



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, September 11, 2024 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/84674025500>

Passcode: 075877

Webinar ID: 846 7402 5500

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the August 14, 2024 meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
 - a) **SP 24-07:** 904 Starkweather, Special land use and site plan review for office and “creator/maker space” uses such as co-working, photo/video shoots, podcast recording, and ad-hoc meetings. The property is zoned MU, Mixed Use.
 - b) **SP 24-08:** 0 PARKING LOT-ARTHUR & WIL (008 04 0022 300) and 0 PARKING LOT-IRVIN CHURCH (008 04 0063 300), Special land use and site plan review for parochial school playground located in an existing parking lot at what is commonly known as 1151 William. The property is zoned R-1, Single-Family Residential.
7. **OLD BUSINESS**
 - a) Master Plan Discussion
8. **NEW BUSINESS**
9. **REPORTS AND CORRESPONDENCE**
10. **ADJOURNMENT**

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

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

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

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

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

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

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

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

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

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

Planning Commission 2024 Goals

1. Complete the master plan review
2. Engage in a training session
3. Review a compatibility ordinance

***“The government in this community is small
and accessible to all concerned.”***

-Plymouth Mayor Joe Bida November 1977

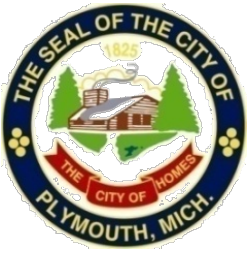
City of Plymouth
Planning Commission Public Hearing Notice
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Planning Commission will be held on Wednesday, September 11, 2024, at 7:00 P.M. located at City Hall and online via Zoom to consider the following:

SP 24-08: 0 PARKING LOT-ARTHUR & WIL (008 04 0022 300) and 0 PARKING LOT-IRVIN CHURCH (008 04 0063 300), Special land use and site plan review for parochial school playground located in an existing parking lot at what is commonly known as 1151 William. The property is zoned R-1, Single-Family Residential.

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Publish: Tuesday, August 27, 2024



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, August 14, 2024 - 7:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

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

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Sidney Filippis, Zachary Funk, Joe Hawthorne, Trish Horstman, Kyle Medaugh, Hollie Saraswat, and Eric Stalter

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

2. CITIZENS COMMENTS

There were no citizen comments

3. APPROVAL OF MEETING MINUTES

Medaugh offered a motion, seconded by Funk, to approve the minutes of the July 10, 2024 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Horstman offered a motion, seconded by Saraswat, to approve the minutes of the July 24, 2024 working session.

There was a voice vote.

Medaugh and Hawthorne abstained.

MOTION PASSED 7-0

4. APPROVAL OF THE AGENDA

Stalter offered a motion, seconded by Filippis, to approve the agenda for August 14, 2024.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

Horstman said she found the building and roadwork activities in Old Village invigorating.

6. PUBLIC HEARINGS

a. SP24-07: 904 Starkweather, Special land use and site plan review for office and “creator/maker space” uses such as co-working, photo/video shoots, podcast recording, and ad-hoc meetings.

Bolhuis said the applicant asked to postpone the hearing to give them time to respond to the questions in the administrative review.

Funk offered a motion, seconded by Hawthorne, to postpone the public hearing on SP24-07 to the September 11 Planning Commission meeting.

There was a voice vote.
MOTION PASSED UNANIMOUSLY.

b. PUD 24-01: 230 Wilcox, Preliminary PUD for restoration of the Wilcox Mill building into general retail business

Applicant Greg Donofrio reviewed the plans and answered questions in the Carlisle Wortman report.

Sisolak opened the public hearing at 7:26 p.m.

Ron Picard, 1373 Sheridan, spoke in support of the project.

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

The group discussed the project and noted that a previous applicant backed out due to issues with FEMA regarding the flood plain map. Donofrio said he was working with FEMA and was confident the situation would be resolved.

Elmiger discussed B-1 uses which allows low intensity commercial uses like general retail and restaurant but would not allow a maker space. She also gave a review of deed restrictions, which require historic restoration.

Motion

Silvers offered a motion, seconded by Filippis, to approve PUD 24-06 at 230 Wilcox for preliminary PUD review.

Findings of Fact

The project meets the goals and objectives of the Plymouth Master Plan.

The public good of maintaining a historic structure and its integrity is part of the PUD proposal.

The PUD will accommodate items listed in the Carlisle Wortman report as well as incorporate the comments of the applicant for the Wilcox Mill Restoration PUD narrative.

The use of the facility will be primarily of a B-1 zoning nature and the lower-level use will be less intense than the use for the upstairs.

The applicant will list the hours of operation and update the site plan for the site improvements as discussed.

There was a voice vote.
MOTION PASSED UNANIMOUSLY.

7. OLD BUSINESS

a. SP 24-06: 630 S. Main, Revised site plan review

The applicant reviewed changes from his previous request, stating that he reworked the floor plan so fewer parking spaces were required. He also provided a photometric study and a circulation study and changed the landscaping plan.

Motion

Silvers offered a motion, seconded by Medaugh, to approve for site plan approval SP 24-06 at 630 S. Main.

Findings of Fact

The applicant's package as proposed meets the objectives of the master plan.

The building and site remain basically unchanged outside the modifications mentioned in the Carlisle Wortman report.

The Carlisle Wortman report recommendations are met – some have already been addressed.

All other deficiencies addressed in the Carlisle Wortman report will be approved administratively by the city.

Issues with the lighting, landscaping, and elevations will be included for administrative approval.

A survey will be included to establish the north lot line.

The parking setback buffer is waived on the west end of the lot as there is a landscape buffer between the street right-of-way and the parking.

There was a voice vote.

MOTION PASSED UNANIMOUSLY.

b. Master Plan Discussion – Draft transportation chapter

The group reviewed a draft of the transportation chapter of the master plan update and suggested some changes including the following:

- Clarify whether the PASER grading system was changed
- Determine a system for finding the most appropriate intersections for pedestrian upgrades
- Remove the dimensions of bike lanes (Elmiger said the dimensions are often required on grant applications.)
- Add goals for motorized transportation, including recommendations to the Wayne County Road Commission
- Call for more study to determine whether intersections are working and safe

Sisolak said she would work on an implementation matrix and Saraswat said she would work on the background studies chapter.

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

Elmiger said she completed the residential compatibility analysis and submitted it to the administration. Hawthorne said an ordinance regulating compatibility would work well with the FAR and the impervious surface ordinance.

10. ADJOURNMENT

Stalter offered a motion, seconded by Hawthorne, to adjourn the meeting at 8:41 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY



Administrative Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

To: Planning Commission
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: September 5, 2024
Re: 904 Starkweather Public Hearing Postponement

As you are aware, the applicant pursuing special land use and site plan approval for 904 Starkweather requested postponement at your August 14, 2024 meeting. The applicant has informed our office that they are not ready to submit revisions for the September 11, 2024 meeting. They intend to return at your October 9, 2024 meeting. As noted at your August meeting, the public hearing is required to be postponed to a date certain. Therefore, you will need to postpone this agenda item again to your October meeting.

Should you have any questions, please don't hesitate to contact me directly.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: September 4, 2024

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

Applicant:	Our Lady of Good Council Parish Plymouth 1062 Church St. Plymouth, MI 48170
Project Name:	Our Lady of Good Council (OLGC) School Special Land Use, Parking Lot & Play Structure
Plan Date:	August 20, 2024
Location:	North side of William St., between Arthur St. and Irvin St.
Zoning:	R-1, Single-Family Residential District
Action Requested:	Special Land Use for Parking Lot and Site Plan Approval for Play Structure
Required Information:	Any deficiencies are noted in the report.

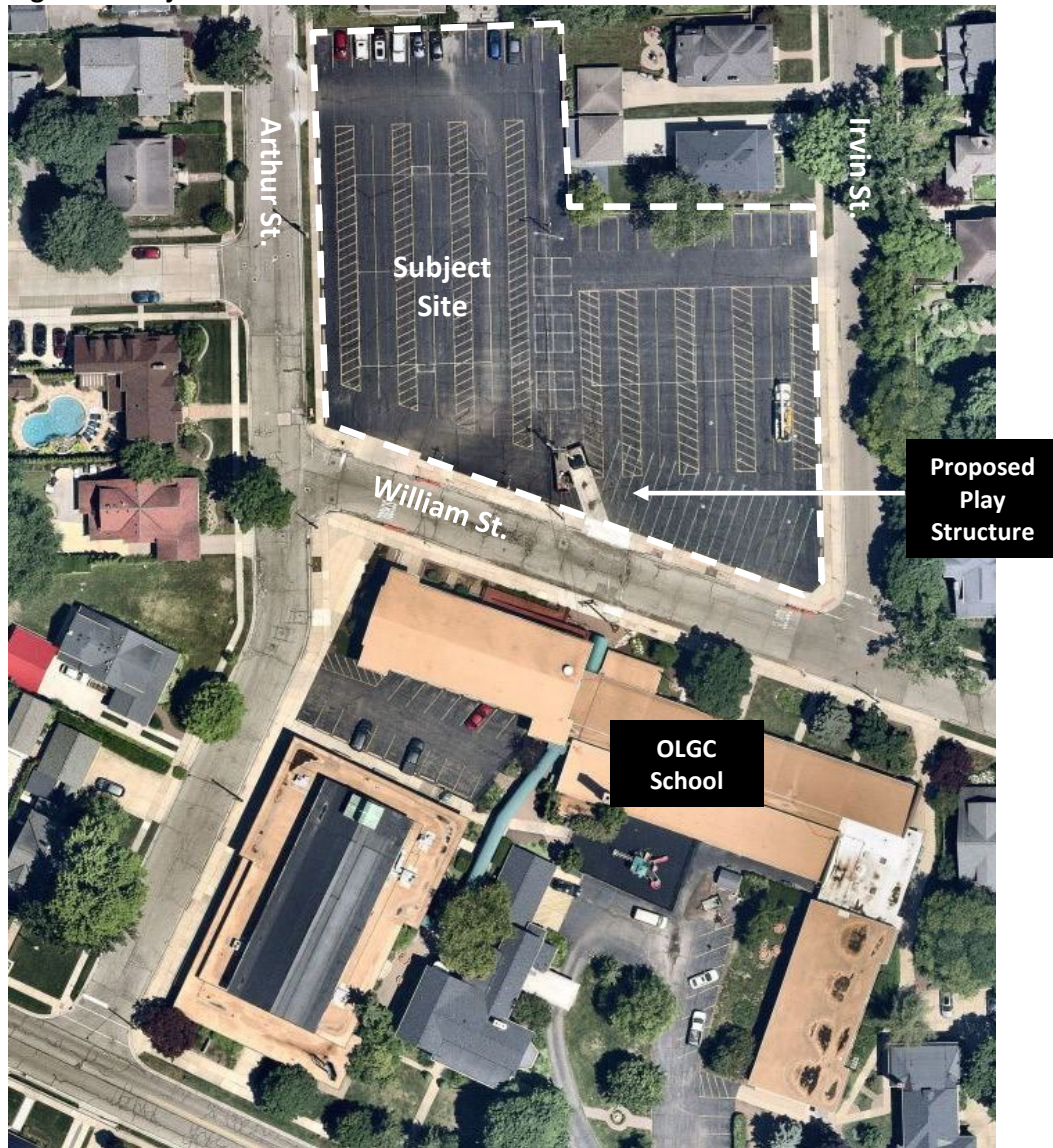
PROJECT AND SITE DESCRIPTION

The applicant is proposing to reorganize/stripe the existing parking lot located on two separate parcels across the street from the existing school building, and install a play structure on one of these parcels.

The paved parking lot is existing, and the applicant is not proposing to expand it. Therefore, if the lot doesn't meet any ordinance requirements, it may remain as is as a legal non-conformity. However, the addition of the play structure expands the recreation uses on this parcel. Because this project requires Site Plan Review for the play structure, the property also becomes subject to the Special Land Use requirements in the ordinance. The reason for this is because the parking lot parcels never received Special Land Use approval in the past. If a Special Land Use permit is granted, this will bring the existing use into compliance with the Zoning Ordinance, and will allow consideration of the proposed play structure (subject to approval of the Site Plan).

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

Figure 1. Subject Site



Source: Near Map (Image Capture Date 6-12-24)

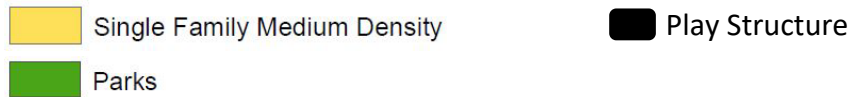
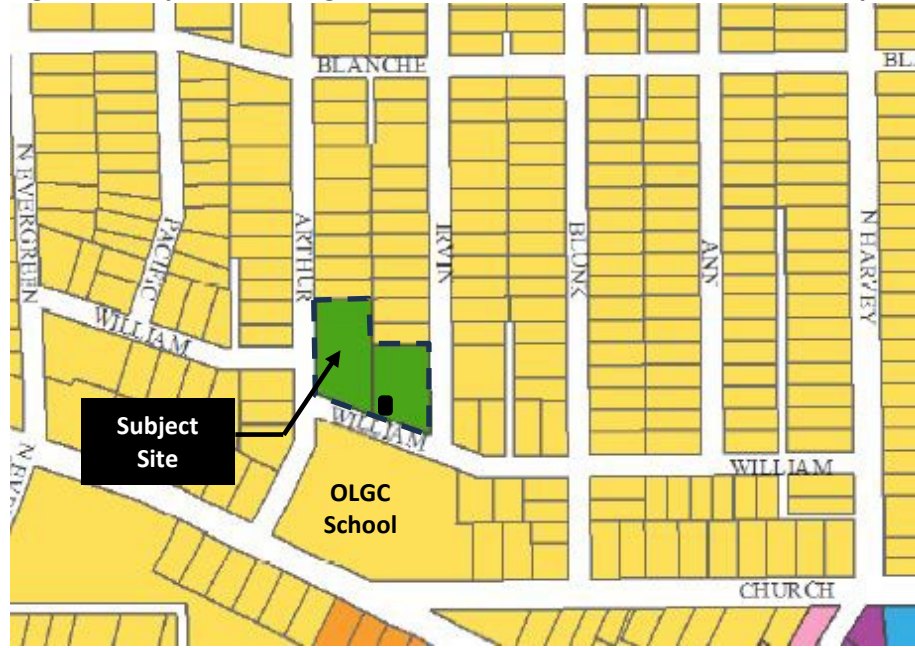
SPECIAL LAND USE STANDARDS

The parking/play facilities are accessory uses to a parochial elementary school, and parochial elementary schools are listed as special land uses in the R-1 Single-Family Residential District. The use must meet the special land use standards in Section 78-281, *Special uses*. Standards from this ordinance section are listed below, and are followed with our comments on how this use meets or doesn't meet each standard.

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

CWA Comment: These properties are identified in the 2018 Master Plan as shown on the next page:

Figure 2. Subject Site Designation on Master Plan Future Land Use Map



The Master Plan designations of the subject sites are defined as follows:

- Single-Family Residential: Medium Density:

“Areas planned for single Family Residential Medium Density are arranged in a traditional grid pattern. These areas occupy most of the residential development in the City and are characterized by original plats that are 25 to 50 feet wide. These parcels have a desired density of between nine and six dwelling units per acre. New lots created in this designation should be developed at a lot size of 7,200 square feet. Homes in this land use category are generally placed the same distance from the street, with front porches and detached garages in the rear of the property.”

- Parks and Open Space:

“The Parks and Open Space land use category includes existing parkland and open/green spaces, as well as proposed parks that are identified in the City’s Recreation Master Plan. In addition to City-owned parks, this category also includes the County-owned River Rouge Parkway. This land use category is intended to protect parklands and open space from future development that does not consider the public benefit of retaining such land. In areas where open green space cannot be retained, Single-Family Residential: Low Density development is preferred.” [Note that this area is not discussed in the City’s Recreation Master Plan.]

The paved parking lot has been used by the school for decades to manage student drop-off and pick-up, as well as provide some additional parking for the school. They also use the paved surface for recess, and allow the neighborhood to use it for pick-up basketball, tricycle and bike riding, and other informal recreational activities when school is not in session.

At the June 6, 2024 Zoning Board of Appeals (ZBA) meeting, the members approved a variance to install a 48" wrought iron fence around the paved area with four vehicle-sized gates. The reason provided for the fence request was that the applicant received an assessment by the Department of Homeland Security that recommended a fence to protect the children at recess. The variance was for the height of the fence (30"-tall fence would have been allowed without a variance). The variance was also limited to the current use of the property; the variance will be eliminated if the property ever reverts to a residential land use.

The Master Plan's vision for this property is to retain the open space. The proposal will do this. It will also retain the historical vehicle parking and pick-up/drop-off, and school recreation uses. The applicant should explain if the property will continue to be available to the neighborhood when school is not in session. In other words, will the fenced area be locked after school hours, or will the gates be left open?

- (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: This proposal includes restriping the lot for the existing pick-up/drop-off activities, some parking, and installation of a new play structure. Since the property has been used in these ways for a very long time, we don't think the proposed striping/play structure will change the essential character of the area.

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

CWA Comment: See our comments in "2" above.

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

CWA Comment: The parking lot provides significant space for parents to drop-off their children for school in the morning, and wait to pick them up in the afternoon. This feature of the school's operation keeps these vehicles off the neighborhood streets, allowing free flow of traffic without obstructions. We think these benefits that the lot provides are socially desirable.

A new play structure will allow school children more opportunities for recreation, which will be attractive to prospective students, supporting the school's operation. As mentioned above, the applicant should describe if the play structure will be available to neighborhood children (i.e., access through the fence) when school is not in session.

- (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 utility systems 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 uses to create excessive additional public costs. The uses have been in place for decades, and have not created additional public costs or negatively impacted property values to our knowledge.

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

CWA Comment: We have reviewed the parking lot and play structure regarding how they comply/don’t comply with the ordinance in the Site Plan Review sections below.

In summary, we consider the existing parking lot and proposed play structure to meet many of the criteria for Special Land Use approval. However, the applicant should provide the information below and discuss this remaining item with the Planning Commission:

1. Applicant to describe if paved area and play structure will be available to the neighborhood during times that school is not in session.

Items to be Addressed: 1. Applicant to describe if paved area and play structure will be available to the neighborhood during times that school is not in session.

SITE PLAN FOR PLAY STRUCTURE

The applicant is only proposing a new play structure on this site. All of the other site features are existing, and only pavement markings will be modified. Therefore, our “Site Plan Review” comments are limited to the play structure.

As mentioned above, the play structure is an “accessory” use to a school. However, accessory uses (per the definition in Sec. 78-21, *Definitions*, and Article XX, *Accessory Buildings and Uses*) must be located on the same lot as the principal building. The school is located on a separate lot. Therefore, to locate an accessory use on another parcel than the associated principal building will require a variance.

Items to be Addressed: 1. Applicant to request a variance from Sec. 78-21, *Definitions*, and Article XX, *Accessory Buildings and Uses*, to locate an accessory use on a parcel without a principal building.

AREA, WIDTH, SETBACKS

At the May 2, 2024 ZBA meeting, the members determined that the property lines abutting Irvin St. and Arthur St. were both “front” property lines, and the property line abutting William St. was a “side” property line. Therefore, we have used this interpretation to evaluate the location of the proposed play structure in the table on the next page.

Table 1. R-1 Schedule of Regulations Summary

	Required	Provided
Min. Lot Area	7,200 s.f.	Site with Play Structure: Approx. 23,270 s.f.
Min. Lot Width	60	194 ft. (Irvin St.)
Max. Lot Coverage	35%	1,408 s.f. / 23,270 = 6%
Setbacks		
Front	25 ft.	98 ft. (Irvin St.)
Side:		
Minimum	6 ft.	14 ft. (William St.)
Total of Two	12 ft.	14 ft. + 114 ft. = 128 ft.
Rear	35 ft.	14 ft. (See Below)
Max. Lot Coverage in Rear Yard Setback	35%	22%
Building Height	25 ft. / 2 stories	N.A.

Rear Setback. Because the Irvin St. property line was identified by the ZBA as the “front” of this parcel, then the “rear” would be the opposite property line shared by both parcels (in the middle). Therefore, the play structure is only located 14-feet from the rear property line. The applicant could combine these parcels to eliminate this non-conformity, or request a variance from the ZBA.

Otherwise, the proposal meets the bulk requirements in the ordinance.

Items to be Addressed: 1. Applicant to combine the two parcels to address the non-compliant rear setback, or request a variance from Sec. 78-190, Schedule of Regulations, to locate the play structure 21-feet closer to the rear property line than required.

DUMPSTER

The proposed play structure is being located in the same location as the existing dumpster and dumpster screen. The location of these features needs to be identified either on this site, or the main school site. A plan showing the new location of the dumpster and screen needs to be provided.

Items to be Addressed: 1) Submit plan showing the new location of the dumpster and dumpster screen.

RECOMMENDATIONS

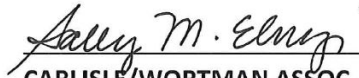
Special Land Use

Regarding the Special Land Use request for the subject sites, it is our opinion that the proposal meets most of the criteria in the ordinance. However, the applicant should describe if the paved area and play structure will be available to the neighborhood during times that school is not in session.

Site Plan

Regarding the Site Plan for the play structure/area:

1. Accessory Use: Applicant to request a variance from Sec. 78-21, *Definitions*, and Article XX, *Accessory Buildings and Uses*, to locate an accessory use on a parcel without a principal building.
2. Setbacks: Applicant to combine the two parcels to address the non-compliant rear setback, or request a variance from Sec. 78-190, *Schedule of Regulations*, to locate the play structure 21-feet closer to the rear property line than required.
3. Dumpster and Screen: Submit a plan showing the new location of the dumpster and dumpster screen.


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

152-2407

c: Greta Bolhuis
John Buzuvis
Marleta Barr
Our Lady of Good Counsel Parish Plymouth (lajinesst@olgcparrish.net)
Joseph Philips Architect LLC (josephphilipsarchitect@gmail.com)

099

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 1151 William St	Current Zoning Classification Residential	Date of Application 8/20/24
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Name of Property Owner Our Lady of Good Counsel Parish Plymouth	Phone Number (734) 453-0326
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Mailing Address 1062 Church St.	Email Address (Required) lajinesst@olgcp parish.net
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City Plymouth	State MI	Zip Code 48170
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II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	<input type="checkbox"/> Architect	<input type="checkbox"/> Developer	<input type="checkbox"/> Engineer	<input type="checkbox"/> Lessee
Applicant/Company Name	Phone Number			
Applicant/Company Address	City	State	Zip Code	
Email Address (Required)				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Joseph Philips, Architect LLC	Phone Number (734) 455-8354		
Company Address 915 Wing	City Plymouth	State MI	Zip Code 48170
Registration Number 1301027064	Expiration Date 3/6/2025	Email Address (Required) josephphilipsarchitect@gmail.com	

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

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

V. Historic District

<input type="checkbox"/> Change of Use	Is this project located in the Historic District?
<input checked="" type="checkbox"/> Special Land Use	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

VI. Description of Work

<p>OLGC Parish School would like to add a play structure to the existing parking lot. The lot will be re-stripped to accommodate the footprint of the playground.</p>

VII. Applicant Signature

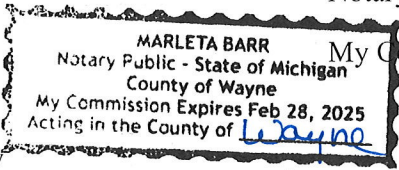
Signature of Applicant <i>Mrs. Jill Lind</i>	Date 8/21/24
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VIII. Property Owner Signature

Signature of Property Owner <i>Mrs. Jill Lind</i>	Date 8/21/24
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Subscribed and sworn before me this 21st day of August, 2024.

Notary Public: Marleta Barr



My Commission expires: 2/28/2025

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			

kids gotta play



Color selection:
Forest green, tan,
and brown

6/22/24

Dave Elsey Proposal
1151 William St,
Plymouth, Mi 48170

Presented By:
Jenny Lawrence
(248) 486-5300
jenny@kidsgottaplay.com



kids gotta play™



PRICING

Denton

Age range 5-12, Child Capacity 59 ~~58~~

- Shipping lead time 10-14 weeks
- Price: ~~██████████~~

- Equipment pricing total: ~~██████████~~
- Shipping: ~~██████████~~

Borders and Mulch

*Area is based on 32' x 44' = 1408 sq ft

- Border Total: ~~██████████~~
- ADA half ramp: ~~██████████~~ plus ~~██████████~~ shipping
- Mulch Total: ~~██████████~~
 - Safety Surfacing Total: ~~██████████~~

OUR LADY OF GOOD COUNSEL - PROPOSED PARKING LOT PLAY-SCAPE

1151 WILLIAM STREET

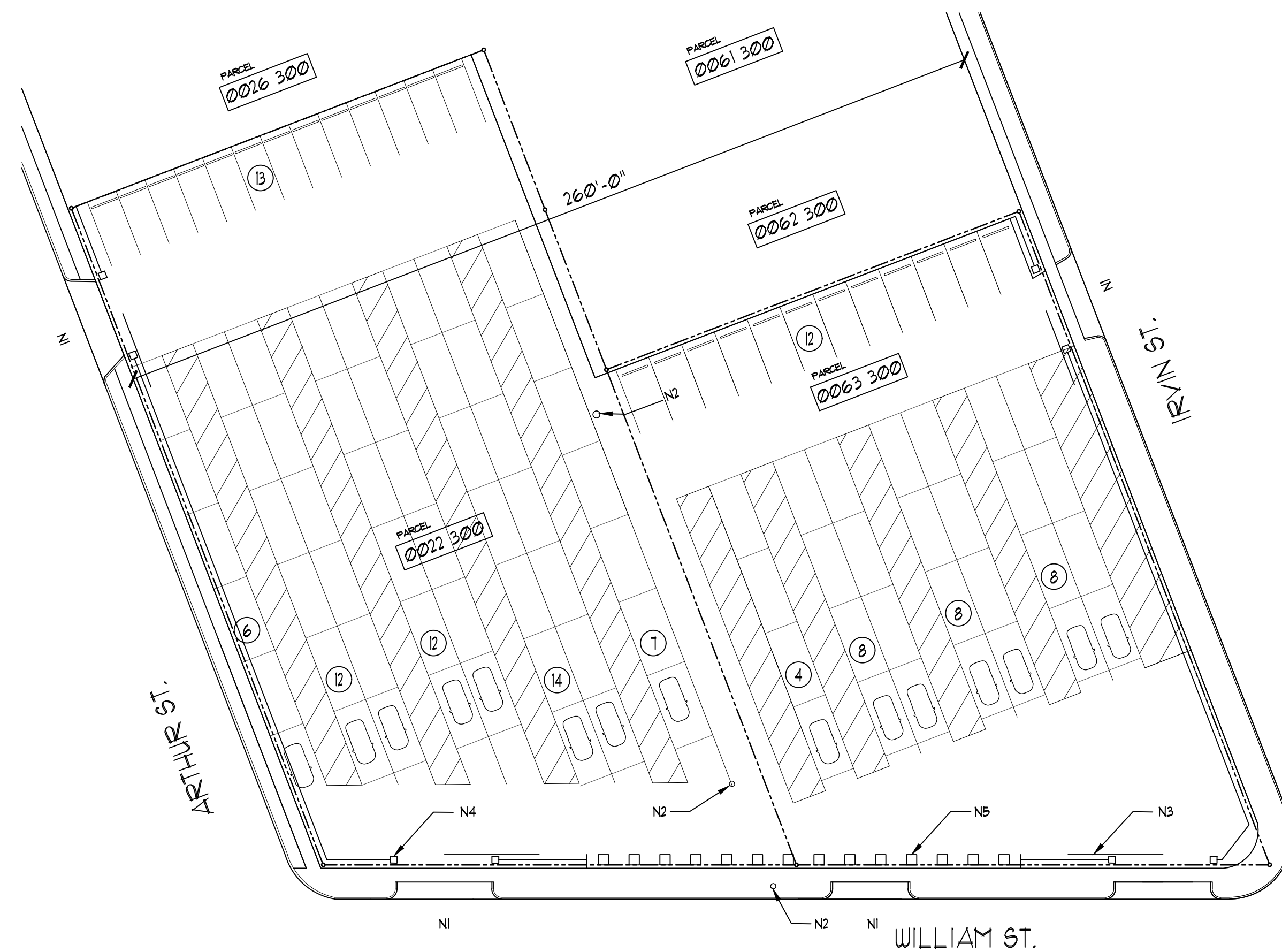
PLYMOUTH, MICHIGAN

LEGEND :

- N1 EX. STREET APPROACH
- N2 EX. UTILITY POLE
- N3 PREVIOUSLY APPROVED 24'-0" WIDE GATE - TYP. FOR FOUR (4)
- N4 PREVIOUSLY APPROVED 4' HIGH BLOCK POST - TYP. FOR EIGHT (8)
- N5 PREVIOUSLY APPROVED 3'-0" x 3'-0" FLANTERS - TYP. FOR FOURTEEN (14)

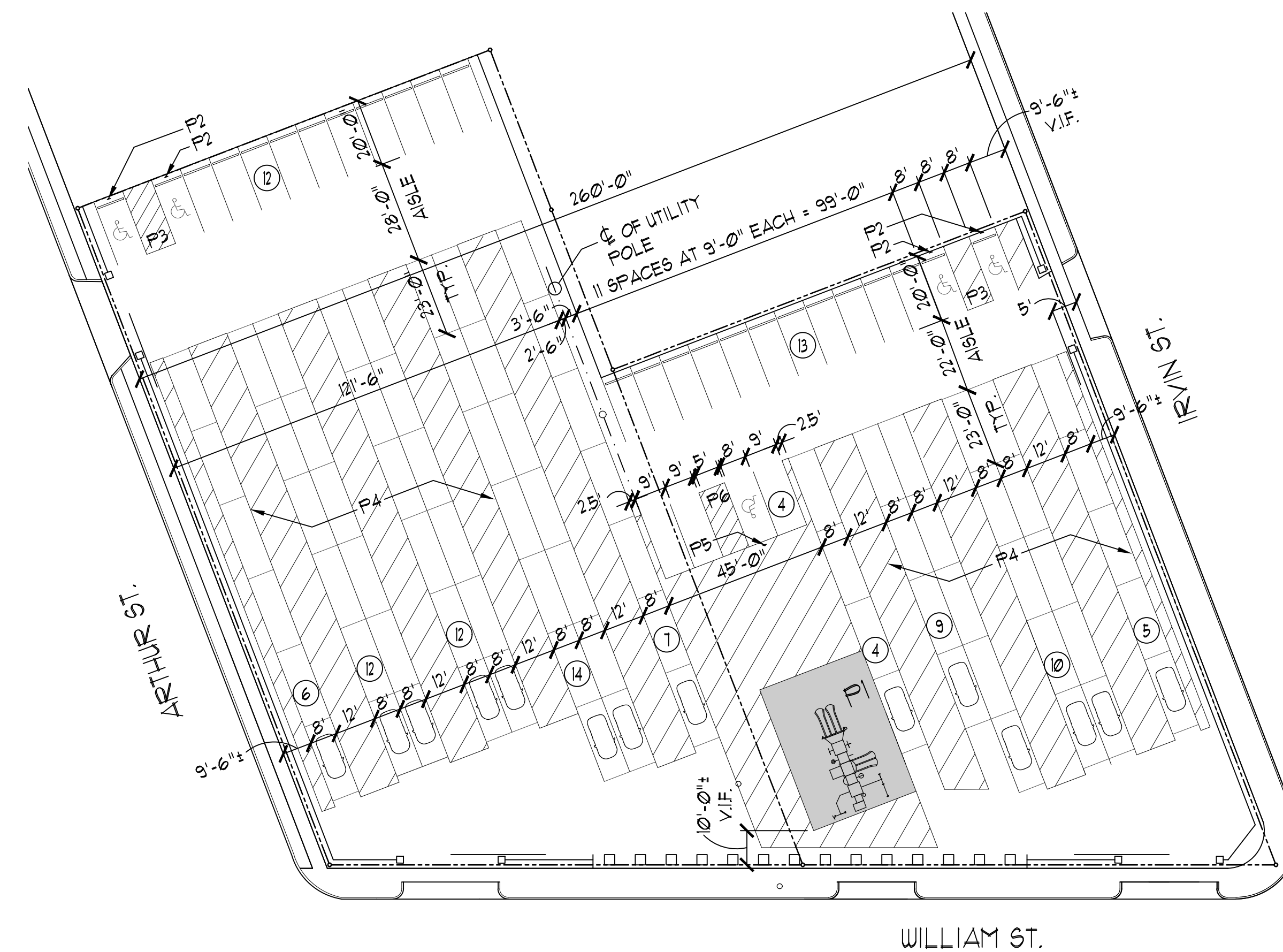
LEGEND :

- P1 PROPOSED 32'-0" x 44'-0" PLAY-SCAPE AREA W/ PLAY-STRUCTURE
- P2 PROPOSED BARRIER FREE / VAN ACCESSIBLE PARKING SPACE SIGNAGE
- P3 PROPOSED 8'-0" WIDE x 20'-0" LONG ACCESSIBLE BLUE PAVING STRIPING
- P4 4" WIDE PARKING PAINT STRIPING - TYP.
- P5 PROPOSED BARRIER FREE ACCESSIBLE PARKING SPACE SIGN
- P6 PROPOSED 5'-0" WIDE x 20'-0" LONG ACCESSIBLE BLUE PAVING STRIPING



PREVIOUSLY APPROVED SITE PLAN
 22" x 34" SCALE: 1" = 30'-0"
 11" x 17" SCALE: 1" = 60'-0"

NOTE : PARKING LOT CONTAINS 102 PARKING SPACES WITHOUT ANY BARRIER FREE ACCESSIBLE SPACES



PROPOSED SITE PLAN
 22" x 34" SCALE: 1" = 30'-0"
 11" x 17" SCALE: 1" = 60'-0"

NOTE : PROPOSED PARKING LOT CONTAINS 108 PARKING SPACES AND INCLUDES 5 BARRIER FREE ACCESSIBLE SPACES

JOSEPH PHILIPS
 ARCHITECT, LLC

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PLYMOUTH, MICHIGAN
 06/24/24

PROJECT:
 OUR LADY OF GOOD COUNSEL SCHOOL
 1151 WILLIAM STREET
 2024 DESIGN TITLE BLOCK

PRELIMINARY

DATE: 08/20/24
 JOB NO: 11776M
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