUDED IN TOTALS ABOVE)
3 BARRIER FREE SPACES PROVIDES FOR 2.2% OF THE TOTAL

PARKING CALCULATIONS

Building	Use	Area	Spaces	
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

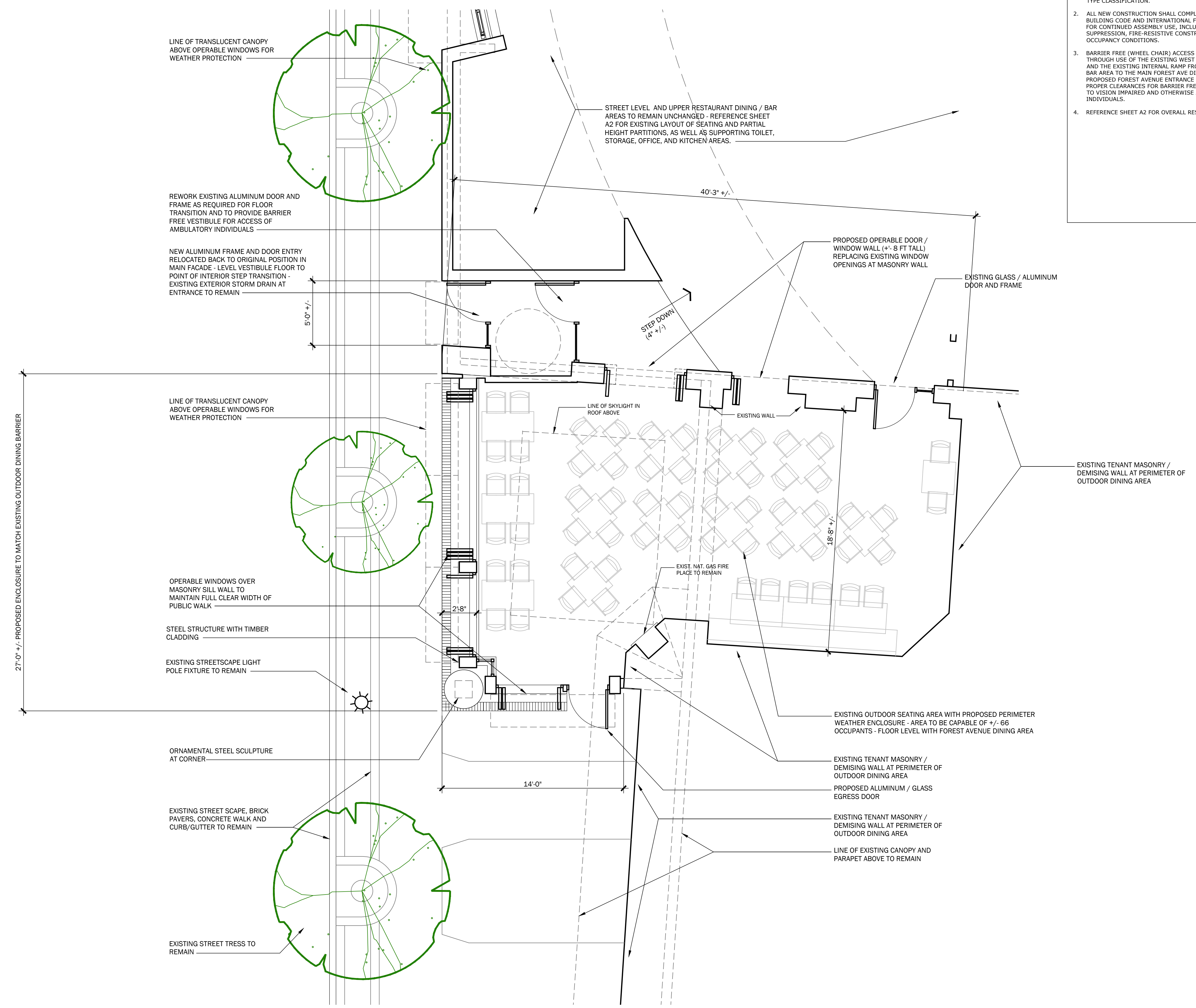
E.G. Nick's Restaurant:
P INDOOR AT 1 / 250 GSF 6945 SF 28 SPACES
Q OUTDOOR AT 1 / 250 GSF 850 SF 4 SPACES



E.G. Nick's Outdoor Dining
EXISTING GRADE LEVEL OPEN AIR AREA
- 850 S.F., SEATING +/- 70 PATRONS.
PROPOSED ENCLOSURE SHALL MAINTAIN EXISTING FOOTPRINT OF PERIMETER KNEEWALL DESIGNATING DINING AREA CURRENTLY AND OCCUPANCY TOTALS.

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.

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



- 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.



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Tel. (734) 414-6400



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



restaurant · bar · caterer
since 2000

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



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

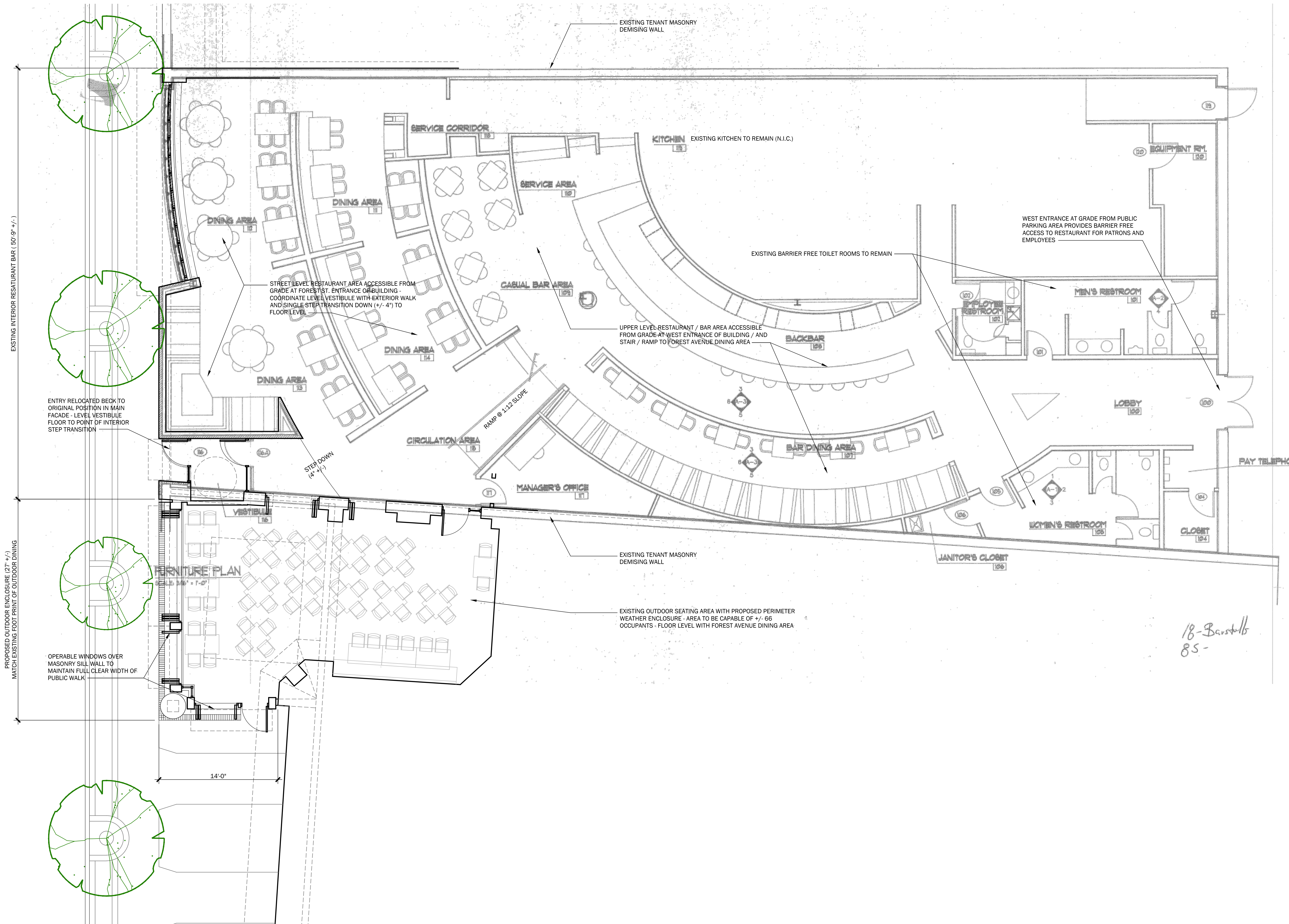
Approved By TJZ

Project no.

21001.00

Sheet no.

A2



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

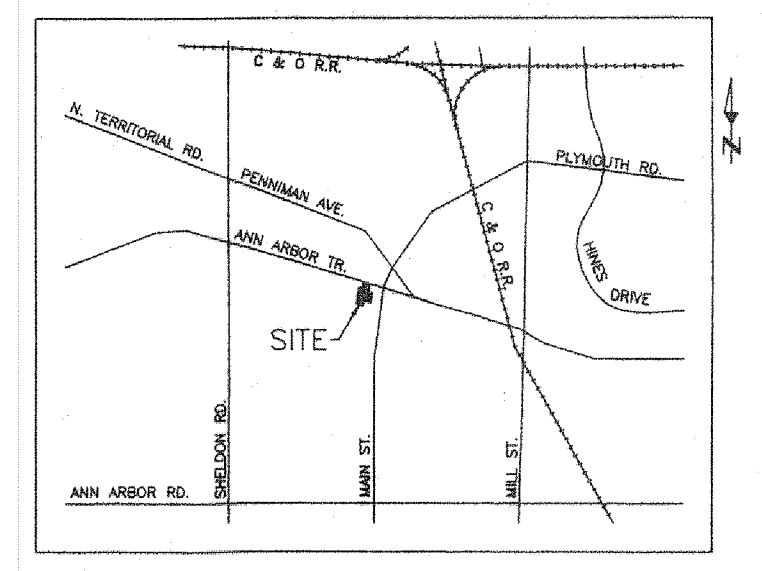
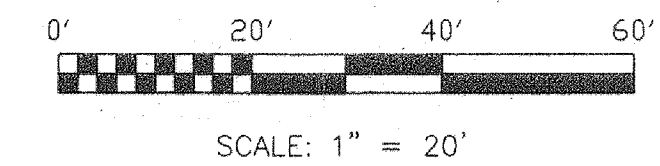
PROPOSED OUTDOOR ENCLOSURE (27' +/-)
MATCH EXISTING FOOT PRINT OF OUTDOOR DINING



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 MURTHUM
WARREN, MI 48092
(810) 977-2252
- DETROIT EDISON COMPANY
2000 SECOND AVE. (607 G.O.)
DETROIT, MI 48226
(313) 235-8597
(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.

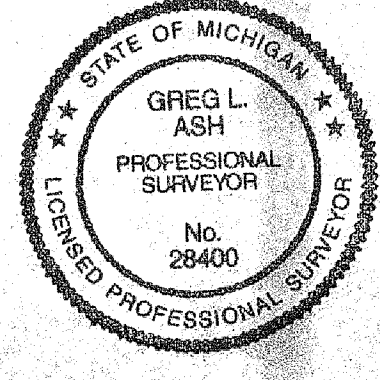
LEGEND

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 WYDANT
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	SLUMP	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

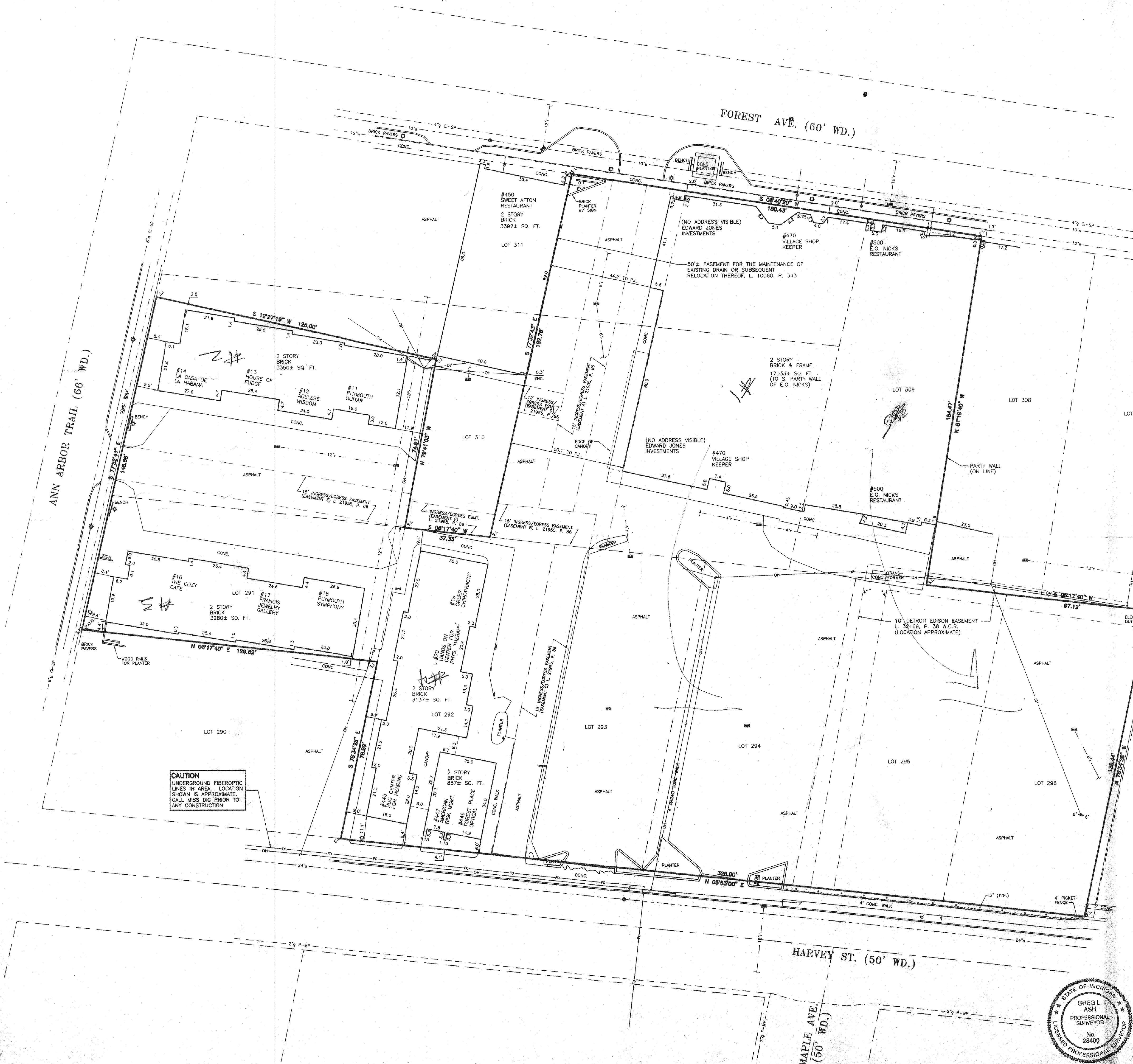
CERTIFY TO:
T.C.F. BANK
PHILIP F. GRECO TITLE COMPANY

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, P.L.S. #28400
DATE: 10/31/01

FILE NO.: 606-291	SHEET:
DRAWN BY: SASZ	1 OF 1
SCALE: 1" = 20'	



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 LAYOUT 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.



restaurant · bar · caterer
since 2000

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



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:

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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	130 SPACES
COMPLIES (ADJUSTED 10.14.21)	
BARRIER FREE PARKING (EXISTING)	5 SPACES
(INCLUDED IN TOTALS ABOVE)	
5 BARRIER FREE SPACES PROVIDES FOR REQUESTED ADDITIONAL 2 SPACES PER PLANNING REVIEW DATED 10/06/2021 (EXCEEDS 3.5% OF THE TOTAL PARKING)	

PARKING CALCULATIONS

Building	Room	Use	Area (SF)	Spaces	
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"

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

SITE PLAN &
PARKING COUNTS

SPA/SLU CLARIFICATIONS 10.14.2021
SITE PLAN APPROVAL 09.20.2021
Drawn By EBH
Checked By TZ
Approved By TJZ

Project no.
21001.00
Sheet no.
AS1



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Project

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

Sheet

PROPOSED
ELEVATIONS
FOREST AVENUE

SPA/SLU CLARIFICATIONS 10.08.2021
SITE PLAN APPROVAL 09.20.2021

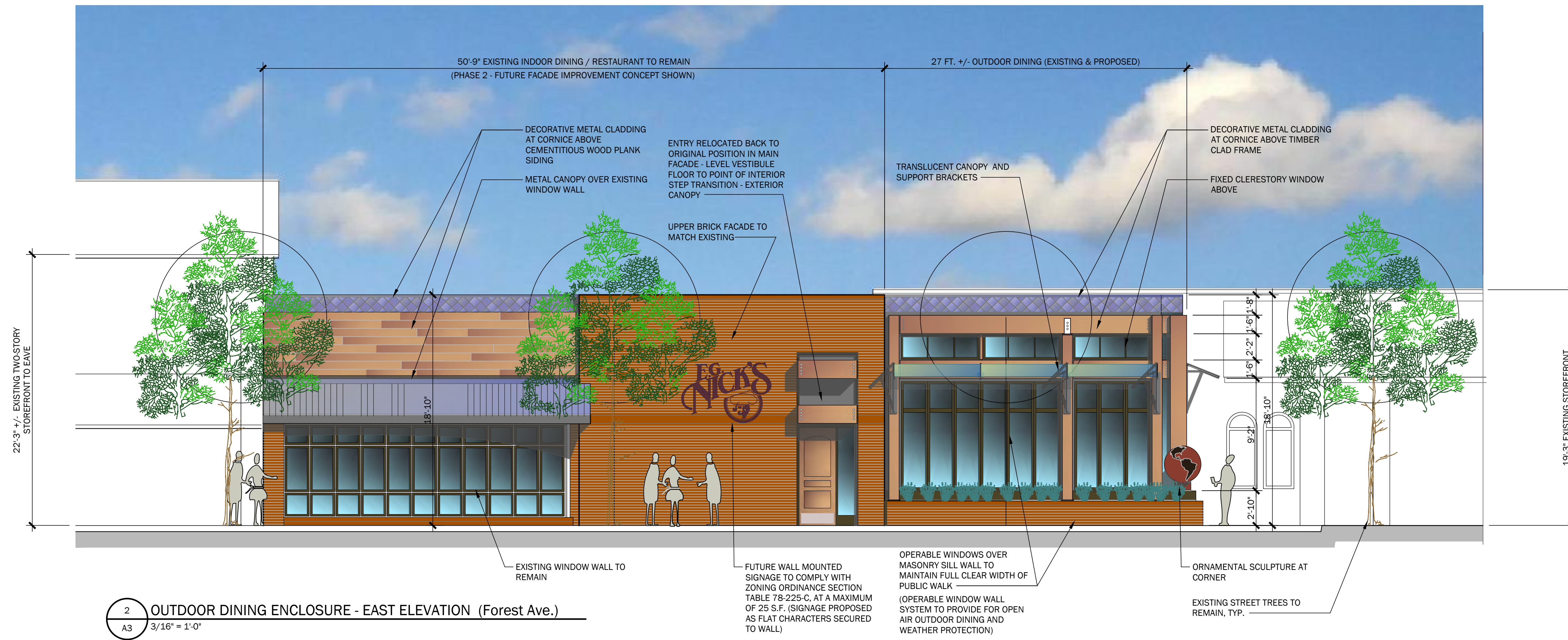
Issued For
Drawn By EBH
Checked By TZ
Approved By TJZ

Project no.

21001.00

Sheet no.

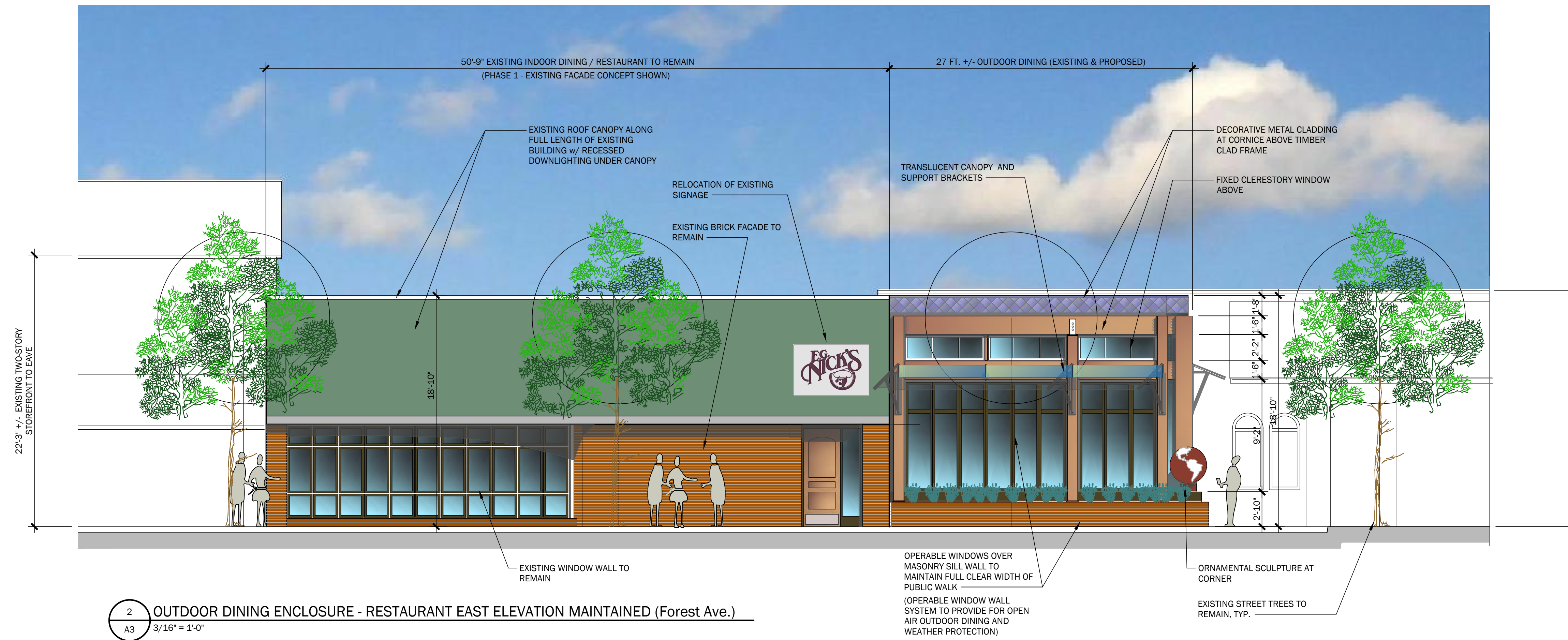
A3



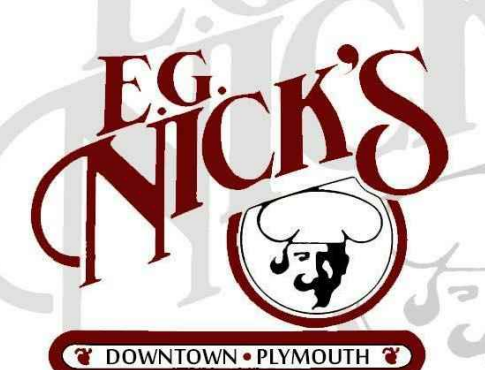
2
A3 3/16" = 1'-0"



1
A3 3/16" = 1'-0"

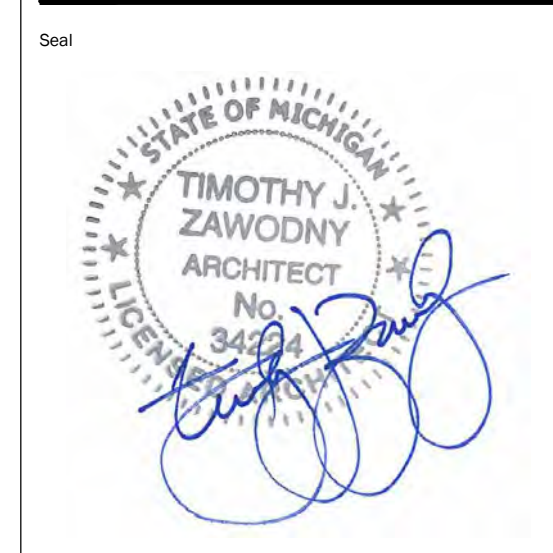


2
A3 3/16" = 1'-0" **OUTDOOR DINING ENCLOSURE - RESTAURANT EAST ELEVATION MAINTAINED (Forest Ave.)**



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Project

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

Sheet

**PROPOSED
ELEVATIONS
FOREST AVENUE**

SPA/SLU CLARIFICATIONS 10.08.2021
SITE PLAN APPROVAL 09.20.2021

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Drawn By EBH
Checked By TZ
Approved By TJZ

Project no.

21001.00

Sheet no.

A3.1

EXISTING BRICK MASONRY, ROOF CANOPY, AND WINDOW WALL TO REMAIN - FUTURE FACADE ENHANCEMENTS ARE PROPOSED TO REMOVE AND REPLACE MANSARD ROOF STRUCTURE WITH NEW BRICK / METAL CANOPY CONSTRUCTION - REF. SHEET A3



1
A4
EXISTING FOREST STREET FACADE - ENCLOSED RESTAURANT
N.T.S.

EXISTING ENTRANCE TO BE REMOVED
PROPOSED ENTRY RELOCATED BACK TO ORIGINAL POSITION IN MAIN FACADE - NEW EXTERIOR EXTERIOR CANOPY, REF. SHEET A3 ELEVATIONS
EXISTING CMU KNEEWALL AND OUTDOOR BENCH SEATING / WOOD DECK TO BE REMOVED AND REPLACED WITH PERMENT ROOF ENCLOSURE - REF. SHEETS A1, A2, + A3.



2
A4
EXISTING FOREST STREET FACADE ENTRANCE - ENCLOSED RESTAURANT & OUTDOOR DINING
N.T.S.

EXISTING ENTRANCE TO BE REMOVED



EXISTING CMU KNEEWALL, WOOD FENCE, AND OUTDOOR BENCH SEATING / WOOD DECK TO BE REMOVED AND REPLACED WITH PERMENT ROOF ENCLOSURE - REF. SHEETS A1, A2, + A3.

3
A4
EXISTING FOREST STREET OUTDOOR DINING (Entrance Beyond)
N.T.S.



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Project

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

Sheet

EXISTING OUTDOOR
ELEVATIONS
FOREST AVENUE

SPA/SLU CLARIFICATIONS 10.08.2021

SITE PLAN APPROVAL 09.20.2021

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Approved By TJZ

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21001.00

Sheet no.

A4