



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, March 12, 2025 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/83579354882>

Passcode:161102

Webinar ID: 835 7935 4882

1. CALL TO ORDER
 - a. Roll Call
2. CITIZENS COMMENTS
3. APPROVAL OF THE MINUTES
 - a. Approval of the February 12, 2025 meeting minutes
4. APPROVAL OF THE AGENDA
5. COMMISSION COMMENTS
6. PUBLIC HEARINGS
7. OLD BUSINESS
 - a. PUD24-01: 230 Wilcox, Final PUD
 - b. PUD24-02: 900 Starkweather, Preliminary PUD
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

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

-Plymouth Mayor Joe Bida November 1977



**Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, February 12, 2025 - 7:00 p.m.
Plymouth City Hall 201 S. Main**

City of Plymouth
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

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

Chair Saraswat, Vice Chair Kyle Medaugh, Commissioners Sidney Filippis, Zachary Funk, Joe Hawthorne, Trish Horstman, Marni Schroeder, Dave Scott, Eric Stalter

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

2. CITIZENS COMMENTS

There were no citizen comments,

3. APPROVAL OF MEETING MINUTES

Stalter offered a motion, seconded by Horstman, to approve the minutes of the January 8, 2024 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Stalter offered a motion, seconded by Medaugh, to approve the agenda for February 12, 2025.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

There were no commission comments.

6. PUBLIC HEARINGS

a. PUD 25-01 Starkweather Subdivision PUD Amendment

The public hearing opened at 7:08 p.m.

Ellen Elliott, 404 Irvin, said the FAR should be enforced.

Scott Silvers, 833 Sutherland, said the project should be designed to meet the FAR.

Heather Baker, 323 Spring, commented about the previous developer.

The public hearing closed at 7:12 p.m.

Applicant Cosmo Lombardo reviewed the history of the PUD, noting that it was initially granted prior to the enactment of the Floor Area Ratio (FAR) ordinance. He said the lots that were graded as walkouts could not accommodate a detached garage, and that attached garages counted when calculating the FAR.

Elmiger explained items in her report about garage and home width and how the FAR and other ordinances would impact the amendment request.

Commission members discussed the request and there was a suggestion to decrease the size of the garage to allow for a larger home within the FAR parameters. The location of the project was also discussed, and it was pointed out that its proximity to Old Village lent itself to smaller homes.

Filippis offered a motion to approve the PUD Amendment 25-01 with the following changes:

- Garages may be 20 feet wide.
- The overall massing must be not greater than 50% garage
- The FAR of .40 must be adhered to.

Horstman seconded the motion.

Elmiger said the motion should recommend that the City Commission approve the PUD amendment.

Filippis and Horstman accepted the amendment.

There was a roll call vote.

YES: Filippis, Funk, Hawthorne, Horstman, Medaugh, Schroeder, Scott, Stalter, Saraswat

MOTION PASSED UNANIMOUSLY

b. PUD 23-01: 1100 W. Ann Arbor Trail – Revised preliminary PUD

Saraswat opened the public hearing at 8:00 p.m. Jeffrey Cuthbertson, an attorney representing some residents, asked that the public hearing be paused until after the applicant's presentation. Saraswat agreed to pause the hearing.

A Champion Development representative provided a presentation outlining changes since their last submission, including closing traffic to Sheridan, revising the public benefit, and increasing parking.

Saraswat reopened the public hearing at 8:23 p.m.

Bolhuis said ten emails supporting the project and 20 emails opposing the project were received past the publication deadline.

The following members of the public spoke in opposition to the project: Scott Silvers, 833 Sutherland; Ron Picard, 1373 Sheridan; Mike Mountain, 1211 Sheridan; Denise Varner, 1428

Sheridan; Jeffrey Long, 690 Forest; Sam Barresi, 533 Herald; Michelle Dillon, 1328 W. Ann Arbor Trail; Meghan Covino, 1347 W. Ann Arbor Trail; Nick Pagan, 1156 W. Ann Arbor Trail; Kristen Wolf, 1455 W. Ann Arbor Trail; Elizabeth Volaric, 216 N. Holbrook; Karen Patrosso, 1456 W. Ann Arbor Trail; Karen Sisolak, 939 Penniman; Kathryn Humphrey, 1424 W. Ann Arbor Trail; Dan, 959 Penniman; Kathryn Szary, 1107 W. Ann Arbor Trail; David Szary, 1107 W. Ann Arbor Trail; Jeffrey Cuthbertson, attorney for residents; Karen Jallo, 505 McKinley; Elaine Attridge, 1192 W. Ann Arbor Trail; Jane Libbing, 979 Penniman; Charlie Gabbeart, 305 Hartsough; Amy Angell, 1011 Penniman; David Mangus, 1147 W. Ann Arbor Trail; Julie Nelson, 1464 W. Ann Arbor Trail; Scott Lorenz, 1310 Maple; Alan Ardonowski, 1120 Maple; Courtney Mangus, 1147 W. Ann Arbor Trail

The following members of the public spoke in support of the project: Toni Nayback, 9225 Elmhurst; Eric Nemeth, 140 S. Union; Katie Rossie, 985 Harding; Matt Skubik, real estate agent; Leslie Evans, First Church of Christ, Scientist member; Ken Kelsey, First Church of Christ, Scientist member; Susan Anderson, First Church of Christ, Scientist member

There was a break at 9:33 p.m.

The meeting resumed at 9:40 p.m.

The public hearing was closed at 9:58 p.m.

Elmiger reviewed items in her report, then provided a list of PUD criteria for commissioners.

Commission members addressed each item on the list with the assistance of Elmiger. There was a lengthy discussion on whether the project met the criteria, and there was consensus that several items be changed in the plan. Increasing the setbacks, providing green space at the creek, installing landscape screening along the north side of the property and to consider stacked ranch units were among the suggestions.

Hawthorne offered a motion, seconded by Schroeder, to postpone a recommendation for PUD 23-01 to a future meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Saraswat announced that the remainder of the agenda items would be placed on the March agenda, due to the lateness of the hour.

Horstman offered a motion, seconded by Filippis, to adjourn the meeting at 12:09 a.m.

MOTION PASSED UNANIMOUSLY



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: February 8, 2025

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

GENERAL INFORMATION

Applicant:	Donofrio Wil Cox, LLC 1156 Beech St. Plymouth, MI 48170
Project Name:	Wilcox Mill Restoration PUD
Plan Date:	Engineering Plans: January 8, 2024
Latest Revision:	Engineering Plans: January 16, 2025 Landscape Plan: January 21, 2025
Location:	230 Wilcox Road, Plymouth, MI
Zoning:	R-1, Single-Family Residential District
Action Requested:	Preliminary PUD Approval

PROJECT DESCRIPTION

The applicant has submitted a Planned Unit Development (PUD) application for land that was formally owned by Wayne County. The property is located adjacent to Edward Hines Drive and the recreational facilities provided by Wayne County Parks. The project proposes restoring the existing 2-story, historic structure (approx. 4,800 s.f.) into a commercial building. An existing, 16-space parking lot at the rear of the property will also be renovated, and a new 38-space parking lot will be constructed, with barrier-free access from this lot to the first floor of the building.

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



Source: Near Map (Capture April 8, 2024)



Source: Google Maps (Capture August, 2019) – Looking West from Hines Drive.

The Planning Commission conducted a Public Hearing on August 14, 2024, regarding this project, based upon the applicant’s description of the proposed uses as a coffee shop and lower-level commercial use

associated with recreation or fitness. After the Public Hearing and discussion, the Planning Commission approved the following motion:

A motion to approve PUD 24-06, 230 Wilcox, for Preliminary PUD review, with the finding of facts:

- 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 discussed.

The Planning Commission identified the following plan revisions in their comments:

- 1) Permeable pavers/pavement to permit stormwater infiltration in the parking lot.
- 2) Bike parking.

This review lists the questions/additional information requested in our previous review and describes the applicant's response to each.

PUD PROCESS AND PLAN REQUIREMENTS

According to Section 78-314 of the Zoning Ordinance and the prescribed PUD procedures for review, the applicant attended a pre-application conference with City staff in January 2021. A formal application has been submitted and includes the transmittal of Final PUD plans/site plans.

Our previous review of the Preliminary PUD plans listed the following information required by the ordinance. The applicant has supplied a document titled "*Wilcox Mill Restoration; Final PUD Submission Package.*" We have commented on the applicant's response to each. We also list outstanding informational requirements for a Final PUD Plan

Outstanding Preliminary PUD Informational Items

- 1. A written explanation of how the project meets the PUD eligibility criteria (Sec. 78-311(c)).** CWA Comment: The narrative does not list, and respond to, the specific PUD criteria in Sec. 78-311. The narrative describes various aspects of the project and expands on the requested uses of the site.

Specific information on how the project meets the criteria in Sec. 78-311(c) is required. The narrative should:

- a. List each criterion in Sec. 78-311(c), and
 - b. Provide a response after each criterion of how the project meets the criterion.
- 2. Zoning of applicant's property and all abutting properties and of properties across any public or private street from the PUD site added to the plans.** CWA Comment: This information has been added to the Sheet labeled "Topographical Survey By Others."
 - 3. Has Wayne County restricted the building renovations or use as part of the purchase agreement? The applicant needs to provide a copy of the purchase agreement to the City to document any conditions/restrictions. Also, written information about how the County will be involved, if at all,**

in assessing whether the purchase agreement has been accurately implemented or not also needs to be provided. CWA Comment: As requested, the applicant has provided the Purchase Agreement document, that includes the following concepts:

- 1) In the “Mutual Understandings” section of the Agreement, it states: “County and City of Plymouth desire to put the building to productive use while preserving its historic character and complementing the surrounding park setting.”
- 2) The applicant presented a development proposal to the County when negotiating the purchase of this land, as referenced in the “Mutual Understandings” section. The development proposal offered to the County has not been provided to the City as part of this PUD application; therefore, it’s unclear what the applicant presented to the County as a future use of the site.
- 3) Page 9 of 12 under Sec. 19, USE OF PROPERTY, states” the Purchaser may develop the Property as it determines in its sole discretion is in its best interest in compliance with the restrictions of this Agreement and all applicable laws, rules, and regulations.”

We have the following questions/comments:

- 1) Did the development proposal offered to the County include any proposals for land use? If yes, what were the uses in the development proposal?
- 2) The sale of this land was based upon the understanding that the reuse of the building and site would complement the surrounding park setting. The Agreement does not list land uses that would accomplish this goal; therefore, it’s up to the Planning Commission and City Commission to determine the land uses that would complement the surrounding park setting and surrounding residential neighborhood.

Outstanding Final PUD Plan Informational Items

Sec. 78-314(c), Final Plan, requires the following with the Final PUD submission:

- 1) A separately delineated specification of all deviations from this chapter (i.e., Zoning Ordinance) which would otherwise be applicable to the uses and development proposed in the absence of this article.

Items to be Addressed: 1) Provide written explanation of how the project meets the PUD eligibility criteria in Sec. 78-311(c) in a narrative that lists each criterion and then describes how the project meets each criterion. 2) Did the development proposal that is referenced in the Purchase Agreement include any proposals for land use of the site? If so, what land uses were included in the development proposal? 3) Planning Commission/City Commission to determine the land uses that would accomplish the goal to “complement the surrounding park setting,” as well as the City’s vision for this site. 4) Provide list of all deviations from Zoning requirements that are proposed by this project.

PUD ELIGIBILITY

Section 78-311(c) of the City of Plymouth Zoning Ordinance establishes PUD criteria which determine the overall eligibility for a Planned Unit Development. These criteria are provided below.

(1) Grant of the planned unit development will result in one (1) of the following:

- a. ***A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;***

CWA Comment: This site has an unusual shape, and its location on a corner increases the non-buildable area of the property. The location of existing utilities, tail race, and topography also

make this site challenging to develop. However, if it were developed as zoned (single-family residential use), we estimate that the site could possibly accommodate approximately 12-15 clustered dwelling units west of the tail race. However, preservation of the historic building required by the County would reduce this number.

The submission is proposing to renovate the existing historic structure on site, renovate an existing parking lot, and build a new parking lot and barrier-free access to the first floor of the building. While we consider renovation of a historic structure a “material benefit,” the use of the renovated structure also needs to be specified. **We discuss the proposed immediate and future uses early in this review because “land use” is a material consideration to all the PUD Eligibility Criteria.**

Land Use

Typically, land uses in a PUD are limited to uses that are allowed in the underlying zoning district. However, Sec. 78-311(b) of the Zoning Ordinance states the following:

“(b) Any land use authorized in this article may be included in a planned unit development, subject to adequate public health, safety, and welfare protection mechanisms being designed into the development to ensure the compatibility of varied land uses both within and outside the development.”

The underlying zoning of this site is residential and would not permit any commercial uses. In a PUD, the ordinance allows the City to consider land uses other than those permitted in the underlying zoning as long as there are adequate protections for the neighbors.

Immediate Planned Uses

During Preliminary PUD discussions, the applicant described their plans for use of the renovated historic structure:

- Upper Level: Sit-down destination coffee shop that could accommodate up to 100 people, with no planned drive thru.
- Lower Level: Retail store engaged in sales/rentals of outdoor leisure equipment, health/fitness store, or supporting business for the coffee shop.
- The hours of operation are expected to be 7am-9pm, including outdoor patio activity. There also may be low-level “elevator” music on the patio for ambience.

Possible Future Uses

The Planning Commission/City Commission must determine what other types of uses would be acceptable in the future. The Final PUD submission reflects the Planning Commission’s motion approving the Preliminary PUD Plan that: *“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’s Final PUD narrative states that their request is to permit *all uses* allowed in the B-1 Local Business District, as well as a number of additional uses that are outside of the B-1 Local Business District. We have prepared a listing of all of the uses the applicant is requesting in an Appendix at the end of this review.

The additional requested uses brings up a number of issues:

- 1) The “immediate” uses and the “B-1” uses were discussed during the Public Hearing. The most recent submission requests additional uses that were not discussed at the Public Hearing and are clearly outside of a “local business” character. If these new uses are considered

- acceptable by the Planning Commission, we would recommend a second public hearing to present this significant change to residents and get their input.
- 2) The Planning Commission needs to decide which uses are acceptable at this site, and list them in their recommendation (if approval is granted) to the City Commission. Without this list, will be too difficult for future City staff to discern allowed uses from a “general or conceptual” description. The Planning Commission will need to create a list of uses it deems appropriate for this site.
 - 3) The surroundings should guide the permitted uses in this building. The subject site is an integral part of the Wayne County Park system and uses in the building should complement and support parks, and the surrounding residential neighborhoods. As shown in the Appendix Table of Proposed uses, we have provided an opinion on which uses in B-1, and the uses recently requested by the applicant, are compatible with the existing park use, as well as non-disturbing to the adjacent neighborhoods.

b. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;

CWA Comment. The proposed development will preserve the existing tail race and will not impact the existing wetland on the southern boundary of the property. We asked if an easement exists on the tailrace, or if there were plans for an easement. The applicant replied that there is no easement, and no easement is planned. The tail race serves the entire Rouge River, which is under the jurisdiction of the State.

The project will remove vegetation along Wilcox Street to construct the barrier-free walkway to the parking lot. Retaining walls will help to limit the clearing and grading needed to implement this change. The existing tree survey shows one significant tree (#84, 25” Hickory) in the vicinity of the walkway. The Final PUD “Site Development Plan” shows the limit of disturbance is outside of the dripline of this tree and construction will not damage the tree or its rootzone. This approach helps to meet this criterion.

The Site Development Plan shows the location of the floodplain boundaries on the site. A portion of the new parking lot, and the barrier-free walkway will be located within the floodplain. This sheet also notes the following: *“Currently the floodplain location and elevation are being evaluated to remove the area of development (building, parking lots and rain gardens) from the floodplain. Once FEMA has determined the new floodplain, these plans will be updated to show new floodplain information.”* The project is not locating any new buildings within the floodplain. The applicant’s most recent narrative explains the long timeframe needed to modify the boundaries of a floodplain. An initial review has been completed and there is a chance to do a new study and provide exact elevations of the dam and building to FEMA and petition for a floodplain map amendment. The narrative also offers an alternative to modify the building to remove it from the floodplain. In any event, the applicant states they will keep working with the Michigan Department of Environment, Great Lakes, and Energy (EGLE) on this issue. Any Final PUD approval should be conditioned on the applicant successfully removing the building from the floodplain in some fashion acceptable to EGLE.

In our previous review, we recommended that the plans show a “conservation easement” over the areas they intend to preserve. The Final PUD Site Development Plan shows a “conservation

easement” over the natural waterway created after the tail race. This will help ensure that the site will maintain its “park-like” character into the future.

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

CWA Comment. As part of this project, the applicant is proposing to restore the existing building on site, which was originally designed by the famous architect Albert Kahn for Henry Ford. The applicant states that part of this restoration will be saving and restoring the original steel sash window frames and the Mill Road-facing façade (assuming they mean “Wilcox Road”), bringing back the original look. We consider this work to meet this criterion. However, the future uses, and scope of those uses, needs to be determined.

d. A nonconforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.

CWA Comment: This site was used as part of the Wayne County park system, which is a permitted use in the R-1 zoning district. The proposal is suggesting uses that are not currently permitted in the R-1 zoning district. Therefore, the proposal will not make this site less non-conforming. However, renovating the building and site will make it more aesthetically pleasing to the neighborhood.

(2) The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities.

CWA Comment: The applicant has discussed utilities with the City’s Department of Public Works. The Final PUD Site Development Plan shows existing water, gas, and electrical service to the building. It also shows proposed utility structures for a sanitary sewer, and stormwater management system. We don’t expect this building, given its small size, to result in an unreasonable increase in the need for or burden upon public services and utilities.

Regarding traffic, we researched trip generation tables for the immediate proposed uses of a “coffee shop” and “sporting goods superstore.” Note that the trip generation tables don’t have a category for a small-scale sporting goods store. However, traffic accessing the sporting goods superstore category is calculated per 1,000 s.f., which can be applied to this proposal. It’s also likely that people would be accessing this use on their bicycle, given that Hines Drive is often used by cyclists. This would reduce the number of vehicle trips to/from this site,.

Table 1. Estimate Traffic Generation – Peak Hours

Use	Calculation*	Estimated # of Vehicle Trips (Peak Hour)
Coffee Shop (NO drive-thru)	96.43 trips/1,000 s.f. (AM Peak Hour - Weekday) 56.50 trips/1,000 s.f. (Peak Hour – Weekend)	Weekday Peak: 212 trips (96.43 x (2,200 s.f./1,000)) Weekend Peak: 124 trips (56.5 x (2,200 s.f./1,000))

Use	Calculation*	Estimated # of Vehicle Trips (Peak Hour)
Sporting Goods Store	2.58 trips/1,000 s.f. (PM Peak Hour - Weekday) 3.99 trips / 1,000 s.f. (Peak Hour - Weekend)	Weekday Peak: 6 trips (2.58 x (2,200 s.f. / 1,000)) Weekend Peak: 9 trips (3.99 x (2,200 s.f./1,000))
TOTAL		Weekday Peak: 218 trips Weekend Peak: 133 trips

*Note that the trip generation tables use “gross” square feet.

The table above includes the times when the proposed uses generate the most traffic. “Peak hour” indicates the hour with the highest volume of vehicle trips entering and existing a site. This means that the number of trips represents 50% entering the site and 50% existing the site, which illustrates the impact this traffic would have on the adjacent street.

The Annual Average Daily Traffic count (per [SEMCOG’s Traffic Volume Map](#)) indicates that Wilcox Road experiences approximately 5,200 vehicle trips per day, and Edward Hines Drive experiences approximately 4,700 vehicle trips per day. Even though Wilcox is only two lanes, this road is identified as a “Major Collector” in the Plymouth Master Plan, indicating that this road funnels traffic from residential areas to arterial roads. Given the existing traffic on the adjacent streets, we don’t think the traffic generated at the peak hours by the immediate proposed uses will create traffic problems. However, traffic should be a determining factor in the list of “future” potential uses created by the Planning Commission. See the Appendix of Proposed Uses at the end of this review for our comments on appropriate/inappropriate uses due to the amount of potential traffic.

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

CWA Comment: The previous proposal (for art instruction and residential above) showed a “monitoring well” near the back of the building (north side of trail race). This well isn’t shown on the current survey. The current narrative explains that two underground storage tanks were previously removed from this site between 1989-1992. Four monitoring wells were installed to ensure that the remediation of the tanks and surrounding soil was successful. The narrative notes that the MDNR recommended closure of the remediation project; the monitoring wells are no longer in use and not currently locatable.

We also asked about any needed remediation of contaminants on site. The applicant’s previous narrative states that the only environmental issue on site was the underground storage tanks, and completed remediation of the surrounding soils. They know of no other contamination.

(4) The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land.

CWA Comment: Regarding unreasonable negative environmental impact, it doesn't appear with the information provided that the site's natural features will be negatively impacted.

Regarding loss of a historic structure, the applicant is proposing to renovate and re-use the existing historic structure.

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

CWA Comment: Renovation of this building and site will, in our opinion, benefit the economics of the surrounding area as long as the uses are appropriate, and the level of activity on this site is consistent with the character of the area.

(6) The proposed planned unit development shall be under single ownership and/or control such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with this article.

CWA Comment: Per the application form, the project is under ownership of Donofrio Wil Cox, LLC, who will be responsible for managing the project in conformity with the PUD Agreement.

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

CWA Comment: The City's 2018 Master Plan designates the future land use of the property as "Parks and Open Space." This designation is described as follows:

"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."

The proposal intends to renovate and reuse the existing historical building and improve/expand the parking on the property. The remainder will be used for stormwater management, maintenance of the tail race, and preserved open space. In our opinion, uses that support the park along Hines Drive would be consistent with the Master Plan, as long as their operation did not disrupt the adjacent residential uses.

We recommend that if the Planning Commission supports the proposal, that a condition be added to the PUD Agreement to deed-restrict future development of the site, prohibit expanded retail/commercial buildings/development of the property, and preserve the open space as identified on the plans in an effort to preserve the recreational character of Hines Drive and the River Rouge Parkway park.

(8) The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts.

CWA Comment: Because the existing building is being retained, we consider the historic building to be in harmony with, and not detrimental to, adjoining residential zoning districts. As under Criterion (1)(a), the Planning Commission needs to specifically delineate the uses that would be allowed on this site, taking into consideration preservation of the park’s character, minimizing disturbance to adjacent neighborhoods, and traffic. Also, as mentioned above, the PUD Agreement should specifically list the uses that can occupy the building over time so that future uses complement the area.

(9) A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.

CWA Comment: The proposal is not possible under the current zoning. Therefore, either the site needs to be rezoned to a specific district, or the applicant needs to request a Planned Unit Development that would allow flexibility from the uses permitted, and ordinance standards.

Historically-accurate renovations to a building can be quite expensive. Also, the location of the existing building doesn’t lend itself to being a single-family home. Also, if the property were developed as zoned, it’s possible that renovation of the historic building wouldn’t happen, or the building would be demolished. We don’t consider the proposal an attempt to circumvent the ordinance requirements, as the restoration of this building will benefit the community. The allowed uses will need to be clearly defined to ensure they don’t negatively impact the residential neighbors.

In summary, project meets a number of the PUD Eligibility Criteria, but this determination is based on the future uses allowed at this site to be consistent with the “park” character of the area, and non-disturbing to residential neighbors.

Items to be Addressed:

- 1) The Planning Commission/City Commission determine specific future uses that would be consistent with the “park” character of the area and non-disturbing to neighbors. In addition to these topics, the amount of expected traffic generated by uses should be considered in determining which future uses would be appropriate.*
- 2) If non-B-1 uses proposed by the applicant are considered acceptable by the Planning Commission, a second public hearing should be conducted to present this significant change to residents and get their input.*

We also recommend that, if the Planning Commission supports the project, that the PUD Agreement include the following conditions:

- 1) The applicant successfully removes the building from the floodplain, in some fashion acceptable to EGLE.*
- 2) A specific description of future permitted building/site uses (i.e., uses that support recreational activities in the River Rouge Parkway park, including...).*
- 3) Deed restrictions on future development of the site, prohibitions on expanded retail/commercial buildings/development of the property, and preservation of the open space as identified on the plans.*

SCHEDULE OF REGULATIONS

Section 78-313 states that the schedule of regulations for each respective land use must be met, unless the Planning Commission and City Commission approve deviations that advance the objectives of the Zoning Ordinance.

This proposal for the immediate uses includes retail uses in one building, which is similar to a shopping center that has various units for different retail uses. Also, because the building is located on highly traveled streets, we have applied the General Business District provisions in the schedule of regulations.

Table 2. General Business Schedule of Regulations Requirements

		GB Required	Proposed (Existing Building)
Minimum Lot Size		--	4.275 acres (186,230 s.f.)
Minimum Lot Width		--	273 feet (Wilcox) 589 feet (Hines Drive)
Height of building		2 stories / 30 feet	2 stories / 16.5 feet
Minimum yard setback	Front (Wilcox)	--	20 feet
	Front (Hines Drive)	--	117 feet
	Sides Least one	10 least	105 feet (west)
	Rear	10 feet	383 feet (South)
Maximum Lot Coverage		--	1.1%
Maximum Floor Area Ratio		--	0.023

Items to be Addressed: None.

PARKING, LOADING

The table below shows the required parking, as well as the parking proposed on the site plan:

Table 3. Parking Requirements

	Parking Required – Base Uses	Parking Provided
Mixed-Use Building:		
Lower Level Retail	1 space per 200 s.f. usable floor area (1,975 s.f. / 200 = 10 spaces)	54 spaces (See Below)
Upper Level Coffee Shop (Considered a “restaurant” in ZO)	1 space per 75 s.f. of usable floor area (1,975 s.f. / 75 = 27 spaces)	
TOTAL	37 spaces	

Number of Parking Spaces

The number of parking spaces proposed will accommodate two restaurants (or one restaurant occupying the entire building). Restaurants are not considered “retail” uses under the Zoning Ordinance. They are more intense than a general retail use, or a “snack shop,” and are treated differently in the ordinance.

The proposed number of parking spaces will accommodate a sit-down restaurant(s) or bar. We also don’t think a sit-down restaurant or bar to be consistent with the intent of the “park” designation in the Master Plan. A coffee shop, ice cream store, or other “snack shop” would serve the recreational users of the Rouge River Parkway, but attracting users from a wider vicinity (such as a destination “restaurant”) arriving by car would not, in our opinion, be consistent with preserving the “park” atmosphere of this site. This use would also be disturbing to the residential neighbors, as a restaurant/bar would be open later into the evenings, and any outdoor dining/patio use would create noise that would disturb the neighborhood. The Planning Commission should determine if a sit-down restaurant or bar at this location supports the “park” character of the area, is likely non-disturbing to residential neighbors, and is consistent with the Master Plan.

Screening of Parking Lots

Section 78-203 requires a 10-foot wide landscape strip to screen all parking lots that are visible from a public right-of-way. Below is a street view of the existing rear parking lot from Edward Hines Drive:



Source: Google street view (Image Capture October 2024)

The proposed landscape plan shows “meadow lawn” along Hines Drive, which would not provide the required screen. The applicant explains that they don’t want trees blocking the view of the building from the street. A line of shrubs along the edge of the parking lot will accomplish both goals, screening the parking lot from the street while providing drivers with a view of the building. Several shrub species, such as Viburnum, Chokeberry, or Dogwood, listed on the Storm Sewer Profile and Detail Sheet under the heading “Bioswale Recommended Planting List” could be used to accomplish the required screen.

Parking Lot/Space Dimensions

The dimensions of the proposed parking have been amended to meet ordinance requirements. The length of a space must be at least 20-feet long.

- If a seven (7)-foot wide sidewalk abuts a parking space, then 2-feet of the walk may be counted toward the parking space length. The walk adjacent to both parking lots has been widened to 7-feet wide, allowing the parking spaces that abut these walks to have a length of 18-feet. The third bank of parking spaces have been lengthened 20-feet.

Loading Space

The plans show a 10' x 40' loading/unloading space in the easterly lot next to the building. The ordinance requires a 10' x 50' loading space for a building of this size. As requested, the anticipated delivery trucks will be small Box Trucks or Delivery Vans. With this size delivery vehicle, we would consider the proposed loading/unloading zone sufficient. The turning movements of the proposed delivery trucks is now shown on the plans, clarifying that a delivery truck can successfully use the loading/unloading zone as proposed. This information has also been provided for a trash hauler accessing the dumpster screen in the westerly parking lot.

Items to be Addressed: 1) *The number of parking spaces will accommodate sit-down restaurants or a bar; The Planning Commission should determine if a sit-down restaurant or bar at this location supports the “park” character of the area, is likely non-disturbing to residential neighbors, and is consistent with the Master Plan.* 2) *Use shrub species such as Viburnum, Chokeberry, or Dogwood, listed on the Storm Sewer Profile and Detail Sheet under the heading “Bioswale Recommended Planting List” to accomplish the required parking lot screen.*

CIRCULATION

This site has two existing access points on the lower level; one to the existing parking lot along Hines Drive, and the other to a graveled area south of the first. We have no comments on the functionality of the existing driveways off of Hines Drive.

Also, the upper level has a paved shoulder in the right-of-way in front of the existing building along Wilcox Road. The plans show a proposed knee wall along the road to separate it from a new patio in front of the building. The applicant’s previous narrative states that there is no planned drop-off/pick-up area along Wilcox in front of the building.

Items to be Addressed: *None.*

SIDEWALKS

The existing conditions along Wilcox and Hines Drive include a paved shoulder (see photo of Wilcox right-of-way below, with subject site in the background). No independent pedestrian facilities (such as a sidewalk or safety path) are provided along either frontage of the subject site, or the adjacent properties.



The Master Plan does not call for any pedestrian facilities along Wilcox Rd.

A ramped sidewalk is proposed between the upper level and the new parking lot in lower level of the site. This walkway will provide a barrier-free access from the upper level of the building to the lower level of the building and parking lot. Whether the sloped sidewalk meets the requirements of the American with Disabilities Act will need to be assessed. Outdoor stairs are also provided between the upper and lower levels of the site for those not needing the sloped sidewalk.

In our previous review, we asked if the building contain an elevator. The applicant responded that it will not. The existing stairs inside the building will only be accessible by building tenants, and not customers.

Items to be Addressed: 1) *Compatibility of sloped sidewalk between lower-level parking and upper level with ADA requirements needs to be assessed.*

LANDSCAPING

A Landscape Plan has been provided.

Perimeter Parking Lot Landscaping

As described above, when a parking lot is visible from a public right-of-way, a 10-foot-wide landscaped greenbelt shall be located between the parking lot and the street, and include one tree per 30 lineal feet of frontage along the parking lot, and five shrubs per 30 lineal feet. The easterly parking lot is 162 lineal feet, requiring 5 trees and 25 shrubs. While not planted between the parking lot and the street, the plans show five large trees next to the entranceway. We would consider this alternative acceptable; however, the shrubs should be planted along the edge of the parking lot. As suggested above, the shrub species that are recommended for the bioswale could also be used to screen this lot from the street.

Interior Parking Lot Landscaping

Both parking lots are greater than 5,000 s.f. This means that one s.f. of landscape area is required for each 15 s.f. of pavement. The greenbelt along Hines Drive cannot be counted toward this requirement. The landscaped areas shall be arranged in a manner that breaks up the expanse of paving throughout the parking lot (i.e. landscape islands). One tree is required for each 300 s.f. of landscaped area.

The easterly parking lot requires 432 s.f. of interior landscaping (or 6,480 s.f. pavement / 15 = 432 s.f. landscaping), and 2 trees. The westerly parking lot requires 760 s.f. of interior landscaping (or 11,040 / 15 = 760 s.f. landscaping), and 3 trees.

Neither parking lot has any interior landscape islands. One tree is provided at the perimeter of the easterly parking lot. The required parking lot islands and trees need to be added to the plans.

Plant Material

The proposed plant material meets the minimum size requirements in the ordinance. Most of the species are native to Michigan, or cultivars of native species. However, Frans Fontain Hornbeam is a European species. Michigan has its own native Hornbeam (*Carpinus virginiana*) and would be a better selection given the naturally wooded environment of the site.

Because this is a Preliminary Site Plan/PUD Plan review, we haven't evaluated the proposed landscaping. A lighting plan, meeting the requirements of Sec. 78-204, *Exterior Lighting*, will also need to be submitted at Final review. We will evaluate both at the Final Site Plan/PUD Plan stage.

Items to be Addressed: 1) *Planning Commission consider alternative location of required screening trees within parking lot greenbelt. 2) Add a minimum of 30 shrubs to screen easterly parking lot from Hines Dr.; suggest species recommended for Bioswales. 3) Add landscaped parking lot islands (minimum of 432 s.f.), and one tree in island to easterly parking lot; add minimum of 760 s.f. of parking lot islands and three trees in islands to westerly parking lot. 4) Suggest using native Michigan Hornbeam tree vs. European species, given the naturally wooded environment of the site.*

LIGHTING

A Lighting Plan has been submitted.

The ordinance limits lighting levels along property lines shared with residential uses to 0.1 footcandles, and 0.3 along property lines shared with non-residential uses. The property lines shared with residential uses are not shown on the plans, but the large open space, and intervening slopes and vegetation, between the parking lot lights and the nearest neighbor should ensure that the light levels meet the requirement. The minimum lighting levels in the parking lots are also met.

No information about the proposed site fixtures has been provided. Manufacturer cut sheets of the proposed fixtures should be provided to confirm that the fixtures are downward-facing and can accept a house-side shield if needed. Also, the maximum height of the pole-mounted fixtures needs to be shown on the plans, including the base in the height dimension. Pole-mounted fixtures cannot exceed 25-feet or the height of the building, whichever is shorter.

The building rendering shows building-mounted fixtures. These fixtures should be included in the lighting levels on the photometric plan. Also, the manufacturer information needs to be provided to ensure that the fixtures are downward facing and shielded.

Items to be Addressed: 1) *Provide manufacturer cut sheets of proposed pole-mounted light fixtures, to confirm they are downward-facing and can accept a house-side shield if needed. 2) Show height of pole-mounted fixtures on plans (include base in height dimension). 3) Include building-mounted light fixtures in lighting levels on the photometric plans. 4) Provide manufacturer information of building-mounted fixtures to confirm they are downward facing and shielded.*

PUD AGREEMENT / PHASING

A PUD Agreement will need to be developed prior to final approval. The agreement will specify performance guarantees and phasing. It will also most likely include the conditions/restrictions placed upon the property by Wayne County and the City.

Items to be Addressed: *Develop PUD Agreement with performance guarantees for public benefits.*

ARCHITECTURAL ELEVATIONS AND FLOOR PLANS

The applicant has provided an architectural rendering of the proposed renovated building. The submitted narrative with the Preliminary PUD Plans states that the renovations will include restoration of the existing the original steel sash window frames, which is an important component of the historic integrity of this building. If the Planning Commission supports this project, and because the main “public benefit” is restoration of the historic building, we recommend the following conditions be included in the PUD Agreement:

- The historic restoration will be accomplished in compliance with the Secretary of Interior Standards for Rehabilitation of Historic Structures, and that an architectural historian that meets the minimum qualifications published in the Code of Federal Regulations (36 CFR Part 61) will oversee the work.
- The historic restoration will include restoration of the original steel sash window frames, and that the window frames will not be replaced with modern window frames. (Note: Replacement of the glass with modern glass is acceptable.)
- The historic restoration will be done in compliance with any agreement with Wayne County.

Conceptual floor plans have been provided of the coffee shop layout, but these plans don’t include any information about the service counter, sinks, refrigerator, etc. Has the applicant secured any tenants for the building?

Items to be Addressed:

1. *Recommend following conditions if Planning Commission supports the project:*
 - a. *The historic restoration will be accomplished in compliance with the Secretary of Interior Standards for Rehabilitation of Historic Structures, and the work is overseen by an architectural historian that meets the minimum qualifications published in the Code of Federal Regulations (36 CFR Part 61).*
 - b. *The historic restoration will include restoration of the original steel sash window frames, and that the window frames will not be replaced with modern window frames. (Note: Replacement of the glass with modern glass is acceptable.)*
 - c. *The historic restoration will be done in compliance with any agreement with Wayne County.*
2. *Has the applicant secured any tenants for the building?*

RECOMMENDATIONS

We support restoration of the historic building on this site, and the general layout of the other site amenities. The main issue with the PUD Eligibility is that the acceptable future uses of this building have not been specifically delineated and need to be. We’ve provided the Commissioners with an Appendix at the end of this review to assist them with this task. (Note that if significant changes are made to the uses discussed at the first Public Hearing, a second Public Hearing should be conducted before the project move forward.)

This review also identifies some site plan issues that can be discussed with the applicant. If the revisions are not possible/acceptable, they will be considered deviations from the ordinance requirements.

A. PUD Plan Requirements:

- 1) *Provide written explanation of how the project meets the PUD eligibility criteria in Sec. 78-311(c) in a narrative that lists each criterion and then describes how the project meets each criterion.*

- 2) *Did the development proposal that is referenced in the Purchase Agreement include any proposals for land use of the site? If so, what land uses were included in the development proposal?*
- 3) *Planning Commission/City Commission to determine the land uses that would accomplish the goal to “complement the surrounding park setting,” as well as the City’s vision for this site.*
- 4) *Provide list of all deviations from Zoning requirements that are proposed by this project.*

B. PUD Eligibility.

- 1) *The Planning Commission/City Commission determine specific future uses that would be consistent with the “park” character of the area and non-disturbing to neighbors. In addition to these topics, the amount of expected traffic generated by uses should be considered in determining which future uses would be appropriate.*
- 2) *If non-B-1 uses proposed by the applicant are considered acceptable by the Planning Commission, a second public hearing should be conducted to present this significant change to residents and get their input.*
- 3) *If Planning Commission supports the project, recommend conditioning PUD Agreement to include the following:*
 - a. *The applicant successfully removes the building from the floodplain, in some fashion acceptable to EGLE.*
 - b. *A specific description of future permitted building/site uses (i.e., uses that support recreational activities in the River Rouge Parkway park, including...).*
 - c. *Deed restrictions on future development of the site, prohibitions on expanded retail/commercial buildings/development of the property, and preservation of the open space as identified on the plans.*

C. Parking/Loading.

- 1) *The number of parking spaces will accommodate sit-down restaurants or a bar; The Planning Commission should determine if a sit-down restaurant or bar at this location supports the “park” character of the area, is likely non-disturbing to residential neighbors, and is consistent with the Master Plan.*
- 2) *Use shrub species such as Viburnum, Chokeberry, or Dogwood, listed on the Storm Sewer Profile and Detail Sheet under the heading “Bioswale Recommended Planting List” to accomplish the required parking lot screen.*

D. Sidewalks.

- 1) *Compatibility of sloped sidewalk between lower level parking and upper level with ADA requirements needs to be assessed.*

E. Landscaping.

- 1) *Planning Commission consider alternative location of required screening trees within parking lot greenbelt.*
- 2) *Add a minimum of 30 shrubs to screen easterly parking lot from Hines Dr.; suggest species recommended for Bioswales.*
- 3) *Add landscaped parking lot islands (minimum of 432 s.f.), and one tree in island to easterly parking lot; add minimum of 760 s.f. of parking lot islands and three trees in islands to westerly parking lot.*
- 4) *Suggest using native Michigan Hornbeam tree vs. European species, given the naturally wooded environment of the site.*


F. Lighting.

- 1) *Provide manufacturer cut sheets of proposed pole-mounted light fixtures, to confirm they are downward-facing and can accept a house-side shield if needed.*
- 2) *Show height of pole-mounted fixtures on plans (include base in height dimension).*
- 3) *Include building-mounted light fixtures in lighting levels on the photometric plans.*
- 4) *Provide manufacturer information of building-mounted fixtures to confirm they are downward facing and shielded.*

G. PUD Agreement.

- 1) Develop PUD Agreement with performance guarantees for public benefits.
- 2) Recommend following conditions in PUD Agreement if Planning Commission supports the project:
 - a. A specific description of permitted building/site uses (i.e., uses that support recreational activities in the River Rouge Parkway park, including...).
 - b. Deed restrictions on future development of the site, prohibitions on expanded retail/commercial buildings/development of the property, and preservation of the open space as identified on the plans.
 - c. The historic restoration will be accomplished in compliance with the Secretary of Interior Standards for Rehabilitation of Historic Structures, and the work is overseen by an architectural historian that meets the minimum qualifications published in the Code of Federal Regulations (36 CFR Part 61).
 - d. The historic restoration will include restoration of the original steel sash window frames, and that the window frames will not be replaced with modern window frames. (Note: Replacement of the glass with modern glass is acceptable.)
 - e. The historic restoration will be done in compliance with any agreement with Wayne County, if historic restoration of the building is included in the purchase agreement for the property

H. Architectural Elevations. 1) Has applicant secured tenants for the building?


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

#152-1901

cc: John Buzuvis
Marleta Barr

APPENDIX

List of Uses in B-1 Local Business District and Requested by Applicant

Use	Compatible with Park and Neighboring Residential Uses?
B-1 – Local Business District – Principal Uses Permitted (See CWA Comments Below)	
1. Office buildings for any of the following occupations: governmental, executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales, post offices and public utility offices.	Y
2. Medical office and dental office, including clinics.	N
3. Banks, credit unions, savings and loan associations, and other financial institutions including drive-through facilities, drive-through branches, and/or 24-hour automatic tellers.	N
4. Private clubs and lodge halls.	Y
5. Off-street parking lots.	N
6. Meeting halls and related services.	Y
7. Any generally recognized retail business which supplies commodities on the premises, for persons residing in adjacent residential areas such as: convenience grocery stores, groceries, meats, dairy products, baked goods or other foods, drugs, dry goods and notions or hardware.	Y
8. Any personal service establishment which performs services on the premises for persons residing in adjacent residential areas, such as: shoe repair, dry cleaning shops, tailor shops, beauty parlors, barbershops. Any service establishment of an office-showroom or workshop nature of an electrician, decorator, dressmaker, tailor, shoemaker, baker, commercial printing/copying, upholsterer, or an establishment doing radio, television or home appliance repair, photographic reproduction, and similar establishments that require a retail adjunct and of no more objectionable character than the aforementioned subject to the following provision: No more than five (5) persons shall be employed at any time in the fabrication, repair and other processing of goods.	N
9. Restaurants not serving alcoholic beverages, sit-down restaurants, carry-out restaurants or other places serving food except those having the character of a drive-in, or having a drive-through component.	Y
10. Video rental establishments.	N.A.
11. Veterinary clinic.	N
12. Neighborhood retail plaza containing multi-tenant spaces totaling less than 50,000 square feet.	Y
13. Professional offices of physicians, lawyers, dentists, chiropractors, architects, engineers, and similar or allied professions.	Y & N (See above)
14. Other uses similar to the above and subject to the following restrictions: a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced. b. All business, servicing, or processing, except off-street parking or loading, shall be conducted within completely enclosed buildings.	Y
15. Accessory structures, uses and signs customarily incident to the above permitted uses and subject to all requirements of this chapter.	Y
16. Residential uses shall be permitted provided such living units are located on the second floor or above.	Y

The table lists uses we consider appropriate for the site in red font.

	Use	Compatible with Park and Neighboring Residential Uses?
B-1 – Local Business District – Special Uses (See CWA Comments Below)		
1.	Publicly-owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations (excluding outdoor storage yards).	Y
2.	Accessory buildings and uses customarily incident to any of the above uses.	Y
3.	One-family detached dwellings, two-family dwellings, multi-family dwellings.	N
4.	<p>Bars and lounges or restaurants serving alcohol subject to the following:</p> <p>a. 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.</p> <p>b. 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.</p>	N
Additional Uses Requested by the Applicant (See CWA Comments Below)		
1.	Medical office, dental office, physical therapy and chiropractic office; including clinics.	N (Listed in B-3)
2.	Professional offices of lawyers, architects, engineers, and similar or allied professions.	Y (Listed in B-1 & B-3)
3.	Offices and showrooms of plumbers, electricians, decorator or similar trades, in connection with which not more than 25 percent of the floor area of the building or part of the building occupied by the establishment is used for making, assembling, remodeling, repairing, altering, finishing, or refinishing its products or merchandise; and provided that the ground floor premises facing upon, and visible from any abutting street shall be used only for entrances, offices, or display. All storage of material on any land shall be within the confines of the building or part thereof occupied by the establishment.	N (Listed in B-2 & B-3)
4.	Pool or billiard parlor or club.	Y (Listed in B-3)
5.	Storage of materials or goods to be sold at retail provided such storage is within a building or is enclosed as not to be visible to the public from any abutting non-industrial district or public street.	N (Listed in B-3)
6.	<p>Any of the following uses shall be permitted when the manufacturing, compounding or processing is conducted wholly within a completely enclosed building. That portion of land used for open storage facilities for materials or equipment, shall be screened from view of public roadways and any adjoining residential uses.</p> <p>a. The manufacture, compounding, processing, packaging or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceutical, toiletries, food products, hardware and cutlery, tool, die, wood, glass, metal, gauge and machine shops, breweries, wineries and distilleries.</p> <p>b. Warehousing and wholesale establishments.</p> <p>c. The manufacture, compounding, assembling, reassembly, packaging or treatment of articles or merchandise from previously prepared materials.</p> <p>d. The manufacture of textiles, ceramics, glass, clay or stone product.</p> <p>e. Manufacture of instruments, plastics or plastic molded products.</p>	N (Listed in I-1)
7.	<p>Any of the following uses charged with the principal function of basic research, design pilot or experimental product development, and medical facilities when conducted within a completely enclosed building:</p> <p>a. Life science technology and medical laboratories, including but not limited to medical support facilities, biomedical engineering, biotechnology, genomics, proteomics, molecular and chemical ecology.</p> <p>b. Material science products, including but not limited to plastics, polymers, laser technology and robotics.</p> <p>c. Information technology, including but not limited to electronics, data processing and computer hardware and software.</p> <p>d. Automotive. e. Alternative energy.</p> <p>f. Food products and beverages.</p>	N (Listed in I-1)

B-1 Uses

The uses that we consider appropriate for this site that are listed in the B-1, Local Business District, are those uses that are of a recreation nature (to complement the “park” setting), or that are unlikely to have negative affects on the surrounding residential neighborhoods. Uses we consider inappropriate for this site include:

- 1) Uses that generate traffic, such as doctor’s offices and banks.
- 2) Uses that are not supportive of the surrounding “park” character, including parking lots.
- 3) Uses that generally require regular truck deliveries and outdoor storage, including contractor businesses, and personal services.
- 4) Uses that generate noise, such as vet clinics with outdoor kennels.

Special Land Uses

If the Planning Commission were to state that all uses listed in B-1 are allowed, then any Special Land Use in B-1 would also be allowed and not require further review (i.e., no Public Hearing or Planning Commission evaluation in the future to establish a new Special Land Use at this site). While the Planning Commission could include a provision in the PUD Agreement that any Special Land Use would have to go through the evaluation process in the ordinance, this would require City Staff to be aware of this requirement in the PUD Agreement and add another layer of detail to using this building and site. We don’t recommend a provision in the PUD Agreement but do support the Planning Commission to be deliberate about listing the specific uses that would be allowed on this site.

Additional Uses Requested by the Applicant

The additional uses requested by the applicant are from Zoning districts other than B-1, Local Business District. The other districts include the following:

- 1) B-3, General Business District. This district has a more expansive list of commercial uses than B-1, and is intended to serve the motoring public and regional market, rather nearby residents.
- 2) I-1, Light Industrial, is intended to accommodate light industrial and research uses, and which could exert detrimental effects (odors, truck traffic, noise) to the surroundings.

The uses in the applicant’s list we consider to be supportive of a park environment and not be detrimental to neighboring residential areas include professional offices (which are also listed in B-1), and a pool or billiard hall, which is a recreation-type use. Due to the likelihood of detrimental impacts of the I-1, manufacturing or research uses, we don’t consider them to be supportive of the park or surrounding neighborhoods.

The applicant’s narrative also suggests that *“The Special Land Uses sections of each of the Code of Ordinance Articles reference above will still require review and approval of the Planning Commission.”* This is not correct, unless the PUD Agreement specifically states such. This also seems to suggest that ALL the uses in B-3 and I-1 (not just the ones listed by the applicant’s narrative) could be considered an allowable use for this site, which is not appropriate in our opinion.



Memorandum

To: Greta Bolhuis, Planning & Community Development Director
Adam Gerlach, Assistant Director of Municipal Services

From: Shawn Keough, PE, Wade Trim

Date: February 5, 2025

Subject: Utility/Engineering Review for Final PUD Donofrio Wilcox, LLC
230 Wilcox Road, City of Plymouth

We have reviewed the plans provided to Wade Trim on January 28, 2025, by the City of Plymouth. The submittal consists of 65 pages titled "Wilcox Mill Restoration – Final PUD Submission Package, date January 25, 2025". Our previous review of the preliminary PUD for this project was submitted to the City on June 6, 2024.

We offer the following comments for the Planning Commission consideration:

Public Sanitary Sewer

1. The plans show a proposed 6-inch sanitary sewer lead with a connection to an existing 36-inch sanitary sewer located along Edward Hines Drive.
2. We believe that the 36-inch sanitary sewer is under the jurisdiction of Wayne County, however this needs to be confirmed.
3. The plans should be revised to show a 10-inch public sanitary sewer (for future ownership by the city) from the connection to the downstream Wayne County sewer to the first proposed manhole on the subject property.
4. The 6-inch sanitary lead that is proposed from the building to the sanitary manhole should be shown in a profile view. Cleanouts should be provided in accordance with the building code. We recommend one cleanout between the building and the proposed manhole.
5. A Part 41 permit from the State of Michigan Department of Environment, Great Lakes & Energy (EGLE) for new 10-inch sanitary sewer construction will be required.

Public Water Supply

1. The plans do not currently show how the proposed project will be serviced by public water.
2. The City of Plymouth has existing 6-inch water main available at the intersection of Holbrook and Hardenberg. Future PUD plans should include an 8-inch water main extension along Wilcox from this intersection to the front of the proposed project.

3. The proposed location of the future water service into the renovated building should be shown on the plans.
4. We recommend at least one fire hydrant be installed at the end of the new 8-inch water main for fire protection. We also recommend that the City Fire Department provide input on the best location for the fire hydrant.
5. A permit from EGLE for new water system construction will be required for the new water main.

Storm Water Management Comments

1. The plans propose a storm water management system to manage the storm water runoff from the property. The plans provide significant design detail related to the two proposed bio swales. We have not reviewed the calculations that have been provided in full detail. We can complete that step as part of the final engineering review.
2. It is unclear how proposed bio swale #1 is intended to work as it appears that the bio swale is upstream of the parking lot that will generate the most run off from this sub area. We recommend that the storm water runoff from the parking area be directed into the bio swale prior to being discharged from the property. Or that the bio swale be located downstream of the current storm water infrastructure.
3. Proposed bio swale #2 appears to take sheet drainage from the south westerly parking area. We recommend that the storm water runoff is first collected in a catch basin with a sump so that excess debris can be filtered before entering the bio swale.
4. The two bio swales are proposed to outlet to an area on the property that is labeled on the landscape plan as "Middle River Rouge".
5. Future submittals should provide additional detail regarding how the applicant plans to clean up the area described as "Middle River Rouge", which we believe used to be the outlet of an old, abandoned race way when the historic mill was first in use.
6. The applicant is advised that they will be required to obtain a permit from the Wayne County Department of Public Services.
7. The applicant will be required to enter into the appropriate maintenance agreements with the City of Plymouth and Wayne County as part of their final approval of the project.

General Comments

1. The plans are signed by a professional engineer and a professional surveyor; however the plans also indicate in several places that the topographical survey was completed "by others". If possible, it would be preferable to note the date of the survey and the entity that completed the survey.
2. The applicant has indicated that a Soil Erosion and Sedimentation Permit will be required. We agree.

At this time, we cannot recommend approval of these plans without a plan for providing public water supply to the property. Please revise the plans to show how the property will be served by public water. We trust that these comments are helpful to the city and the Planning Commission as you review this development. Please feel free to contact us at any time with questions. We appreciate the opportunity to assist the City of Plymouth on this plan review.

Cc: John Buzuvis, Economic Development Manager
Chris Porman, Director of Municipal Services

WILCOX MILL RESTORATION

FINAL PUD SUBMISSION PACKAGE

JANUARY 2025

DONOFRIO WIL COX, LLC

P.O. Box 935
Northville, MI 48167

Wilcox Mill Restoration – PUD Narrative

1/22/2024

The Wilcox Mill restoration project will focus on the restoration and adaptive reuse of the historic Wilcox Mill building. The Wilcox Mill was built in 1923, one year after the completed construction of the Phoenix Mill, just up the road on Hines Drive. The Mill building was constructed by the Ford Motor Company and was part of Henry Ford's Village Industry Mill buildings. The building was instrumental in making durable tooling, bolt thread taps, for Model T's and Model A's, shipping the tools down to the mighty Rouge River factory. This small factory helped "put the world on wheels" and was part of our country's "Arsenal of Democracy," making parts for World War II, and is an important part of our local history.

The Wilcox Mill was previously owned by Wayne County from the late 1940's until late 2023. The building stored vehicles for Wayne County and then holiday decorations for the annual Hines Drive light parade. The building has been boarded up for decades. Water penetration and lack of maintenance/upkeep has caused significant damage to the building. Water, gas, and electric were all cut off from the building many years ago. Without restoration, the building will continue to deteriorate, eventually becoming unsalvageable.

The aim of the project is to seal, secure, and restore the Mill building, putting it back into productive use for the community. The primary focus will be on ensuring the proper restoration of the building, including saving and restoring the original steel sash window frames and restoring the Wilcox Road facing façade, bringing back the original look.

In order to maximize the local community benefit and take advantage of the Mill's location adjacent to Hines Park, the targeted use of the building will be a Coffee Shop, with a potential retail front on the lower level aimed at enhancing the Park experience. The back side, with an opened-up spillway, will seamlessly integrate the Wilcox parcel land to the surrounding park space, providing park benches and cleaned-up green spaces to explore. Given the location adjacent to the Hines Park space, a PUD is imperative to allow maximum use and community benefit.

The Building

The building will undergo an extensive exterior cleaning and inspection. There are many areas where the concrete has deteriorated and metal rebar has become exposed. This will lead to the rebar rusting, growing in size, and further damaging the concrete. Without repair, these issues could become structural damage. This can be seen in the small exterior steps on the west side of the building. The concrete deteriorated and the exposed rebar rusted away. Those steps have become unsalvageable and will be rebuilt. The steps will be built in the same manner as the original steps. Those steps lead to an historic metal door. This door has severe rusting and will need extensive repair, but will be preserved.

The original window frames will be completely restored. Cleaned down to bare metal, the windows will receive donor material in areas that are too rusted to use. The window frames will all receive new window sill metal as the original bottom metal pieces have completely rusted away, which caused most of the concrete window sills to pop out and fall to the ground. Once new window sill metal is welded in place, new window sills will be poured. The window frames will then be primed and painted with a special rust inhibiting paint. All new individual pane glass will be installed. This will be argon filled low-e double paned insulated glass, consist this the glass used in the Phoenix Mill and Northville Mill restorations. The building exterior concrete will be painted the same color as the original building paint (a light tan color). The Wilcox Road facing side will have its non-original garage doors removed. The original concrete knee walls will be returned with large panes of glass. The main entrance will be off of this side, as was originally designed. A paver patio will be created on the apron for outdoor seating and will be protected by a steel guardrail encased in brick.

Exterior Building Materials: The exterior will be repaired and restored and will be maintained as painted concrete.

There will be no changes to the existing height of the building. See Figure 1 & 2 for front and back elevations.

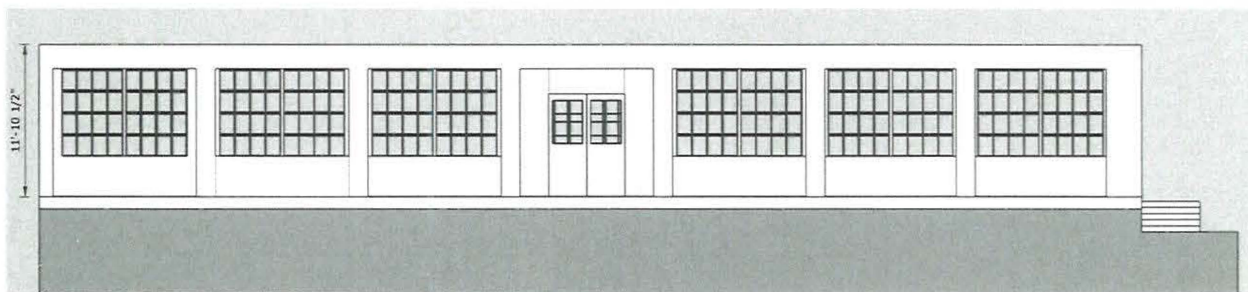


Figure 1: Wilcox Front Elevation – View from Wilcox Rd.

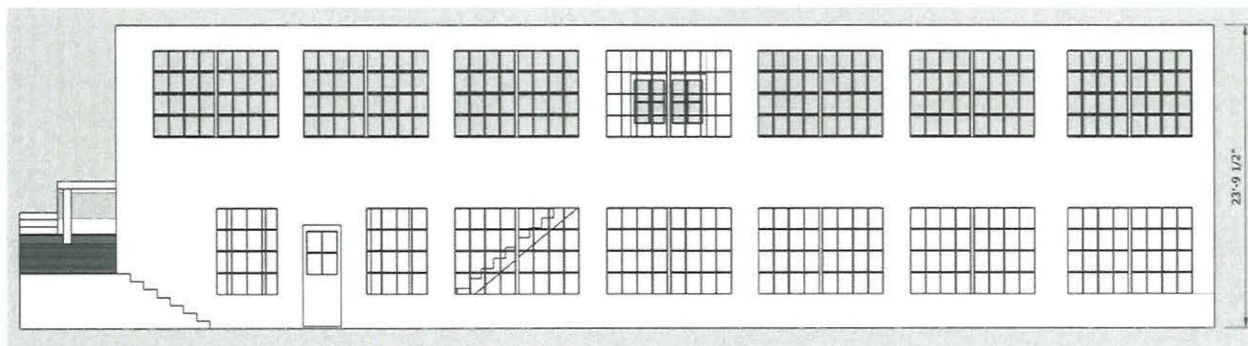


Figure 2: Wilcox Back Elevation

The HVAC equipment is planned to be ground mounted and screened with vegetation on the west side of the building. Power will come to the building underground instead of the previous overhead installation.

The interior will be cleaned and painted the original Ford colors (off white and green). None of the original walls or columns will be disrupted. The floors will remain concrete and will be ground and polished. Minimal buildout will occur in the upper level. A couple metal stud walls for bathrooms and a closet and a coffee bar will be built. The rest will remain open. The lower level will maintain the same configuration, with updated bathrooms to code. All light fixtures will be custom built based on the original design.

The Grounds

The original spillway that carried water out the back side of the building exists and will need concrete repair. The spillway and hill sides will be completely cleaned up and opened up. This will be a very unique feature and will contribute to the overall “park” experience. The small parking lot on the SE side, serving the lower level, will get maintained with surface repairs. The open lot on the SW side will get a parking lot that will serve the upstairs area through a subtle sloped winding sidewalk. There will be two biofiltration areas to absorb the rain water runoff from the hard surfaces. There will be a brick monument sign, similar to the one at the Phoenix Mill. This will help tie the Plymouth mills together. There will be bicycle parking and a bicycle repair station, similar to Phoenix Mill. There currently are two entrances off of Hines Dr. One that leads to the SE parking lot and one that leads to the SW open area. These entrances will be maintained. No large healthy trees will be disrupted and new trees are planned to be planted. Overall, the intent of the exterior work is to seamlessly integrate this area into the surrounding Hines Park for the public’s enjoyment.

Flood Plain

Initial analysis shows the building to be in a 100-year flood plain. Although not in a more challenging Flood Way, consultation will still be provided by Alpine Land Surveying, one of the foremost experts in flood plain work in the State of Michigan. The process to get a site out of a flood plain could take up to two years. Initial review has been completed and there is a chance to do a new study and provide exact elevations of then damn and building to FEMA and petition for a flood plain map amendment. Alternatively, a small topping coat on the upper level floor could be adequate to remove the building from the flood plain without more extensive analysis. The flood plain status will not prevent working with Michigan EGLE to complete the site plan as submitted with proper cut-fill calculations and EGLE communication.

PUD Eligibility – Uses

The main purpose of the restoration and adaptive reuse of the Wilcox Mill is to preserve the building for future generations. On-going maintenance and preservation of historic structures is costlier and more challenging than newer construction. To ensure these structures are properly maintained, having successful tenants is a must. Maximum zoning flexibility is crucial for the long-term success of the Wilcox Mill. Any tenant, however, will not fit with the desired vision of the project. The vision for the restoration/repurposing is to create a building and space that benefits the surrounding community. There are several uses, as well as yet-to-be-invented uses, in several zoning districts which could meet the goal of providing a community benefit. A PUD is a planning tool used when a building/property does not fit neatly into a defined zoning district. This is the case for the Wilcox Mill. In order to protect the flexible uses of the building, the PUD would encompass permitted uses in the B-1 Local Business District. Additional potential uses could include uses in other districts, and could include:

- Medical office, dental office, physical therapy and chiropractic office; including clinics. Professional offices of lawyers, architects, engineers, and similar or allied professions.

- Offices and showrooms of plumbers, electricians, decorator or similar trades, in connection with which not more than 25 percent of the floor area of the building or part of the building occupied by the establishment is used for making, assembling, remodeling, repairing, altering, finishing, or refinishing its products or merchandise; and provided that the ground floor premises facing upon, and visible from any abutting street shall be used only for entrances, offices, or display. All storage of material on any land shall be within the confines of the building or part thereof occupied by the establishment.

- Pool or billiard parlor or club.

- Storage of materials or goods to be sold at retail provided such storage is within a building or is enclosed as not to be visible to the public from any abutting non-industrial district or public street.

- Any of the following uses shall be permitted when the manufacturing, compounding or processing is conducted wholly within a completely enclosed building. That portion of land used for open storage facilities for materials or equipment, shall be screened from view of public roadways and any adjoining residential uses.
 - a. The manufacture, compounding, processing, packaging or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceutical, toiletries, food products, hardware and cutlery, tool, die, wood, glass, metal, gauge and machine shops, breweries, wineries and distilleries.
 - b. Warehousing and wholesale establishments.
 - c. The manufacture, compounding, assembling, reassembly, packaging or treatment of articles or merchandise from previously prepared materials.
 - d. The manufacture of textiles, ceramics, glass, clay or stone product.
 - e. Manufacture of instruments, plastics or plastic molded products.

- Any of the following uses charged with the principal function of basic research, design pilot or experimental product development, and medical facilities when conducted within a completely enclosed building:
 - a. Life science technology and medical laboratories, including but not limited to medical support facilities, biomedical engineering, biotechnology, genomics, proteomics, molecular and chemical ecology.
 - b. Material science products, including but not limited to plastics, polymers, laser technology and robotics.
 - c. Information technology, including but not limited to electronics, data processing and computer hardware and software.
 - d. Automotive.
 - e. Alternative energy.
 - f. Food products and beverages.

The Special Land Uses sections of each of the Code of Ordinance Articles referenced above will still require review and approval of the Planning Commission.

The current Wilcox Mill Parcel is zoned as R-1 Single Family Residential and is bounded by the R-1 and RM-2 (Multi-Family Residential) zoning groups (see Figure 3). A significant wooded buffer will remain between the other zoned areas and the new Wilcox PUD, ensuring the Wilcox Mill remains an open community asset, without creating a nuisance to others.

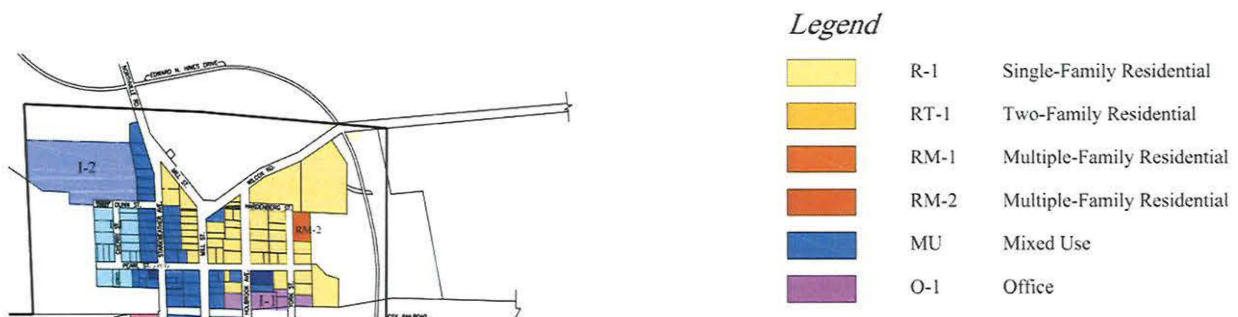


Figure 3: Plymouth City Zoning Surrounding Wilcox Mill

To further ensure the repurposed Wilcox Mill serves the public benefit, the business hours will be limited to 6am – 10pm. This will ensure the current planned uses (Coffee shop, ancillary coffee production, and other retail) fit within the area.

Interested Parties:



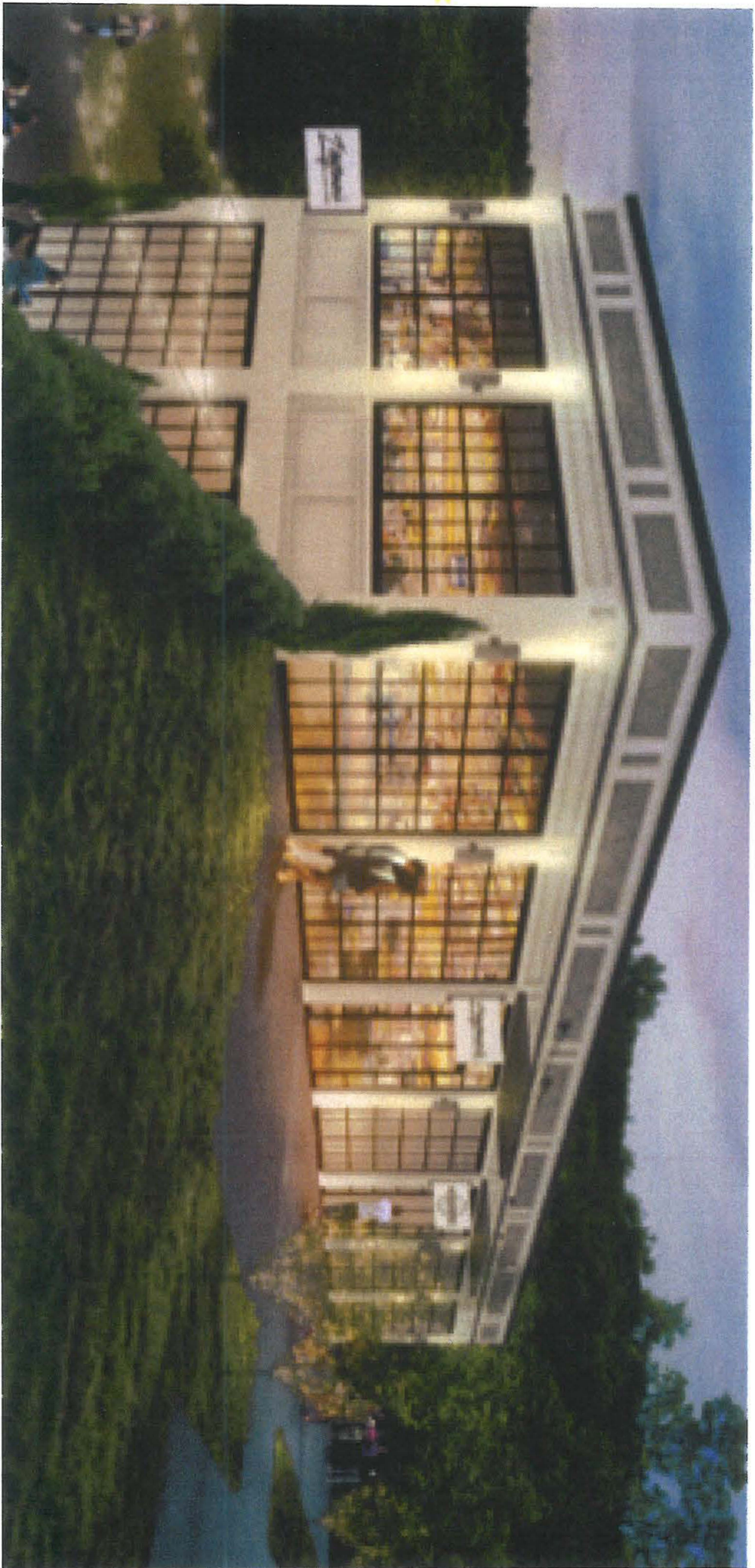
Gregory Donofrio – Owner

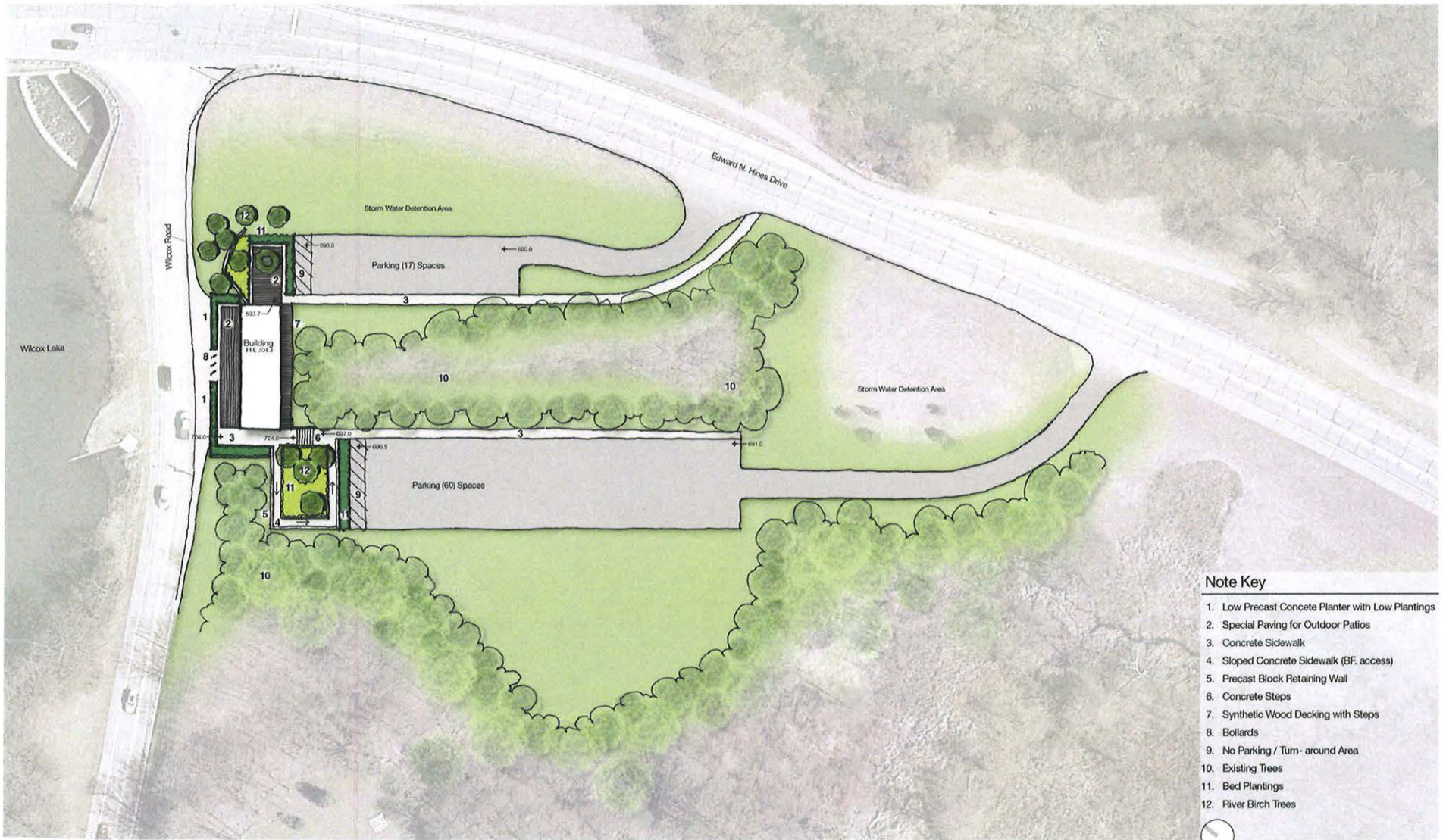


Richard Cox - Owner

RENDERINGS

Building & Conceptual Landscaping Plan





Note Key

- 1. Low Precast Concrete Planter with Low Plantings
- 2. Special Paving for Outdoor Patios
- 3. Concrete Sidewalk
- 4. Sloped Concrete Sidewalk (BF. access)
- 5. Precast Block Retaining Wall
- 6. Concrete Steps
- 7. Synthetic Wood Decking with Steps
- 8. Bollards
- 9. No Parking / Turn-around Area
- 10. Existing Trees
- 11. Bed Plantings
- 12. River Birch Trees



Lighting Plan

Separate Attachment

MONUMENT SIGN

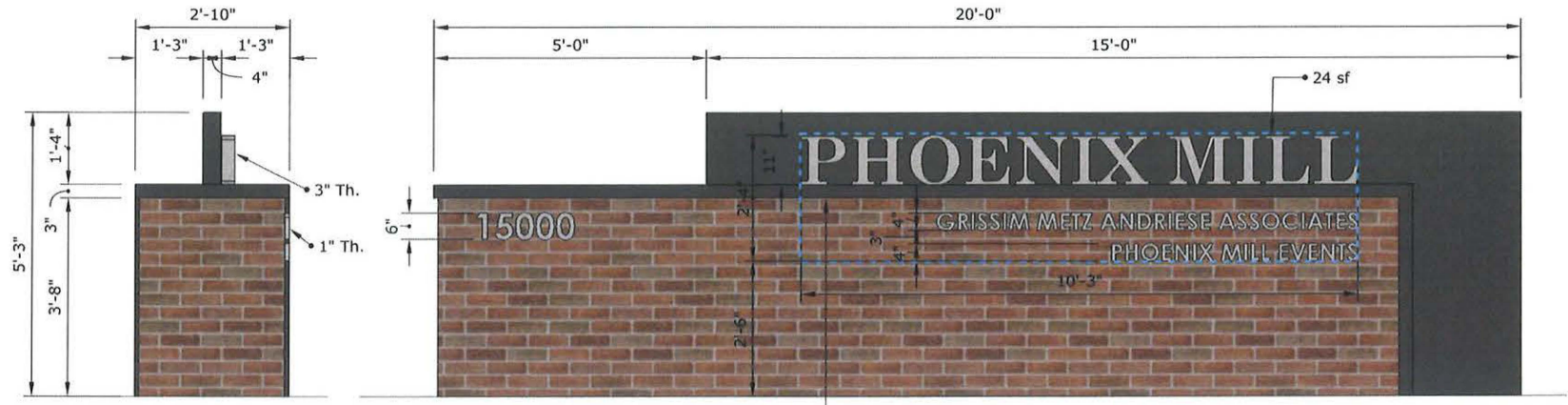
*SIGN WILL BE IDENTICAL TO THE PHOENIX MILL SIGN (SHOWN), EXCEPT WITH 'WILCOX MILL'
THIS WILL KEEP CONSISTENCY BETWEEN THE RESTORED FORD MILL BUILDINGS IN OUR
PLYMOUTH COMMUNITY.



Phoenix Mill
Plymouth Township, Michigan

Entrance Monument Sign
Perspective Rendering
02.14.2022

**GRISSIM
METZ
ASSOCIATES
ANDRIESE**



LEFT SIDE ELEVATION

FRONT ELEVATION

• EXTRUDED ALUMINUM LETTERS

• PAINTED ALUMINUM

• BRICK TO MATCH BUILDING



Scale: 1/2" = 1'-0"

RESTORATION TIMELINE

Building Restoration Timeline

	<u>Est. Start Date</u>	<u>Est. Time to Complete</u>
Side Stair/Platform Rebuild	4/1/25	3 weeks
UL Window Restoration	7/1/24	8 weeks
LL Window Restoration	2/1/25	7 weeks
Exterior Concrete Restoration	4/1/25	4 weeks
Interior Concrete Restoration	5/1/25	4 weeks
Front (Upper- Wilcox Rd Facing) Window/Door Restoration	4/15/25	7 weeks
Lower Level NE Window/Door Installation	6/1/25	7 weeks
UL Buildout	7/1/25	6 weeks
LL Buildout	8/1/25	5 weeks
UL Occupancy	9/15/25	1 week
LL Occupancy	10/15/25	1 week

ENVIRONMENTAL

Phase I Environmental Site Assessment was completed by PM Environmental on February 23rd, 2022. The report references 2 underground storage tanks (USTs) that were previously removed by Wayne County. The removal and monitoring was performed between 1989-1992. After initial removal, soil removal (210 cubic yards) and soil sampling, the excavations were backfilled by Wayne County. After correspondence with the Michigan Department of Natural Resources (MDNR), it was determined that the sampling was insufficient and another 3rd party environmental company (Enkon Environmental Services, Inc.) was engaged. As part of their assessment, they installed 4 monitoring wells. Results were noted below the MDNR Type B soil limits and the result was a recommendation of a Type B closure for the property. The monitoring wells previously noted were part of this analysis and are no longer in use and currently not locatable.

Historical UST Information

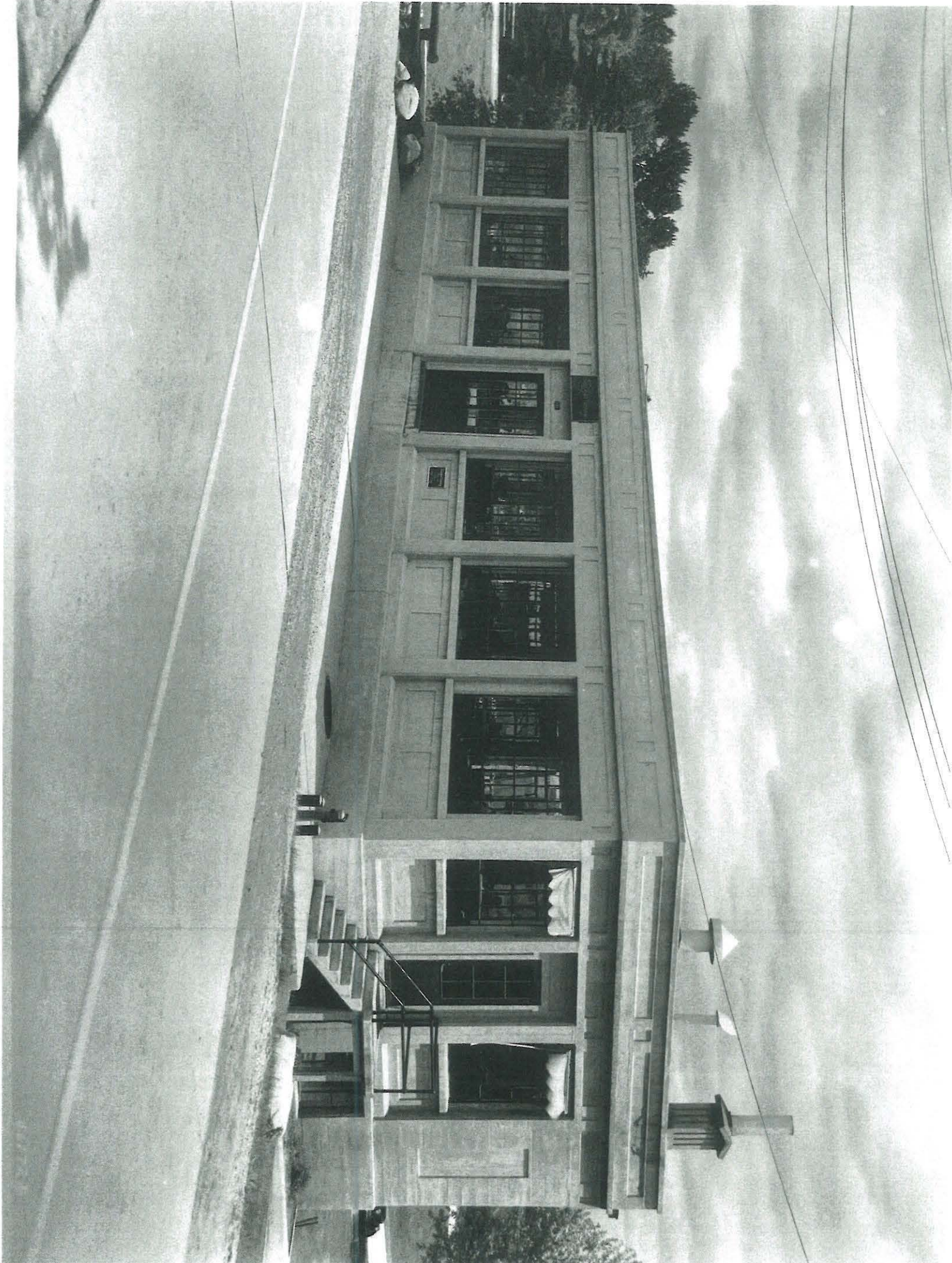
Size	Contents	Location	Date Installed	Date Removed	Source
1,500-gallons	Gasoline	South of the current building	Unknown	1989	Building Department records and Regulatory files
6,000-gallons*			1973/1974		

*Some sources also document this UST as being 10,000-gallons

Figure 1: Historical UST table from Phase 1 report by PM Environmental

PICTURES

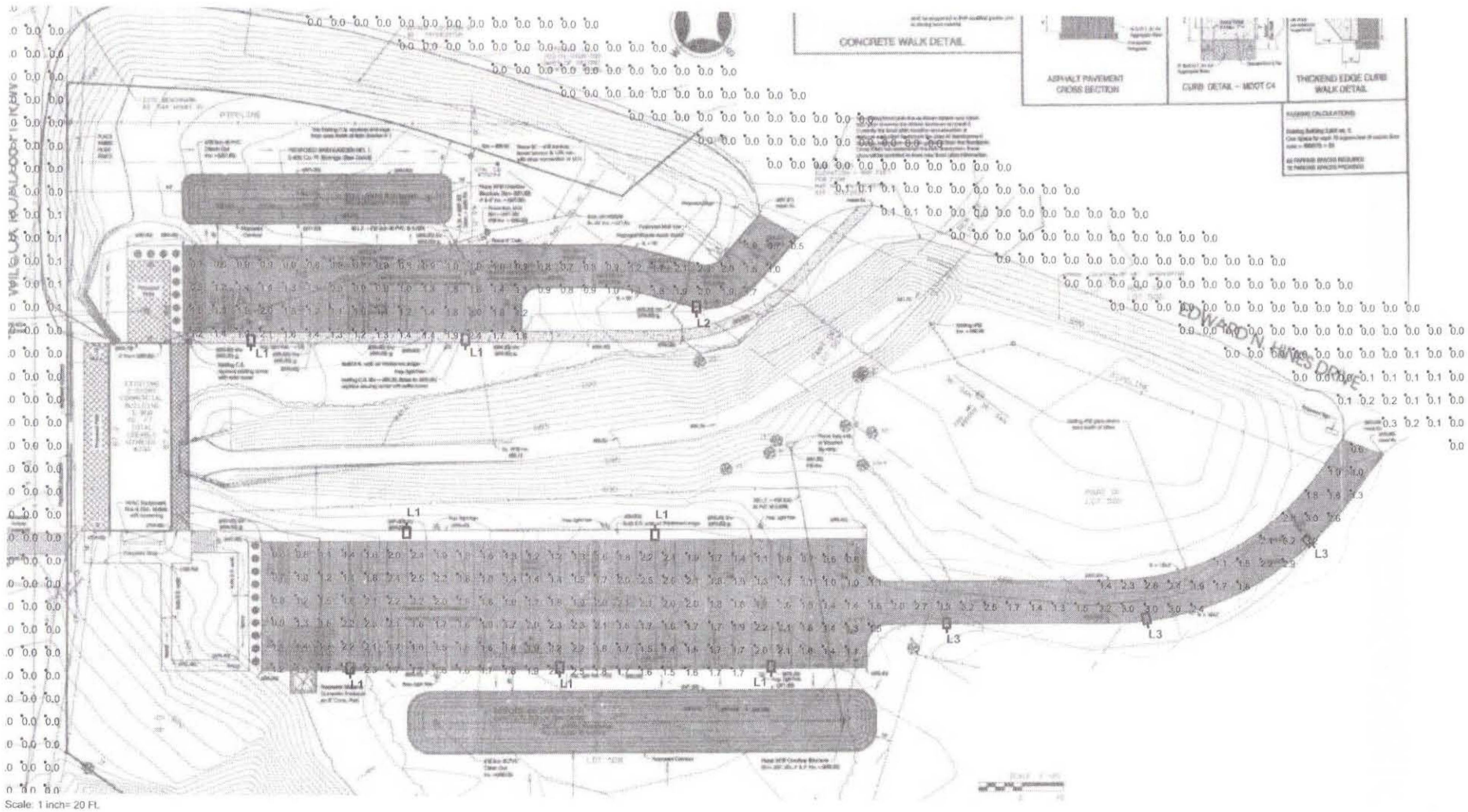
Historic & Current





FLOOR PLANS

Separate Attachment



Scale: 1 inch = 20 FL

Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens	Mounting Height
7	7	L1	0.900	LUMARK PRV-PA1B-730-U-T4W	74	8969	20
1	1	L2	0.900	LUMARK PRV-PA1B-730-U-T3	74	8977	20
3	3	L3	0.900	LUMARK PRV-PA1A-730-U-T2R	54	6926	20

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
Edward N Hines Drive	Fc	0.01	0.3	0.0	N.A.	N.A.
North Parking Lot	Fc	1.28	2.4	0.5	4.80	2.56
South Parking Lot	Fc	1.76	3.3	0.6	5.50	2.93
Wilcox Road	Fc	0.00	0.1	0.0	N.A.	N.A.

CALCULATION POINTS TAKEN AT GRADE.

NOTES
 THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF LAYOUT TO FOOTCANDLE USE. ALL CONDITIONS AND ALL MANDATORY BUILDING AND LIFE SAFETY CODES AND COMPLIANCE.
 LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINANCE MEASURING SECURITY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE TOLERANCE IN LUMINAIRE AND OTHER VARIABLE FLS CONDITIONS.
 MOUNTING HEIGHTS INDICATED ARE FROM GRADE TO BOTTOM OF LUMINAIRE LENS OR FROM FLOOR TO BOTTOM OF LUMINAIRE LENS, UNLESS OTHERWISE NOTED.
 CLARUS DOES NOT ADVISE ALL ELECTRICAL, CIVIL OR STRUCTURAL ENGINEERS AND DOES NOT BE RESPONSIBLE FOR THE DESIGN AND APPLICABLE CODE COMPLIANCE. CLARUS IS NOT LIABLE FOR ANY CODE COMPLIANCE DISCREPANCY.
 LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT OF RECORD IS RESPONSIBLE TO REVIEW FOR CODE COMPLIANCE, INCLUDING AND NOT LIMITED TO: MINIMUM LIFE SAFETY CODE, MINIMUM ENERGY CODE, MINIMUM ILLUMINANCE CODE AND/OR IBC CODE, LIGHTING QUALITY COMPLIANCE AND LOCAL LIGHTING ORDINANCES.
 FOR SEE PLAN PHOTOMETRICS, THE USE OF ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

30775 Barringer St.
 Mason Heights, MI 48071
 P. 248.677.0800
 E. info@claruslighting.com

PROJECT TITLE
 PHOENIX MILLS PHASE 2
 PLYMOUTH, MI

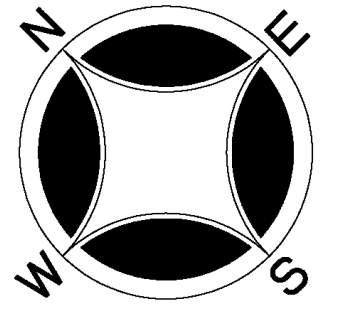
SHEET TITLE
 PHOTOMETRIC CALCULATION
 SITE

DATE
 03-11-24

PROJECT No.
 CLC24-114973

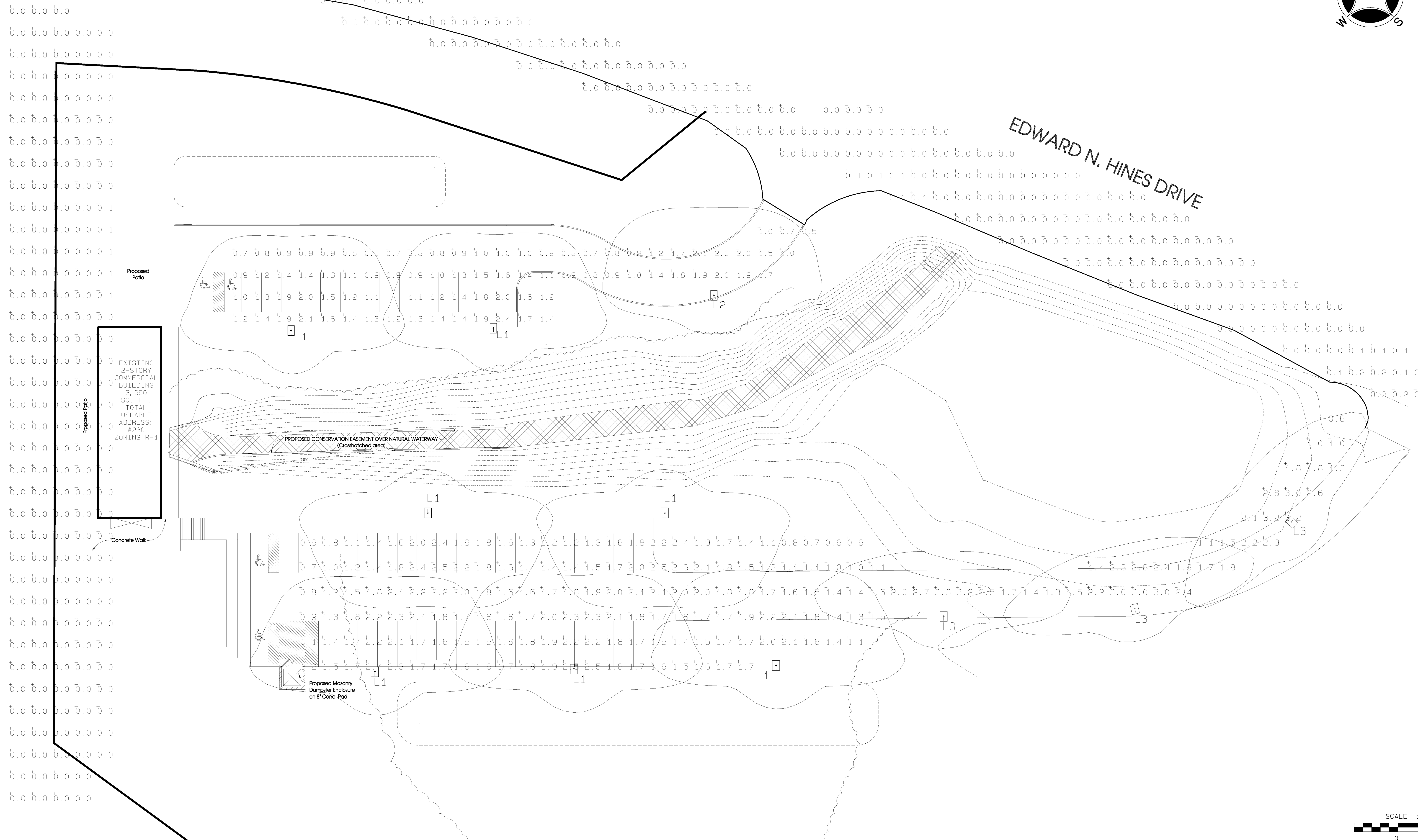
SHEET No.
 L201

REVISION
 X



WILCOX ROAD 66 FT. R/W

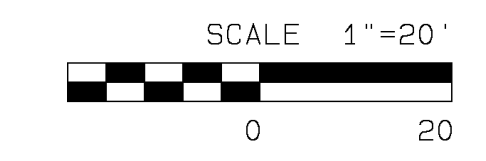
EDWARD N. HINES DRIVE



Proposed Patio
EXISTING 2-STORY COMMERCIAL BUILDING
3,950 SQ. FT. TOTAL USEABLE ADDRESS: #230
ZONING R-1
Concrete Walk

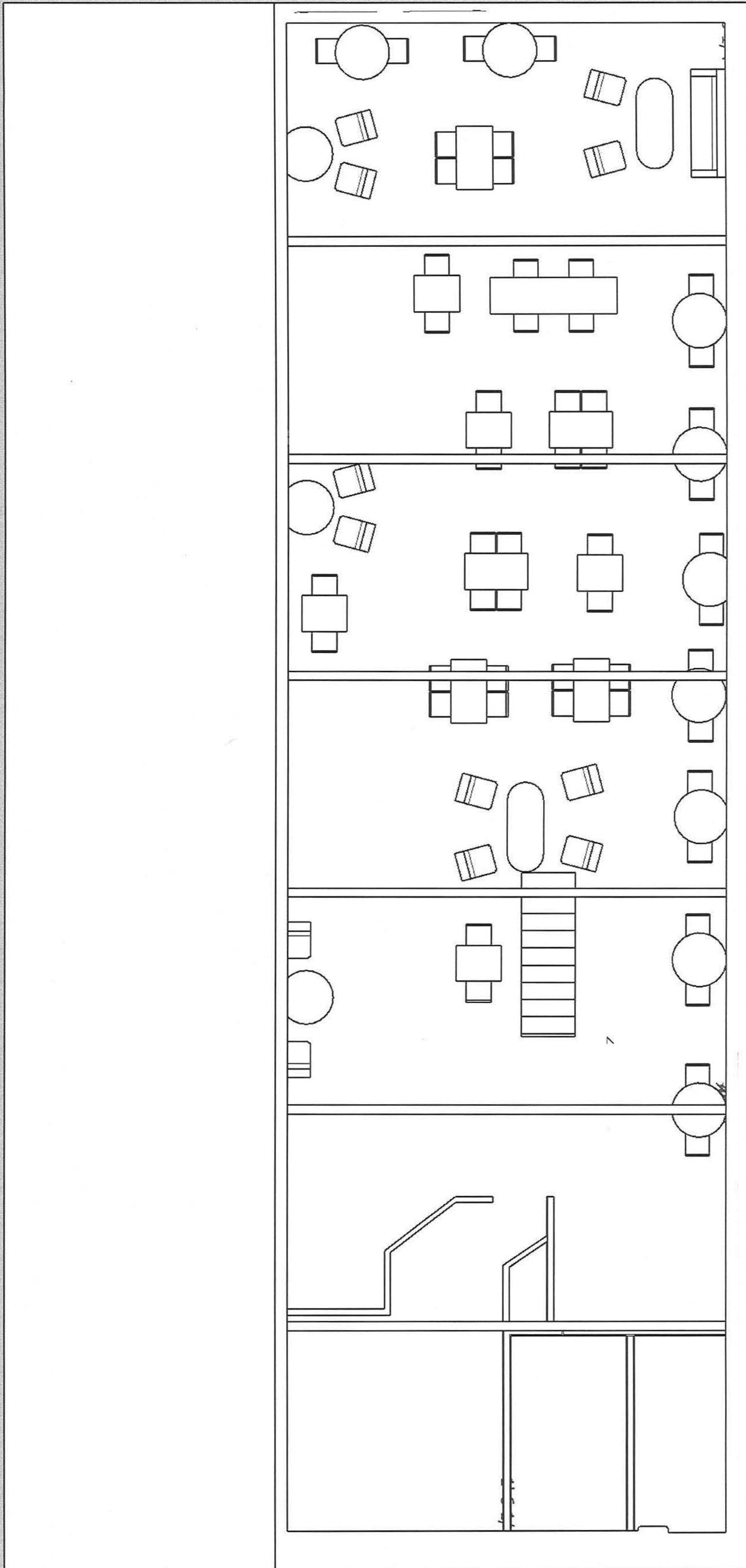
PROPOSED CONSERVATION EASEMENT OVER NATURAL WATERWAY
(Crosshatched area)

Proposed Masonry Dumpster Enclosure on 8' Conc. Pad

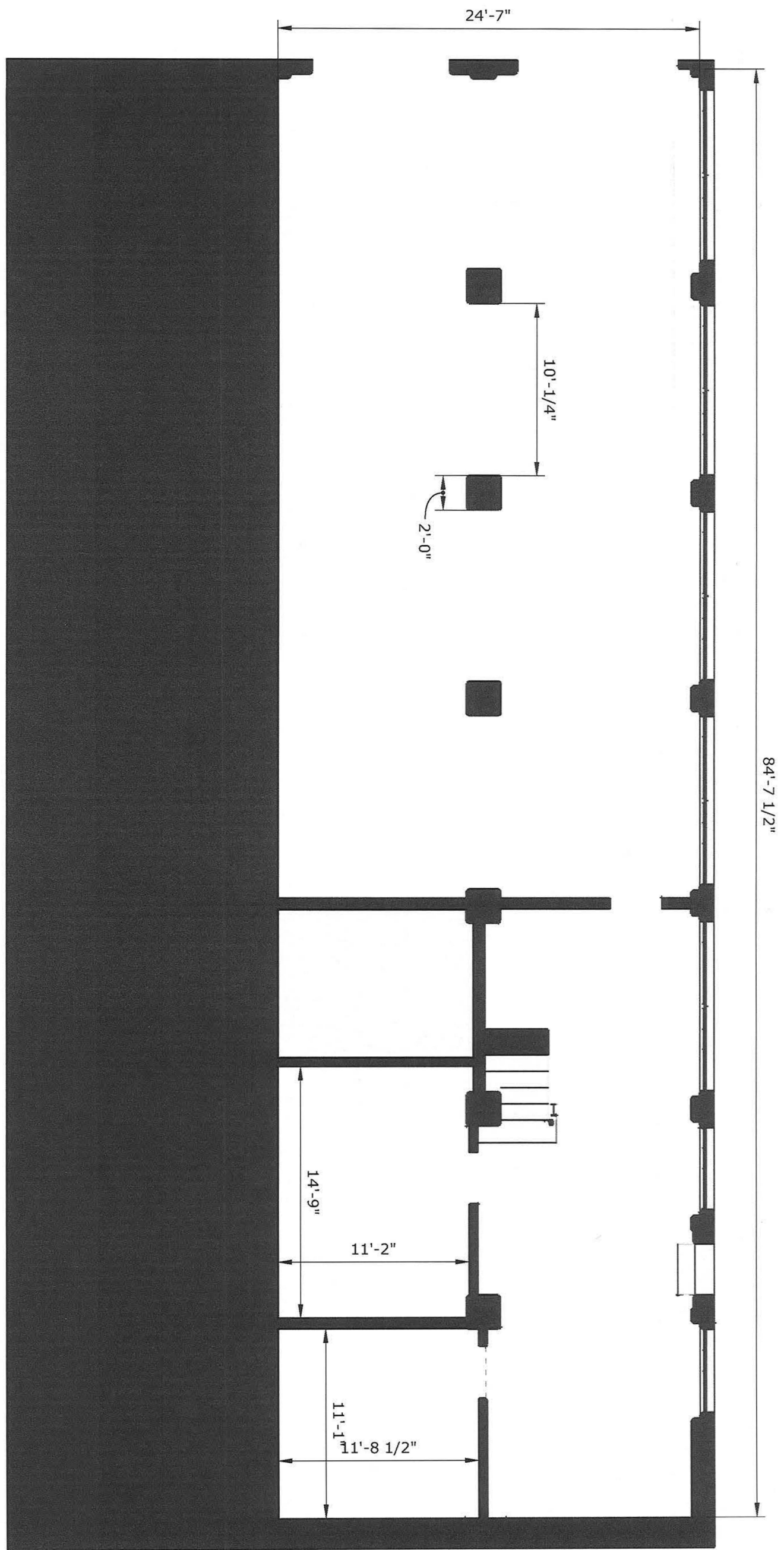


PHOTOMETRIC PLAN PLAN
FOR: DONOFRIO WIL COX, LLC
ALL OF LOT 508 AND PART OF LOTS 506 AND 507,
"ASSESSORS PLYMOUTH PLAT NO 16", CITY OF
PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN,
AS RECORDED IN L. 66, P. 82 OF PLATS W.C.R.

Upper level - Wilcox



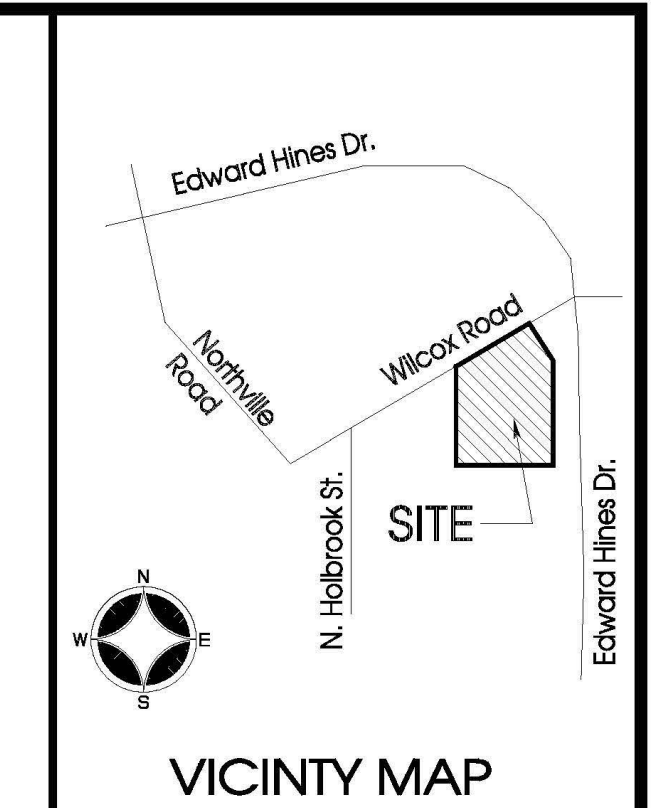
Lower Level - Milcox



PROPOSED SITE IMPROVEMENT PLANS

DONOFRIO WIL COX, LLC

CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN.



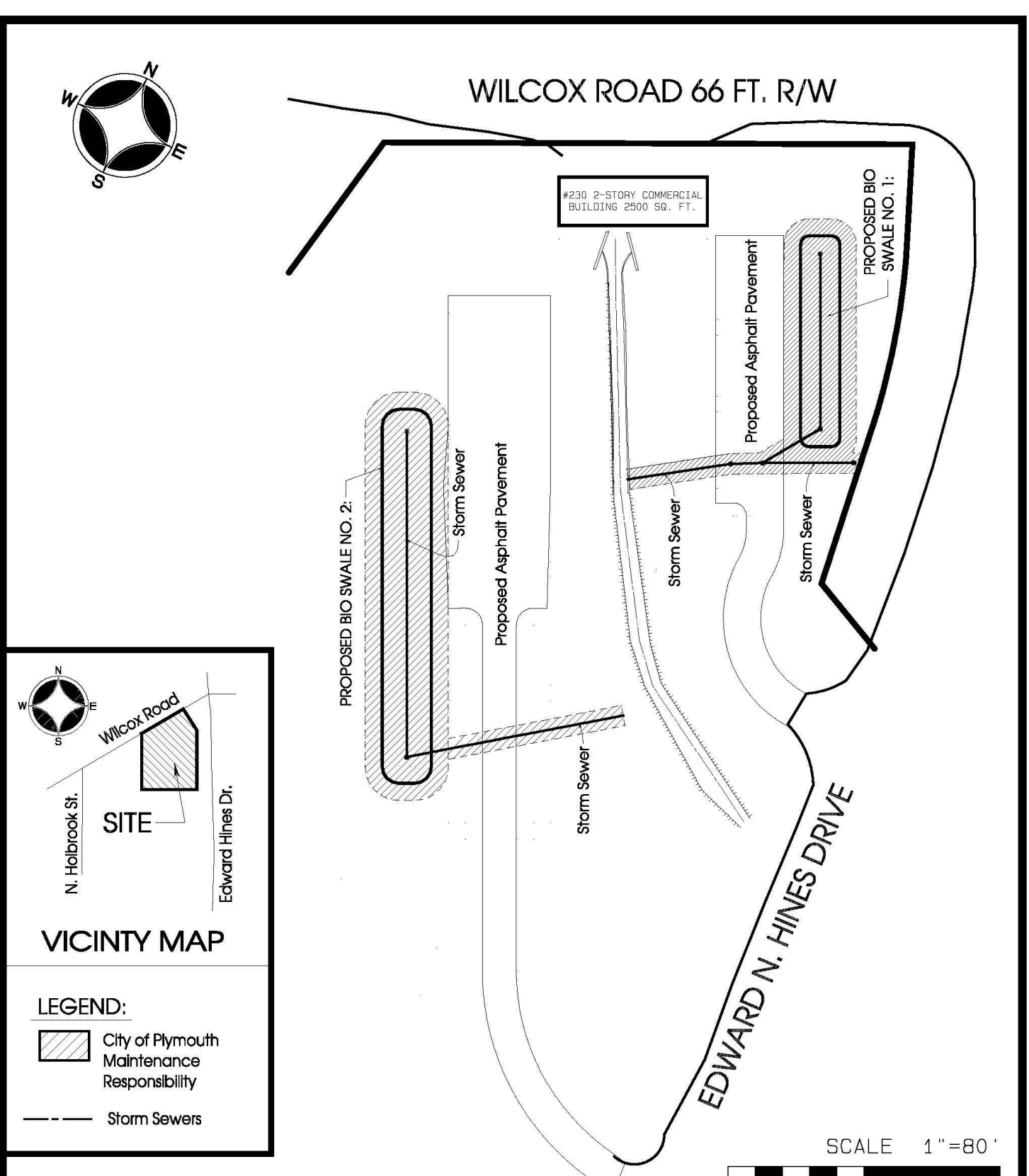
GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES, WATER MAIN, GAS MAIN, ELECTRIC AND TELEPHONE LINES WERE OBTAINED FROM EXISTING TOPOGRAPHICAL SURVEY (BY OTHERS), NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR EXACTNESS OF THE LOCATIONS. UNDERGROUND UTILITIES NOT SHOWN HEREIN MAY EXIST.
- ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- CURRENT ZONING: R-1 (PROPERTY WILL REQUIRE RE-ZONING) CONSULT WITH CITY OF PLYMOUTH FOR REZONING APPLICATION AND REQUIREMENTS.
- PARKING CALCULATIONS:
EXISTING BUILDING 3,950 SQ. FT.
ONE FOR EACH 75 SQUARE FEET OF USABLE FLOOR AREA
= 3950/75 = 53
53 PARKING SPACES REQUIRED
54 PARKING SPACES PROVIDED
- GENERAL CONTRACTOR TO PROVIDE AND INSTALL HANDICAP PARKING SIGNS, SIGNS PROVIDED BY CONTRACTOR TO MEET LOCAL REQUIREMENTS.
- PARKING SPACE STRIPING TO BE PAINTED YELLOW (TYPICAL)
- SITE LIGHTS, CONTROLS AND POWER BY GENERAL CONTRACTOR. ASSEMBLY NO. BE-201-DLS-X, FIXTURE TYPE: P16A-SH10
- THE PARKING LOT LIGHTS WILL BE ON A TIMER TO BE COMPLIANT WITH HOURS OF OPERATION.
- A WAYNE COUNTY SOIL EROSION PERMIT WILL BE REQUIRED.

CONSTRUCTION NOTES

- ORGANIC SOILS AND UNSUITABLE MATERIALS SHALL BE STRIPPED FROM AREAS OF PROPOSED PAVEMENT CONSTRUCTION. BACKFILL WITH GRANULAR OR OTHER APPROVED MATERIALS TO MEET AGENCY SPECIFICATIONS.
- ANY RIGHT-OF-WAY OR EASEMENTS NEEDED TO INSTALL THE PROPOSED IMPROVEMENTS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
- PRIOR TO INSTALLATION OF THE ASPHALT LEVELING COURSE OR SECOND LIFT OF ASPHALT BASE, CURB BACKFILL MUST BE INSTALLED AND COMPACTED TO THE TOP OF CURB.
- A PERMIT MUST BE OBTAINED FROM THE WAYNE CO. PERMIT DIVISION PRIOR TO ANY WORK BEING DONE ALONG EXISTING COUNTY ROADS.
- AN EASEMENT FOR ALL PUBLIC STRUCTURES SHALL BE PROVIDED TO CITY OF PLYMOUTH FOR THE PURPOSE OF PROVIDING PUBLIC UTILITIES, INCLUDING WATER, SEWERAGE AND STORM WATER RUNOFF.
- ALL TRENCHES WITHIN A 1 OR 1 SLOPE FROM THE TOP OF CURB SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY REQUIREMENTS.

CONSTRUCTION SEQUENCE TABLE	
EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION	JULY 2025 - OCTOBER 2025 DAYS TO COMPLETE
MARK CRITICAL AREAS	1 DAY
INSTALL CONSTRUCTION ENTRANCE	1 DAY
INSTALL SILT FENCE & SILT SACKS	1 DAY
DEMOLITION	
STRIP VEGETATION AND TOPSOIL	1 DAY
MAINTAIN CONTROL MEASURES	
CONSTRUCTION ACTIVITIES	
CONSTRUCT SOIL STOCKPILE	1/2 DAY
INSTALL SILT FENCE AROUND STOCKPILE	1/2 DAY
SEED AND MULCH STOCKPILE	1/2 DAY
MAINTAIN CONTROL MEASURES	
CONSTRUCT SWALES	1 DAY
FINAL GRADING	
CONSTRUCT PAVING & WALKS	3 WEEKS
SEED/SOD/MULCH AS NEEDED	3 DAYS
MAINTAIN CONTROL MEASURES	
SITE RESTORATION AND LANDSCAPING	
INSTALL TOP SOIL AND SOD	1 DAY
INSTALL LANDSCAPING	2 WEEKS
FINALIZE BUILDOUT	8 WEEKS
MAINTAIN CONTROL MEASURES	
POST CONSTRUCTION AFTER DISTURBED AREAS HAVE STABILIZED:	
REMOVE SILT FENCE	1/2 DAY
REMOVE INLET FILTERS ON CATCH BASINS	1/2 DAY



PROPERTY DESCRIPTION
THE LAND SITUATED IN THE CITY OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
ALL OF LOT 508 AND PART OF LOTS 506 AND 507 ASSESSORS PLYMOUTH PLAT NO 16 AS RECORDED IN L66 P82 OF PLATS WRCOM AT THE NE COR OF LOT 508 TH FOLLOWING TWO COURSES ALONG THE N LINE OF SAID LOT 508 (1) S 80D 42M 35S W 256.71 FT (2) S 55D 25M 15S W 56.10 FT TO POB: TH CON S 52D 25M 15S W 310.61 FT, TH S 01D 33M 25S E 364.04 FT, TO S LINE OF SAID LOT 508, TH N 88D 25M 05S E 64.50 FT, ALONG SAID LINE, TH N 88D 25M 05S E 240.41 FT, TH S 18D 20M 02S E 28.71 FT, TH S 49D 42M 02S E 127.33 FT, TH N 77D 14M 51S E 50.26 FT, TH 421.09 FT ALONG THE ARC OF AN NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 8197.57 FT, A CENTRAL ANGLE OF 03D 53M 35S AND A LONG CHORD BEARING N 14D 48M 45S W 421.01 FT, TH N 19D 47M 11S W 103.60 FT, TH 96.62 FT ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 456.91 FT, A CENTRAL ANGLE OF 12D 06M 59S AND A LONG CHORD BEARING N 27D 04M 14S W 96.44 FT TH N 34D 42M 56S W 65.15 FT TO A POINT ON THE S LINE OF SAID WILCOX ROAD AND THE POB: TH R8E L66 P82 WCR

EXHIBIT "A" ~ PHYSICAL LIMITS OF STORM WATER MANAGEMENT SYSTEM

ALL OF LOT 508 AND PART OF LOTS 506 AND 507, 'ASSESSORS PLYMOUTH PLAT NO 16', CITY OF PLYMOUTH, WAYNE CO., MI.

CLIENT: Donofrio Wil Cox, LLC
1156 Beech St.
Plymouth, MI, 48170
Attn: Greg Donofrio
248.470.4836

Surveying-Engineering-Consultation
TRUE NORTH SURVEYING, INC.
23481 Gloria Drive, Brownstown, MI, 48183
Phone: (734) 676-7799, Fax: (734) 676-4990
Web: TNsurveying.com

SHEET 1 OF 2
Scale: 1" = 80 Feet
Date: 1/08/2024
Job #: 2024-001

STORM WATER MANAGEMENT SYSTEM LONG TERM MAINTENANCE SCHEDULE

Property Information:
DONOFRIO WIL COX, LLC
Contact : Greg Donofrio 248-470-4836

A. PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM
The storm water management system (SWMS) subject to this long term maintenance plan (Plan) is depicted on Exhibit "A" to the permit and includes without limitation the storm sewers, swales, manholes, catch basins, storm water inlets and closed conduits that convey the flow from the detention system into the existing storm sewer.

For the purposes of this plan, this storm water management system and all of its components as shown on Exhibit "A" is referred to as Donofrio Wil Cox, LLC SWMS.

B. TIME FRAME FOR LONG TERM MAINTENANCE RESPONSIBILITY
Donofrio Wil Cox, LLC is responsible for maintaining the Donofrio Wil Cox, LLC SWMS, including complying with applicable requirements of the local or Wayne County soil erosion and sedimentation control program. Long term maintenance responsibility for the Donofrio Wil Cox, LLC SWMS commences immediately upon construction approval. Long term maintenance continues in perpetuity.

C. MANNER OF ENSURING MAINTENANCE RESPONSIBILITY
Donofrio Wil Cox, LLC has the responsibility to maintain the system and City of Plymouth retains the right to enter the property and perform the necessary maintenance of the Donofrio Wil Cox, LLC SWMS if the Donofrio Wil Cox, LLC fails to perform the required maintenance activities.

D. LONG TERM MAINTENANCE PLAN AND SCHEDULE
Table 1 identifies the maintenance activities to be performed, organized by category (monitoring/inspection, preventative maintenance and remedial actions) Table 1 also identifies site specific work need to ensure that the storm water management system functions properly.

TABLE 1 MAINTENANCE ACTIVITIES	SYSTEM COMPONENT							Frequency
	Storm Sewer System	Swale	Vegetation	Manhole	Catch Basin	Storm Water Inlet	Other	
Monitoring/Inspection								
Inspect for sediment accumulation/clogging of stone filter	x	x	x	x	x	x	x	2 times per year
Inspect for floatables, dead vegetation and debris	x	x	x	x	x	x	x	Annually and after major events
Inspect for erosion and integrity of banks and berms	x	x	x	x	x	x	x	Annually and after major events
Inspect all components during wet weather and compare to as-built plans	x	x	x	x	x	x	x	Annually
Monitor planting/vegetation								2 times per year
Ensure means of access for maintenance remain clear/open	x	x	x	x	x	x	x	Annually
Preventative Maintenance								
Mowing			x					Up to 2 times/year, select areas only
Remove accumulated sediment	x	x	x	x	x	x	x	As needed
Remove floatables, dead vegetation and debris	x	x	x	x	x	x	x	As needed
Replace subsurface components				x				Every 3 years or as needed
Remove invasive plant species				x				Annually
Reapply / Replace mulch layer			x					Re apply every 6 months, replace every 2 yr.
Sweep paved areas							x	As needed
Remedial Actions								
Repair/stabilize areas of erosion			x	x	x	x	x	As needed
Replaced dead planting, bushes, trees			x	x	x	x	x	As needed
Reseed bare areas			x	x	x	x	x	As needed
Structural repairs	x	x	x	x	x	x	x	As needed
Make adjustments/repairs to ensure proper functioning	x	x	x	x	x	x	x	As needed

MAINTENANCE
Chemicals shall not be applied to forby, detention pond, 25 ft. buffer strips and vegetated swales.
Inlets and outlets should be inspected periodically for blockage, signs of soil erosion, and structural damage. Swales should be inspected for sediment accumulation semi-annually and after rain events. Sediment that is impeding flow should be removed. Inlets, outlets, and appurtenances (e.g., grates) should be inspected annually for structural integrity. Outlets should be checked regularly for clogging and should be cleaned when necessary, especially after large storm events. At a minimum when sediments accumulate to a depth of 6"-12" or if sediment resuspension is observed.

EXHIBIT "B" ~ LONG TERM MAINTENANCE PLAN

ALL OF LOT 508 AND PART OF LOTS 506 AND 507, 'ASSESSORS PLYMOUTH PLAT NO 16', CITY OF PLYMOUTH, WAYNE CO., MI.

CLIENT: Donofrio Wil Cox, LLC
1156 Beech St.
Plymouth, MI, 48170
Attn: Greg Donofrio
248.470.4836

Surveying-Engineering-Consultation
TRUE NORTH SURVEYING, INC.
23481 Gloria Drive, Brownstown, MI, 48183
Phone: (734) 676-7799, Fax: (734) 676-4990
Web: TNsurveying.com

SHEET 2 OF 2
Scale: 1" = N/A Feet
Date: 1/08/2024
Job #: 2024-001

SHEET INDEX:

SHEET INDEX:	PG. #
Cover Sheet	1
Topographical Survey (by others)	2
Site Plan	3
Storm Sewer Profiles and Details	4
Soil Erosion & Sedimentation Control Plan	5
Landscape Plan (by others)	6 & 7
Standard Details	8 ~ 14
MD1, SE1, ST1, ST2, SW1, SS1, SS2	
Building Elevations (by others)	15

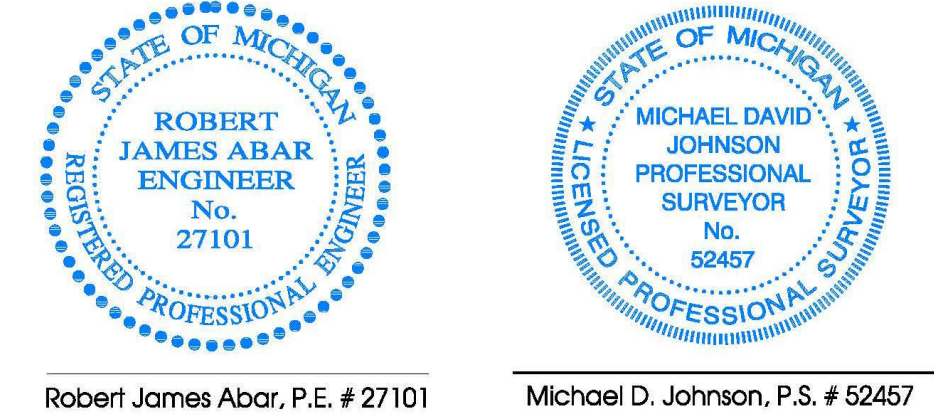
PROPERTY DESCRIPTION
THE LAND SITUATED IN THE CITY OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
ALL OF LOT 508 AND PART OF LOTS 506 AND 507 ASSESSORS PLYMOUTH PLAT NO 16 AS RECORDED IN L66 P82 OF PLATS WRCOM AT THE NE COR OF LOT 508 TH FOLLOWING TWO COURSES ALONG THE N LINE OF SAID LOT 508 (1) S 80D 42M 35S W 256.71 FT (2) S 55D 25M 15S W 56.10 FT TO POB: TH CON S 52D 25M 15S W 310.61 FT, TH S 01D 33M 25S E 364.04 FT, TO S LINE OF SAID LOT 508, TH N 88D 25M 05S E 64.50 FT, ALONG SAID LINE, TH N 88D 25M 05S E 240.41 FT, TH S 18D 20M 02S E 28.71 FT, TH S 49D 42M 02S E 127.33 FT, TH N 77D 14M 51S E 50.26 FT, TH 421.09 FT ALONG THE ARC OF AN NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 8197.57 FT, A CENTRAL ANGLE OF 03D 53M 35S AND A LONG CHORD BEARING N 14D 48M 45S W 421.01 FT, TH N 19D 47M 11S W 103.60 FT, TH 96.62 FT ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 456.91 FT, A CENTRAL ANGLE OF 12D 06M 59S AND A LONG CHORD BEARING N 27D 04M 14S W 96.44 FT TH N 34D 42M 56S W 65.15 FT TO A POINT ON THE S LINE OF SAID WILCOX ROAD AND THE POB: TH R8E L66 P82 WCR

CONTACT INFORMATION:
Applicant/Owner
Donofrio Wil Cox, LLC
Gregory Donofrio
PO Box 935
Northville, MI 48167
Phone: 248-201-8415

Landscape Architect
Grissim Metz Andriese Associates
Paul Andriese, PLA, ASLA
15000 Edward Hines Dr.
Plymouth, MI 48170
Phone: 248-347-7010

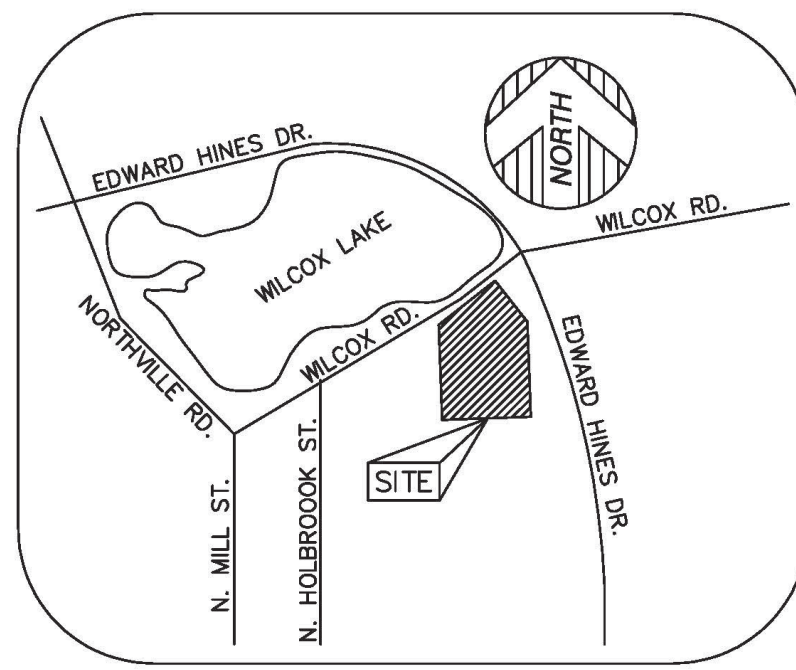
Architect
Sahba La'ali, RA, PE
1450 Jones Drive
Ann Arbor, MI 48105
Phone: 734-761-3245

Engineer & Surveyors:
True North Surveying, Inc.
Michael Johnson, PS
23481 Gloria Drive
Brownstown, MI, 48183
Phone 734-676-7799



Robert James Abor, P.E. # 27101
Michael D. Johnson, P.S. # 52457

DEVELOPER: Wil Cox, LLC 1156 Beech St. Plymouth, MI, 48170 Attn: Greg Donofrio 248.470.4836	COVER SHEET FOR: DONOFRIO WIL COX, LLC	TRUE NORTH SURVEYING, INC. 23481 Gloria Drive, Brownstown, MI, 48183 Phone: (734) 676-7799, Fax: (734) 676-4990 Web: TNsurveying.com Scale: 1" = N/A Feet Date: 1/08/2024	REVISIONS: 1/16/2025 SHEET 1 OF 15 Job #: 2024-001
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VICINITY MAP
(NOT TO SCALE)

PARKING
MARKED PARKING ON SITE.

PARCEL AREA
186,230± SQUARE FEET = 4.275± ACRES

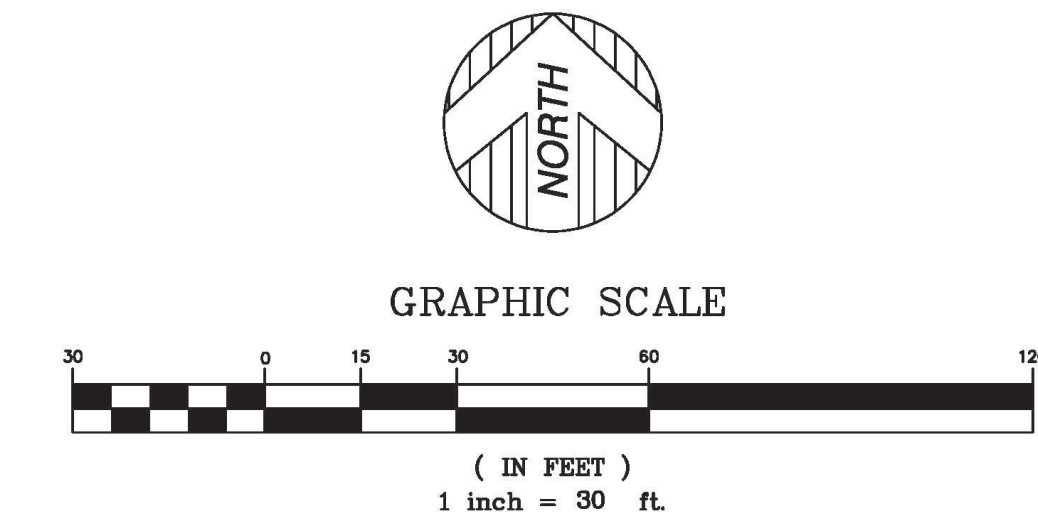
BASIS OF BEARING
NORTH 52°25'15" EAST, BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF WILCOX ROAD, AS SHOWN.

BENCHMARK
SITE BENCHMARK #1
MAG NAIL IN UTILITY POLE, NE OF NW PROPERTY CORNER.
ELEVATION = 706.61' (NAVD 88)
SITE BENCHMARK #2
PAINTED BLUE "X" ON SOUTHWEST BOLT OF STRAIN POLE AT SOUTHWESTERLY CORNER OF WILCOX ROAD AND EDWARD N. HINES DRIVE.
ELEVATION = 706.14' (NAVD 88)

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

LEGEND

⊙	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
X 0.00	GROUND ELEVATION
○	UTILITY POLE
○	GAS LINE MARKER
○	GAS VALVE
○	SANITARY MANHOLE
○	ROUND CATCH BASIN
○	SQUARE CATCH BASIN
○	STORM DRAIN MANHOLE
○	SINGLE POST SIGN
○	DOUBLE POST SIGN
○	DECIDUOUS TREE (AS NOTED)
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	BUILDING
---	CONCRETE CURB
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF GRAVEL
X	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	TREE / BRUSH LINE (AS NOTED)
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	SANITARY LINE
---	STORM LINE
---	UNDERGROUND PIPE (AS NOTED)
---	EDGE OF WATER (AS NOTED)
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
█	BUILDING AREA
█	ASPHALT
█	CONCRETE



Tree #	Common Name	Trunk Size (Inch)
2	Catalpa Tree	11
3	Box Elder	11
4	Elm	11
5	Elm	11
6	Mulberry	11
7	Maple	18
8	Box Elder	18
9	Ash	17
10	Walnut	13
11	Elm	14
12	Elm	10
13	Elm	15
14	Walnut	18
15	Elm	13
16	Ash	16
17	Elm	16
18	Elm	11
19	Box Elder	11
20	Honey Locust	12
21	Box Elder	11
22	Maple	15
23	Box Elder	12
84	Hickory	25
85	Elm	15
86	Elm	12
87	Elm	12
88	Ash	17
89	Maple	13
90	Swamp Hickory	11
91	Ash	15
92	Ash	20
93	Elm	18
94	Elm	16
95	Oak	13
96	Box Elder	20
97	Box Elder	19
98	Box Elder	15
99	Elm	13
100	Swamp Hickory	13
101	Hickory	15
102	Walnut	21
103	Swamp Hickory	13
104	Box Elder	18
105	Box Elder	12
106	Box Elder	12
107	Box Elder	12

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TITLE REPORT NOTE
A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY. THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

MANHOLE SCHEDULE

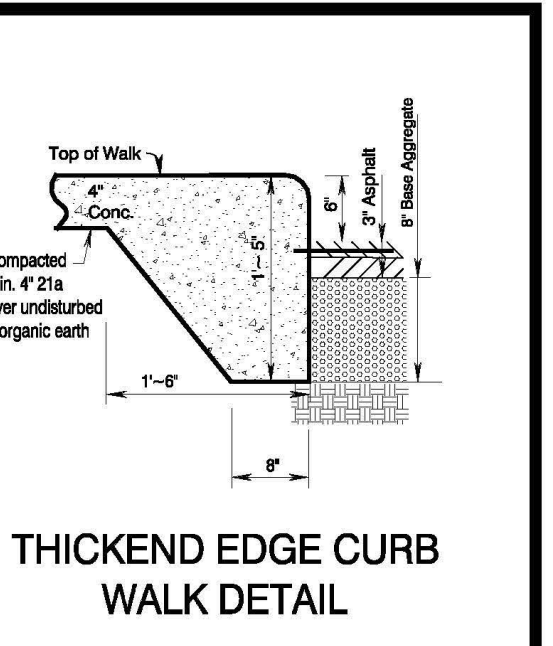
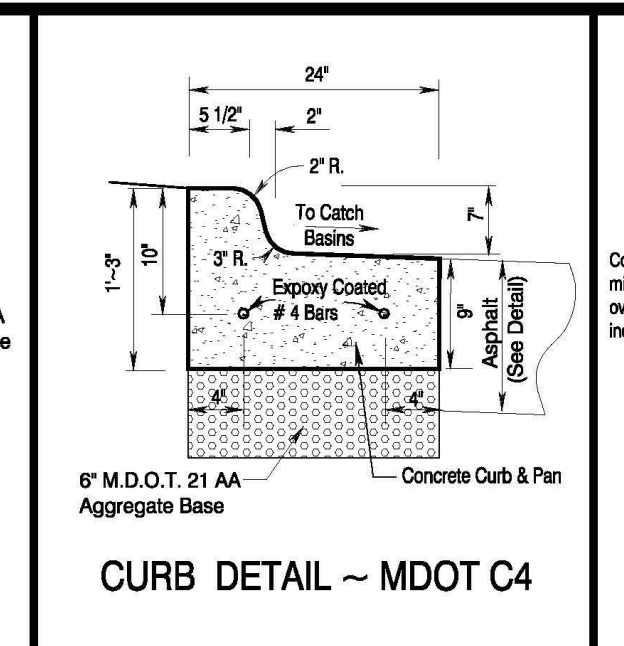
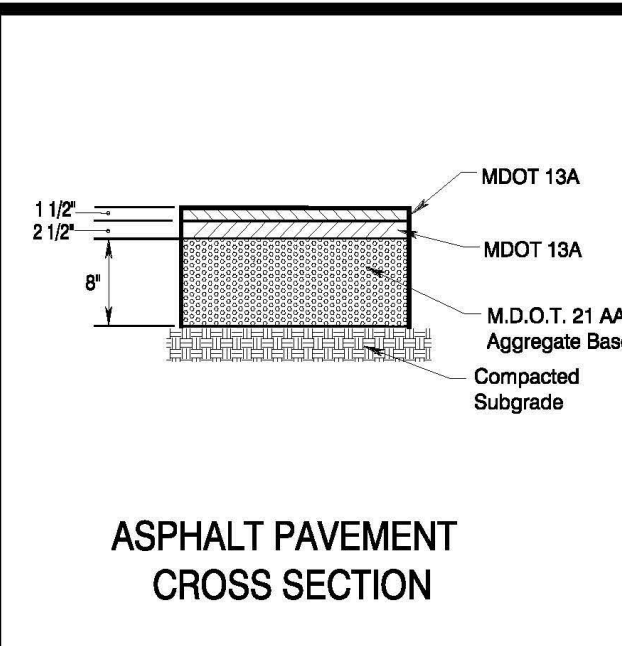
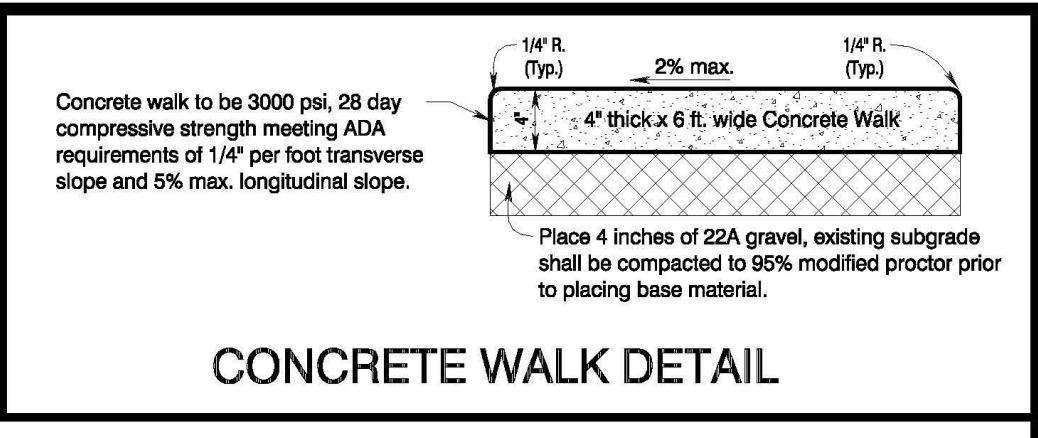
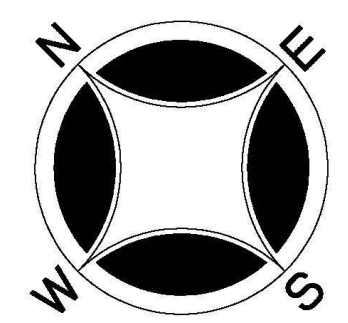
#	TYPE	RIM (FT)	SIZE (IN)	DIRECTION	INVERT (FT)
55089	SANITARY MANHOLE	688.07	36	N	670.32
			36	S	670.27
55244	CATCH BASIN	689.59	12	SW	686.94
			12	NE	686.84
55245	SANITARY MANHOLE	691.61	36	W	671.51
			36	E	671.46
55261	CATCH BASIN	692.20	12	NE	686.40
			12	SW	686.35
55262	CATCH BASIN	692.25	12	SW	686.25
			12	NE	686.30
55292	BEEHIVE CATCH BASIN	692.98	12	S	689.78
55300	CATCH BASIN	693.69	12	N	690.89
			12	SW	690.79
			12	E.B.H.	690.84
55349	CATCH BASIN	705.69	12	NW	702.84
			4	SW	703.24

FLOOD NOTE
SUBJECT PARCEL LIES WITHIN:
SPECIAL FLOOD HAZARD AREA (ZONE AE): BASE FLOOD ELEVATIONS DETERMINED. ELEV. = 695 FEET
OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26163C0039E, DATED 2/2/2012, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

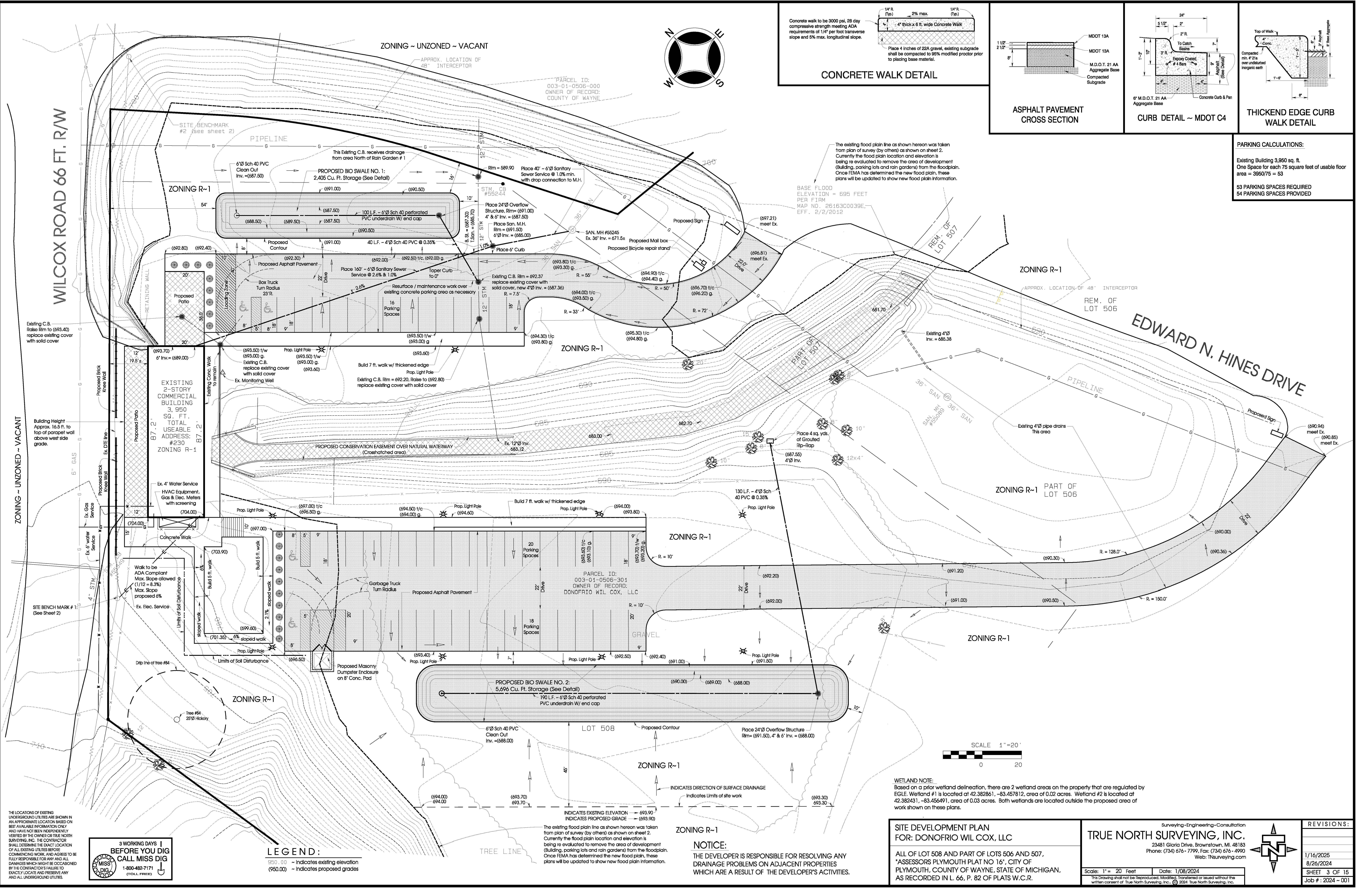
TOPOGRAPHICAL SURVEY BY OTHERS

WILCOX ROAD 66 FT. RAW

ZONING ~ UNZONED ~ VACANT



PARKING CALCULATIONS:
Existing Building 3,950 sq. ft.
One Space for each 75 square feet of usable floor area = 3950/75 = 53
53 PARKING SPACES REQUIRED
54 PARKING SPACES PROVIDED



The existing flood plain line as shown hereon was taken from plan of survey (by others) as shown on sheet 2. Currently the flood plain location and elevation is being re-evaluated to remove the area of development (Building, parking lots and rain gardens) from the floodplain. Once FEMA has determined the new flood plain, these plans will be updated to show new flood plain information.
BASE FLOOD ELEVATION = 695 FEET
PER FIRM
MAP NO. 26163C00039E,
EFF. 2/2/2012

WETLAND NOTE:
Based on a prior wetland delineation, there are 2 wetland areas on the property that are regulated by EGLE. Wetland #1 is located at 42.382861, -83.457812, area of 0.02 acres. Wetland #2 is located at 42.382431, -83.456491, area of 0.03 acres. Both wetlands are located outside the proposed area of work shown on these plans.

SITE DEVELOPMENT PLAN
FOR: DONOFRIO WIL COX, LLC

Surveying-Engineering-Consultation
TRUE NORTH SURVEYING, INC.
23481 Gloria Drive, Brownstown, MI 48183
Phone: (734) 676-7799, Fax: (734) 676-4990
Web: TNsurveying.com

REVISIONS:
1/16/2025
8/26/2024
SHEET 3 OF 15
Job #: 2024-001

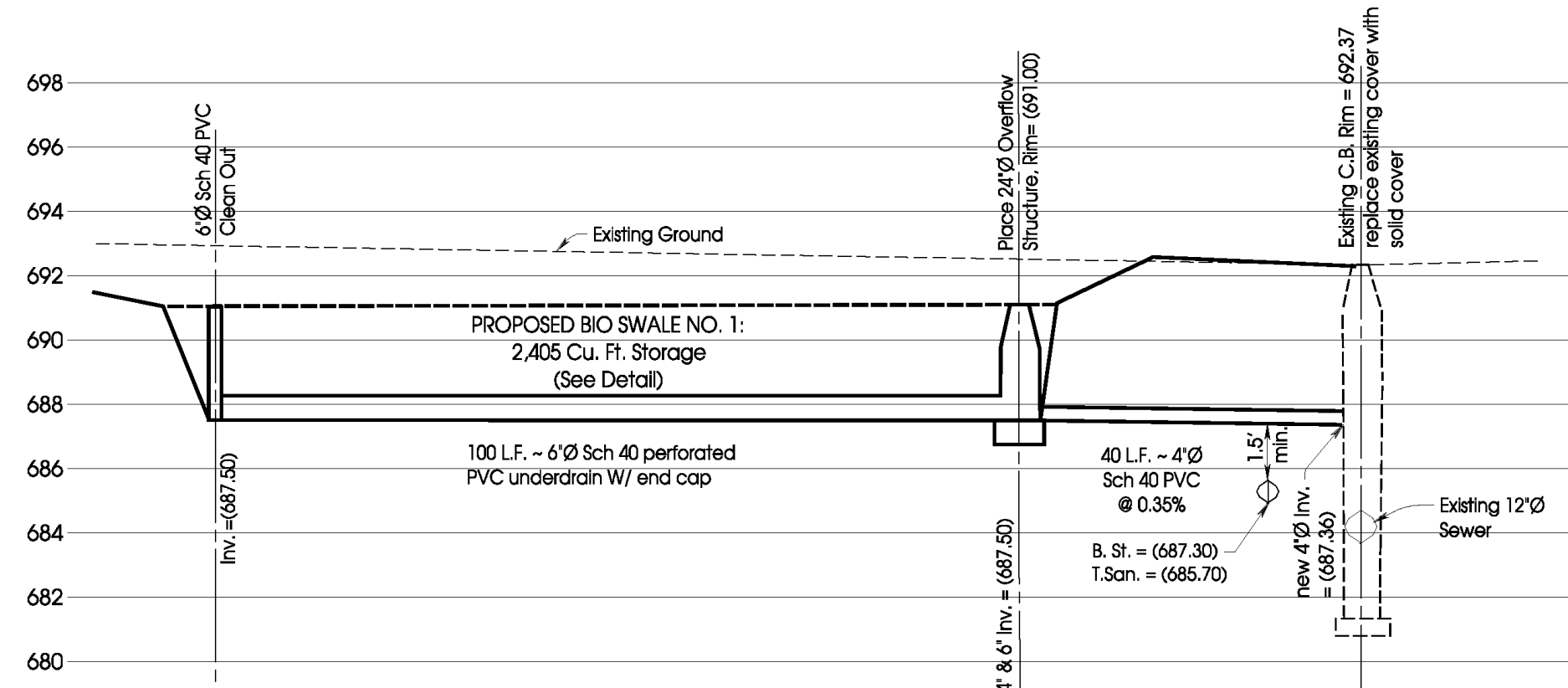
3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

LEGEND:
950.00 - Indicates existing elevation
(950.00) - Indicates proposed grades

NOTICE:
THE DEVELOPER IS RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE A RESULT OF THE DEVELOPER'S ACTIVITIES.

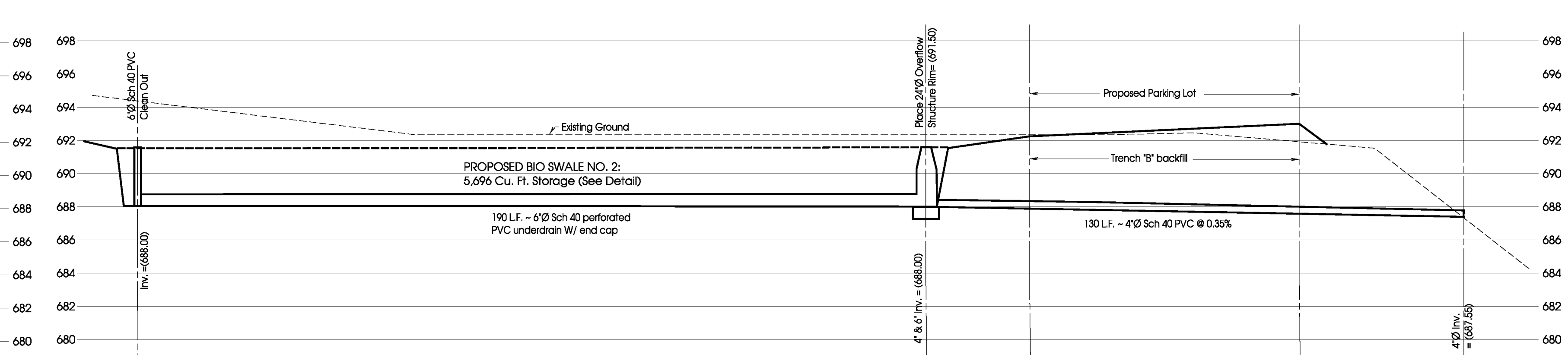
ALL OF LOT 508 AND PART OF LOTS 506 AND 507, "ASSESSORS PLYMOUTH PLAT NO 16", CITY OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN, AS RECORDED IN L. 66, P. 82 OF PLATS W.C.R.

Scale: 1" = 20 Feet Date: 1/08/2024



**STORM SEWER PROFILE
BIO SWALE # 1**

Scale: Horizontal: 1" = 20', Vertical: 1" = 5'



**STORM SEWER PROFILE
BIO SWALE # 2**

Scale: Horizontal: 1" = 20', Vertical: 1" = 5'

STORM SEWER RUNOFF VOLUME CALCULATIONS:

Bio Swale # 1 (NORTH SIDE OF SITE)

Area draining into the proposed Bio Swale = 0.377 acres

Land Use	Area	Runoff Coefficient
Impervious	0.361 ac	0.95
Lawn	0.016 ac	0.30

DRAINAGE DISTRICT:
Area #1 - Into Bio Swale - 0.377 acres
Existing Lawn area north of proposed Bio Swale
No. 1 drains in an existing Catch basin located near
the S.E. corner of the proposed Bio Swale # 1

Closed Conduit Sizing - Rational Method
 $Q = C I A$

Weighted Runoff Coefficient:
 $C = (0.361 \times 0.95) + (0.016 \times 0.30) / 0.377 = 0.92$

Use 10 min. for initial time of concentration

Intensity for 100 year storm
 $I = 101 / (12.33 + T)^{0.84} = 7.4 \text{ in/hr}$

$V_{cpvc} = A \times C \times 3,630$
 $V_{cpvc} = 0.377 \times 0.92 \times 3630 = 1259 \text{ cubic feet}$

Channel Protection Rate Control (CPRC)
 $V_{cprc} = A \times C \times 6,897$
 $V_{cprc} = 0.377 \times 0.92 \times 6897 = 2,392 \text{ cubic feet}$

100-year Flood Control Volume Calculations
100-yr Allowable Release Rate Q allowable
 $Q \text{ allow} = 1.1055 - 0.207 \ln(A)$
 $Q \text{ allow} = 1.1055 - 0.207 \ln(0.377) = 1.307 \text{ cfs/acre}$

A site that is less than 2 acres must use variable release rate of 1 cfs/ac.

100 yr Peak allowable Discharge (Qo)
 $Qo = Q \text{ allow} \times A$
 $Qo = 1 \times 0.377 = 0.377 \text{ cfs}$

Calculate 100-year Pond Volume:
100-yr Peak Pond Inflow Qi = C x I100 x A
 $Qi = 0.92 \times 7.4 \times 0.377 = 2.567 \text{ cfs}$

100-yr Runoff Volume (Vr):
 $Vr = 18,900 \times C \times A$
 $Vr = 18,900 \times 0.92 \times 0.377 = 6,555$

Storage Ratio (Vr/Vs):
 $Vs / Vr = 0.206 - 0.15 \ln(Qo / Qi)$
 $Vs / Vr = 0.206 - 0.15 \ln(0.377 / 2.567) = 0.4937$

100-yr Required Storage Volume (Vs):
 $Vs = Vr \times \text{Storage Ratio or } Vs = Vr \times (0.206 - 0.15 \ln(Qo / Qi))$
 $Vs = 6,555 \times 0.4937 = 3,236$

The site plan must accommodate the following volumes:
CPRC: 1,259 cu. ft.
CPRC: 2,392 cu. ft.
Flood Control: 3,236 - 1,259 = 1,977

Orifice Calculations Outlet Restrictor Size for CPRC (Extended Detention)
Average Discharge Rate (Qave):
Qave = CPRC Vol / 172,800 = cfs
Qave = 1259 / 172800 = 0.00729

Bio Swale storage depth = 3.5 ft.
Have = 3.5 / 2 = 1.75 ft.

Extended Detention Orifice Area (a):
 $A = \text{qave} / 0.62 \text{ sqrt } 2 \times G \times \text{have}$
 $0.00729 / 0.62 \times \text{sq rt } 64.4 \times 1.75 = 0.00756 / 7.87 = 0.0011076 \text{ sq. ft.}$

Extended Detention Orifice Diameter (d):
 $d = 12 \times \text{sqrt } 4 \times (A / \text{pie}) = 12 \times \text{sqrt } 4 \times (0.0011076 / \text{pie}) = 0.45 \text{ Dia inches}$

The calculated orifice size, 0.45 inches, is less than the minimum orifice size of 1 inch. Set the orifice size at 1 inch; this automatically meets the Extended Detention requirement, use 4" dia. To prevent clogging.

STORAGE PROVIDED IN BIO SWALE NO. 1:

Storage in Surface Pond	Elevation	Area	Volume
	691.00	2830	
	690.50	2548	(2830 + 2548) / 2 x 0.5 = 1345 cu. ft.

Storage in Planting Soil And Gravel Layers (Based on 20% void)

Elevation	Area	Volume
690.50	2548	
687.50	990	(2548 + 990) / 2 x 3 x 20% = 1061 cu. ft.

Total Volume Required = 1,977 cu. ft.
Total Volume Provided = 1345 + 1061 = 2,405 cu. ft.

BIO SWALE # 2 (SOUTH SIDE OF SITE)

Area draining into the proposed Bio Swale = 1.45 acres

Land Use	Area	Runoff Coefficient
Impervious	0.998 ac	0.95
Lawn	0.452 ac	0.30

DRAINAGE DISTRICTS:
Area #2 - Into Bio Swale - 1.45 acres
Existing Lawn area north of drive drains
into existing 4" dia. Pipes.

Closed Conduit Sizing - Rational Method
 $Q = C I A$

Weighted Runoff Coefficient:
 $C = (0.998 \times 0.95) + (0.452 \times 0.30) / 1.45 = 0.75$

Use 10 min. for initial time of concentration

Intensity for 100 year storm
 $I = 101 / (12.33 + T)^{0.84} = 7.4 \text{ in/hr}$

$V_{cpvc} = A \times C \times 3,630$
 $V_{cpvc} = 1.45 \times 0.75 \times 3630 = 3947.63 \text{ cubic feet}$

Channel Protection Rate Control (CPRC)
 $V_{cprc} = A \times C \times 6,897$
 $V_{cprc} = 1.45 \times 0.75 \times 6897 = 7500 \text{ cubic feet}$

100-year Flood Control Volume Calculations
100-yr Allowable Release Rate Q allowable
 $Q \text{ allow} = 1.1055 - 0.207 \ln(A)$
 $Q \text{ allow} = 1.1055 - 0.207 \ln(1.45) = 1.029 \text{ cfs/acre}$

A site that is less than 2 acres must use variable release rate of 1 cfs/ac.

100 yr Peak allowable Discharge (Qo)
 $Qo = Q \text{ allow} \times A$
 $Qo = 1 \times 1.45 = 1.45 \text{ cfs}$

Calculate 100-year Pond Volume:
100-yr Peak Pond Inflow Qi = C x I100 x A
 $Qi = 0.75 \times 7.4 \times 1.45 = 8.04 \text{ cfs}$

100-yr Runoff Volume (Vr):
 $Vr = 18,900 \times C \times A$
 $Vr = 18,900 \times 0.75 \times 1.45 = 20,554$

Storage Ratio (Vr/Vs):
 $Vs / Vr = 0.206 - 0.15 \ln(Qo / Qi)$
 $Vs / Vr = 0.206 - 0.15 \ln(1.45 / 8.04) = 0.463$

100-yr Required Storage Volume (Vs):
 $Vs = Vr \times \text{Storage Ratio or } Vs = Vr \times (0.206 - 0.15 \ln(Qo / Qi))$
 $Vs = 20,554 \times 0.463 = 9517$

The site plan must accommodate the following volumes:
CPRC: 3,948 cu. ft.
CPRC: 7,500 cu. ft.
Flood Control: 9517 - 3948 = 5569

Orifice Calculations Outlet Restrictor Size for CPRC (Extended Detention)
Average Discharge Rate (Qave):
Qave = CPRC Vol / 172,800 = cfs
Qave = 3948 / 172800 = 0.02284

Bio Swale storage depth = 3.5 ft.
Have = 3.5 / 2 = 1.75 ft.

Extended Detention Orifice Area (a):
 $A = \text{qave} / 0.62 \text{ sqrt } 2 \times G \times \text{have}$
 $0.02284 / 0.62 \times \text{sq rt } 64.4 \times 1.75 = 0.00756 / 7.87 = 0.0347 \text{ sq. ft.}$

Extended Detention Orifice Diameter (d):
 $d = 12 \times \text{sqrt } 4 \times (A / \text{pie}) = 12 \times \text{sqrt } 4 \times (0.0347 / \text{pie}) = 2.52 \text{ Dia inches}$

The calculated orifice size, 2.52 inches, use 4" dia/ to prevent clogging.

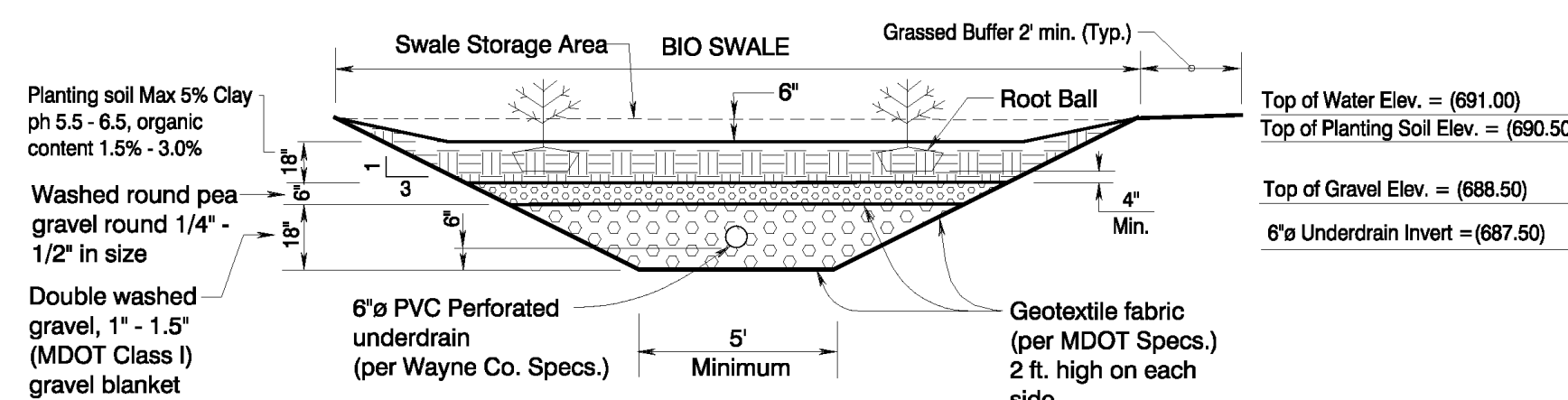
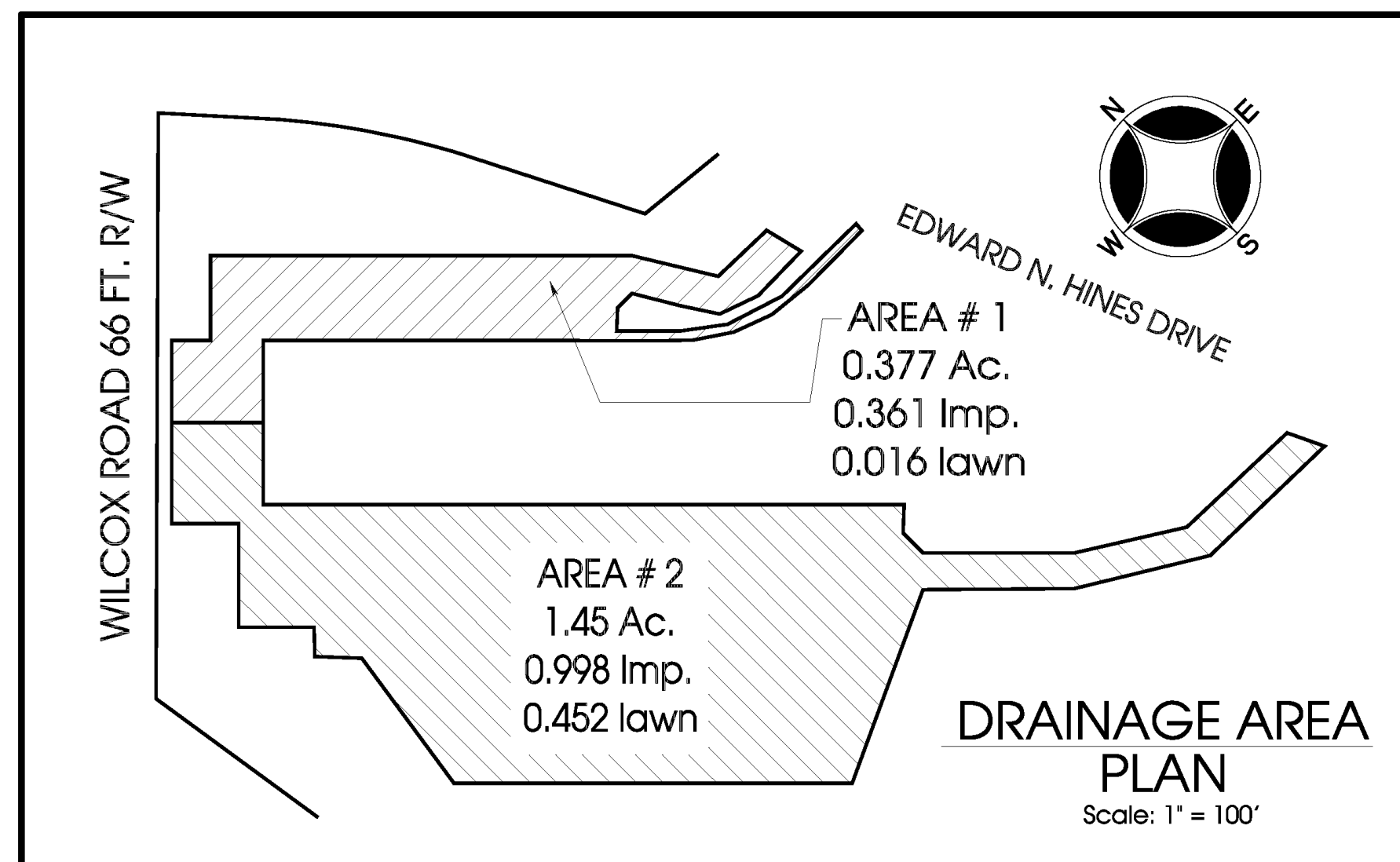
STORAGE PROVIDED IN BIO SWALE NO. 1:

Storage in Surface Pond	Elevation	Area	Volume
	691.50	6293	
	691.00	5816	(6293 + 5816) / 2 x 0.5 = 3027 cu. ft.

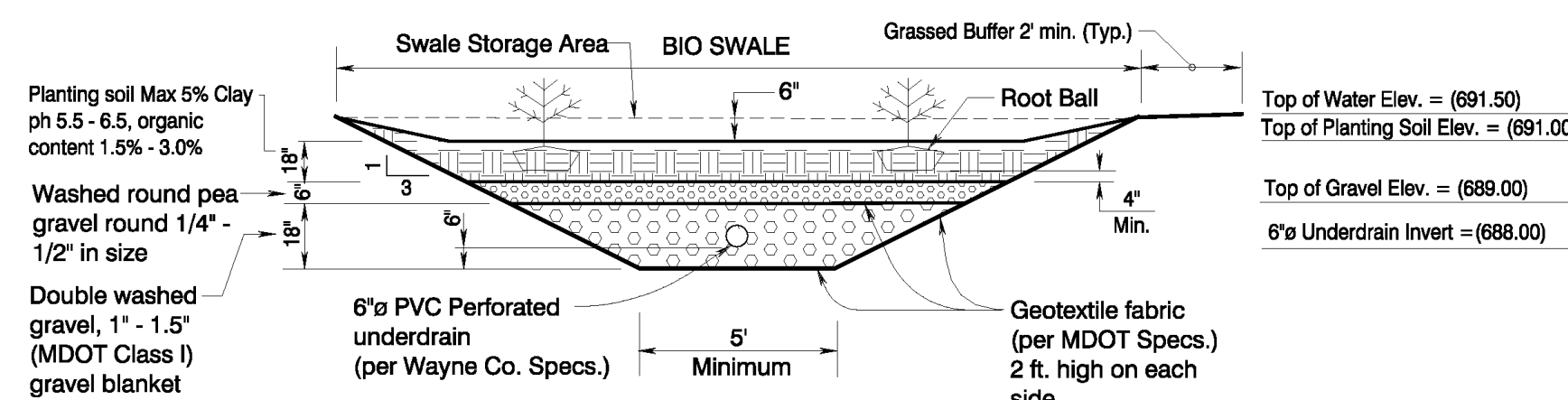
Storage in Planting Soil And Gravel Layers (Based on 20% void)

Elevation	Area	Volume
691.00	5816	
688.00	3081	(5816 + 3081) / 2 x 3 x 20% = 2669 cu. ft.

Total Volume Required = 5569 cu. ft.
Total Volume Provided = 3027 + 2669 = 5696 cu. ft.



BIO SWALE #1: CROSS SECTION



BIO SWALE #2: CROSS SECTION

BIO SWALE RECOMMENDED PLANTING LIST:

RECOMMENDED SHRUBS

- American Cranberrybush Viburnum - Viburnum trilobum
- Black Chokeberry - Aronia prunifolia
- Buttonbush - Cephalanthus occidentalis
- Fragrant Sumac - Rhus aromatica
- Maackia - Spirea alba
- Nannyberry Viburnum - Viburnum lentago
- Ninebark - Physocarpus opulifolius
- Reisner Dogwood - Cornus stolonifera
- Shrubby Cinqufoil - Potentilla fruticosa
- Shrubby St. John's Wort - Hypericum prolificum
- Spicebush - Lindera benzoin
- Steeplebush - Spirea tomentosa
- Virginia Sweetpire - Ilex virginica

RECOMMENDED WILDFLOWERS

- Beardtongue - Penstemon digitalis
- Benjamin - Monarda fistulosa
- Black-Eyed Susan - Rudbeckia hirta
- Blue Flag Iris - Iris versicolor
- Blue Vervain - Verbena hastata
- Boneset - Eupatorium perfoliatum
- Cardinal Flower - Lobelia cardinalis
- Columbine - Aquilegia canadensis
- Culver's Root - Veronicastrium virginicum
- Golden Alexanders - Zizia aurea
- Great Blue Lobelia - Lobelia siphilitica
- Health Aster - Aster ericoides
- Ironweed - Vernonia missouriica

- Joe Pye Weed - Eupatorium fistulosum
- Mary's Blazing Star - Liatris spicata
- Mountain Mint - Pycnanthemum virginicum
- New England Aster - Aster novae-angliae
- Queen-of-the-Prairie - Filipendula rubra
- Snowweed - Helenium autumnale
- Spicewort - Tradescantia ohiensis
- Swamp Goldenrod - Solidago patula
- Three-Lobed Coneflower - Rudbeckia triloba
- White Turtleneck - Chelone glabra
- Wild Strawberry - Fragaria virginiana



DONOFRIO WIL COX, LLC
STORM SEWER PROFILES AND DETAILS

ALL OF LOT 508 AND PART OF LOTS 506 AND 507,
"ASSESSORS PLYMOUTH PLAT NO 16", CITY OF
PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN,
AS RECORDED IN L. 66, P. 82 OF PLATS W.C.R.

Surveying-Engineering-Consultation
TRUE NORTH SURVEYING, INC.
23481 Gloria Drive, Brownstown, MI 48183
Phone: (734) 676-7799, Fax: (734) 676-4990
Web: TNSurveying.com

Scale: = As Shown Date: 1/08/2024

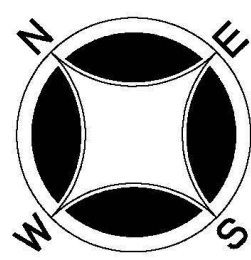
REVISIONS:

NO.	DATE	DESCRIPTION

SHEET 4 OF 13
Job #: 2024 - 001

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WILCOX ROAD 66 FT. R/W



SOIL EROSION & SEDIMENTATION CONTROL NOTES:

1. Based on the Wayne County Soil Survey the subject site contains Cohocah fine sandy loam
2. The proposed earth change area = 1.74 Acres
3. All items on approved SESC plan and permit must be completed.
4. All disturbed earth must be permanently stabilized with vegetation or hard surface.
5. All temporary SESC devices may be removed after Certificate of Completion.
6. Accumulated sediment must be removed from the entire storm sewer system.
7. All stockpiled materials/topsoil shall be protected with silt fence until permanently stabilized. Material shall be used on site for final grading and landscaping.

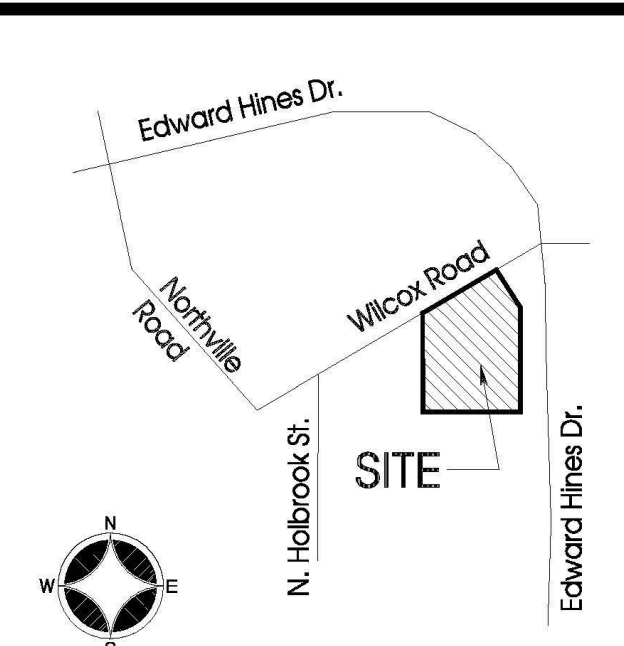
SESC MAINTENANCE PLAN

1. Contractor shall be responsible for all SESC maintenance including all of the following (as a minimum):
2. Soil tracked, spilled, dumped or deposited onto public streets, highways, sidewalks or other public thoroughfares must be removed promptly. Street scraping shall be performed daily along with weekly street sweeping (as a minimum).
3. A temporary crushed rock tracking pad must be installed at the construction entrance and exit. This tracking pad must be maintained with fresh stone periodically. Construction must be limited to designated entrance and exit.
4. Daily Dust control.
5. Inspect SESC devices on a weekly basis or within 24 hours of every rain event.

SOIL EROSION & SEDIMENTATION CONTROL SEQUENCE:

1. INSTALL TEMPORARY SESC DEVICES:
Install fabric filter fence & install "Silt Sack" on existing structures
Install 2' x 20' x 6" thick crushed rock driveway with woven geotextile liner.
2. BEGIN CLEARING OPERATIONS & EARTH CHANGE
3. TEMPORARY STABILIZATION OF EARTH CHANGE
4. BEGIN CONSTRUCTION OF STORM SEWER & RAIN GARDENS SYSTEM.
5. BEGIN PARKING LOT CONSTRUCTION
6. FINAL SITE GRADING
7. PERMANENTLY STABILIZE DISTURBED AREAS WITH SEED & MULCH / HYDRO SEED
(Minimum requirements for seeding, fertilizer and mulch bare ground ratio)
Topsoil = 3 inches in depth
Grass seed = 215 LBS per Acre
Fertilizer = 150 LBS per Acre
Straw Mulch = 3 inches in depth, 1.5 to 2 tons per acre (all mulching must have tie down)

VICINITY MAP

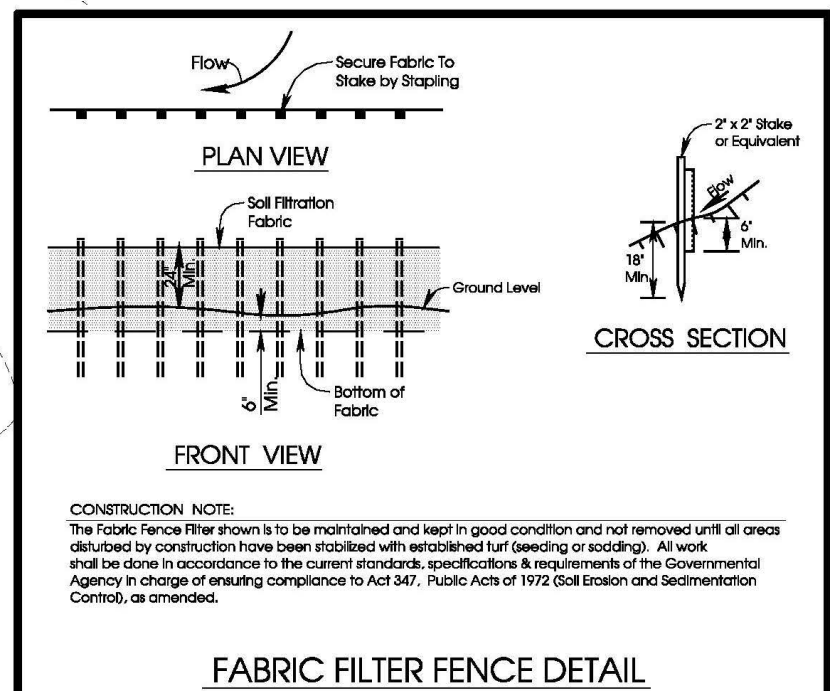
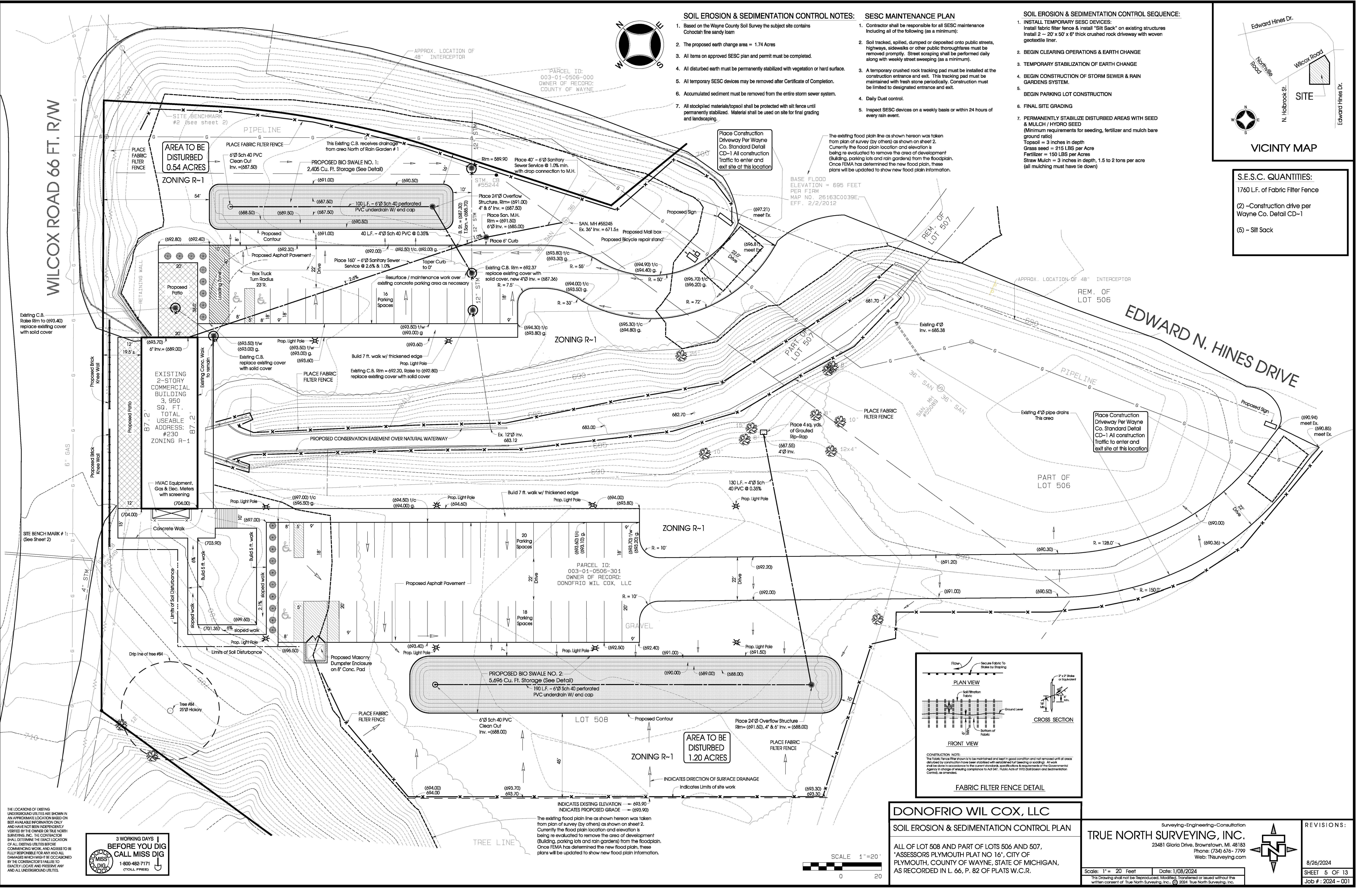


S.E.S.C. QUANTITIES:

- 1760 L.F. of Fabric Filter Fence
- (2) -Construction drive per Wayne Co. Detail CD-1
- (5) - Silt Sack

AREA TO BE DISTURBED 0.54 ACRES

AREA TO BE DISTURBED 1.20 ACRES



DONOFRIO WIL COX, LLC
 SOIL EROSION & SEDIMENTATION CONTROL PLAN
 ALL OF LOT 508 AND PART OF LOTS 506 AND 507,
 'ASSESSORS PLYMOUTH PLAT NO 16', CITY OF
 PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN,
 AS RECORDED IN L. 66, P. 82 OF PLATS W.C.R.

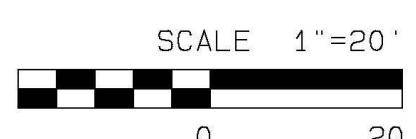
Surveying-Engineering-Consultation
TRUE NORTH SURVEYING, INC.
 23481 Gloria Drive, Brownstown, MI, 48183
 Phone: (734) 676-7799
 Web: TNsurveying.com
 Scale: 1" = 20 Feet Date: 1/08/2024
 SHEET 5 OF 13
 Job #: 2024-001

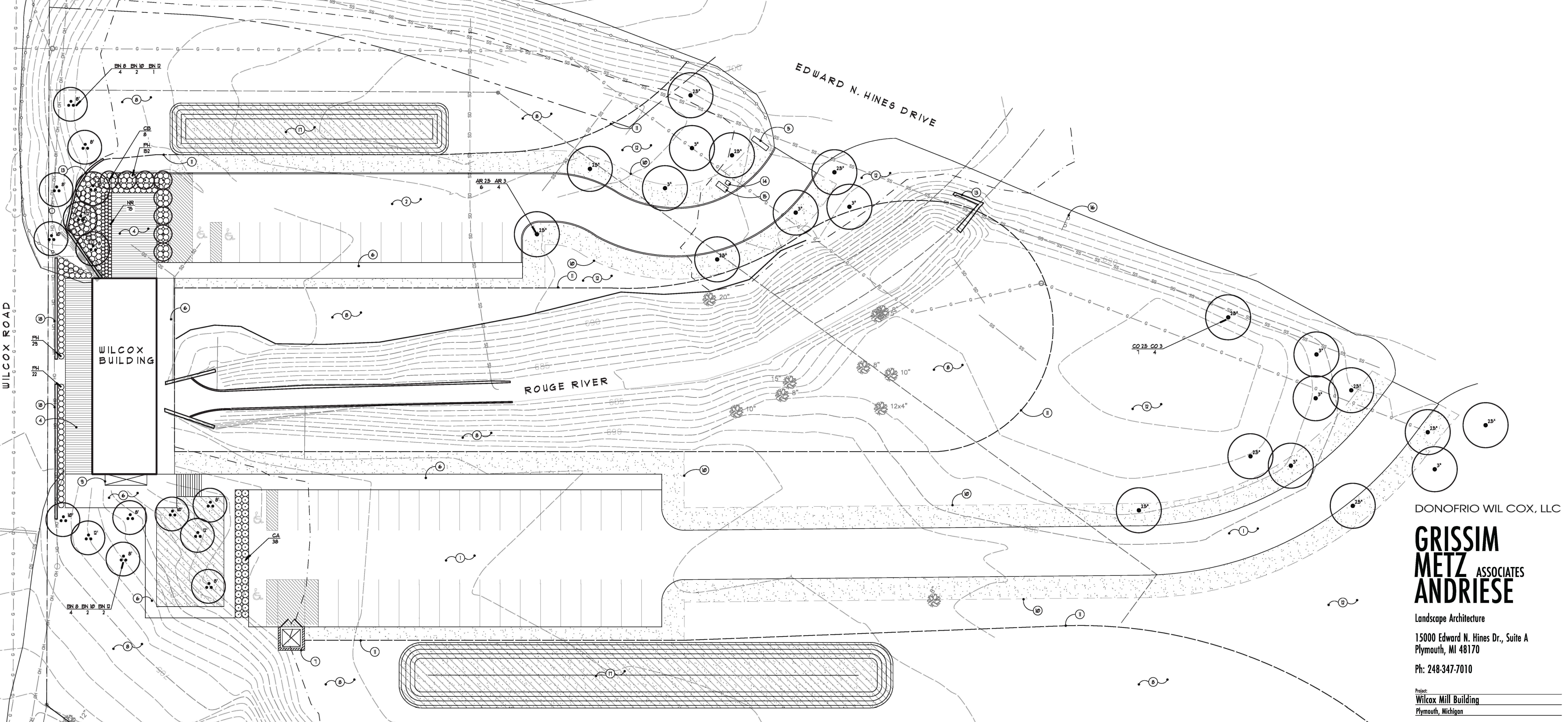
3 WORKING DAYS BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171 (TOLL FREE)

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION BASED ON BEST AVAILABLE INFORMATION ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE NORTH SURVEYING, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESENT ANY AND ALL UNDERGROUND UTILITIES.

The existing flood plain line as shown hereon was taken from plan of survey (by others) as shown on sheet 2. Currently the flood plain location and elevation is being re evaluated to remove the area of development (Building, parking lots and rain gardens) from the floodplain. Once FEMA has determined the new flood plain, these plans will be updated to show new flood plain information.

CONSTRUCTION NOTE:
 The fabric filter fence shown is to be maintained and kept in good condition and not removed until all areas disturbed by construction have been stabilized with mulch and/or seeding or sodding. At work shall be done in accordance to the current standards, specifications & requirements of the Government Agency in charge of ensuring compliance to Act 347. Public Acts of 1972 Soil Erosion and Sedimentation Control, as amended.





DONOFRIO WIL COX, LLC

**GRISSIM
METZ ASSOCIATES
ANDRIESE**

Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project:
Wilcox Mill Building
Plymouth, Michigan

Sheet:
Landscape Plan

Job Number: C75-241
Drawn: CAS / CJT
Checked: PRA
Scale: 1"=20'

Date: 2025.01.21 Issued for: Final PUD Submittal

Sheet Number: **L101**
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Plant List

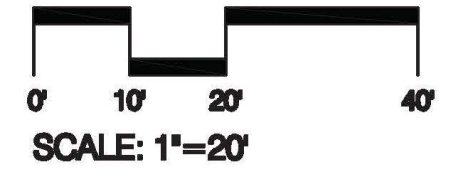
CODE	QTY.	DESCRIPTION	SIZE	COMMENTS
<i>Shrubs, Perennials, Groundcover, and Grasses</i>				
CA	38	Calluna vulgaris s. 'Karl Foerster'	3 gal.	Plant 30" o.c.
		Foerster's Reed Grass		
NR	75	Nepeta racemosa 'Walker's Low'	1 gal.	Plant 18" o.c.
		Walker's Low Catmint		
PH	203	Pennisetum s. 'Hameln'	3 gal.	Plant 30" o.c.
		Dwarf Fountain Grass		
<i>Trees</i>				
AR 2.5	6	Acer r. 'Frankford'	2.5' cal.	B&B
		Red Sunset Maple		
AR 3	4	Acer r. 'Frankford'	3" cal.	B&B
		Red Sunset Maple		
BN 8	6	Betula nigra 'Cully'	8' ht.	Multi-stem 3-5 stems min.
		Heritage River Birch		
BN 10	4	Betula nigra 'Cully'	10' ht.	Multi-stem 3-5 stems min.
		Heritage River Birch		
BN 12	3	Betula nigra 'Cully'	12' ht.	Multi-stem 3-5 stems min.
		Heritage River Birch		
CB	9	Carpinus betulus 'Frans Fontaine'	2.5' cal.	B&B
		Frans Fontaine Hornbeam		
CO 2.5	7	Callis occidentalis	2.5' cal.	B&B
		Hackberry		
CO 3	4	Callis occidentalis	3" cal.	B&B
		Hackberry		

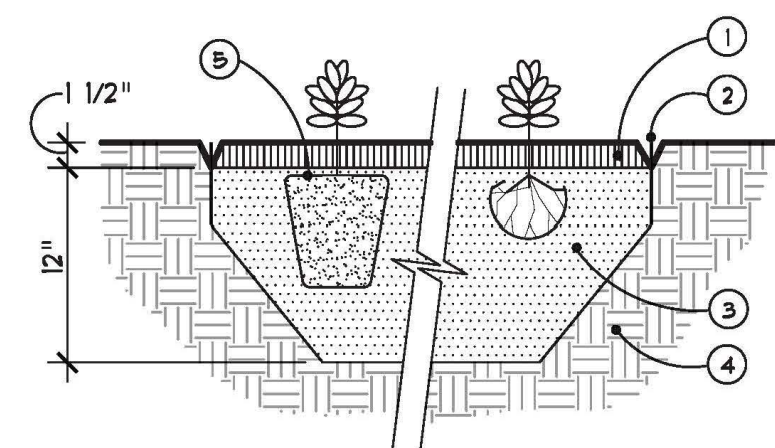
Note Key:

- ① ASPHALT PAVING - REFER TO CIVIL
- ② CONCRETE PAVING WITH INTEGRAL CURB - REFER TO CIVIL
- ③ CONCRETE CURB - REFER TO CIVIL
- ④ CLAY BRICK PAVERS ON COMPACTED AGGREGATE BASE
- ⑤ PROPOSED SIGN
- ⑥ CONCRETE WALK - REFER TO CIVIL
- ⑦ DUMPSTER ENCLOSURE - REFER TO CIVIL
- ⑧ UNCUT TURF - EXISTING VEGETATION AND/OR LAWN TO REMAIN. RESTORE DISTURBED AREAS WITH 2" DEPTH TOPSOIL AND MEADOW LAWN SEED MIX
- ⑨ HVAC EQUIPMENT WITH SCREENING - REFER TO CIVIL
- ⑩ LIMIT OF SEEDED LAWN, TYP.
- ⑪ LIMIT OF UNCUT TURF, TYP.
- ⑫ CUT TURF - RESTORE DISTURBED AREAS WITH 4" DEPTH TOPSOIL AND SEEDED LAWN
- ⑬ EXISTING RETAINING WALL TO REMAIN
- ⑭ PROPOSED MAILBOX
- ⑮ PROPOSED BICYCLE REPAIR STAND
- ⑯ EXISTING SIGNAGE TO REMAIN
- ⑰ BIO-SWALE WITH MEADOW LAWN SEED MIX - REFER TO CIVIL PLANS
- ⑱ PROPOSED BRICK KNEE WALL

Legend:

- PROPERTY LINE
- - - LINE OF 100 YEAR FLOOD PLAIN
- ☼ EXISTING TREE TO REMAIN AND BE PROTECTED
- SEEDED LAWN ON 4" DEPTH TOPSOIL
- MEADOW LAWN SEED MIX ON 2" DEPTH TOPSOIL
- AA PLANT CODE AND QUANTITY - REFER TO PLANT LIST

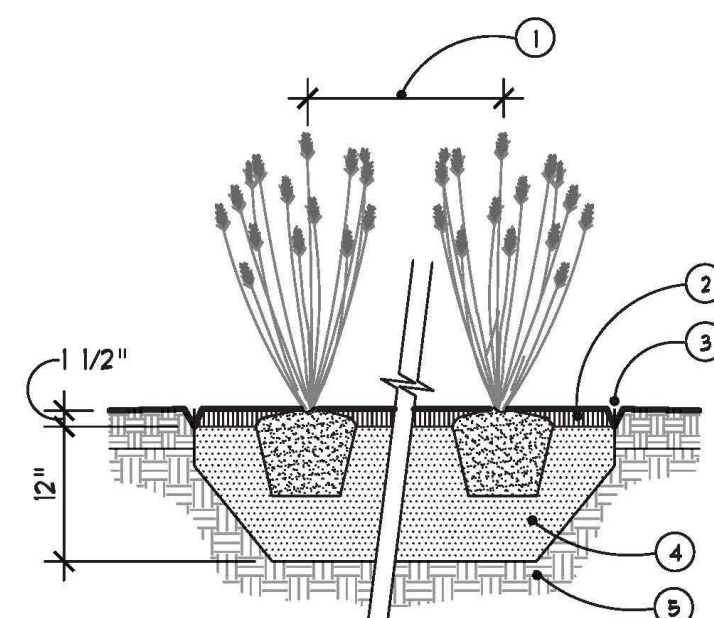




NOTES:
 1. IN MASS PLANTINGS ENTIRE BED SHALL BE EXCAVATED
 2. SEE PLANS FOR SPACING
 3. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION AND SUBMIT RESULT TO LANDSCAPE ARCHITECT

- ① 1-1/2" DEPTH DOUBLE PROCESSED SHREDDED BARK MULCH
- ② ALUMINUM EDGING BETWEEN LAWN AND PLANT BEDS, TYP. - REFER TO PLANS AND SPECS
- ③ EXCAVATE EXISTING SOIL 12" DEEP FILL WITH PLANT MIX AND FERTILIZER (SEE SPECS.) CUT PLANTING PIT SIDES @ 60° ANGLE
- ④ UNDISTURBED SUBGRADE
- ⑤ REMOVE CONTAINER

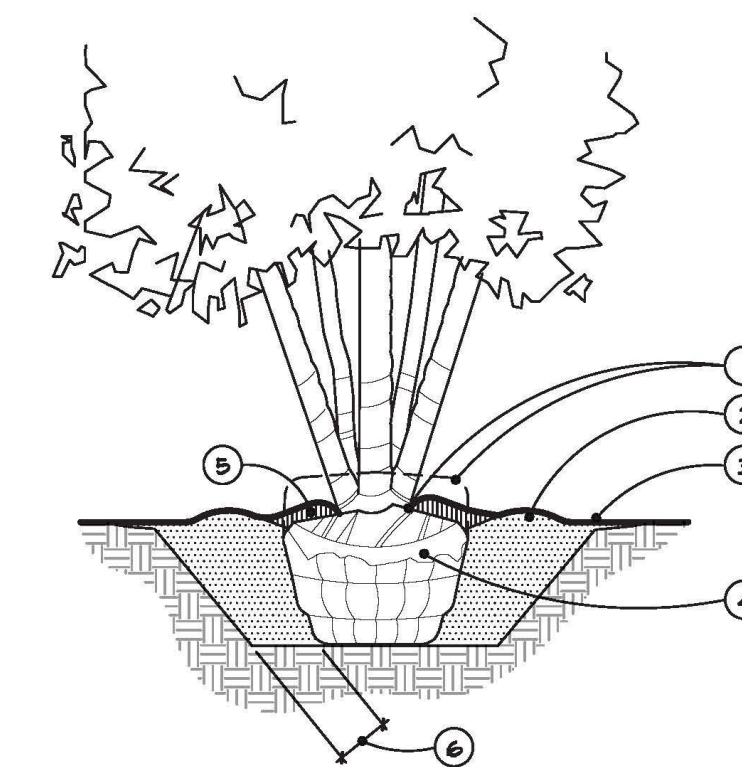
4 Perennial Planting Detail
 L201 NOT TO SCALE



NOTES:
 CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION AND SUBMIT RESULT TO LANDSCAPE ARCHITECT

- ① SEE PLANT LIST FOR SPACING
- ② 3" DEPTH DOUBLE PROCESSED SHREDDED BARK MULCH, TYP.
- ③ ALUMINUM EDGING BETWEEN LAWN AND PLANT BEDS, TYP. - REFER TO PLANS AND SPECS
- ④ EXCAVATE EXISTING SOIL 12" DEEP FILL WITH PLANT MIX - REFER TO SPECS
- ⑤ UNDISTURBED SUBGRADE

3 Ornamental Grass Planting Detail
 L201 NOT TO SCALE

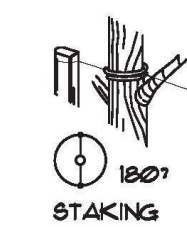


NOTES:
 1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
 2. 3-5 TRUNK MINIMUM TREE
 3. TREES 14' HT AND LARGER TO BE GUYED (3 PER TREE), REFER TO TYPICAL TREE PLANTING DETAIL FOR GUYING NOTES

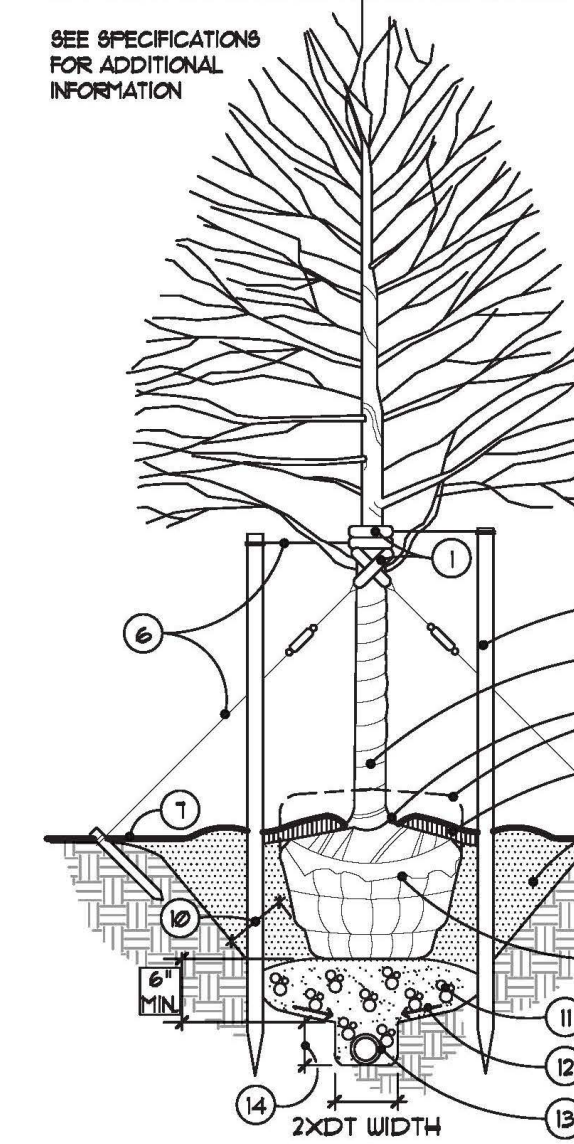
- ① AREA OF 'RAPID TAPER' (REMOVE ALL SOILS ABOVE THIS LINE AND SET TREE TO THIS FINISH GRADE)
- ② TREE PIT, 2X BALL DIAMETER BACKFILL WITH EXCAVATED, NATIVE SOIL. PULVERIZE SOIL PRIOR TO BACKFILL TO 1" OR SMALLER ELIMINATE ALL VOIDS. PROVIDE SOIL SAUCER RING AROUND TREE PIT
- ③ FINISH GRADE WITH LAWN SLOPED AWAY FROM TREE
- ④ REMOVE BURLAP BACK TO 6" BELOW GRADE, CUT WIRE BASKET
- ⑤ 4" DEPTH SHREDDED BARK MULCH. DO NOT FILL MULCH UP AROUND TRUNK
- ⑥ 12" MINIMUM BETWEEN ROOT BALL AND EDGE OF PLANT PIT

2 Multi-Stem Tree Planting Detail
 L201 NOT TO SCALE

NOTES:
 STAKE TREES 4" CALIPER AND UNDER, 2 PER TREE
 GUY TREES OVER 4" CALIPER, 3 PER TREE
 CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
 SET STAKES VERTICAL AND EVENLY SPACED
 STAYS OR GUYS TO BE SET ABOVE FIRST BRANCH
 SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION



- ① 3/4" DIA BLACK RUBBER HOSE AROUND GUY CABLE
- ② 6" LONG 2" x 2" HARDWOOD OR GREEN METAL T-BECTION POSTS WITH NO ANCHOR FLATES. STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED SOIL
- ③ TREE WRAP - REMOVE AFTER FIRST YEAR
- ④ AREA OF 'RAPID TAPER' (REMOVE ALL SOILS ABOVE THIS LINE AND SET TREE TO THIS FINISH GRADE)
- ⑤ TREE PIT, 2X BALL DIAMETER BACKFILL WITH EXCAVATED, NATIVE SOIL. PULVERIZE SOIL PRIOR TO BACKFILL TO 1" OR SMALLER ELIMINATE ALL VOIDS. PROVIDE SOIL SAUCER RING AROUND TREE PIT
- ⑥ STAKING AND GUY CABLE - NEW GALV. STEEL WIRE FREE OF KINKS OR BENDS, USE #1 GA. FOR 4" CALIPER TREE AND UNDER, OR #3 GA. FOR TREES OVER 4" CALIPER
- ⑦ FINISH GRADE WITH LAWN SLOPED AWAY FROM TREE
- ⑧ REMOVE BURLAP BACK TO 6" BELOW GRADE, CUT WIRE BASKET
- ⑨ 4" DEPTH SHREDDED BARK MULCH. DO NOT FILL MULCH UP AROUND TRUNK
- ⑩ 12" MINIMUM BETWEEN ROOT BALL AND EDGE OF PLANT PIT
- ⑪ 3/4" CLEAR CRUSHED AGGREGATE
- ⑫ PITCH SUBGRADE TO DRAIN, TYPICAL
- ⑬ PERFORATED DRAIN TILE (DT), REFER TO PLAN AND SPECIFICATIONS
- ⑭ DEPTH VARIES, REFER TO PLAN
- ⑮ 2' LONG, 2X4 HARDWOOD STAKE WITH POINTED END



1 Deciduous Tree Planting Detail with Drain Tile
 L201 NOT TO SCALE

DONOFRIO WIL COX, LLC

**GRISSIM
 METZ ASSOCIATES
 ANDRIESE**

Landscape Architecture

15000 Edward N. Hines Dr., Suite A
 Plymouth, MI 48170

Ph: 248-347-7010

Project: Wilcox Mill Building
 Plymouth, Michigan

Sheet: Landscape Details

Job Number: C75-241

Drawn: CAS / CJT

Checked: PRA

Scale: _____

Date: _____ Issued for: _____

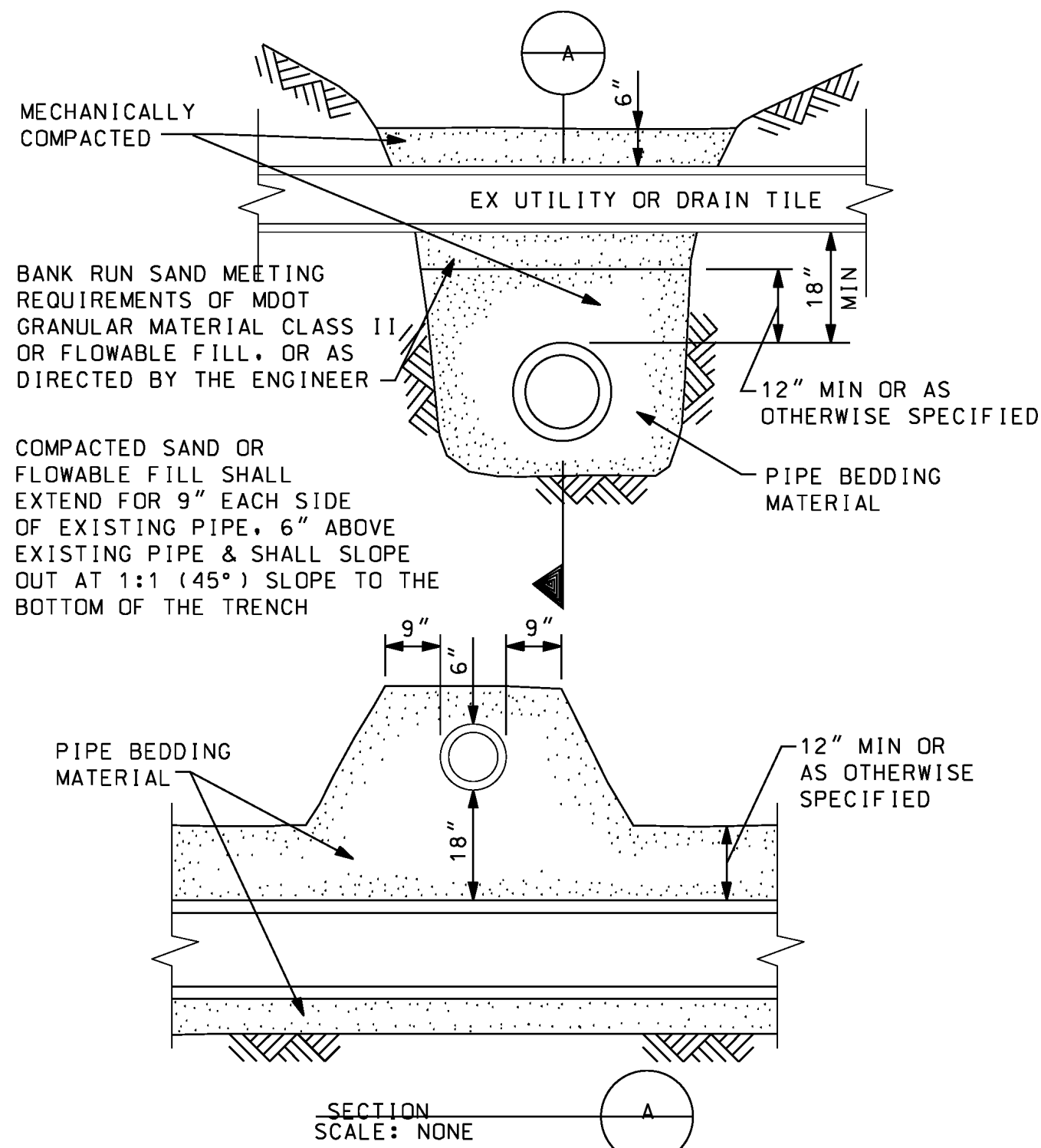
2025.01.21 Final PUD Submittal

Sheet Number: _____

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L102

NOTE:
WHERE CONCRETE ENCASEMENT IS SPECIFIED FOR NEW UTILITY A 6" MINIMUM LAYER OF MECHANICALLY COMPACTED SAND SHALL BE MAINTAINED BETWEEN EXISTING UTILITY & TOP OF CONCRETE ENCASEMENT.



STANDARD PIPE SUPPORT
N.T.S.

GENERAL NOTES

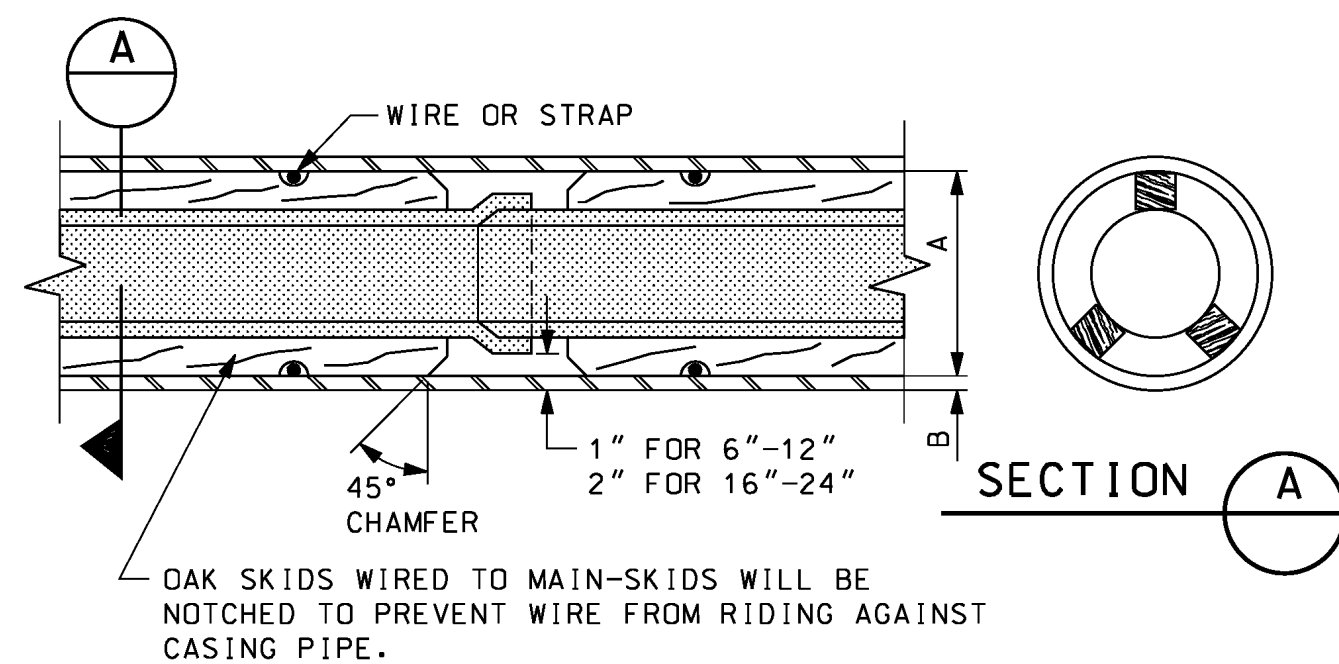
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ATTEND A RECONSTRUCTION MEETING, AT A TIME AND PLACE AS ARRANGED BY THE COMMUNITY, IN WHICH VARIOUS UTILITY COMPANIES AND GOVERNMENTAL AGENCY REPRESENTATIVES WILL BE PRESENT.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST HAVE IN HIS POSSESSION A COPY OF ALL PERMITS NECESSARY TO CONSTRUCT A CONNECTION TO, OR AN EXTENSION OF, THE WATER SUPPLY, SANITARY SEWER, OR STORM SEWER SYSTEMS.
- THE CONTRACTOR SHALL MAINTAIN HIS CONSTRUCTION OPERATIONS WITHIN THE PRESENTLY EXISTING ROAD RIGHTS-OF-WAY AND EASEMENTS AS NOTED ON THE PLANS THROUGHOUT THE PROJECT. IN THE EVENT THAT THE CONTRACTOR DEEMS IT NECESSARY OR ADVISABLE TO OPERATE BEYOND THE LIMITS OF THE EXISTING RIGHTS-OF-WAY OR EASEMENTS, HE SHALL BE RESPONSIBLE FOR MAKING SPECIAL WRITTEN AGREEMENTS WITH THE PROPERTY OWNERS AND SHALL FURNISH SUCH COPIES OF AGREEMENTS TO THE COMMUNITY AND ENGINEER.
- THE CONTRACTOR SHALL NOTIFY "MISS DIG" (800-482-7171) 3 DAYS (NOT INCLUDING HOLIDAYS OR WEEKENDS) BEFORE STARTING CONSTRUCTION. HE SHALL MAKE ANY NECESSARY ARRANGEMENTS WITH UTILITY COMPANIES FOR RELOCATION OF EXISTING UTILITIES. THESE ARRANGEMENTS SHALL BE MADE IN SUFFICIENT TIME TO ALLOW THE RELOCATION WORK TO BE COMPLETED WITHOUT INTERFERING WITH OR DELAYING THE SEWER CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE ENGINEER 48 HOURS PRIOR TO UNCOVERING ANY EXISTING UTILITIES.
- ON ALL WORK WITHIN THE WAYNE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER AND THE COMMUNITY 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC AT ALL TIMES AS PER THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL AT ALL TIMES PROVIDE EMERGENCY ACCESS TO PROPERTY IN THE VICINITY OF THE CONSTRUCTION FOR POLICE AND FIRE EQUIPMENT, AMBULANCES OR OTHER EMERGENCY VEHICLES TO PROTECT LIFE, HEALTH AND PROPERTY.
- THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AFFECTED BY THE CONSTRUCTION OPERATIONS IN A PASSABLE CONDITION UNTIL SUCH TIME AS FINAL RESTORATION OF THESE IMPROVEMENTS CAN BE MADE. IF THE PUBLIC SAFETY IS IN DANGER OR THE NECESSITY EXISTS FOR MAINTAINING TRAFFIC, BACKFILLING MUST BE COMPLETED IMMEDIATELY. IN THE EVENT THAT THE NECESSARY BACKFILL MATERIAL AND EQUIPMENT ARE NOT AVAILABLE WHEN DIRECTION IS GIVEN FOR IMMEDIATE BACKFILL, THE TRENCH SHALL BE BACKFILLED WITH NATIVE MATERIAL TO PROVIDE FOR THE NECESSARY MAINTENANCE OF TRAFFIC AND SAFETY; HOWEVER, THE NATIVE MATERIAL SHALL BE REMOVED WITHIN 48 HOURS AND THE TRENCH PROPERLY BACKFILLED.

GENERAL NOTES CONTINUED

- NO STREET, ROAD OR SECTION THEREOF SHALL BE CLOSED TO THROUGH TRAFFIC UNLESS AUTHORIZED BY THE AGENCY WITH JURISDICTION OVER THE ROADS. PRIOR TO CLOSING A STREET, ROAD, OR SECTION THEREOF, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF A DETOUR PLAN APPROVED BY THE AGENCY HAVING JURISDICTION OVER THE ROADS.
- IN THE EVENT ROADS ARE TO BE CLOSED, THE CONTRACTOR SHALL NOTIFY THE LOCAL FIRE DEPARTMENT, POLICE DEPARTMENT, LOCAL ROAD AUTHORITY, AMBULANCE AND EMERGENCY SERVICES, DEPARTMENT OF PUBLIC WORKS, PUBLIC TRANSIT AUTHORITY, PUBLIC SCHOOL SYSTEM, LOCAL TRASH PICKUP AUTHORITY, AND PUBLIC AND PRIVATE UTILITIES DAILY AS TO WHAT STREETS WILL BE PARTLY BLOCKED OR CLOSED, THE LENGTH OF TIME THE STREETS WILL BE BLOCKED OR CLOSED AND WHEN THE STREETS WILL BE REOPENED TO TRAFFIC.
- PAVED STREETS AND DRIVEWAYS SHALL BE MAINTAINED IN A REASONABLE STATE OF CLEANLINESS AND THE CONTRACTOR SHALL REMOVE ACCUMULATIONS OF DEBRIS CAUSED BY HIS OPERATIONS. THE CONTRACTOR SHALL HAVE, AS A MINIMUM, AN OPERATING SWEEPER BROOM ON THE SITE AT ALL TIMES. THE PAVEMENT SHALL BE CLEANED AT THE CLOSE OF EACH DAYS OPERATION AND AS OFTEN AS NECESSARY BEFORE THAT TIME. FAILURE TO COMPLY SHALL BE CAUSE TO STOP CONSTRUCTION. CONTRACTOR SHALL ALSO COMPLY WITH THE LOCAL AIR POLLUTION CONTROL ORDINANCE.
- ALL GRAVEL AND DIRT ROADS, STREETS OR DRIVEWAYS USED SHALL BE MAINTAINED BY GRADING, PLACING DUST PALLIATIVES, AND MAINTENANCE GRAVEL IN SUFFICIENT QUANTITIES TO ELIMINATE DUST AND MAINTAIN TRAFFIC AS DIRECTED BY THE AGENCY.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY SHEETING, SHORING, DEWATERING, BRACING, TRENCH BOXES, ETC., TO PERFORM WORK SAFELY AND PROTECT EXISTING UTILITIES AND IMPROVEMENTS.
- THE FLOW IN THE EXISTING SEWERS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. 16. CULVERTS, DITCHES, DRAIN TILES, TILE FIELD, DRAINAGE STRUCTURES, ETC., THAT ARE DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE IMMEDIATELY RESTORED.
- CULVERT, DITCHES, DRAIN TILES, TILE FIELDS, DRAINAGE STRUCTURES, ETC. THAT ARE DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE IMMEDIATELY RESTORED.
- ALL PROPERTY IRONS AND MONUMENTS, IF DISTURBED OR DESTROYED BY THE CONTRACTOR'S OPERATION, SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- AFTER ALL THE PIPE, STRUCTURES, ETC., HAVE BEEN LAID, CONSTRUCTED, AND BACKFILLED, THE SYSTEM SHALL BE TESTED AND FINAL INSPECTED. THE INSPECTION AND TESTING SHALL CONSIST OF A FIRST INSPECTION, TELEVISION INSPECTION (IF APPLICABLE) TESTING, AND FINAL INSPECTION AND MEASUREMENT. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SUPERVISION, LABOR, TOOLS, EQUIPMENT, AND THE MATERIALS NECESSARY FOR THE TESTS WHICH SHALL BE CONDUCTED IN THE PRESENCE OF THE ENGINEER. HE ENGINEER SHALL BE NOTIFIED TWO (2) WORKING DAYS IN ADVANCE OF ALL TESTING.

GENERAL NOTES CONTINUED

- THE FIRST INSPECTION SHALL BE COMPLETED AND ALL REPAIRS MADE IN AMPLE TIME SO THAT THE TELEVISION INSPECTION OF THE UNDERGROUND PORTION OF THE SYSTEM CAN BE COMPLETED WITHIN FOUR (4) WEEKS OF THE COMPLETION OF THE CONSTRUCTION. WHEN RE-TELEVISION IS NECESSARY, AN ADDITIONAL TWO (2) WEEKS WILL BE ALLOWED FOR COMPLETION. TESTING OF THE SYSTEM AS HEREIN DESCRIBED SHALL IMMEDIATELY FOLLOW THE TELEVISION INSPECTION AND SHALL BE COMPLETED WITHIN A TWO (2) WEEK PERIOD.
- FAILURE TO MAINTAIN A SCHEDULE IN COMPLIANCE WITH THESE TERMS WILL AUTOMATICALLY CAUSE THE STOPPAGE OF OTHER WORK AT THE PARTICULAR SITE IN QUESTION UNTIL SUCH TIME AS THE FINAL INSPECTION OF THE COMPLETED UNDERGROUND PORTION OF THE SYSTEM HAS PROGRESSED TO ACCEPTABLE LIMITS.
- THE CONTRACTOR SHALL HAVE THE UNDERGROUND PORTION OF THE SEWER SYSTEM READY FOR THE FIRST INSPECTION WITHIN TWO (2) WEEKS AFTER THE COMPLETION OF UTILITY.
- THE FIRST INSPECTION SHALL CONSIST OF A VISIBLE AND AUDIBLE CHECK OF SEWERS, MANHOLES, GATE WELLS, AND OTHER STRUCTURES TO ASCERTAIN THAT THE STRUCTURE STEPS HAVE BEEN PLACED, ALL LIFT HOLES PLUGGED, THE CHANNELING OF THE MANHOLE BOTTOMS COMPLETED, ALL VISIBLE OR AUDIBLE LEAKS STOPPED, ALL PIPE HAS BEEN PLACED STRAIGHT AND TRUE TO THE PROPER GRADES AND ELEVATION, THE REQUIRED ADJUSTING RINGS AND FRAME AND COVER PROPERTY INSTALLED, ALL TRENCHES AND STRUCTURES BACKFILLED IN AN ACCEPTABLE MANNER AND THAT THE SYSTEM HAS BEEN THOROUGHLY CLEANED.
- THE FIRST INSPECTION SHALL BE CONSIDERED COMPLETED WHEN ALL TREE PAIRS HAVE BEEN MADE AND THE SYSTEM IS READY FOR A TELEVISION INSPECTION AND SUBSEQUENT TESTING.
- TRENCH BACKFILL UNDER ROAD SURFACES, PAVEMENTS, CURBS, DRIVEWAY, SIDEWALK AND WHERE THE TRENCH EDGE IS WITHIN 3- FEET OF THE PAVEMENT SHALL BE TRENCH B (SAND) PER SPECIFICATIONS SECTION 312333, TRENCHING AND BACKFILLING.
- AFTER ALL TESTING, TELEVISION INSPECTION, FINAL RESTORATION AND CLEAN-UP HAS BEEN COMPLETED, A FINAL INSPECTION AND MEASUREMENT WILL BE DONE. THE FINAL INSPECTION SHALL BE REQUESTED BY THE CONTRACTOR AND CONSIST OF, BUT IS NOT LIMITED TO, CHECKING FOR PROPER ALIGNMENT, PROPER GRADE, CLEANLINESS, LEAKS, CONFORMANCE TO THE PLANS AND SPECIFICATION, PROPER STRUCTURAL AND MECHANICAL ADJUSTMENTS, AND RESTORATION. FINAL MEASUREMENT INCLUDES STRUCTURE ELEVATIONS, DISTANCES BETWEEN STRUCTURES, AND CONFIRMATION UTILITIES ARE LOCATED WITHIN EASEMENT AND RIGHT-OF-WAY AREAS.
- SUCCESSFUL COMPLETION OF ANY TEST OR INSPECTION SHALL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY TO CORRECT ANY DEFICIENCY OR NONCONFORMANCE TO THE PLANS OR SPECIFICATIONS WHICH MAY THEREAFTER BECOME KNOWN.

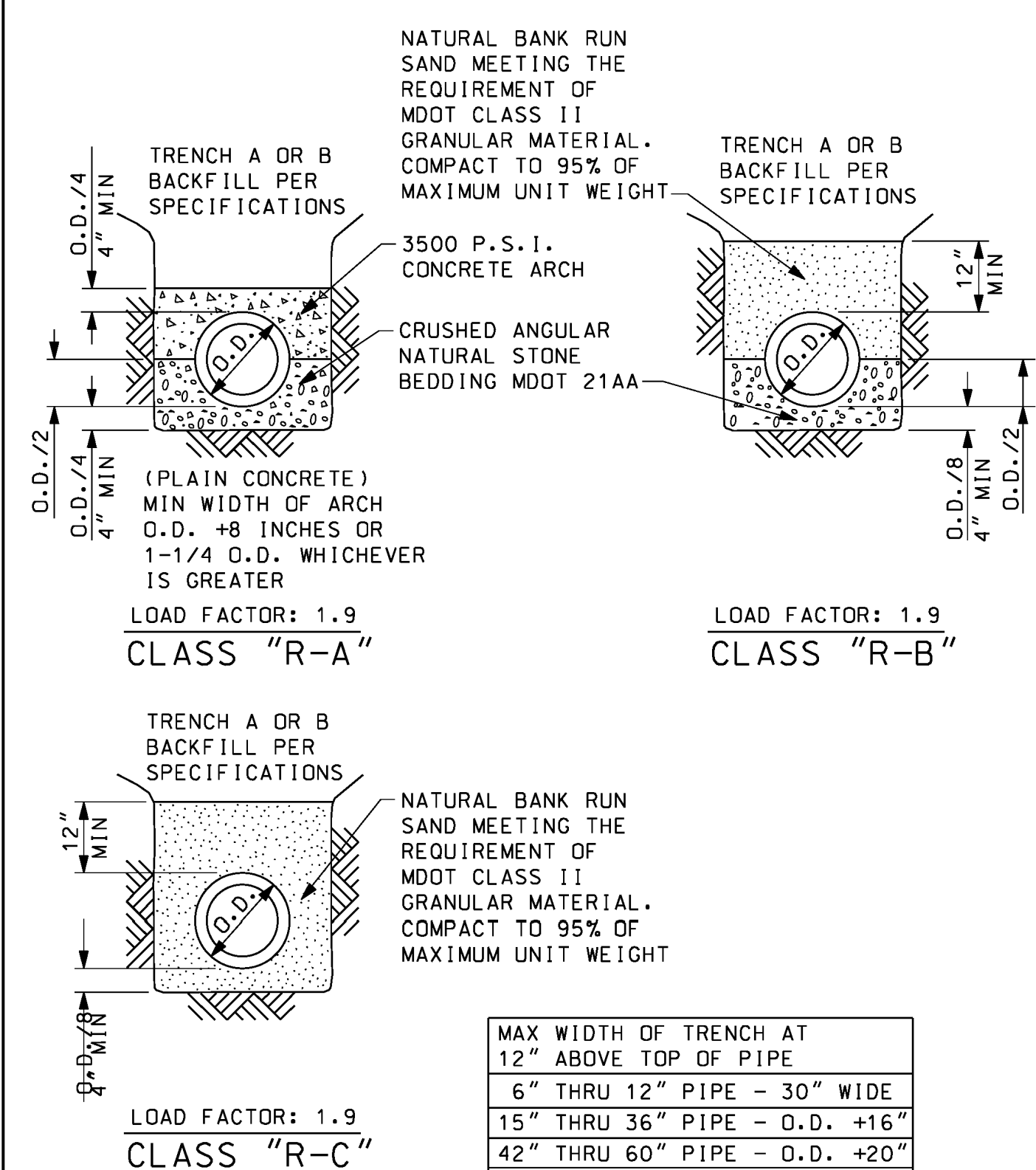


DIA OF SEWER	DIA OF MAIN	MIN "A"	ROAD CROSSING MIN "B"	RAILROAD CROSSING MIN "B"
6"	16"	.375	.375	.375
8"	16"	.375	.375	.375
12"	20"	.375	.438	.438
10"	16"	.375	.500	.500
12" & 15"	20"	.375	.500	.500
18"	24"	.375	.500	.500

CASING PIPE SHALL BE WELDED STEEL PIPE A.S.T.M. A-252, GR 2 UNLESS OTHERWISE SPECIFIED.

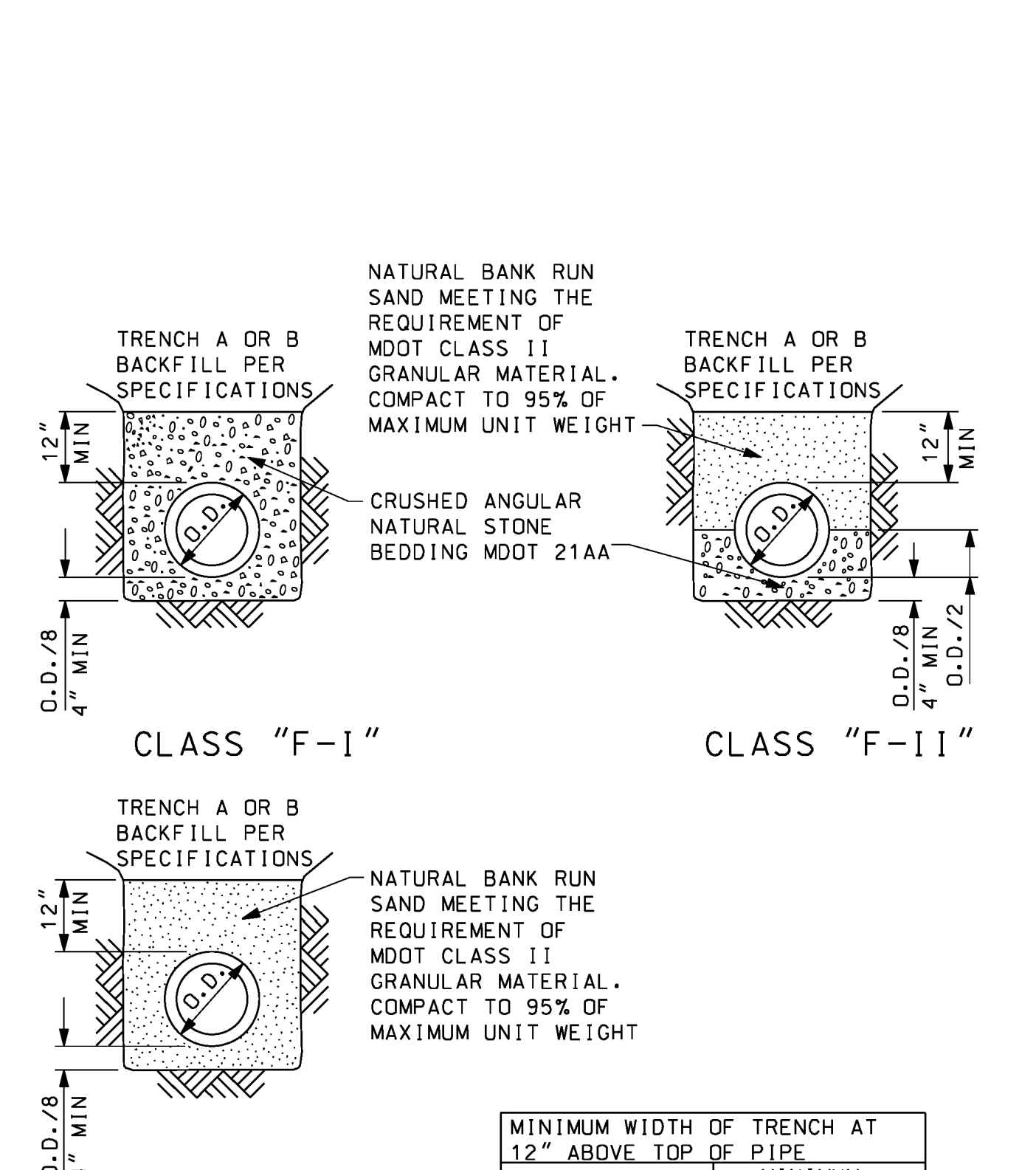
- NOTES:
- NO WATER SHALL BE USED IN BORING UNDER RAILROADS.
 - MAINTAIN MINIMUM OF 5'-6" OF COVER BETWEEN BASE OF RAIL AND TOP OF CASING.
 - THE ENDS OF THE CASING SHALL BE SUITABLY PROTECTED AGAINST THE ENTRANCE OF FOREIGN MATERIAL, BUT SHALL NOT BE TIGHTLY SEALED.
 - WHEN BORING ALL VOIDS OUTSIDE OF CASING PIPE SHALL BE FILLED BY MEANS OF PRESSURE GROUTING WITH 1:3 CEMENT-SAND MORTAR. THIS WORK MUST BE ACCOMPLISHED WITHIN 24 HOURS AFTER THE CROSSING HAS BEEN COMPLETED. BORING SHALL EXTEND A MINIMUM OF 10 FEET OUTSIDE THE EDGES OF THE PAVEMENT.
 - SKIDS ARE TO BE MINIMUM OF 80% OF PIPE LENGTH.
 - CASING SPACERS AS ALLOWED BY THE ENGINEER.

STANDARD CASING SECTION



MAX WIDTH OF TRENCH AT 12" ABOVE TOP OF PIPE
6" THRU 12" PIPE - 30" WIDE
15" THRU 36" PIPE - O.D. +16"
42" THRU 60" PIPE - O.D. +20"
OVER 60" PIPE - OUTSIDE DIAMETER OF PIPE +24"
MIN WIDTH OF TRENCH 12" ABOVE THE TOP OF PIPE SHALL BE 6" ON EACH SIDE OF PIPE

RIGID PIPE BEDDING DETAILS



MINIMUM WIDTH OF TRENCH AT 12" ABOVE TOP OF PIPE	
PIPE O.D.	MINIMUM TRENCH WIDTH
UP TO 16"	O.D. + 16"
GREATER THAN 16"	O.D. x 1.25 PLUS 12"

FLEXIBLE PIPE BEDDING DETAILS

PROJECT MANAGER: FIELD BOOK INFORMATION: 2024.02.10 PM BY: mlfansggn

REV.	DATE	DESCRIPTION

2651 Northline Rd.
PO Box 10
Taylor, MI 48180
www.wadeftrim.com

WADE TRIM

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED:

CITY OF PLYMOUTH
201 SOUTH MAIN STREET
PLYMOUTH, MICHIGAN 48170

MISCELLANEOUS DETAILS (MD-1)

ISSUED FOR: DATE: BY:

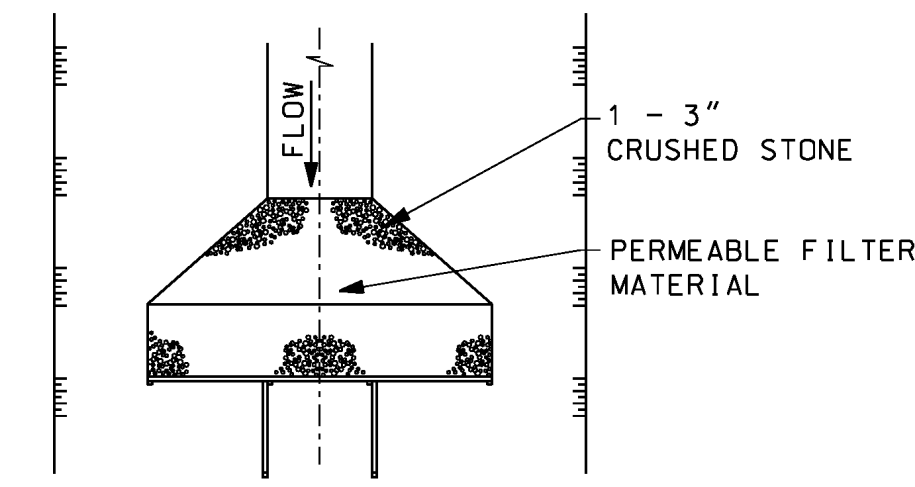
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SHEET

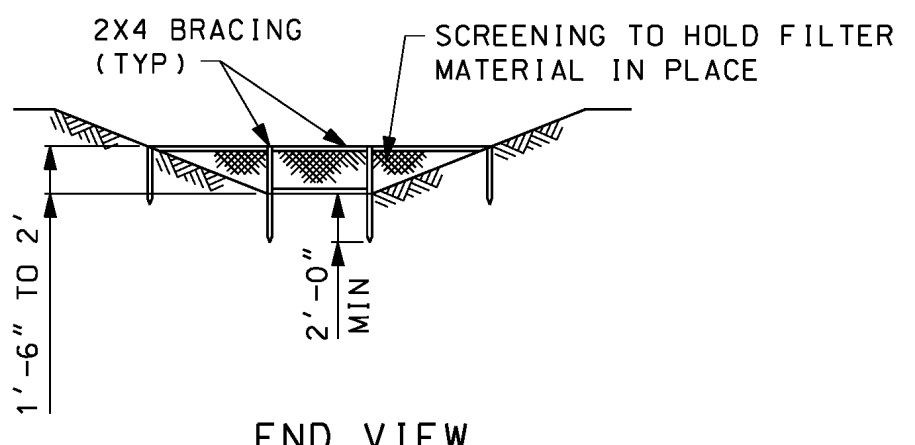
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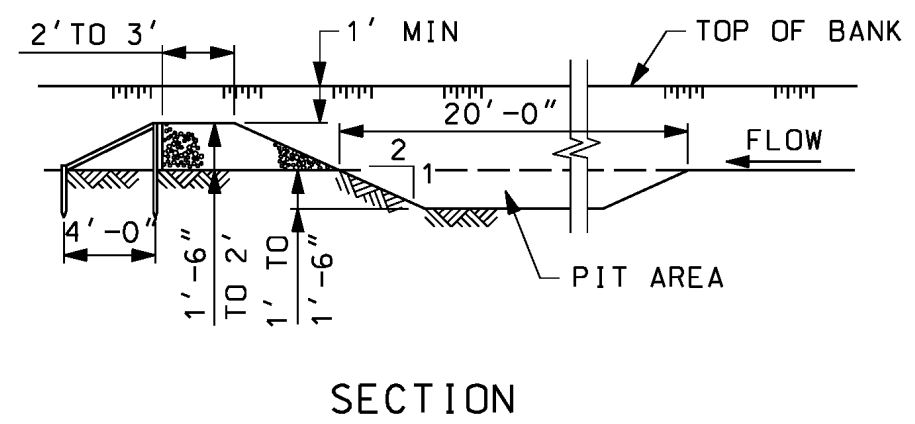
PROJECT MANAGER: [redacted] FIELD BOOK INFORMATION: [redacted] DATE: 2/07/2024 BY: mlfansg



PLAN VIEW



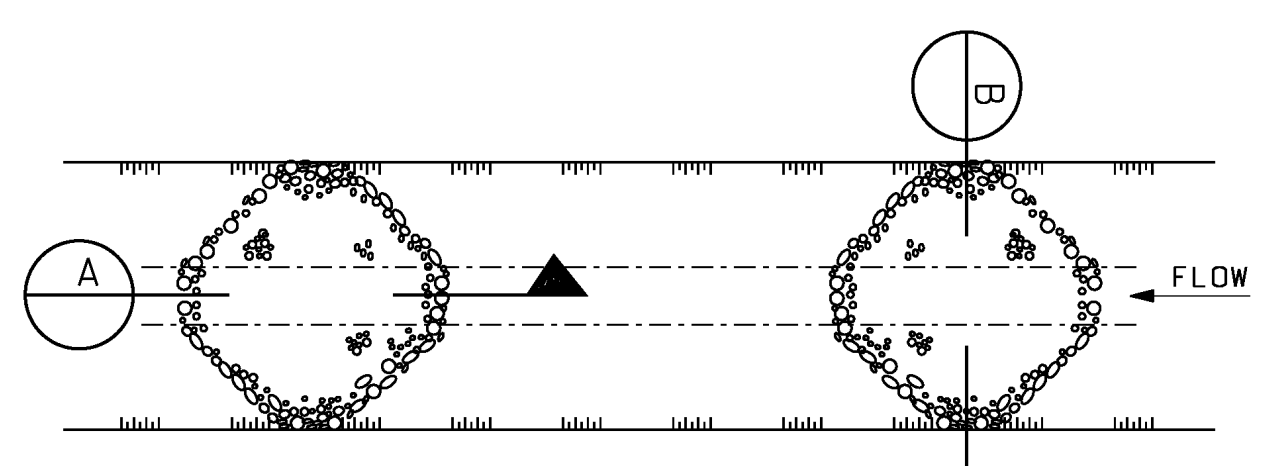
END VIEW



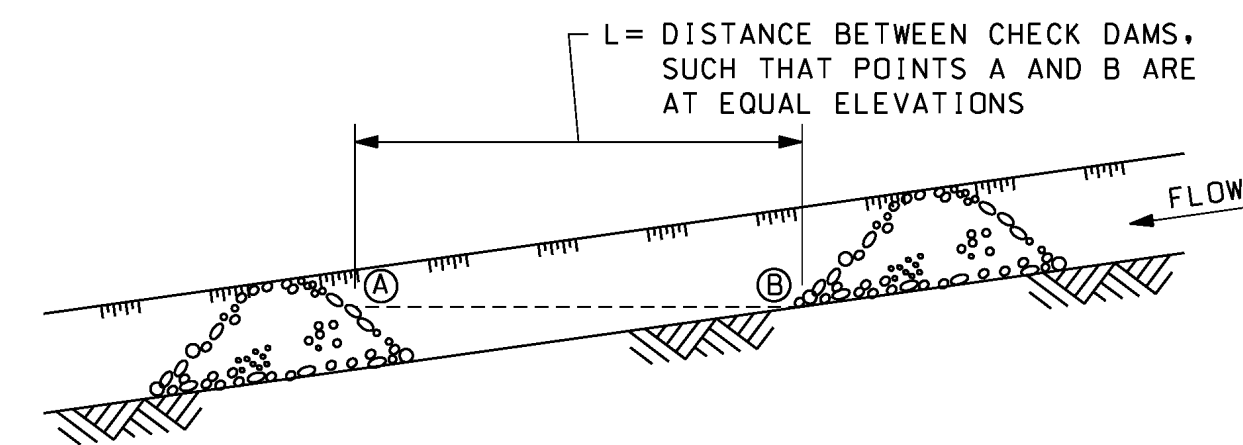
SECTION

- NOTES:
1. PLACE DITCH SEDIMENT TRAP PRIOR TO ON-SITE CONSTRUCTION WORK.
 2. MAINTAIN DITCH SEDIMENT TRAP IN GOOD OPERATION DURING PROJECT & REMOVE AT END OF PROJECT.
 3. CHANNEL TO BE RESTORED TO ORIGINAL CONDITION OR BETTER AS DIRECTED BY THE ENGINEER.
 4. CRUSHED STONE INCLUDED WITH DITCH SEDIMENT TRAP.

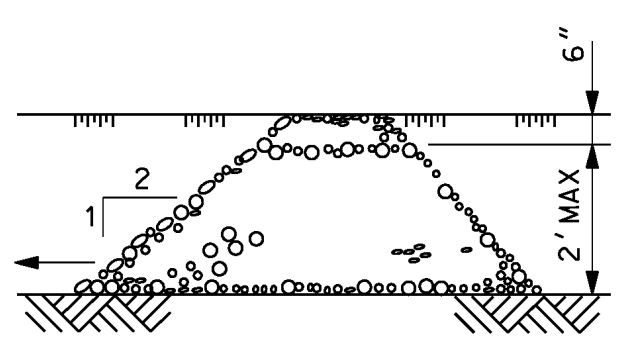
DITCH SEDIMENT TRAP
NOT TO SCALE



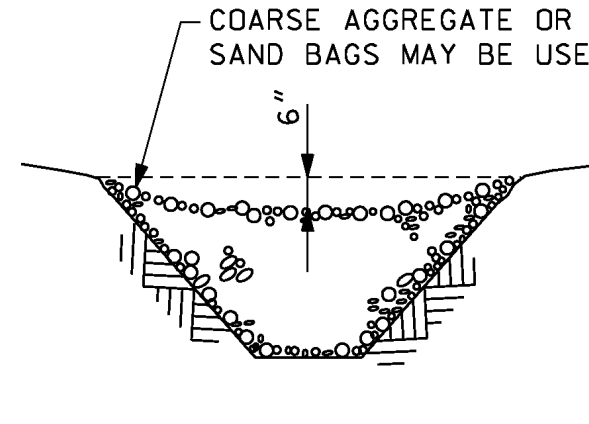
PLAN VIEW



CROSS-SECTION



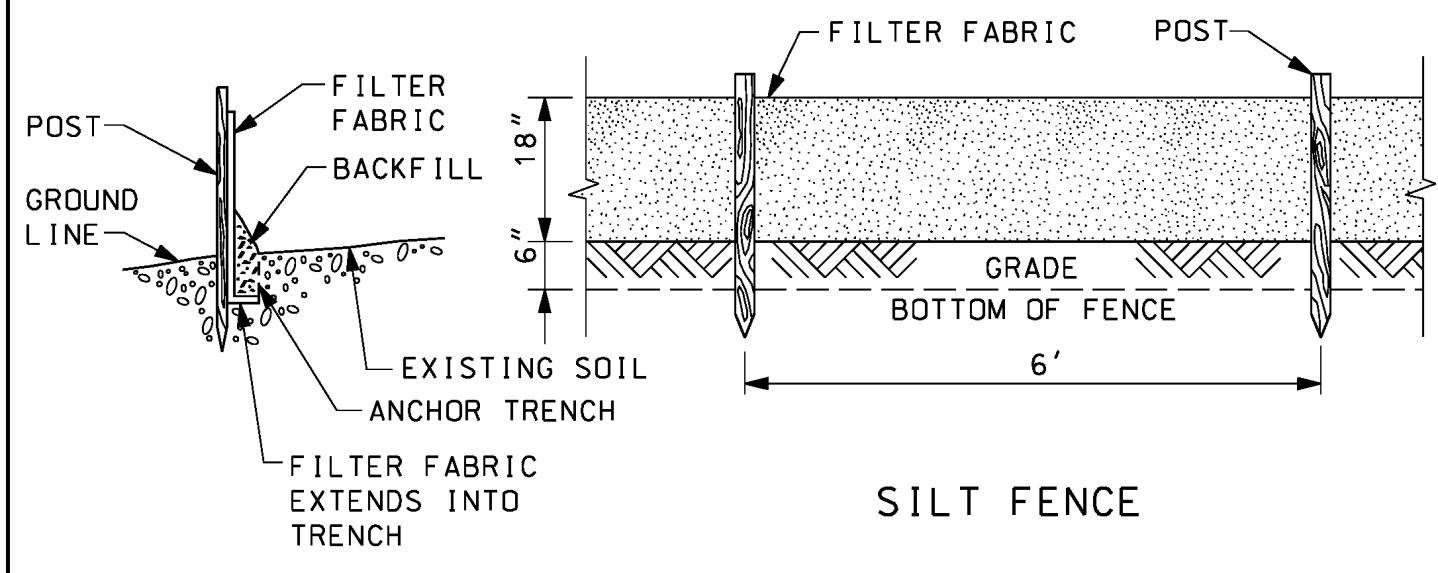
SECTION A-A



SECTION B-B

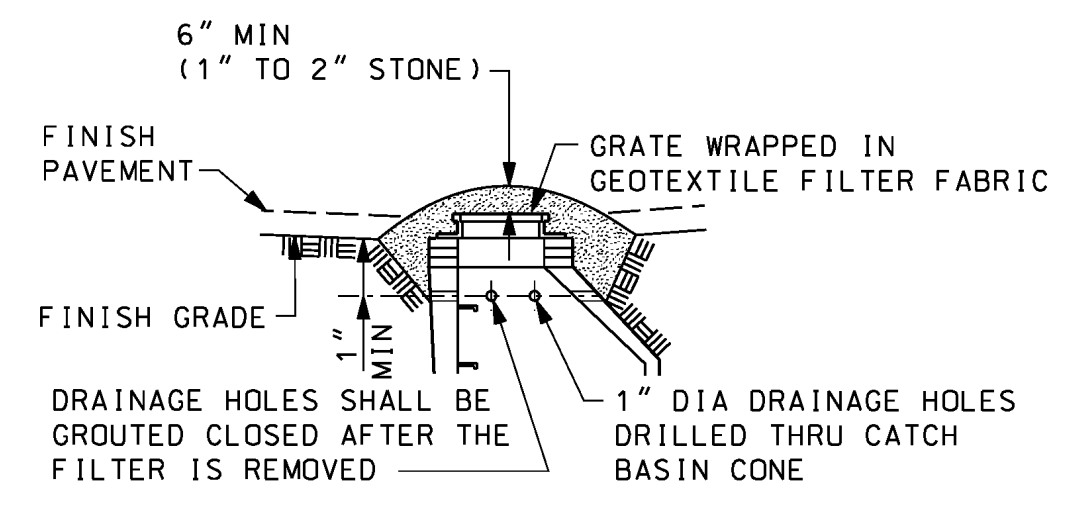
- NOTE:
- CHECK DAMS GREATER THAN TWO FEET IN DEPTH MAY SERIOUSLY IMPACT THE FLOW CHARACTERISTICS OF THE DITCH.

CHECK DAMS
NOT TO SCALE



SILT FENCE

SILT FENCE
NOT TO SCALE



DRAINAGE STRUCTURE FILTER
NOT TO SCALE

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

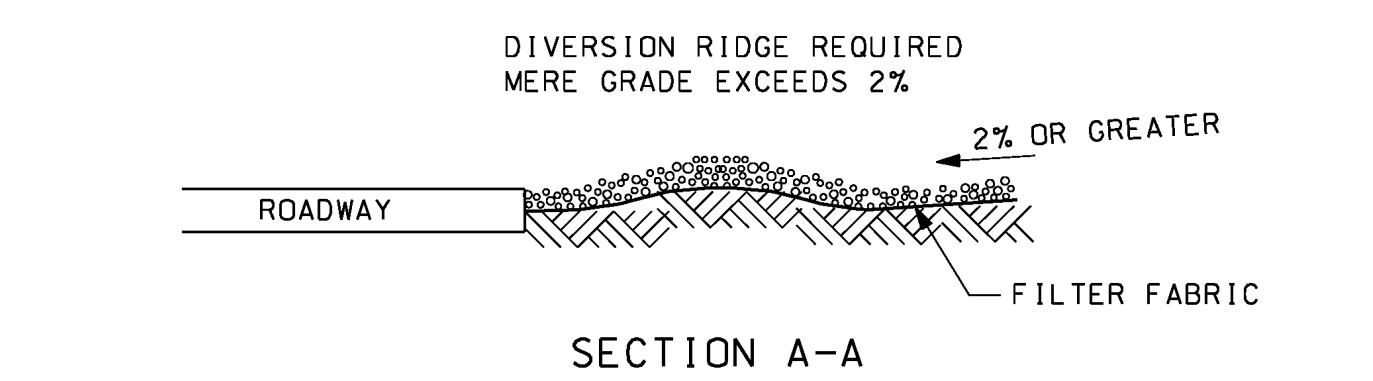
1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.
2. ALL SOIL EROSION CONTROL MEASURES SHALL BE CHECKED A MINIMUM OF ONCE PER WEEK AND WITHIN A MINIMUM OF 24 HOURS AFTER EVERY RAINFALL. ANY SOIL EROSION CONTROL MEASURES DAMAGED OR RENDERED INEFFECTIVE SHALL BE IMMEDIATELY REPAIRED OR REMOVED AND REPLACED AT NO ADDITIONAL COST.
3. EROSION AND ANY SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
4. ALL SOIL EROSION AND SEDIMENTATION CONTROL (SESC) DEVICES SHALL BE INSTALLED PRIOR TO CONTRACTOR BEGINNING ANY WORK. ALL SESC DEVICES SHALL BE MAINTAINED IN AN EFFECTIVE, FUNCTIONING CONDITION AT ALL TIMES DURING THE COURSE OF THE WORK. ALL TEMPORARY SESC DEVICES SHALL BE REMOVED AND THE AREA RESTORED AFTER THE PERMANENT SESC MEASURES ARE INSTALLED AND FUNCTIONING.
5. DEBRIS FROM THE PROJECT SHALL BE LEFT ON THE SITE BY DELIVERY OR CONSTRUCTION VEHICLES THROUGH THE USE OF CLEAN STONE EXITS. SHOULD THE STONE BECOME INEFFECTIVE IT WILL BE REPLACED. ALL CONSTRUCTION TRAFFIC WILL USE THE CLEAN STONE EXITS.
6. EARTH EMBANKMENT BRIDGES PLACED OVER NEW PAVEMENT SHALL BE LOCATED ONLY AT PAVEMENT HIGH-POINTS AND SHALL HAVE STRAW BALES PLACED ALONG EACH SIDE OF THE BRIDGE FOR THE WIDTH OF THE PAVEMENT.
7. IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDING AREAS WITH UNWEATHERED SMALL GRAIN STRAW OR HAY SPREAD UNIFORMLY AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE. ANCHOR MULCH WITH DISC-TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY THE AGENCY WITH JURISDICTION.
8. ALL MUD, DIRT, AND DEBRIS TRACKED OR SPILLED ONTO EXISTING ROADS FROM THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
9. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH CHANGES HAVE BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY EASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE ESTABLISHED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED. ALL DRAIN BANKS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITHIN FIVE CALENDAR DAYS AND SOD PEGGED IN PLACE.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

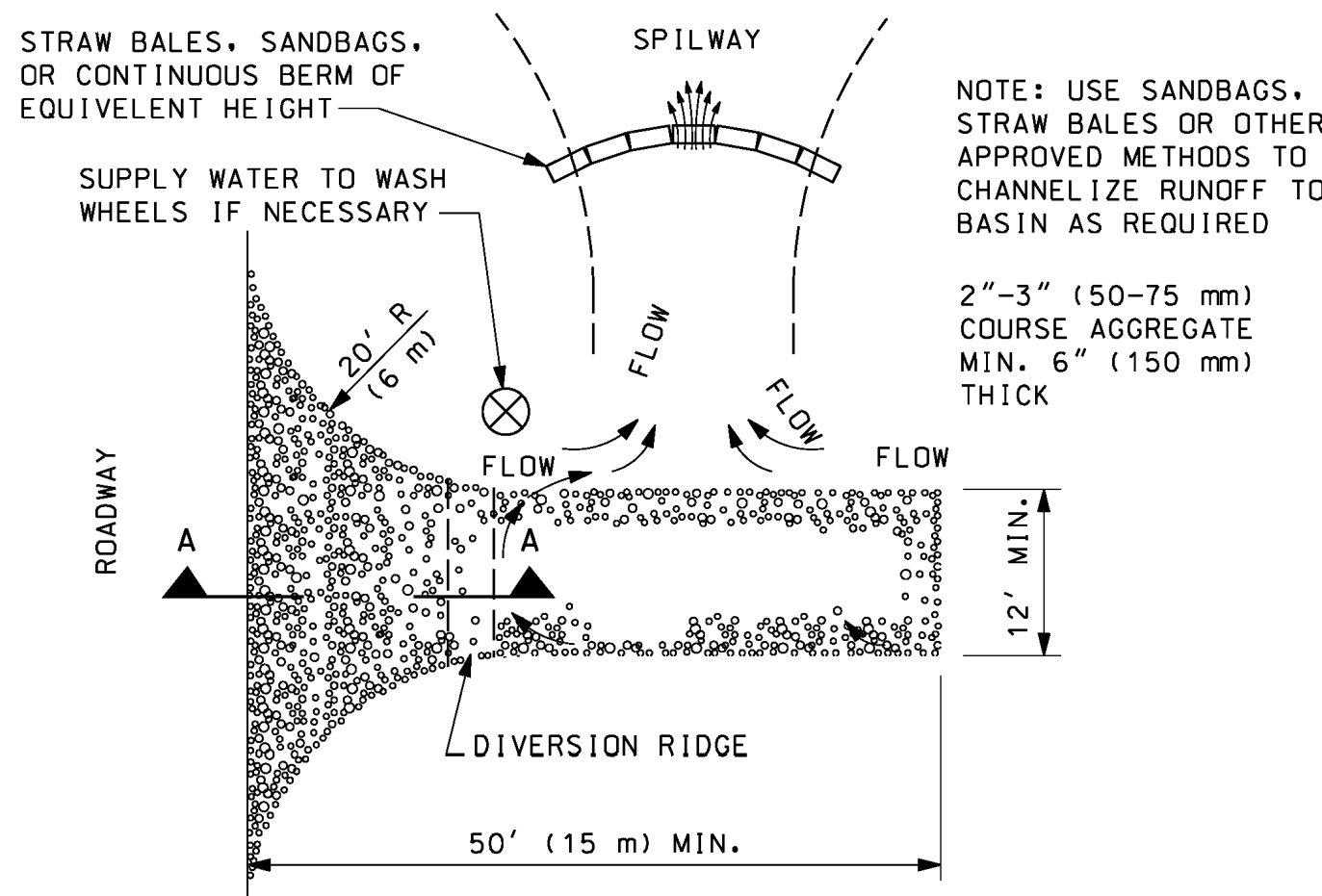
10. PARTICULAR CARE SHOULD BE TAKEN WHEN WORKING ALONG THE PERIMETER OF THE SITE. IN NO EVENT SHALL WORK AREA EXTEND BEYOND THE LIMITS INDICATED ON THE PLANS.
11. SHOULD IT BE NECESSARY FOR THE CONTRACTOR TO DEWATER THE GROUND IN THE COURSE OF CONSTRUCTING THE PROPOSED UTILITY, THE CONTRACTOR SHALL CONSTRUCT A TEMPORARY SOIL EROSION CONTROL DEVICE IN A MANNER THAT WILL FILTER ALL DISCHARGED WATER FROM THE DEWATERING OPERATION. IN NO INSTANCE SHALL THE DEWATERING DISCHARGE BE PERMITTED TO FLOW UNFILTERED FROM THE CONSTRUCTION SITE.
12. THE CONTRACTOR SHALL CONTROL THE DUST ON THE SITE DURING THE LIFE OF THE CONTRACT. IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REQUIREMENTS OF THE COMMUNITY THIS DUST CONTROL SHALL BE ACCOMPLISHED BY THE APPLICATION OF A POSITIVE DUST PICK-UP METHOD WITH WATER ON HARD SURFACES. SUCH DUST CONTROL MATERIALS SHALL BE APPLIED AS OFTEN AS IS NECESSARY IN THE OPINION OF THE COMMUNITY TO CONTROL THE DUST.
13. SHOULD THE SOIL EROSION CONTROL REQUIREMENTS BE NEGLECTED OR NOT ADEQUATELY FOLLOWED, THE COMMUNITY MAY REQUIRE THE CONTRACTOR TO CEASE CONSTRUCTION OPERATIONS AND TO APPLY HIS ENTIRE FORCE TO MEET THE REQUIREMENTS BEFORE PROCEEDING FURTHER WITH THE PROJECT.
14. SOIL EROSION AND SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH PART 91 SOIL EROSION AND SEDIMENTATION CONTROL (SESC), OF THE NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT, 1994 PA 451, AS AMENDED (NREPA).
15. AS SOON AS POSSIBLE, COMPLETE FINAL GRADING AND PLACING OF PERMANENT SOIL EROSION CONTROL DEVICES. AFTER ESTABLISHMENT OF PERMANENT VEGETATION, REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES.
16. SOIL EROSION AND SEDIMENTATION CONTROL IS UNDER THE JURISDICTION OF THE CITY OF PLYMOUTH.

SEQUENCE OF CONSTRUCTION - SESC

1. INSTALL ALL TEMPORARY SOIL EROSION CONTROL MEASURES PRIOR TO DISTURBING ANY EARTH ON THE SITE.
2. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT DRIVE PRIOR TO DISTURBING ANY EARTH ON SITE. ALL TRUCKS LEAVING THE CONSTRUCTION SITE SHALL PASS THROUGH A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT DRIVE TO REMOVE DIRT AND SEDIMENT. ANY DIRT AND ACCUMULATED SEDIMENT ON ROADS AND STREETS IN THE VICINITY OF THE PROJECT SHALL BE SWEEPED CLEAN AT LEAST TWICE DAILY WITH A VACUUM TYPE PICKUP BROOM.
3. STABILIZE SLOPES STEEPER THAN 1 ON 4, CHANNELS AND SWALES WITHIN 7 DAYS OF EARTH DISTURBANCE. INSTALL PERMANENT STABILIZATION MEASURES WITHIN 5 DAYS OF FINAL GRADING.
4. DURING STORM SEWER INSTALLATION, ALL NEWLY CONSTRUCTED DRAINAGE STRUCTURES SHALL BE PROTECTED WITH A DRAINAGE STRUCTURE FILTER. THIS WORK WILL BE INCLUDED IN THE DRAINAGE COST.
5. INSTALL TOPSOIL, SEED AND MULCH / TOPSOIL AND SOD HYDROSEED ON DISTURBED RIGHT-OF-WAY WITHIN 5 DAYS OF COMPLETING UTILITY INSTALLATION.
6. PLACE RIPRAP WITHIN 24 HOURS OF PLACING CULVERTS, HEADWALLS OR OTHER DRAINAGE INLETS/OUTLETS.
7. CLEAN ALL ACCUMULATED SEDIMENT FROM CATCH BASINS, SEWERS AND PAVEMENT AREAS AS REQUIRED FOLLOWING COMPLETION OF CONSTRUCTION.
8. THE EXACT SCHEDULE OF SOIL EROSION AND SEDIMENTATION CONTROL EVENTS (WITH DAYS AND/OR DATES OF THE VARIOUS ACTIVITIES) SHALL BE SUBMITTED TO (WAYNE COUNTY DEPARTMENT OF ENVIRONMENT, AND LAND RESOURCE MANAGEMENT DIVISION) BY THE CONTRACTOR, FOR REVIEW AND APPROVAL, PRIOR TO OBTAINING A PERMIT.



SECTION A-A



- NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
NOT TO SCALE

REV.	DATE	DESCRIPTION

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED:

26251 Northline Rd.
PO Box 10
Taylor, MI 48180
www.wadefirm.com

CITY OF PLYMOUTH
201 SOUTH MAIN STREET
PLYMOUTH, MICHIGAN 48170

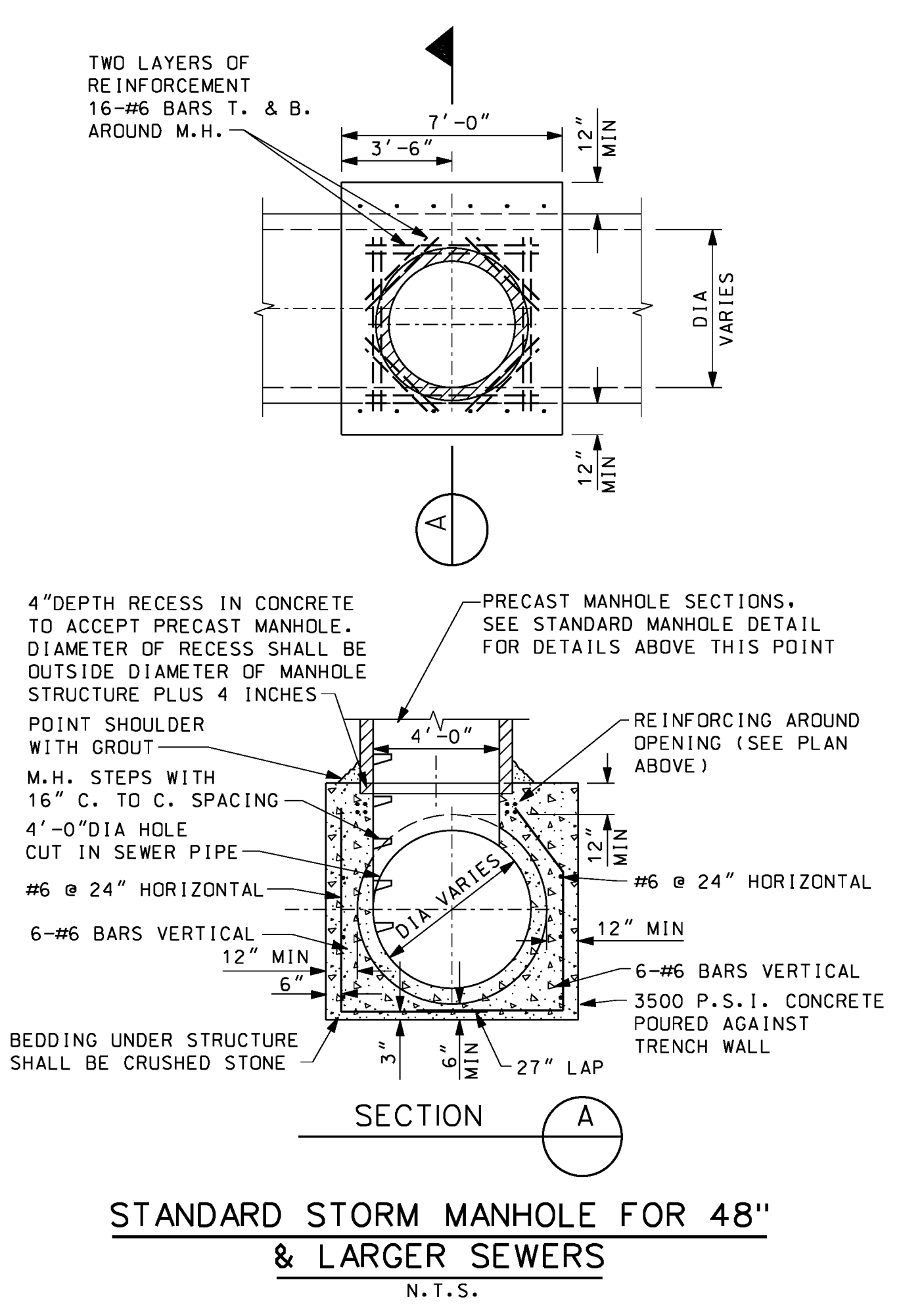
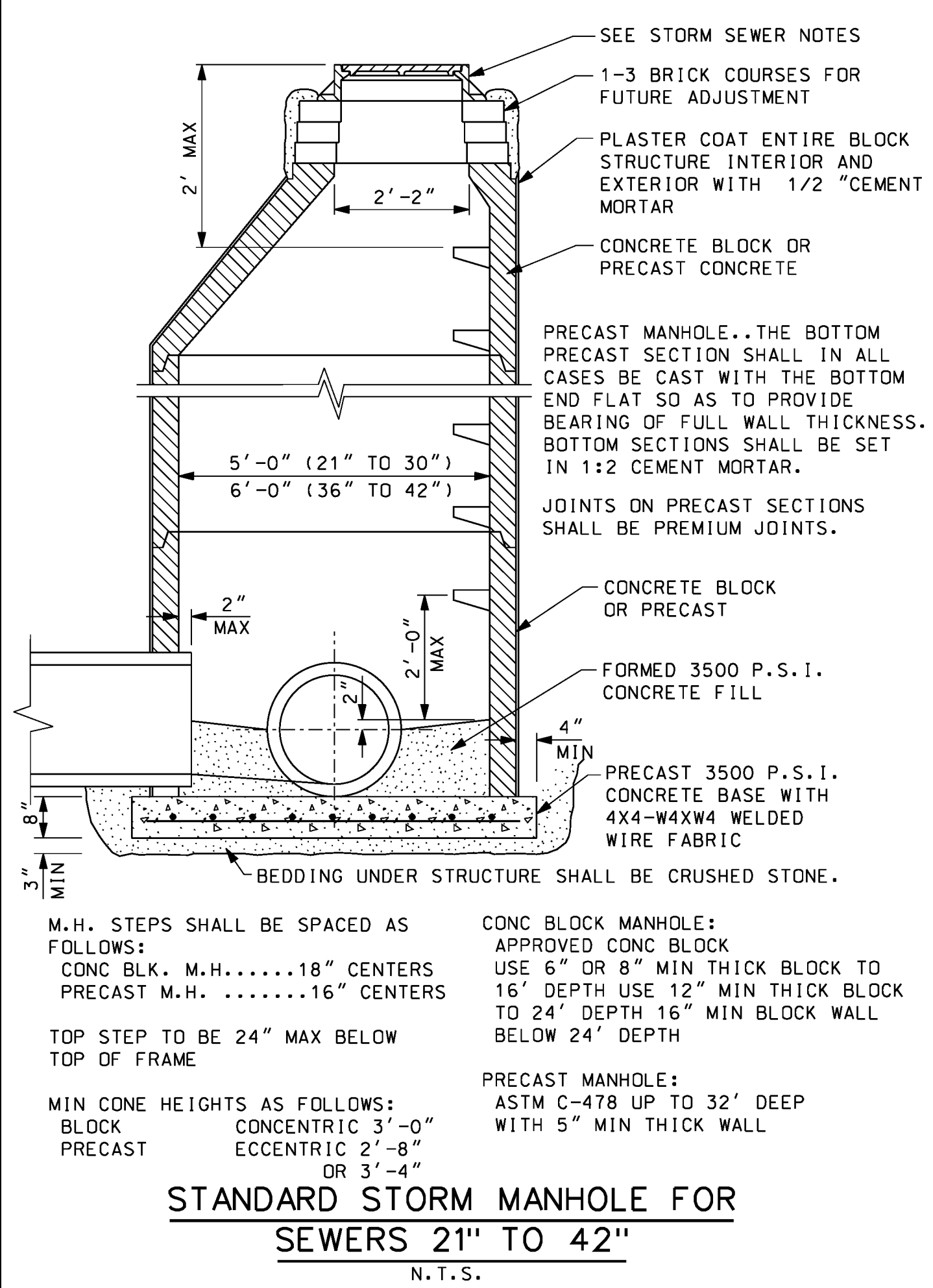
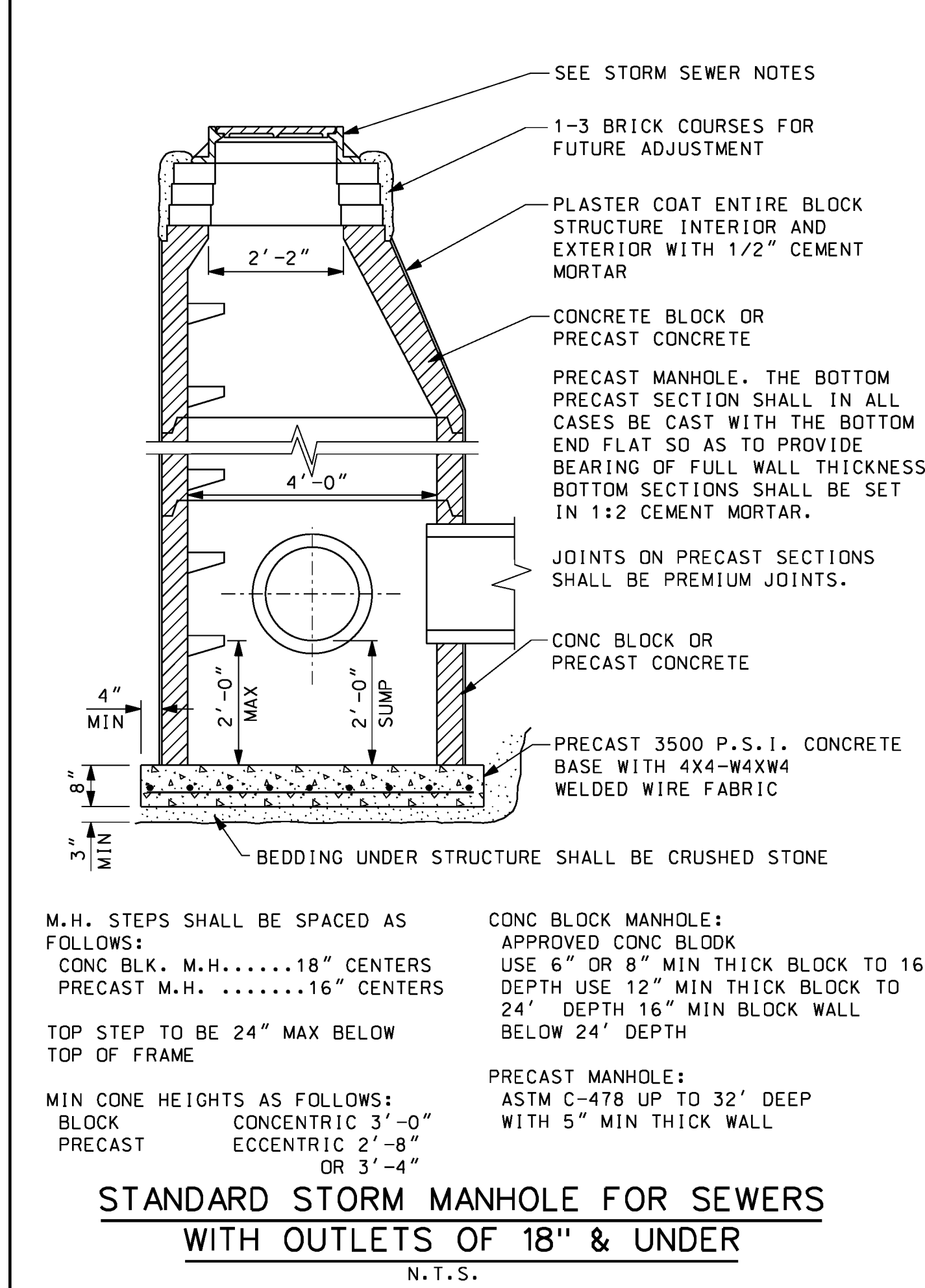
STANDARD SOIL EROSION AND SEDIMENTATION CONTROL DETAILS (SE-1)

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JOB NO. -

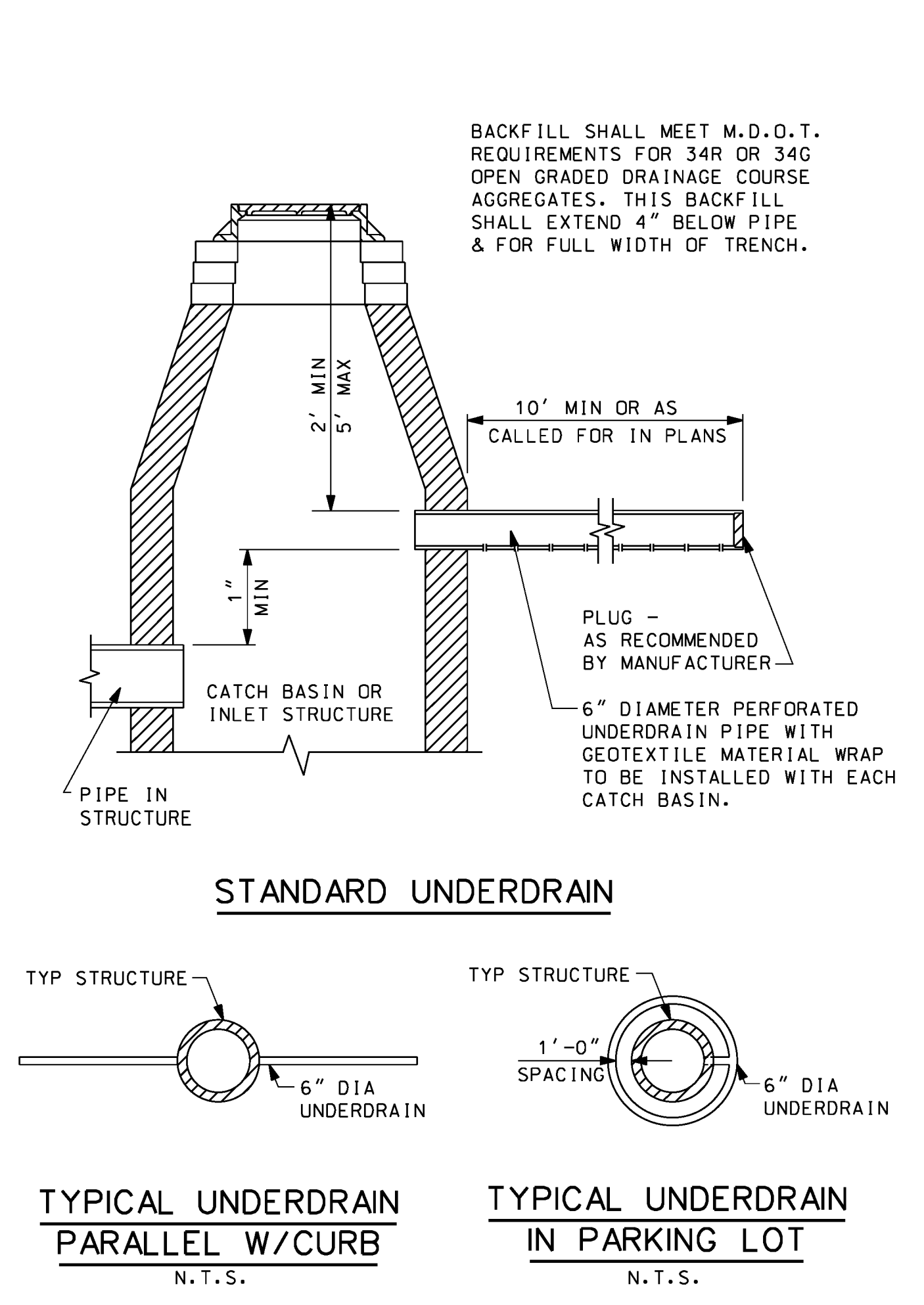
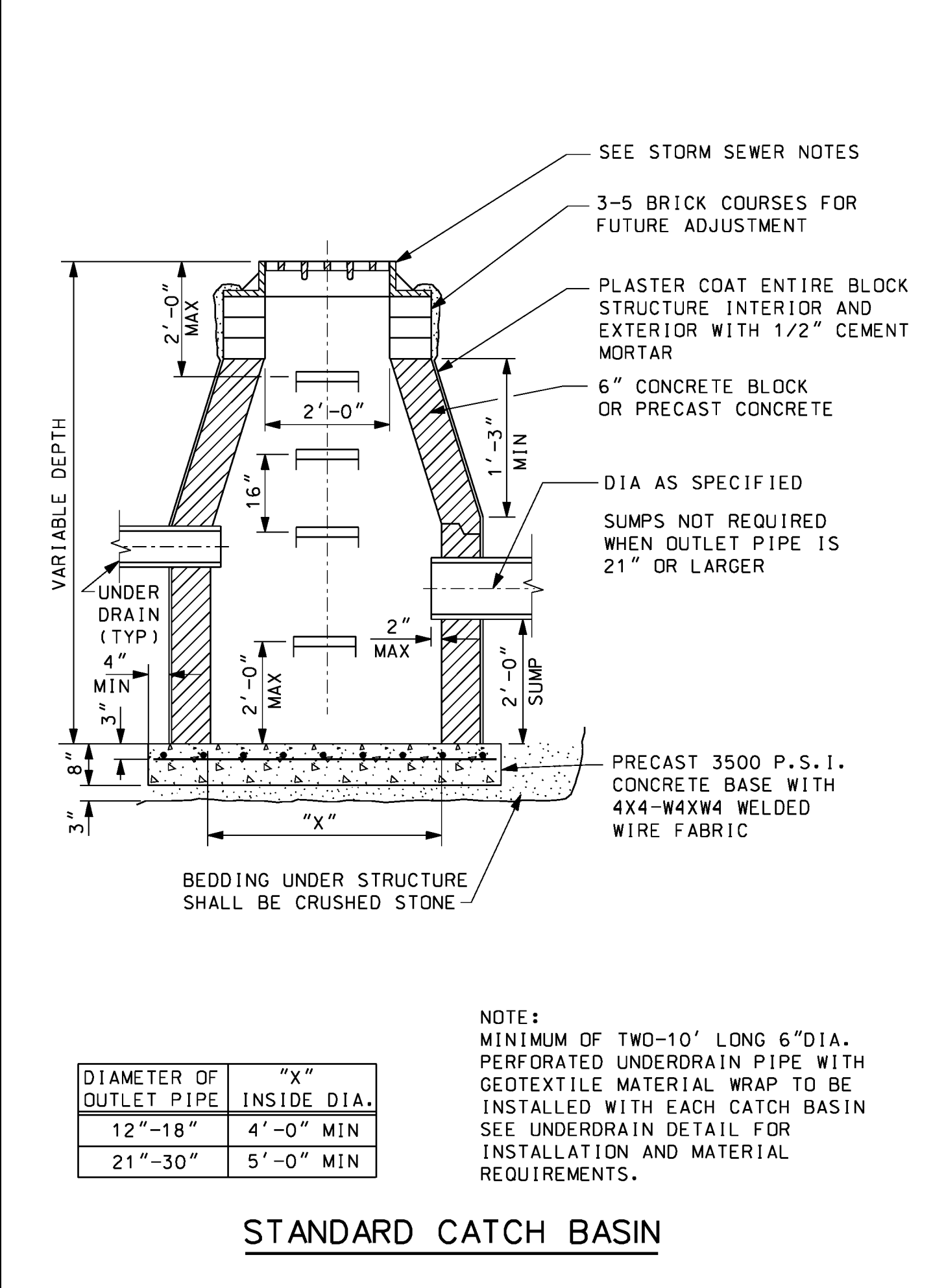
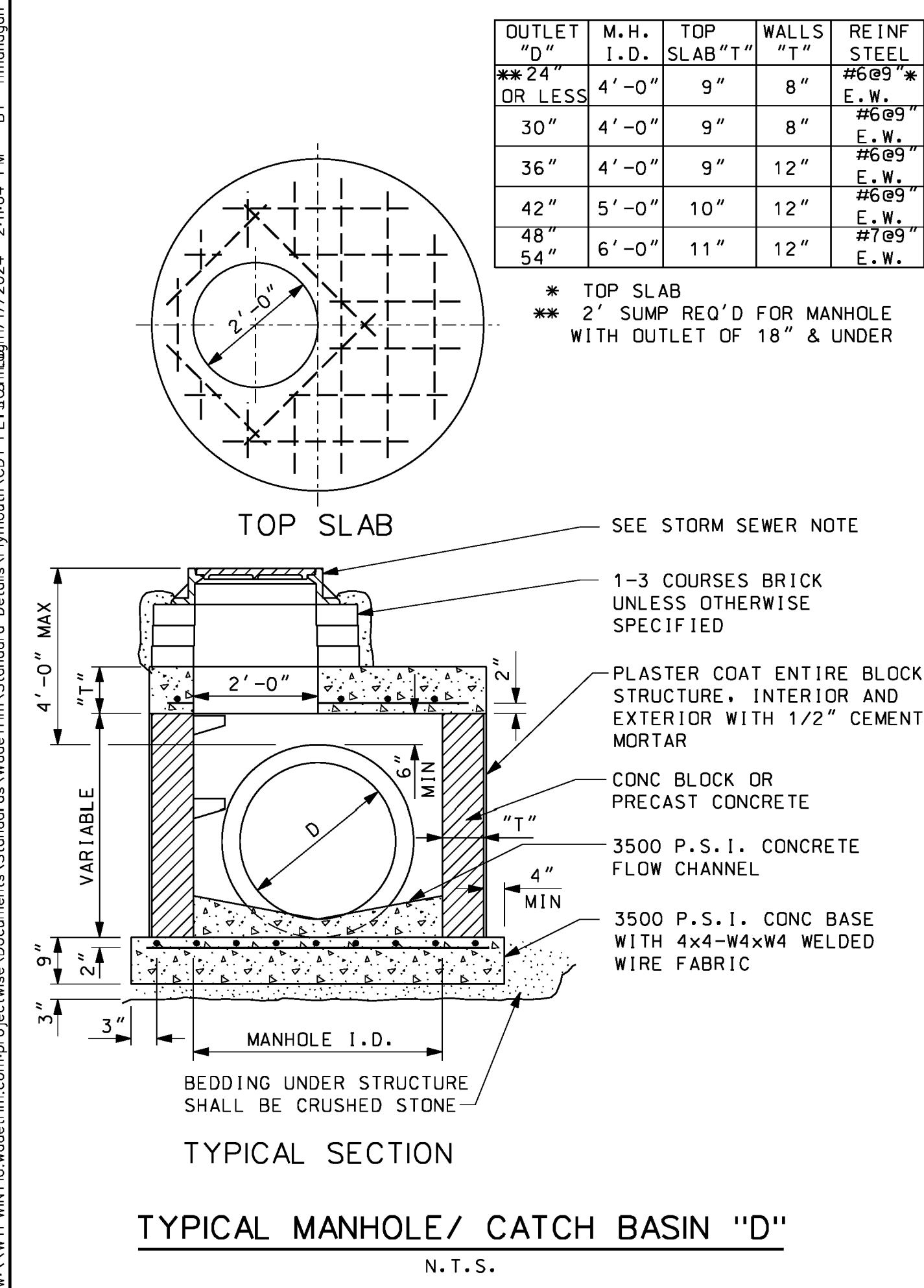
SHEET SE-1

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STORM SEWER NOTES

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



PLYMOUTH NOTES

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

PLYMOUTH
 CITY OF PLYMOUTH
 201 SOUTH MAIN STREET
 PLYMOUTH, MICHIGAN 48170
 STANDARD STORM SEWER DETAILS (ST-1)

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SHEET

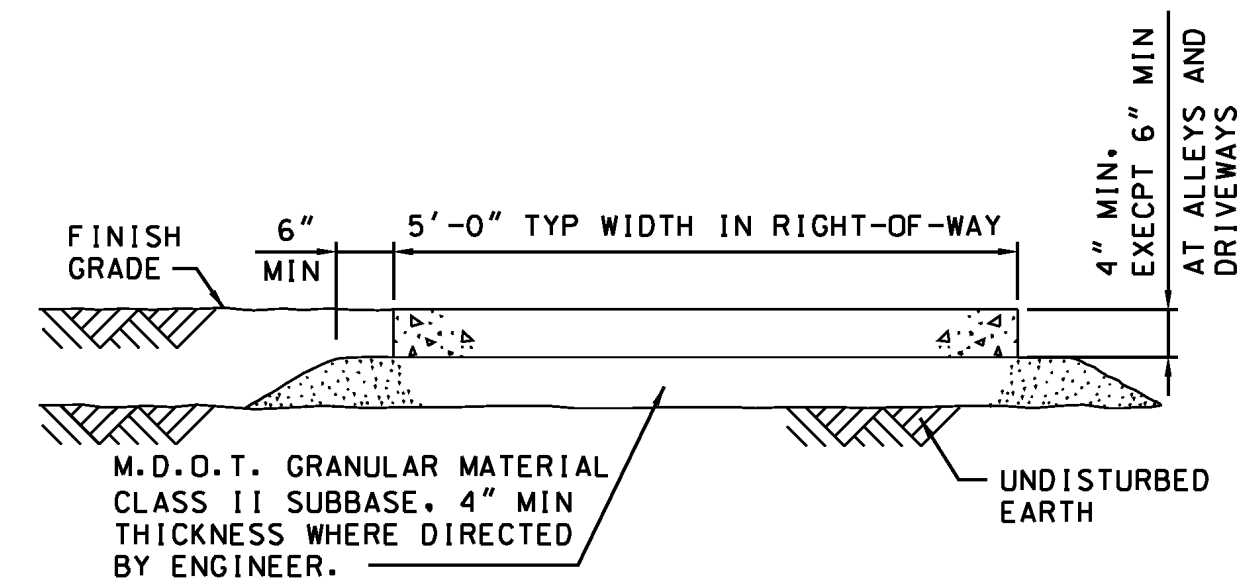
ST-1

FIELD BOOK INFORMATION: PROJECT MANAGER: DATE: PROJECT: SHEET: 1 OF 2
 PROJECT: STANDARD STORM SEWER DETAILS (ST-1) OF 2
 PROJECT MANAGER: WADE TRIM INC. DATE: 1/17/2024 2:11:04 PM BY: mfontana

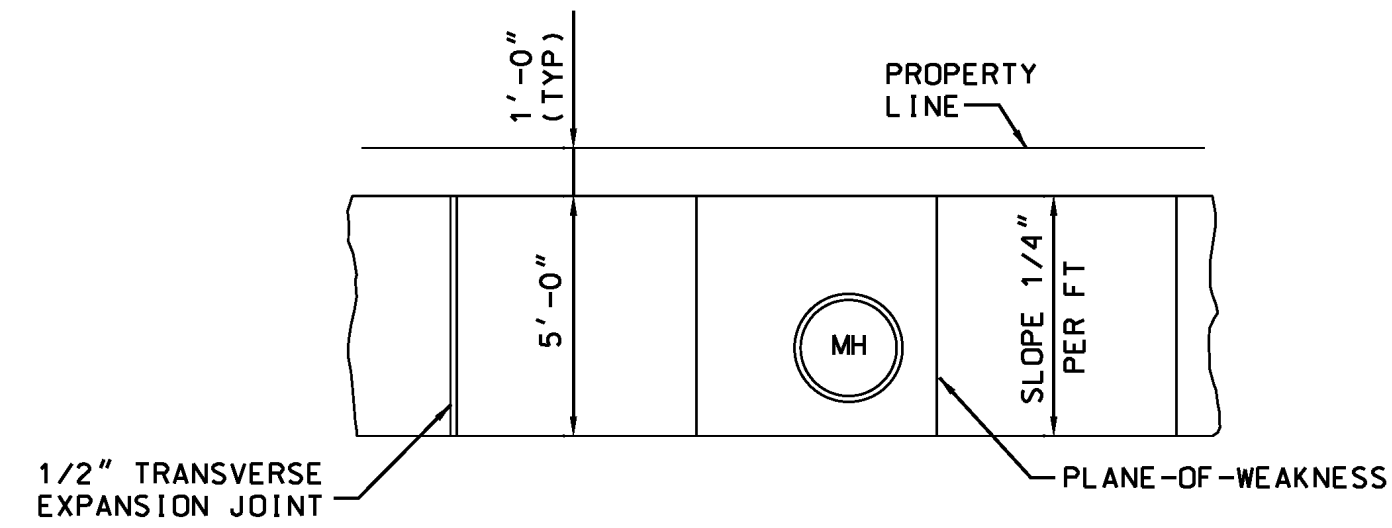
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 PO Box 10
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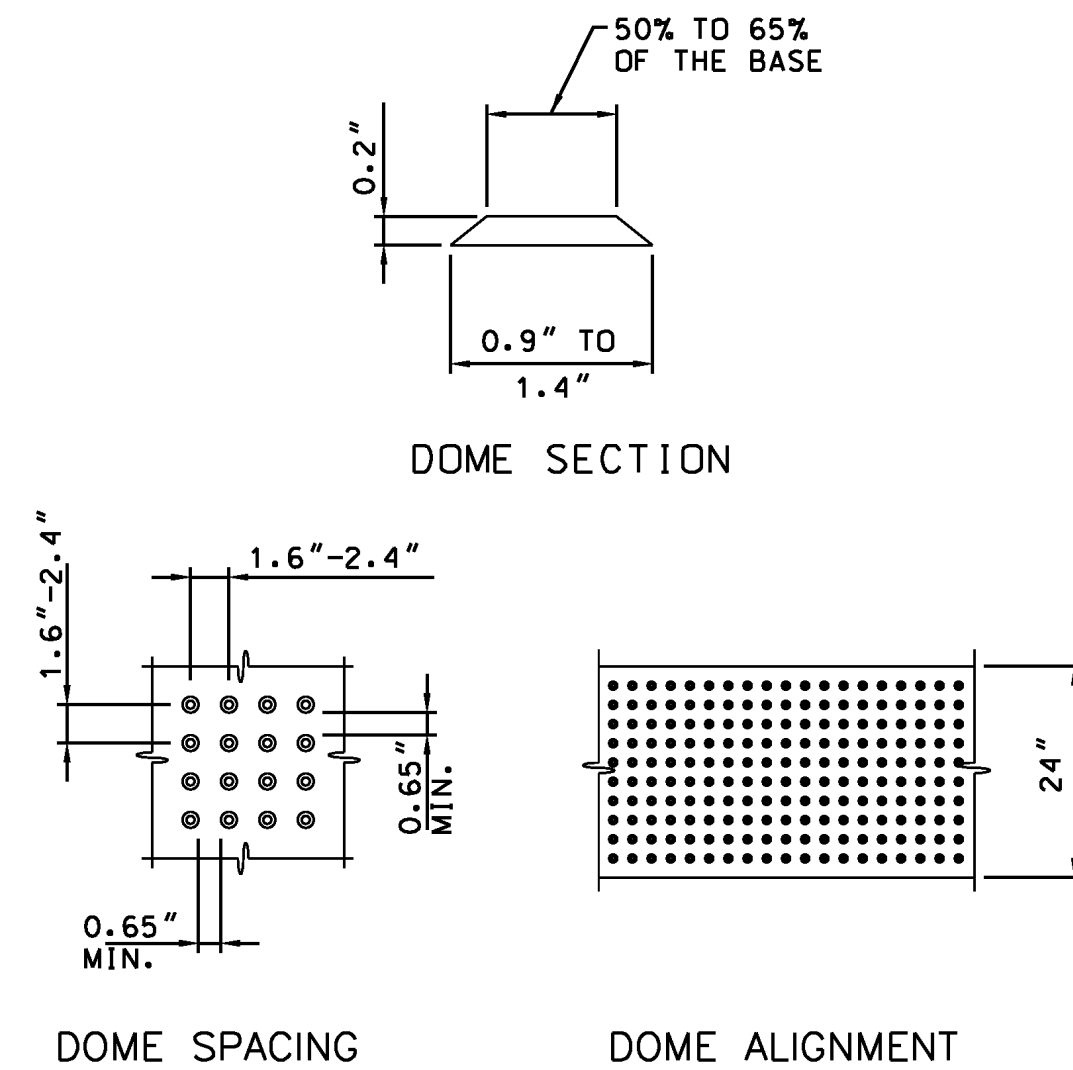
STANDARD STORM SEWER DETAILS (ST-1) OF 2



TYPICAL SECTION
N.T.S.



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



DETECTABLE WARNING DETAILS
N.T.S.

NOTES:

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

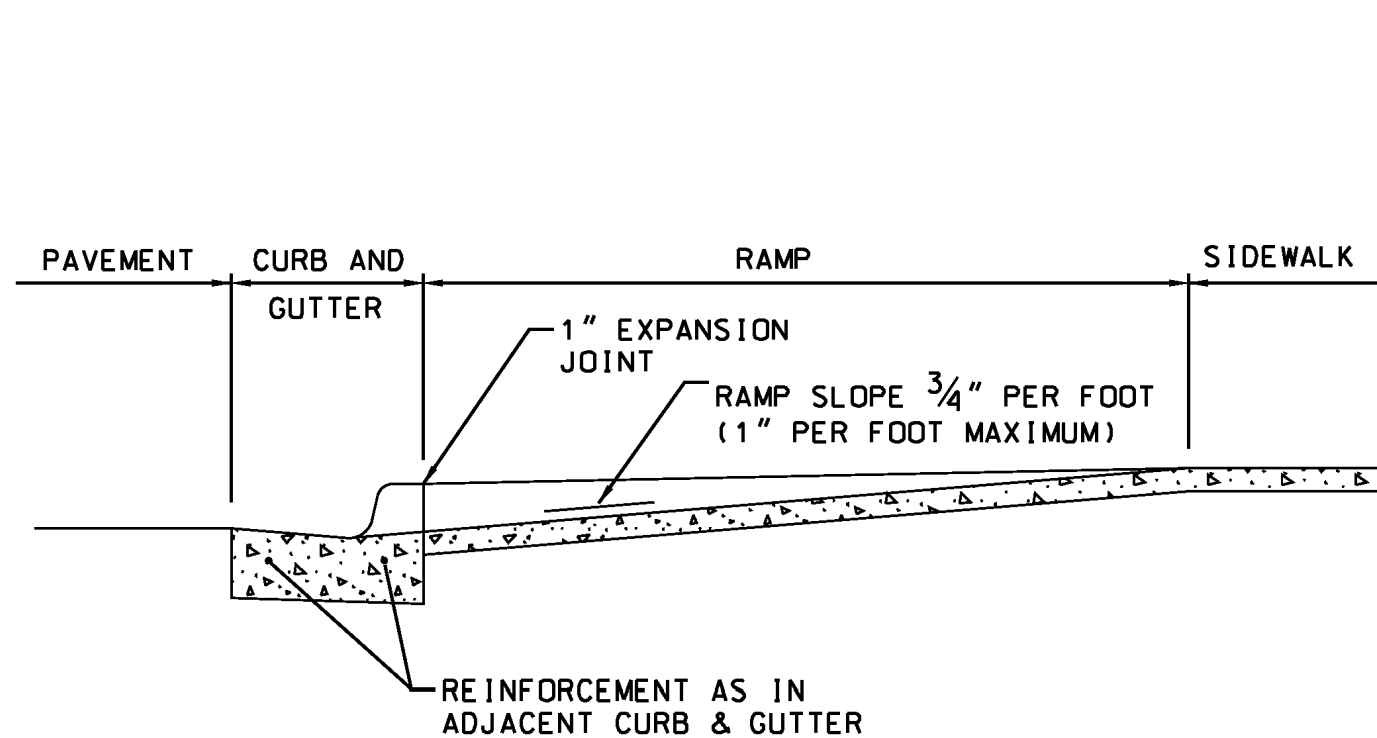
SIGN NOTES:

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

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

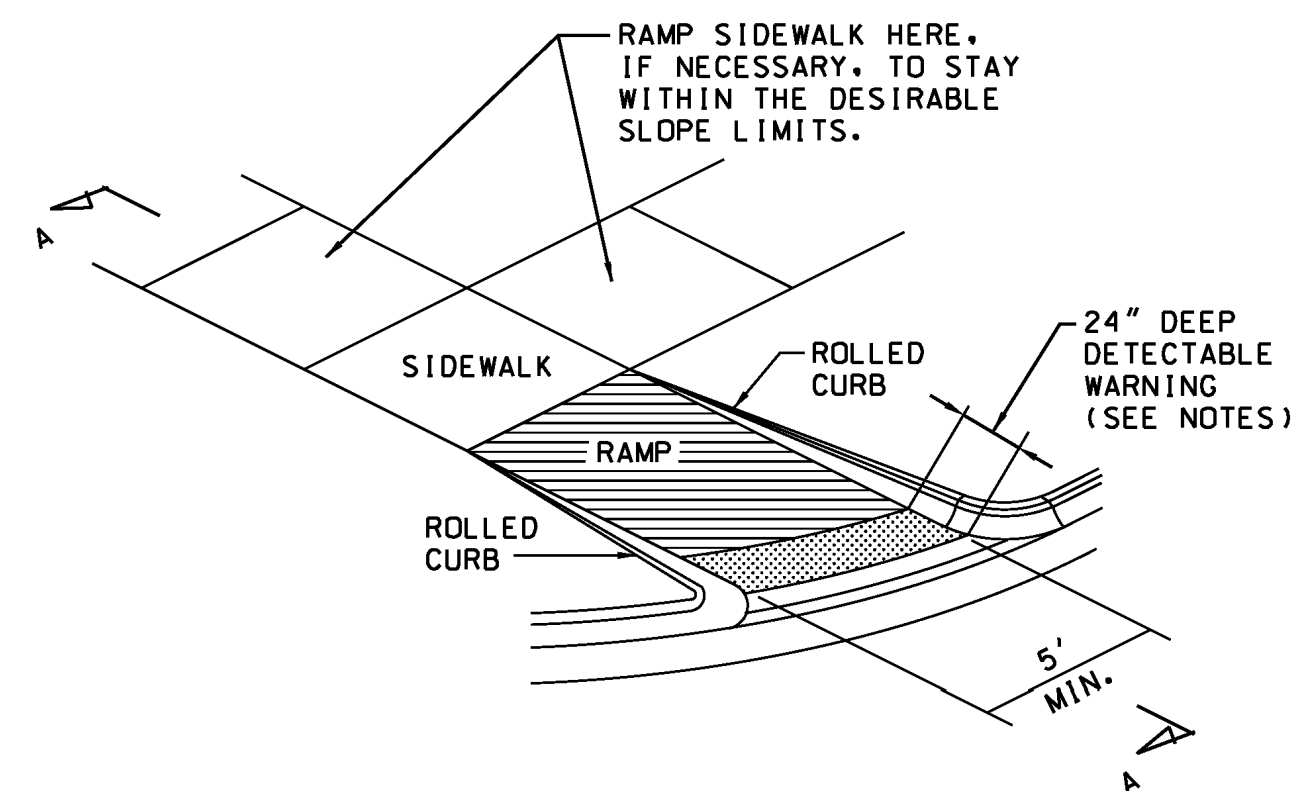
SIDEWALK RAMP NOTES:

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



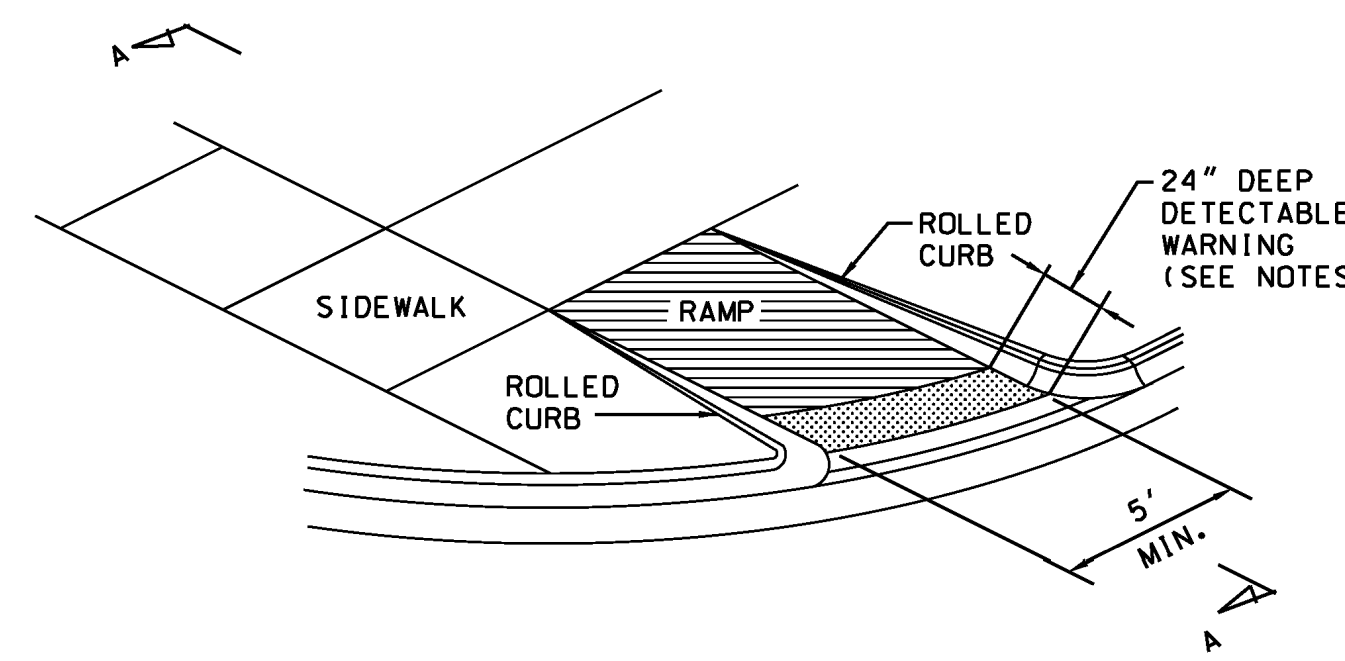
SECTION A-A
(TYPICAL ALL RAMP DETAILS)

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



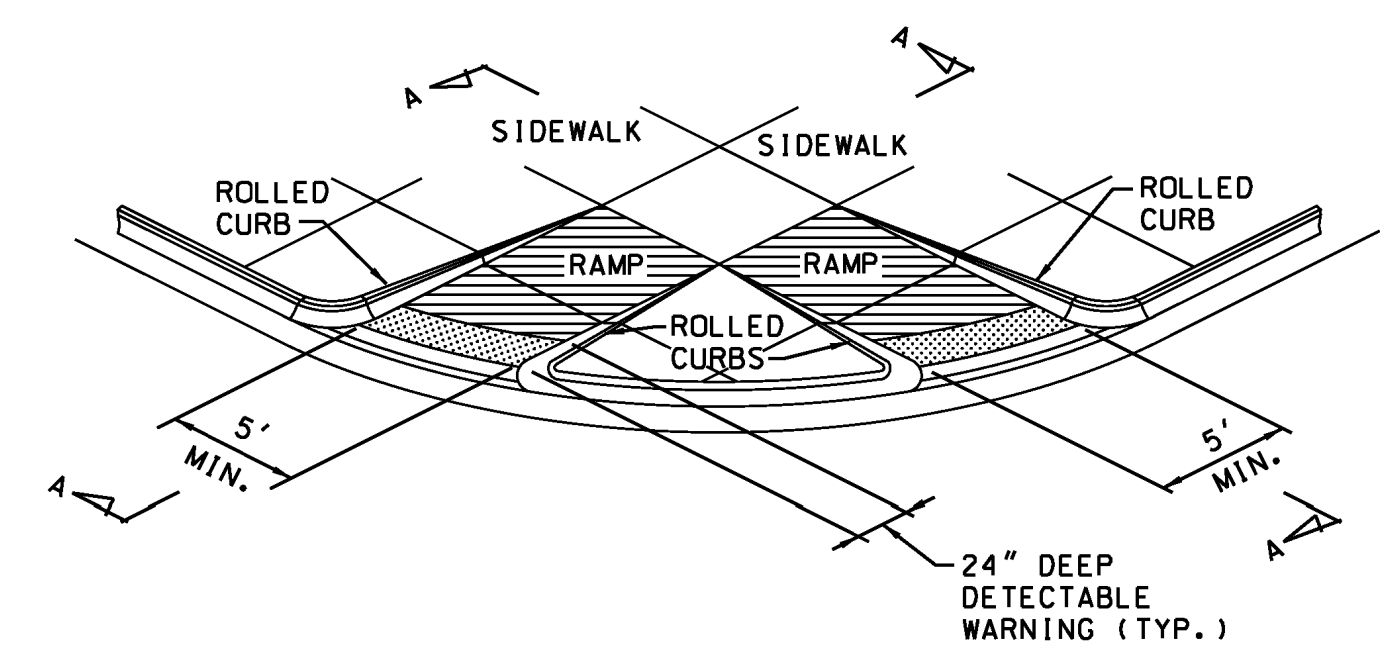
SIDEWALK RAMP TYPE 1

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



SIDEWALK RAMP TYPE 2

SIDEWALK RAMP DETAILS
N.T.S.



(TWO RAMP ARE SHOWN)

SIDEWALK RAMP TYPE 4
N.T.S.

PROJECT MANAGER: [REDACTED] FIELD BOOK INFORMATION: [REDACTED] BY: [REDACTED]

REV.	DATE	DESCRIPTION	BY

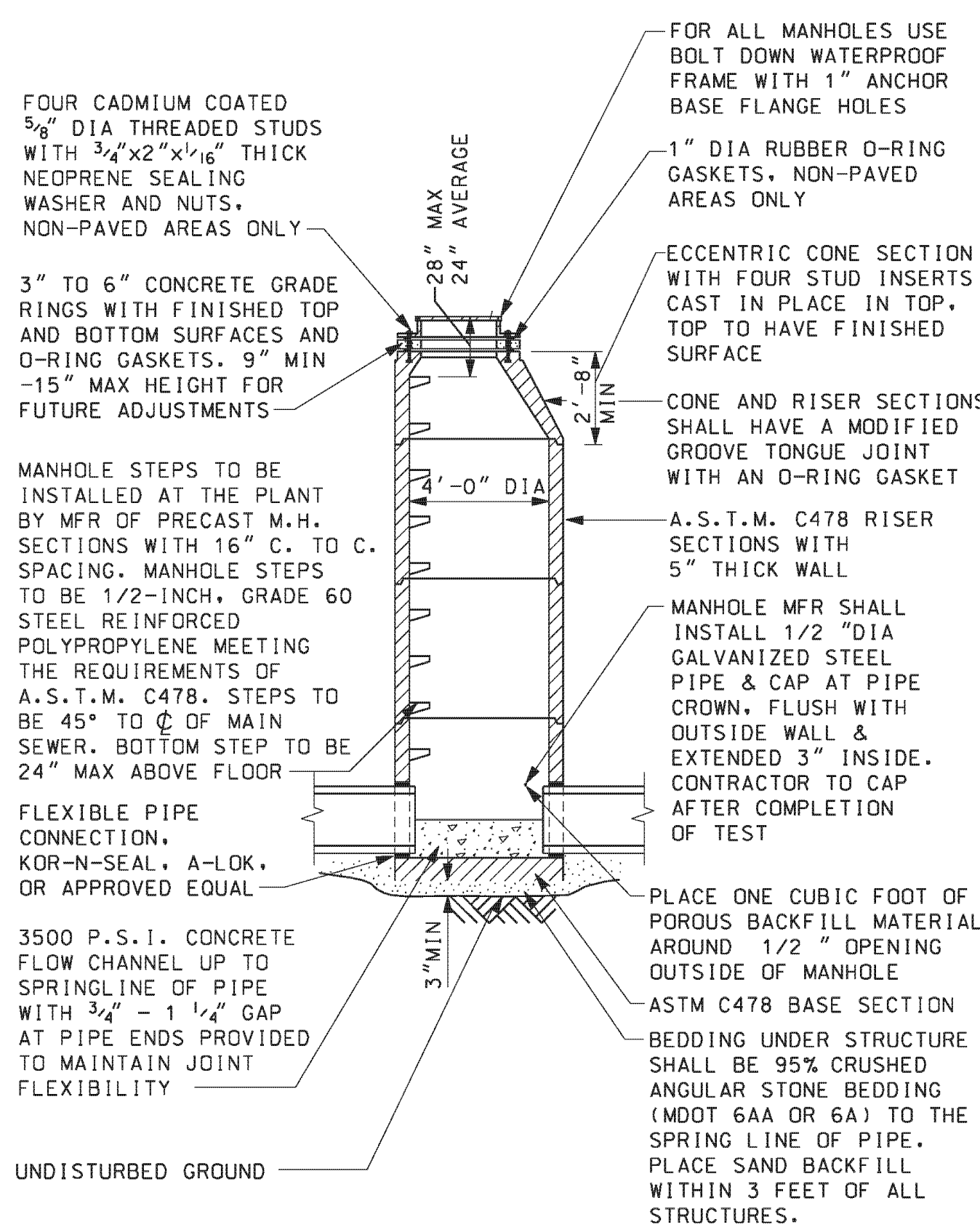
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED:

26251 Nighthawk Rd.
PO Box 10
Taylor, MI 48180
www.wadeftrim.com

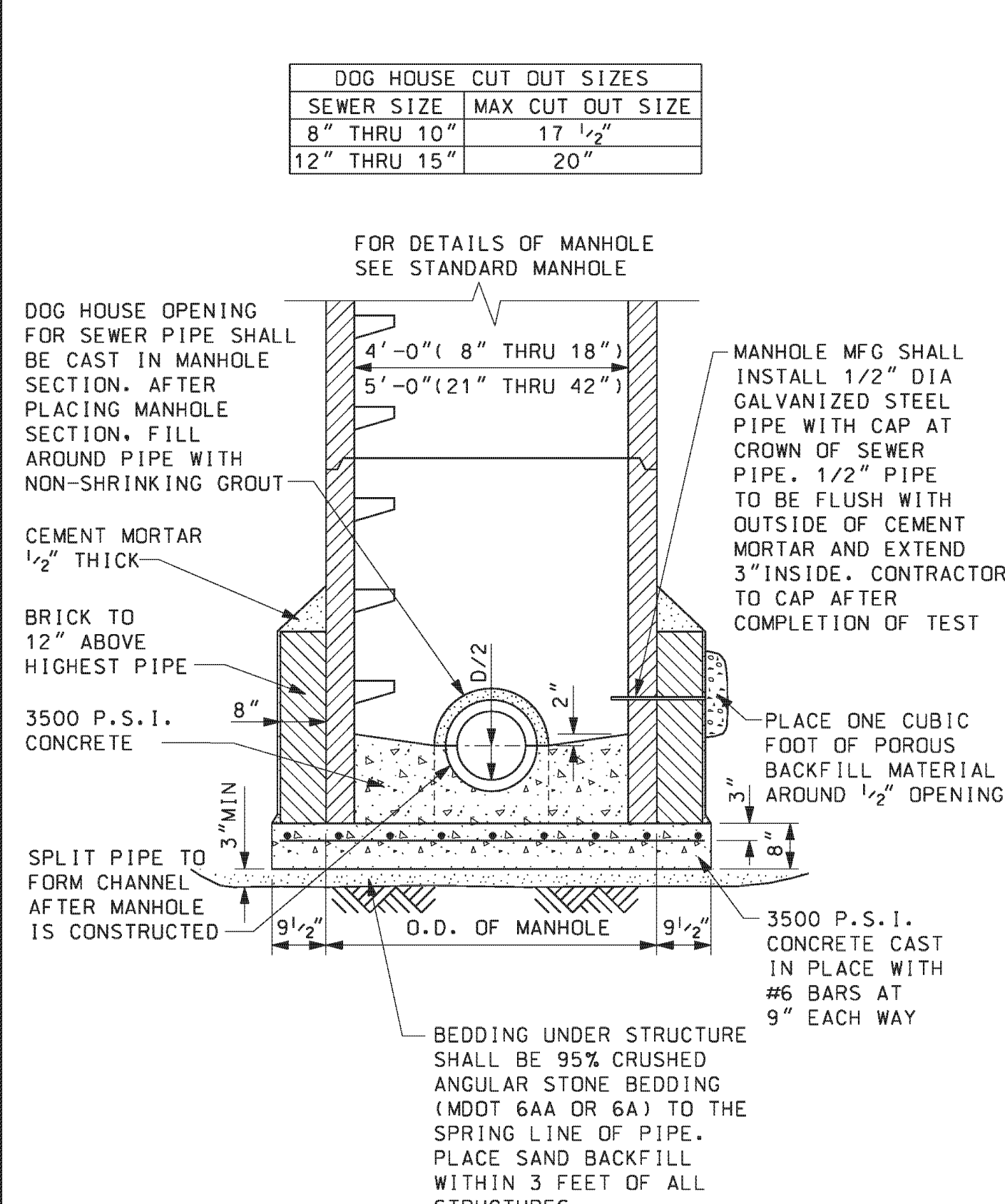
CITY OF PLYMOUTH
201 SOUTH MAIN STREET
PLYMOUTH, MICHIGAN 48170
STANDARD SIDEWALK DETAILS (SW-1)

ISSUED FOR:	DATE:	BY:
JOB NO.		
SHEET	SW-1	

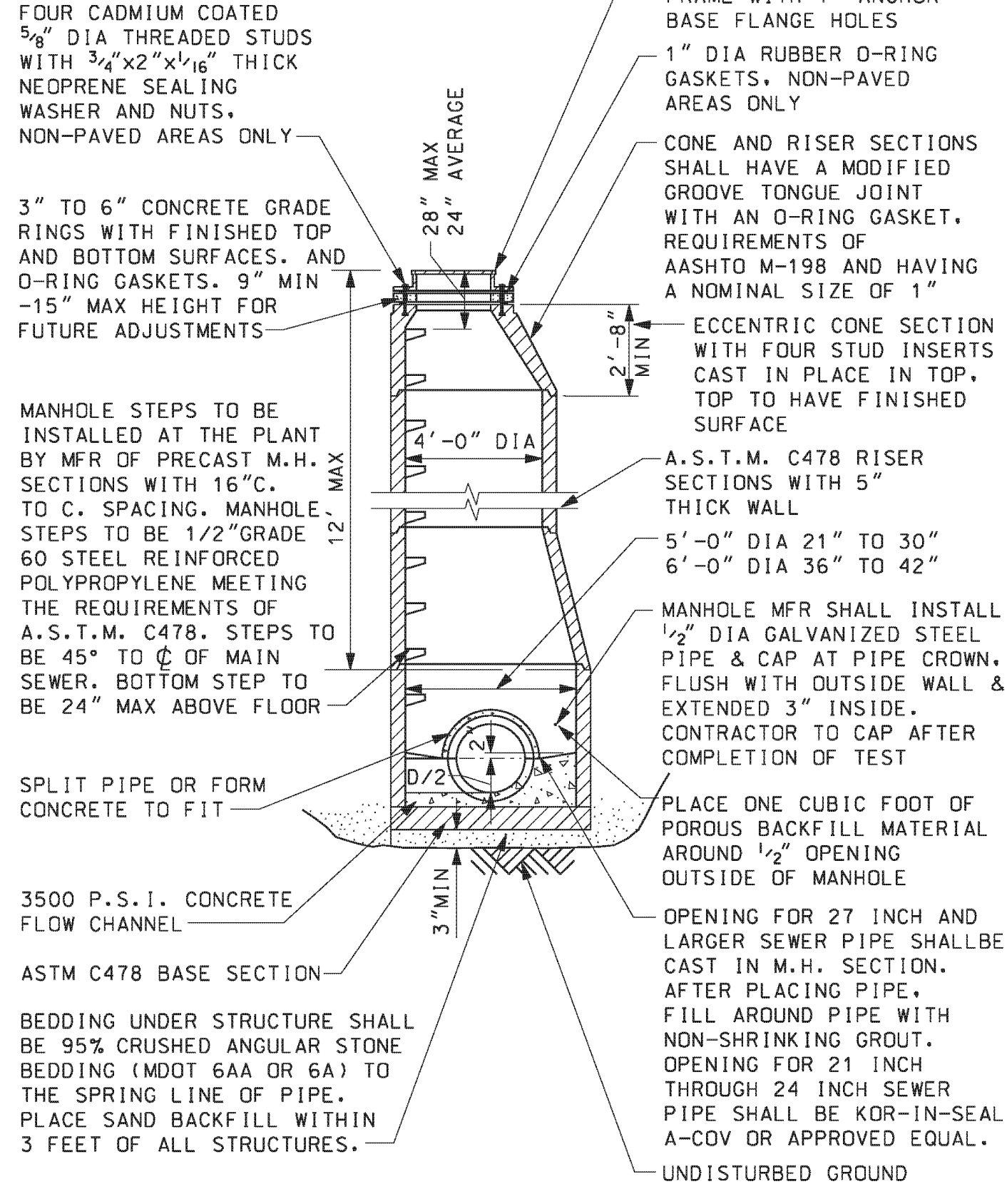
© Wade Trim Group, Inc. STANDARD SIDEWALK DETAILS (SW-1 OF 1)



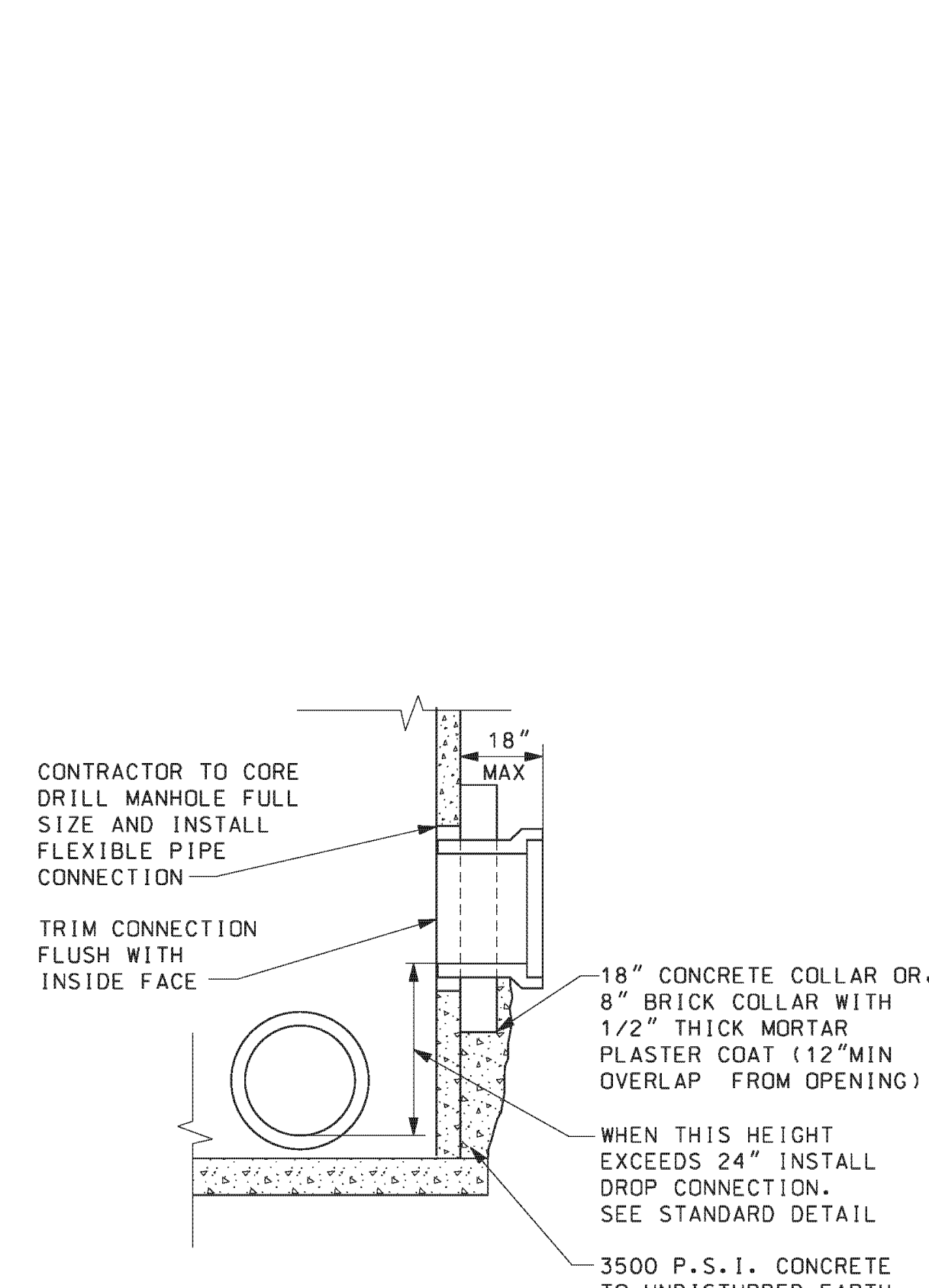
STANDARD SANITARY MANHOLE FOR SEWERS 8" THROUGH 18"



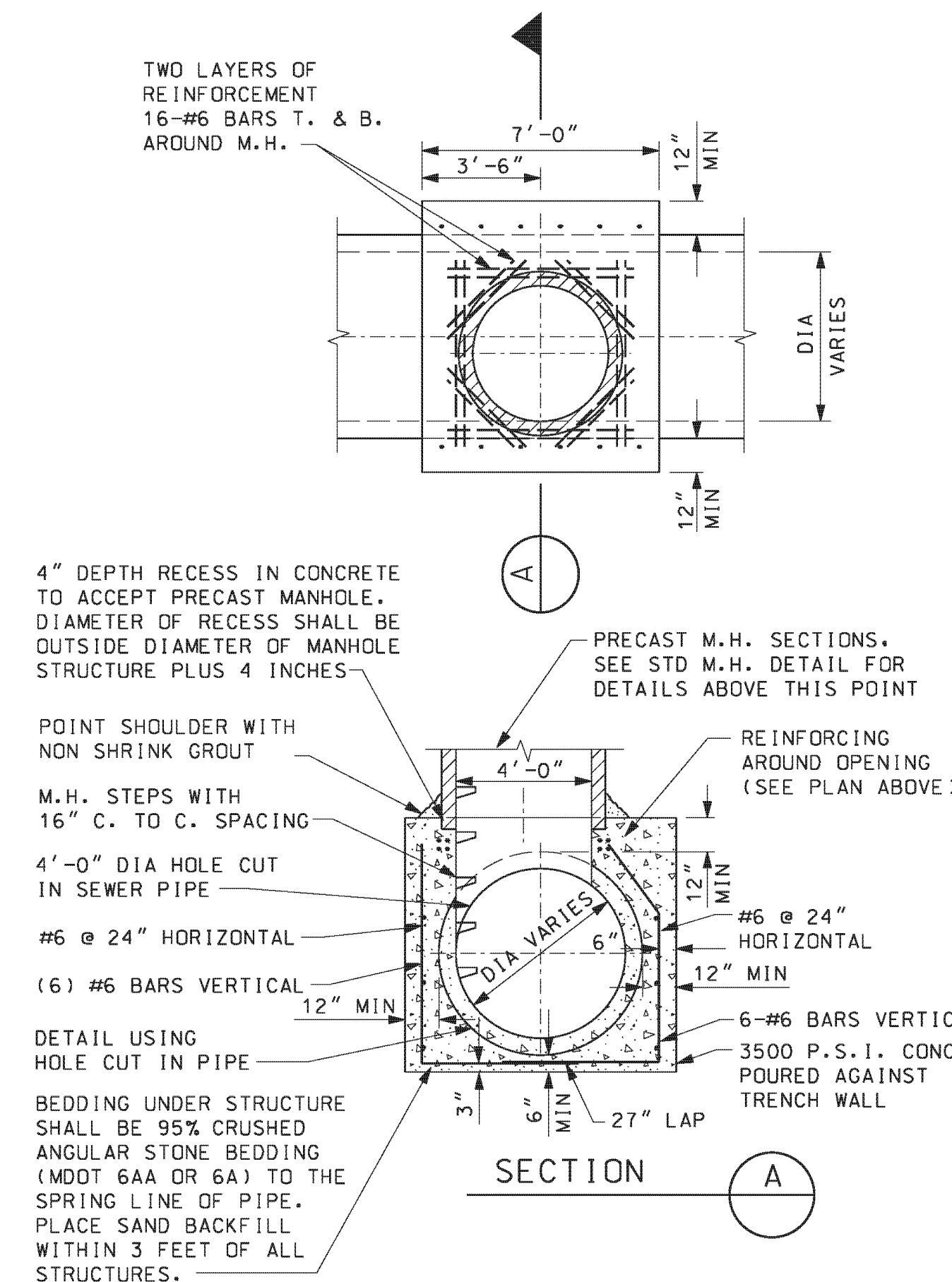
STANDARD SANITARY MANHOLE OVER EXISTING SEWERS 8" THROUGH 42"



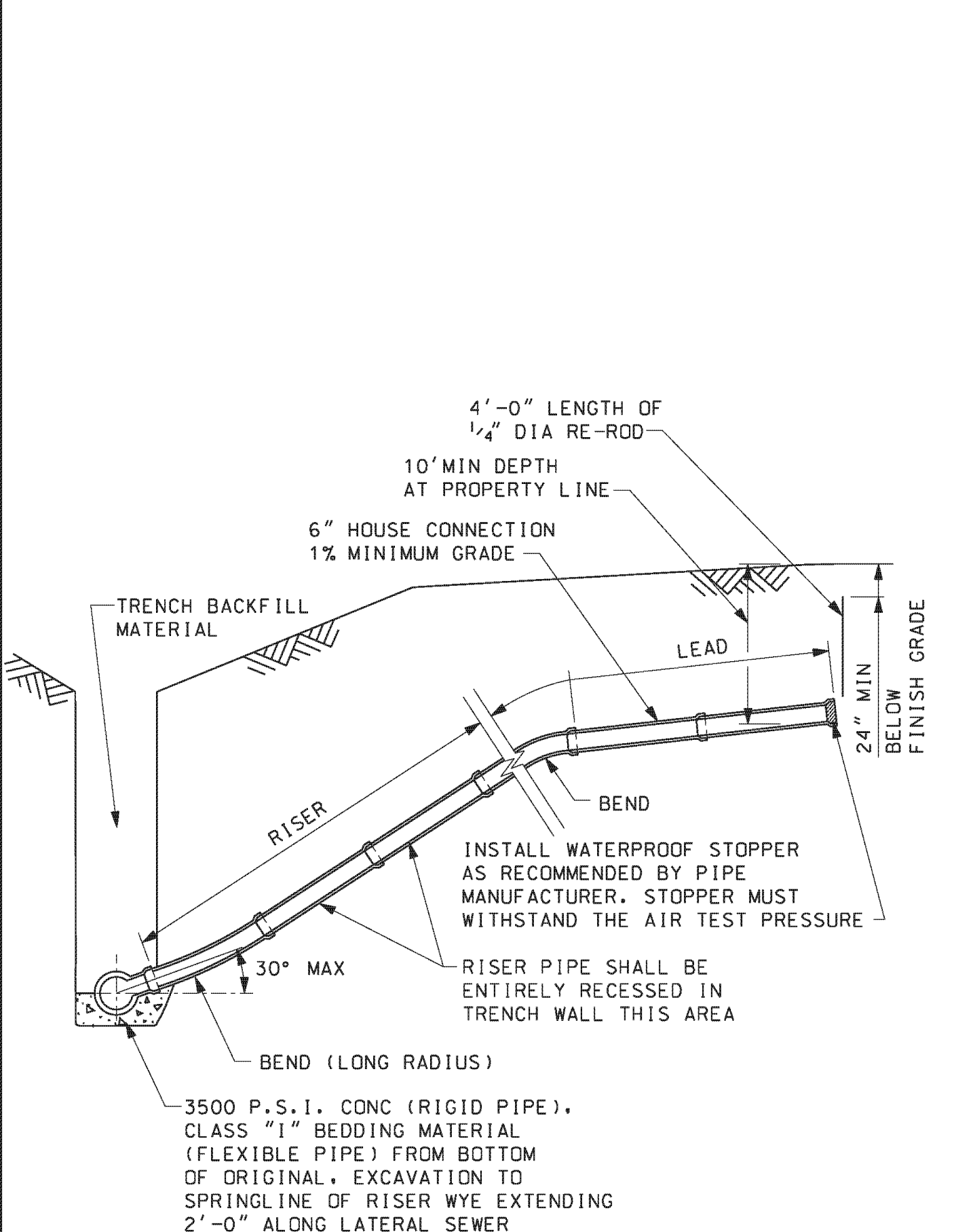
STANDARD SANITARY MANHOLE FOR SEWERS 21" THROUGH 42"



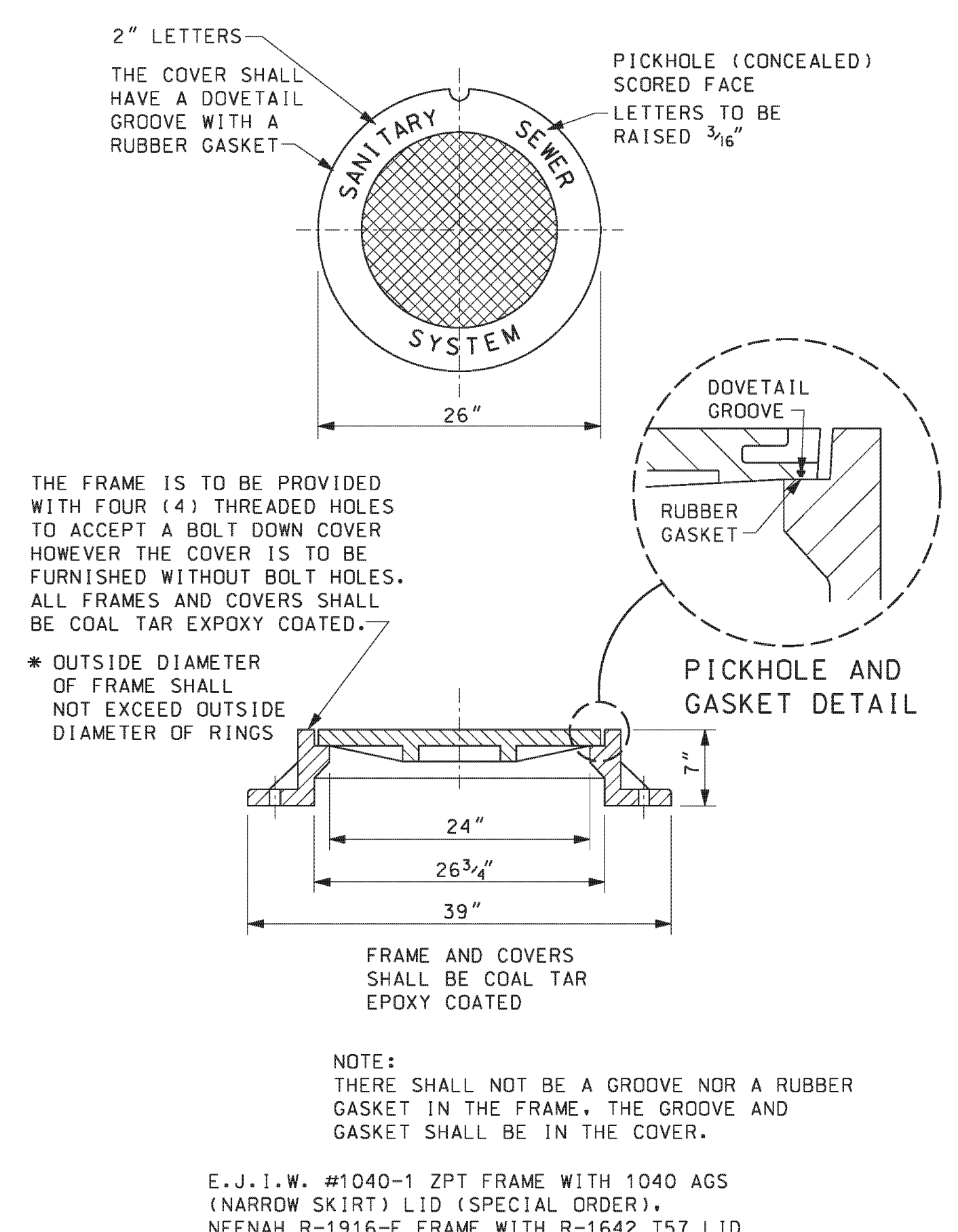
STANDARD CONNECTION TO EXISTING MANHOLE (WCD-7)



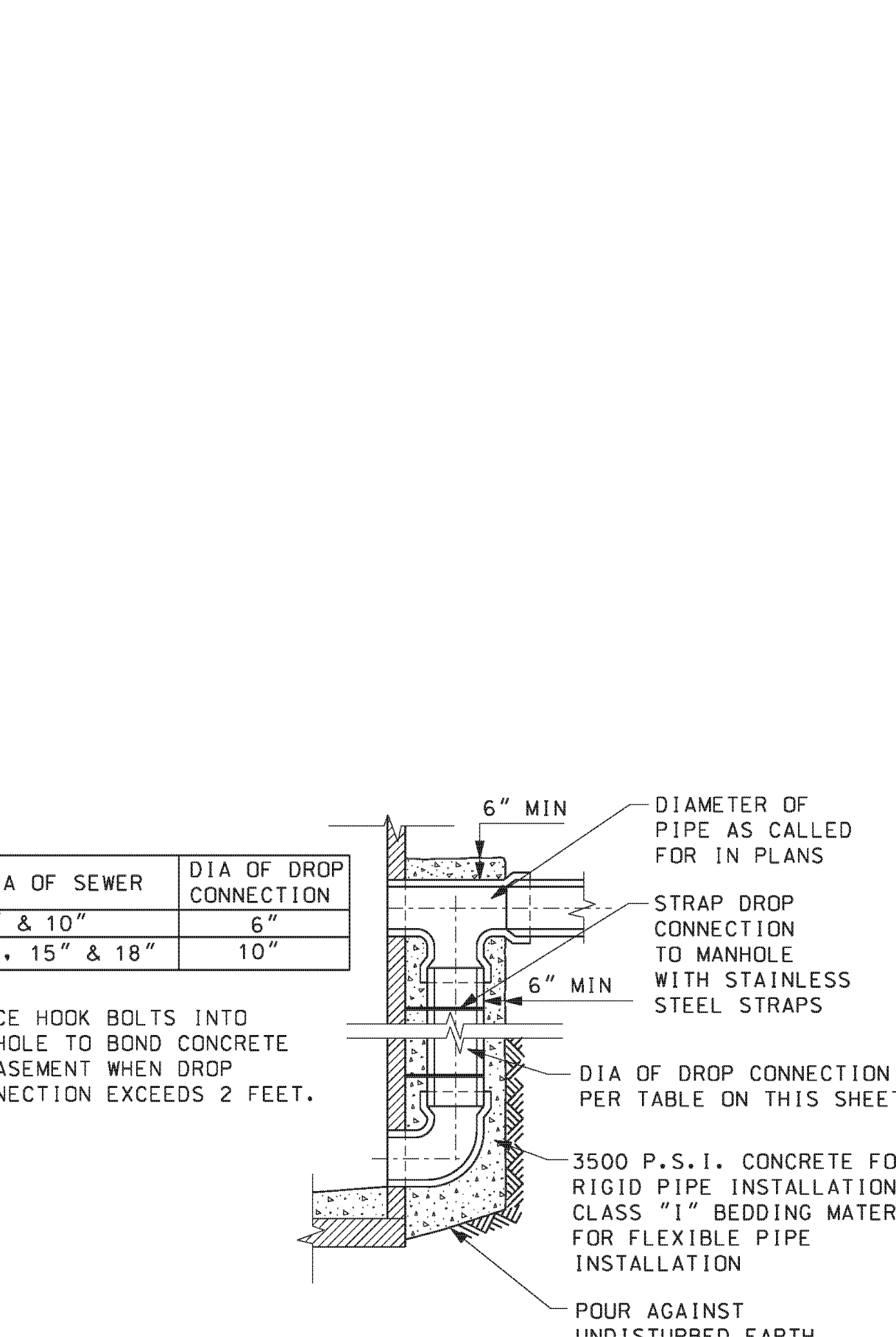
STANDARD SANITARY MANHOLE FOR 48" & LARGER SEWERS



RISER/LEAD DETAIL



STANDARD FRAME AND COVER



EXTERIOR DROP CONNECTION

PROJECT MANAGER: FIELD BOOK INFORMATION: PRODUCT MANAGER: WADE TRIM GROUP, INC. 20251 Northline Rd. PO Box 10 Taylor, MI 48180 www.wadeftrim.com

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED:

CITY OF PLYMOUTH
201 SOUTH MAIN STREET
PLYMOUTH, MICHIGAN 48170

STANDARD SANITARY SEWER DETAILS (SS-1)

ISSUED FOR: DATE: BY:

JOB NO.:

SHEET

SS-1

© Wade Trim Group, Inc. STANDARD SANITARY SEWER DETAILS (SS-1 OF 2)

WADE TRIM

20251 Northline Rd.
PO Box 10
Taylor, MI 48180
www.wadeftrim.com

DESCRIPTION

DATE

REV.

BY

SANITARY SEWER NOTES

1. ALL SEWER SYSTEM CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND GENERAL SPECIFICATION OF THE COMMUNITY SEWER DEPARTMENT AND ANY OTHER AGENCY HAVING JURISDICTION OF THE CONSTRUCTION AREA.
2. DETAILS ARE FOR STRUCTURES WITH NO MORE THAN TWO PIPES ENTERING, 180° APART. LARGER DIAMETER STRUCTURES MAY BE REQUIRED FOR DIFFERENT CONFIGURATIONS.
3. THE MANHOLE STRUCTURE REQUIRES A MINIMUM OF 8 INCHES OF CONCRETE WALL BETWEEN PIPE OPENINGS. LARGER DIAMETER STRUCTURES MAY BE REQUIRED WHERE PIPE ENTERING THE STRUCTURE ARE LESS THAN 90° APART IN ANY DIRECTION.
4. CONSTRUCTION SHALL NOT COMMENCE WITHOUT A REPRESENTATIVE OF THE OWNER PRESENT.
5. ALL MANHOLES SHALL USE ECCENTRIC CONES PLACED WITH STEPS AWAY FROM THE ROAD UNLESS DIRECTED OTHERWISE.
6. ALL MANHOLES SHALL BE PROVIDED WITH WATER TIGHT MANHOLE COVERS AND RIMS SHALL BE SET TO GRADE OR AS INDICATED ON THE PLANS.
7. ALL PRECAST PRODUCTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478.
8. DIFFERENTIAL OF EXCAVATION AROUND EXISTING MANHOLES SHALL NOT EXCEED SIX FEET.
9. EXTERIOR DROP CONNECTIONS ARE REQUIRED WHENEVER A SEWER INVERT IS 2.0 FEET OR GREATER ABOVE THE MANHOLE FLOW CHANNEL INVERT. INTERIOR DROP CONNECTIONS ARE NOT ALLOWED.
10. NO SEWERS SHALL BE CONSTRUCTED LESS THAN 10-INCH DIAMETER WITHOUT SPECIFIC APPROVAL OF THE COMMUNITY SEWER DEPARTMENT.
11. ALL RIGID SANITARY SEWER PIPE SHALL BE CLASS "R-B" BEDDING, ALL FLEXIBLE PIPE SHALL BE CLASS "F-1" BEDDING, UNLESS OTHERWISE NOTED ON THE PLANS. SEE SHEET MD1.
12. PLACE ONE 6-INCH WYE FOR EACH LOT OR PARCEL 100 FEET OR LESS IN WIDTH OR EVERY 100 FEET FOR LOTS OR PARCELS IN EXCESS OF 100 FEET ON SANITARY SEWERS UNLESS OTHERWISE NOTED.
13. NO CONNECTION RECEIVING STORM WATER, SURFACE WATER, OR GROUND WATER SHALL BE MADE TO SANITARY SEWERS.
14. NO FOOTING DRAINS SHALL BE CONNECTED TO THE BUILDINGS SANITARY SEWER.
15. RISERS ON SANITARY SEWERS SHALL BE INSTALLED TO A DEPTH OF 10 FEET WHERE SEWER IS OVER 12 FEET.
16. PRIOR TO THE BACKFILLING OF A SERVICE LEAD, A 2" BY 2" PIECE OF WOOD SHALL BE PLACED FROM A POINT IMMEDIATELY IN FRONT OF THE SERVICE CONNECTION TO 2-FOOT BELOW THE FINISH GROUND SURFACE. DO NOT REST THE MARKER ON ANY PORTION OF THE SERVICE CONNECTION OR STOPPER.

SANITARY SEWER NOTES CONTINUED

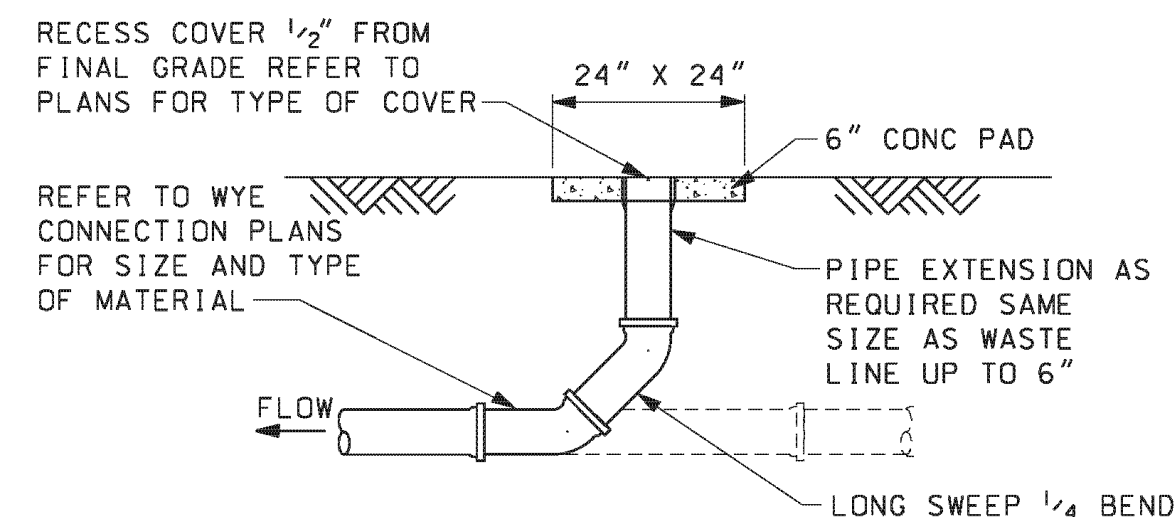
17. ALL STUBS SHALL HAVE A WATER TIGHT BULKHEAD.
18. INFILTRATION FOR ANY SECTION OF SEWERS BETWEEN MANHOLES SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF SEWER PER 24 HOURS AND SHALL INCLUDE THE INFILTRATION FROM ALL MANHOLES AND OTHER APPURTENANCES.
19. ALL SEWERS SHALL BE SUBJECTED TO AIR, INFILTRATION OR EXFILTRATION TESTS, OR A COMBINATION OF SAME, PRIOR TO ACCEPTANCE. ALL SEWERS OVER 24-INCH DIAMETER SHALL BE SUBJECTED TO INFILTRATION TESTS. ALL SEWERS OF 24-INCH DIAMETER OR SMALLER, WHERE THE GROUND WATER LEVEL ABOVE THE TOP OF THE SEWER IS OVER SEVEN FEET, SHALL BE SUBJECTED TO INFILTRATION TESTS. ALL SEWERS OF 24-INCH DIAMETER OR LESS, WHERE THE GROUND WATER LEVEL ABOVE THE TOP OF THE SEWER IS SEVEN FEET OR LESS, SHALL BE SUBJECTED TO AIR TESTS OR EXFILTRATION TESTS.
20. THE PROCEDURE FOR AIR TESTING OF SEWERS SHALL BE IN ACCORDANCE WITH ASTM C828, ASTM C924, OR ASTM F1417 AS APPLICABLE.
21. NINE POINT MANDREL TEST IS REQUIRED FOR ALL FLEXIBLE PIPES AND MAY NOT BE PERFORMED UNTIL 30 DAYS AFTER INSTALLATION.
22. IF A SEWER FAILS TO PASS ANY OF THE PREVIOUSLY DESCRIBED TESTS, THE CONTRACTOR SHALL DETERMINE THE LOCATION OF THE LEAKS, REPAIR THEM, AND RETEST THE SEWER. THE TEST SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED. TELEVISION INSPECTION SHALL BE CONSIDERED COMPLETED WHEN THE NECESSARY CONSTRUCTION REPAIRS HAVE BEEN MADE AND THE INSTALLATION RETELEVIEWED AND THE SYSTEM IS ACCEPTABLE FOR THE TESTING PHASE.
23. THE CONTRACTOR SHALL PROVIDE FOR TELEVISION INSPECTION OF THE SANITARY SEWER LINES. ALL SANITARY LEADS FOR COMMERCIAL AND INDUSTRIAL SITES OVER 100 FEET IN LENGTH MUST BE AIR TESTED AND TELEVISION INSPECTION COMPLETED.
24. ALL SEWER SHALL BE TELEVIEWED, WITH RESULTS APPROVED BY THE COMMUNITY PRIOR TO PLACING THE SEWER IN SERVICE. COPIES OF THE TELEVISION RECORDING (DVD FORMAT) NEED TO GO TO THE COMMUNITY AND THE ENGINEER PRIOR TO THE CONTRACTOR LEAVING THE SITE. THE TELEVISION INSPECTION MUST BE WITNESSED BY THE OWNERS REPRESENTATIVE.
25. THE CONTRACTOR SHOULD ARRANGE FOR, ENGAGE, AND PAY ALL EXPENSES INVOLVED FOR THE SERVICES OF A COMPETENT COMPANY TO PERFORM THIS TELEVISION INSPECTION.
26. THE TELEVISION INSPECTION SHALL BE OBSERVED BY REPRESENTATIVES OF THE OWNER, ENGINEER, AND THE CONTRACTOR. ANY TELEVISION VIEWING PERFORMED IN THE ABSENCE OF THE ENGINEER WILL NOT BE CONSIDERED AS A PART OF THE FINAL INSPECTION.

SANITARY SEWER NOTES CONTINUED

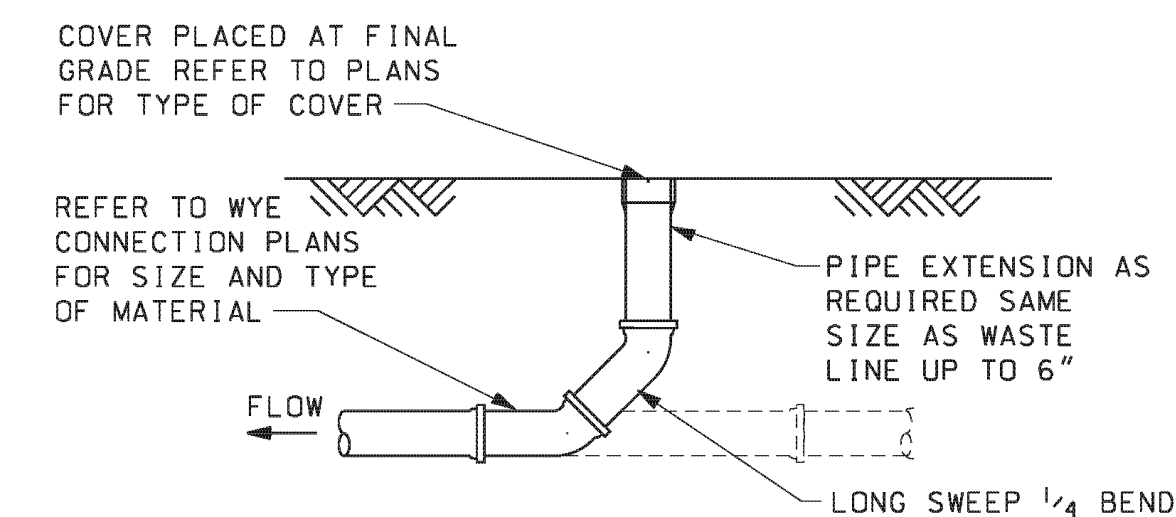
27. THE INSPECTION SHALL INVOLVE THE VISUAL OBSERVATION BY CLOSED CIRCUIT TELEVISION OF ALL SANITARY SEWER INSTALLED AS PART OF THIS CONTRACT. THE INSPECTION SHALL BE PERFORMED AT A RATE OF SPEED WHICH WILL ALLOW EXAMINATION OF ALL POINTS OF INFILTRATION, CRACKED OR CRUSHED PIPE, DEFECTIVE JOINTS, MISALIGNMENT IN LINE OR GRADE, LOCATION OF ALL WYE OPENINGS AND ANY DEFECTS OR ITEMS OF POOR WORKMANSHIP WHICH MAY APPEAR. ANY ITEMS WHICH, IN THE OPINION OF THE ENGINEER, REQUIRE REPAIR SHALL BE PRECISELY LOCATED AND PHOTOGRAPHED ALONG WITH A DETAILED STATEMENT OF THE CONDITION. THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO REPAIR ALL SUCH DEFECTS INCLUDING EXCESSIVE INFILTRATION AT ANY SPECIFIC LOCATION. EVEN THOUGH THE INFILTRATION LIMITS AS HEREIN SPECIFIED HAVE NOT BEEN EXCEEDED FOR THE ENTIRE LENGTH OF SEWER BEING INSPECTED. FOLLOWING COMPLETION OF THE REPAIR, THE ENGINEER AT THEIR DISCRETION, MAY REQUIRE A SECOND TELEVISION INSPECTION OF ANY REPAIRED AREAS. THE CONTRACTOR SHALL ARRANGE FOR AND PAY ALL COSTS INVOLVED IN PERFORMING THIS RE-INSPECTION.
28. THERE SHALL BE NO DISCHARGE OF UNTREATED SANITARY SEWAGE TO THE SURFACE WATERS OF THE STATE DUE TO CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
29. CONTRACTOR SHALL NOTIFY WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES, ENGINEERING DIVISION, PERMIT OFFICE, 48 HOURS PRIOR TO START OF CONSTRUCTION [(734) 595-6504 X 2009], IF THE CONSTRUCTION IS WITHIN A WAYNE COUNTY RIGHT-OF-WAY.

PLYMOUTH NOTES

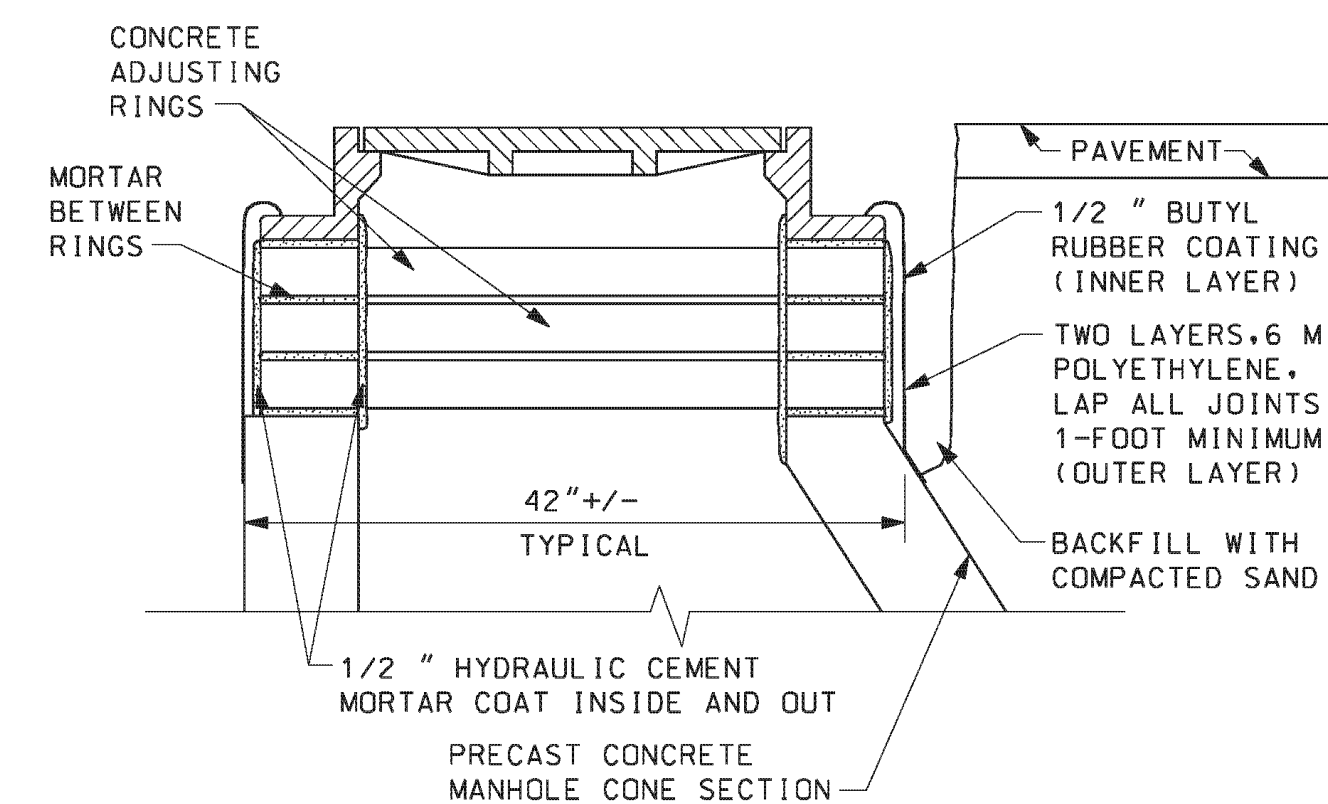
1. THE SANITARY SEWER PIPE IS TO BE ASTM C-76 CL-IV R.C.P. OR C-700 E.S. V.C.P. OR FOR INDUSTRIAL USE AND PVC TRUSS WITH RUBBER GASKET JOINTS OR ABS TRUSS MEETING ASTM D2680 FOR RESIDENTIAL/COMMERCIAL USE.
2. THE 6-INCH SANITARY LEAD WILL BE C-700 E.S. V.C.P. FOR INDUSTRIAL USE OR SDR 23.5 FOR RESIDENTIAL/COMMERCIAL USE.
3. BULKHEADS ARE TO BE PLACED IN THE EXISTING SEWERS AND WHERE THE NEW SEWER WILL CONNECT TO IT. THE BULKHEADS ARE NOT TO BE REMOVED UNTIL THE SEWERS HAVE BEEN ACCEPTED BY THE CITY OF PLYMOUTH.



CLEAN - OUT
(LOCATED IN PAVED AREA)



CLEAN - OUT
(LOCATED IN GREENBELT AREA)



* OUTSIDE DIAMETER OF FRAME SHALL NOT EXCEED OUTSIDE DIAMETER OF RINGS

NOTE:
THIS DETAIL TO BE USED IN CONCRETE OR BITUMINOUS PAVED AREAS. ALL OTHER AREAS SHALL USE BOLT DOWN FRAMES WITH RUBBER O-RINGS AS SHOWN ON MANHOLE DETAILS.

EXTERNAL FRAME SEAL DETAIL
FOR PAVED AREAS ONLY

2685 Northline Rd
PO Box 10
Troy, MI 48060
www.watetrim.com



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CITY OF PLYMOUTH
201 SOUTH MAIN STREET
PLYMOUTH, MICHIGAN 48170
STANDARD SANITARY SEWER DETAILS (SS-2)

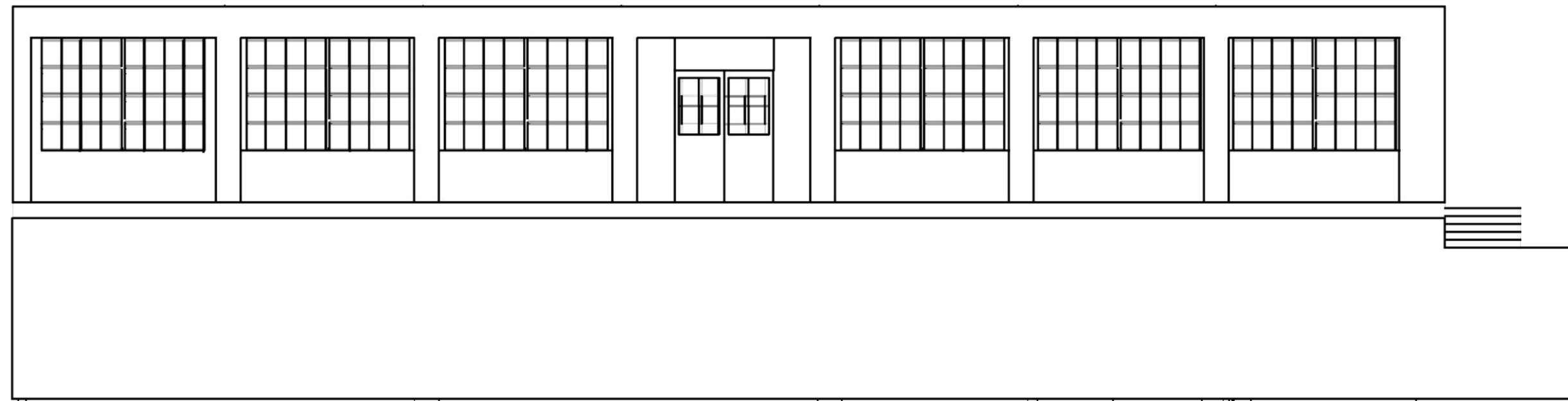
ISSUED FOR: DATE: BY:

JOB NO. -

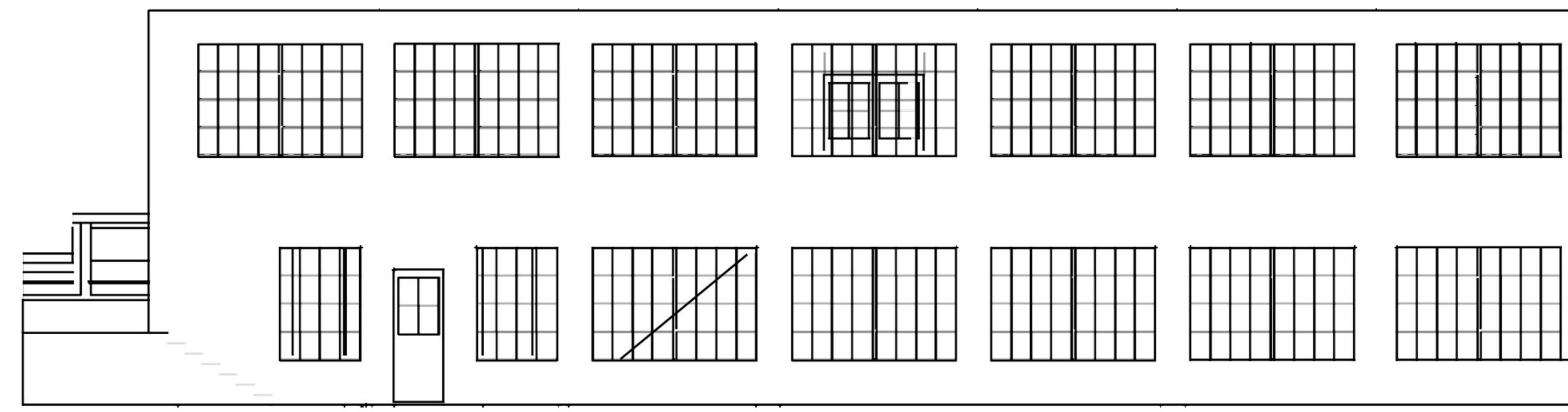
SHEET

SS-2

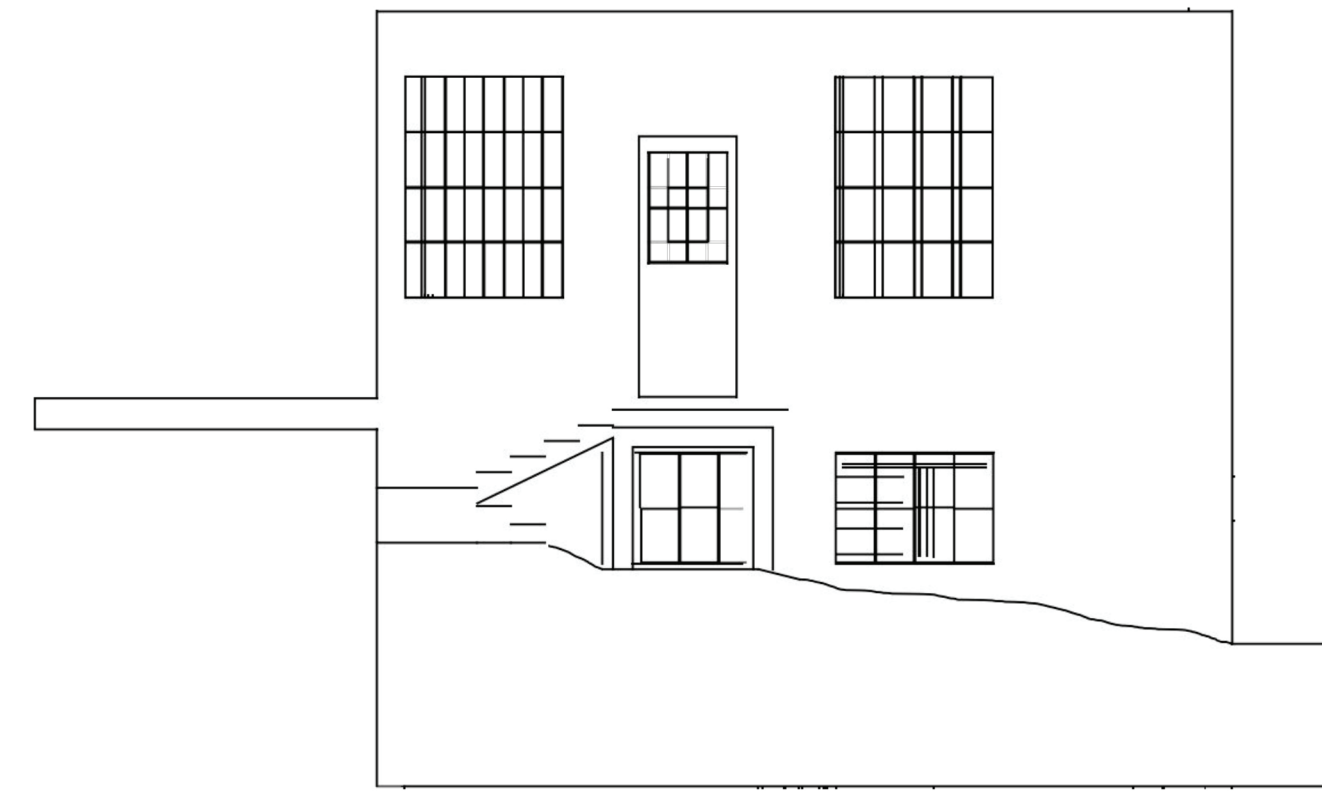
NORTHWEST ELEVATION



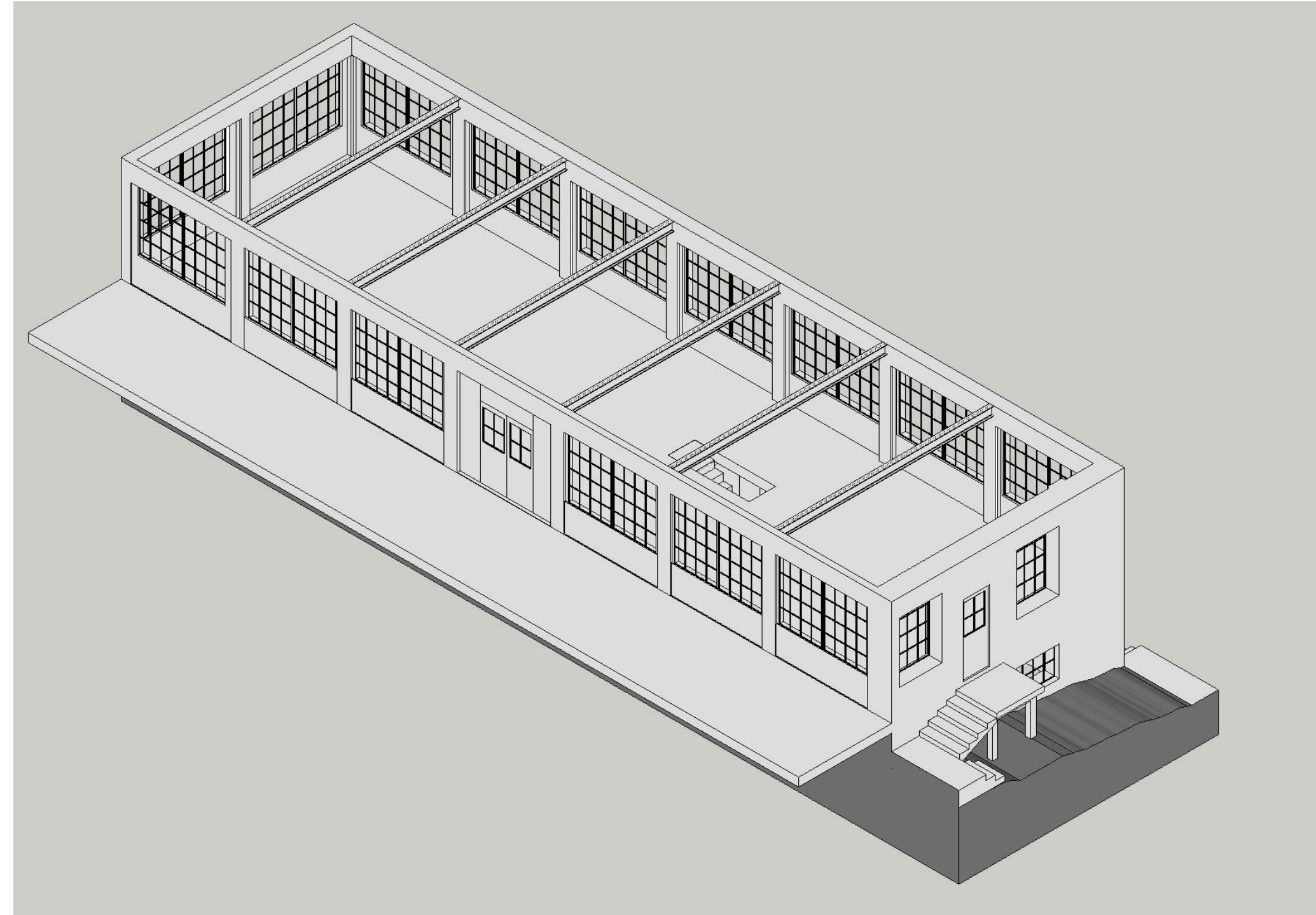
SOUTHWEST ELEVATION



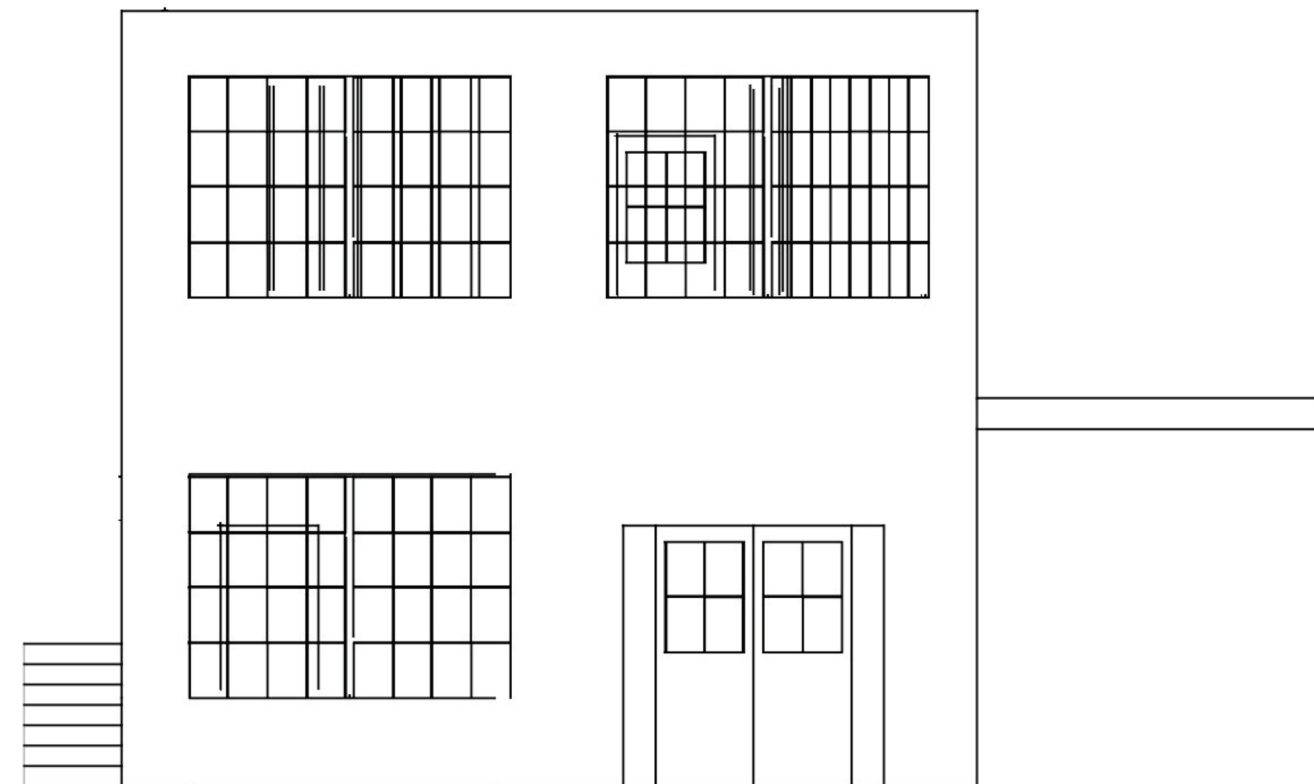
SOUTHWEST ELEVATION



WILCOX ISO



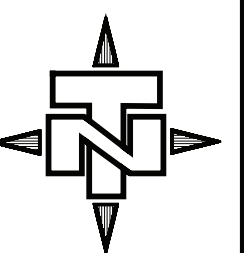
NORTHEAST ELEVATION



DEVELOPER:
 Wil Cox, LLC
 1156 Beech St.
 Plymouth, MI 48170
 Attn: Greg Donofrio
 248.470.4836

BUILDING ELEVATIONS
 FOR: DONOFRIO WIL COX, LLC
 ALL OF LOT 508 AND PART OF LOTS 506 AND 507,
 'ASSESSORS PLYMOUTH PLAT NO 16', CITY OF
 PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN,
 AS RECORDED IN L. 66, P. 82 OF PLATS W.C.R.

Surveying-Engineering-Consultation
TRUE NORTH SURVEYING, INC.
 23481 Gloria Drive, Brownstown, MI 48183
 Phone: (734) 676-7799, Fax: (734) 676-4990
 Web: TNSurveying.com
 Scale: 1" = N/A Feet Date: 1/16/2025
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 written consent of True North Surveying, Inc. © 2025 True North Surveying, Inc.



REVISIONS:
 SHEET 15 OF 15
 Job #: 2024-001

RESOLUTION

No. 2021-311

By Commissioner Marecki

RESOLVED, by the Wayne County Commission this 20th day of May, 2021 that approval be, and is hereby, granted authorizing a purchase and development agreement between the Charter County of Wayne and Donofrio Wil Cox, LLC (of Northville) in the amount of \$360,000 for the property that consists of approximately 4.275 acres, including the Wilcox Mill building, 230 Wilcox, City of Plymouth, as recommended by the Chief Executive Officer; and be it further

RESOLVED, that the revenue from the agreement will be deposited into Account No. 208 44925 673020 (Parks-Millage Operating); and be it further

RESOLVED, that approval be, and is hereby, granted authorizing the Charter County of Wayne to sell the following property:

230 Wilcox, City of Plymouth, parcel ID 49-003-01-0506-000;
all of Lot 508 and part of Lots 506 and 507, Assessor's
Plymouth Plat No. 16, as recorded in Uber 66, Page 82 of
Plats, Wayne County Records.

and be it further

RESOLVED, that the Chief Executive Officer be, and is hereby, duly authorized to execute the aforementioned purchase and development agreement on behalf of the Charter County of Wayne.

[Purchase and Development Agreement on File]

(2021-60-002)

WILCOX MILL PURCHASE AND DEVELOPMENT AGREEMENT

THIS PURCHASE AND DEVELOPMENT AGREEMENT (the "Agreement") is entered into and executed by and between WAYNE COUNTY, ("Seller" or "County"), and DONOFRIO WIL COX, LLC, a Michigan limited liability company, whose address is PO Box 935, Northville, MI 48167 ("Purchaser"). The Parties agree as follows:

MUTUAL UNDERSTANDINGS

- A. The Wilcox Mill building is a historic building located in the City of Plymouth, Michigan built in 1922 and used by the Wayne County until 2019.
- B. County and the City of Plymouth desire to put the building to productive use while preserving its historic character and complementing the surrounding park setting.
- C. Purchaser has made a development proposal that fits with the County and Township's desired elements for the Property.
- D. This Agreement lays out the terms of the purchase and development of the Property to ensure a successful development confirming to the proposal the Purchaser has made.

1. PURCHASE OF PROPERTY. Seller hereby agrees to sell to Purchaser, and Purchaser hereby agrees to purchase from Seller the property which consists of approximately 3.459 acres, including the Wilcox Mill Building, bearing the address of 230 Wilcox identified as Parcel A. In addition, approximately 0.816 acres of adjacent property currently part of Parcel B will be reconfigured so as to be included as part of Parcel A (the total reconfigured property to be referred to as the "Property"). The Property includes all buildings and fixtures but not equipment and personal property. The Property is more particularly described as follows:

SEE EXHIBIT A

2. PURCHASE PRICE/CONSIDERATION. The purchase price to be paid for the Property shall be the sum of Three Hundred Sixty Thousand (\$360,000.00) Dollars ("**Purchase Price**"). The Parties also acknowledge that included in the consideration for sale of the Property, the Purchaser has agreed to redevelop the Property. The Parties acknowledge that the Property is currently a tax-exempt property.

3. PAYMENT OF PURCHASE PRICE. The Purchase Price, plus or minus the net of those adjustments, pro-rations and credits hereinafter provided, shall be paid to Seller at the consummation of the transaction contemplated hereby (the "**Closing**") by wire transfer in readily available funds.

4. TAXES. All current taxes and current installments of assessments (general or special) shall be prorated and adjusted using the "advance" method of proration as of the date of Closing in accordance with the due date of the municipality or taxing unit in which the Property is located. This provision notwithstanding, the Seller, a Michigan Charter County and political

WILCOX MILL PURCHASE AND DEVELOPMENT AGREEMENT

subdivision of the State of Michigan, will not be responsible for any portion of any tax that results from a transfer of Property to Purchaser, a private for-profit entity.

5. UTILITIES. Water, sewer, electricity, gas and other public utility bills shall be adjusted and prorated to the date of Closing. However, no proration shall be made for public utilities, if in lieu thereof, the respective utility companies are able to bill separately for the amount of utilities consumed through the morning of the date of Closing.

6. DEPOSIT RESERVED.

7. TITLE. Seller shall convey to Purchaser all of its interest in the Property, which to the best of its knowledge is good and marketable fee simple title, by the Covenant Deed provided in Exhibit B. Title shall be subject only to the lien for taxes and assessments not yet due and payable, matters of zoning and easements, restrictions, rights-of-way of record, and other matters approved by Purchaser, in Purchaser's sole discretion. Purchaser shall also pay all recording fees. The Seller and the Purchaser have agreed to the form of deed listed in Exhibit B, of this Agreement.

8. EVIDENCE OF TITLE & BOUNDARY SURVEY. Purchaser, at Purchaser's expense, shall order an A.L.T.A. commitment for title insurance ("**Title Commitment**") issued by a title company of Purchaser's choice ("**Title Company**") in the amount of the Purchase Price naming Purchaser as the insured. Such Title Commitment shall guarantee Seller's title to the Property as required hereunder, and further guarantee that Seller's title is an unencumbered marketable fee simple title to the Property, free and clear of any and all easements (recorded, by use, prescription or otherwise), building and use restrictions, liens, encroachments, mortgages, rights of way and all other encumbrances of any kind, except those acceptable to Purchaser, within Purchaser's sole discretion, (the "**Permitted Exceptions**") and identified in the policy of title insurance. At Closing, as defined below, Seller shall cause to be issued, at Purchaser's expense, an owner's policy of title insurance issued without standard exceptions in the full amount of the Purchase Price pursuant to the Commitment insuring Purchaser's fee owner's interest in the Property ("**Title Policy**"). Updated Title Commitment(s) may be ordered by Purchaser from time to time during the term of this Agreement, at Purchaser's expense.

Purchaser, at Purchaser's expense, shall purchase an A.L.T.A./A.C.S.M. Land Title Survey, to be prepared by a surveyor of Purchaser's choice licensed in the State of Michigan, that shall be sufficient to cause the Title Company to delete the standard survey exception in the Title Policy.

Copies of all Title Commitment(s) and Survey(s) secured by the Purchaser shall be provided to the Seller.

9. DUE DILIGENCE. Purchaser shall have until one-hundred eighty (180) days after Wayne County Commission approval ("**Due Diligence Period**") to assess the Property's physical condition, secure financing commitments, review title, and obtain environmental reports. During the Due Diligence Period and subject to the terms hereof, Purchaser may inspect the Property to verify its condition; inspect the blueprints, construction documents, records, and other relevant documents of Seller; and arrange for any inspections, audits, and ALTA Survey and appraisals; make application to all necessary municipalities that Purchaser deems necessary and within the sole discretion of the Purchaser. All inspections, audits, and appraisals that Purchaser requests shall be at Purchaser's expense, but Seller shall give reasonable assistance to

WILCOX MILL PURCHASE AND DEVELOPMENT AGREEMENT

Purchaser or Purchaser's agents in providing access to the Property, completing the inspections, audits, and appraisals, providing necessary authorization for all inspections and testing and providing all documentation and information in the possession of the Seller relating to the Property and relevant to this transaction. Purchaser shall not unreasonably disturb the tenants or employees of Seller on the Property, if any, in undertaking any inspections, audits, or appraisals.

In the event certain environmental and other inspections and/or other due diligence inquiries necessary to complete due diligence cannot be performed prior to the expiration of the Due Diligence Period, Purchaser may, prior to the expiration of the Due Diligence Period, request an extension of the Due Diligence Period for an additional thirty (30) days by delivering written notice to the Seller ("Extended Due Diligence Period") and Seller shall grant the extension.

At any time prior to the expiration of the Due Diligence Period or Extended Due Diligence Period, Purchaser shall have the right, at the sole and complete discretion of the Purchaser and for any reason whatsoever, to elect to terminate this Agreement by written notice delivered to Seller within such Due Diligence Period. If such written notice is not so delivered, Purchaser shall be deemed to have accepted the Property in all respects and shall take the Property "AS IS", "WHERE IS" and "WITH ALL FAULTS"

If Purchaser does not close on the Property, it will provide Seller with all of the resulting studies and findings from its due diligence on the Property within 15 days of the deadline for Closing or termination of its election to close, whichever is earlier.

Purchaser's due diligence activities will not disrupt Seller's day to day operations on the Property without written permission to do so by Seller's authorized representative, not to be unreasonably withheld.

10. CLOSING. If all required conditions in this Agreement are fulfilled and title can be conveyed as required hereunder, the Closing shall take place, and the Seller shall convey title to the Property to Purchaser in the condition required hereunder, within 15 days of (i) the Purchaser providing written notification of its desire to close or (ii) the end of the Due Diligence Period, whichever is earlier.

11. POSSESSION. Purchaser shall be entitled to sole and exclusive ownership, possession and occupancy of the Property after Closing and the Seller shall convey to Purchaser, subject to the conditions contained in Section 14 of this Agreement, unencumbered marketable fee simple title to the Property, free and clear of any and all easements, building and use restrictions, liens, encroachments, mortgages, rights of way and all other encumbrances of any kind, except those acceptable to Purchaser.

12. CONDITION OF THE PROPERTY. Purchaser warrants and acknowledges to, and agrees with, Seller that Purchaser is familiar with the Property, and that Purchaser is purchasing the Property "AS IS", "WHERE IS" and "WITH ALL FAULTS", with no right of set-off or reduction in the Purchase Price and, except as expressly provided herein to the contrary, specifically and expressly without reliance on any warranties, representations or guarantees, whether express, implied or statutory, of any kind, nature, or type whatsoever from or on behalf of Seller, including without limitation, warranties, representations or guarantees with respect to the quality, character, or condition of the Property (including the presence of any Hazardous Materials on, at, under or emanating from the Property, or any Hazardous Use on or

WILCOX MILL PURCHASE AND DEVELOPMENT AGREEMENT

about the Property), whether latent or patent, merchantability, habitability, utility, tenantability, workmanship, operations, state of maintenance or repair, compliance with statutory or other governmental, regulatory or industry standards or fitness for a particular use, or with respect to the value, profitability or marketability of any part of the Property, or with respect to any other matter or thing relating to or affecting the Property. Seller does hereby disclaim and renounce, and Purchaser acknowledges and agrees that it is not relying on, any such representations or warranties. Upon the Closing, Purchaser shall have no claim in common law, in equity or under Environmental Laws, and hereby releases, covenants not to sue and forever discharges Seller (and its officers, directors, managers, agents, brokers, employees, representatives, affiliated or related entities, successors and assigns) from any claims, actions, liabilities, obligations, costs or expenses based upon or arising out of (a) the condition of the Property, (b) the failure of the Property to comply with any laws or meet any standards, (c) the presence of any Hazardous Materials on, at, in, under or emanating to or from the Property, (d) any Hazardous Use on or about the Property, and/or (e) any violation of any Environmental Laws. Further, anything in this Agreement to the contrary notwithstanding, in no event shall Seller be liable for incidental, special, exemplary or consequential damages, including, without limitation, loss of profits or revenue, interference with business operations, loss of tenants, lenders, investors, buyers, diminution in value of the Property, or inability to use the Property, due to the condition of the Property. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ESTABLISHED BY PRIOR NEGOTIATION TO REFLECT THAT ALL OF THE PROPERTY IS SOLD BY SELLER AND PURCHASED BY PURCHASER SUBJECT TO THE FOREGOING.

13. **DEFINITIONS.** As used in this Agreement, the following terms shall have the following meanings:

- a. "Hazardous Materials" shall mean any substances, compounds, mixtures, wastes or materials that are defined to be, that are regulated as, that are listed as or that (because of their toxicity, concentration or quantity) have characteristics that are hazardous or toxic under any of the Environmental Laws, or any substances, compounds, mixtures, wastes or materials that are otherwise regulated under any of the Environmental Laws. Without limiting the generality of the foregoing, Hazardous Materials includes: (a) any article or mixture that contains a Hazardous Material; (b) petroleum or petroleum products; (c) asbestos, asbestos-containing materials and presumed asbestos-containing materials; (d) polychlorinated biphenyls; and (e) any substance the presence of which requires reporting, investigation, removal or remediation under any Environmental Laws.
- b. "Environmental Laws" shall mean all applicable statutes, statutory laws, common laws, ordinances, rules, regulations, codes, plans, injunctions, judgments, orders, decrees, agreements, rulings, and charges thereunder: (a) of the United States of America; (b) of any state or local governmental subdivision within the United States of America, including but not limited to the State of Michigan; and (c) all agencies, departments, courts or any other subdivision of any of the foregoing, which has jurisdiction, concerning pollution or protection of the environment, public health and safety, or employee health and safety, including laws (x) relating to emissions, discharges, releases, or threatened releases of pollutants, contaminants, petroleum, petroleum-based materials, petroleum-based wastes,

WILCOX MILL PURCHASE AND DEVELOPMENT AGREEMENT

asbestos, asbestos-containing materials, presumed asbestos-containing materials, chemicals, industrial materials, solid wastes, Hazardous Materials, toxic substances or toxic wastes to, from, in, on or under ambient air, indoor air, surface water, ground water, soil, geologic formations, lands, equipment, structures or building materials, or (y) otherwise relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport, or handling of pollutants, contaminants, petroleum, petroleum-based materials, petroleum-based wastes, chemicals, industrial materials, solid wastes, Hazardous Materials, toxic substances or toxic wastes.

- c. "Hazardous Use" shall mean the use, presence, disposal, storage, generation, leakage, treatment, manufacture, import, handling, processing, release or threatened release of Hazardous Materials, to, from, on or under the Property or any portion thereof by any individual, person or entity, including without limitation, any lessee, occupant, and/or user of the Property or any portion thereof, including without limitation, Seller or Purchaser, whether known or unknown, and whether occurring and/or existing prior to the Effective Date or on or at any time after the Effective Date, and at any time after Closing.
- d. "Project" shall mean the redevelopment of the Property pursuant to the Purchaser's proposal dated May 20, 2020 and entitled The Albert Project..

14. PURCHASER'S REPRESENTATIONS AND WARRANTIES. Purchaser hereby represents and warrants to Seller that:

- a. The Parties agree and acknowledge that part of the consideration being exchanged in the sale of the Property is the Purchaser's representations to redevelop the Property and complete the Project. Such a representation shall be treated as a material representation of this Agreement upon which the Seller has relied. In furtherance of this understanding, the Purchaser hereby represents and warrants to Seller that Purchaser has the full right, power and authority to purchase the Property as provided in this Agreement and to carry out Purchaser's obligations hereunder to purchase the Property, and all requisite actions necessary to authorize Purchaser to enter into this Agreement and to carry out its obligations hereunder to purchase the Property have been, or by Closing will have been taken.
- b. Purchaser agrees to use good faith, reasonable, and diligent efforts in submitting plans for approval and continuing the same efforts until such plans are approved by the applicable government authorities.
- c. Purchaser agrees to use commercially reasonable efforts to hire, and to cause its contractors and subcontractors to hire, union-tradesmen whenever possible and available.
- d. Purchaser also agrees to use commercially reasonable efforts to hire, and to cause its contractors and subcontractors to hire at least thirty (30%) percent of all contractors, subcontractors, vendors and suppliers who are businesses certified by

WILCOX MILL PURCHASE AND DEVELOPMENT AGREEMENT

the Wayne County Human Relations Division as "Wayne County Based Businesses." for the Project, pursuant to the requirements outlined in Exhibit C. (The "**County Based Businesses Goal**").

- c. Purchaser also agrees that at least sixty (60%) percent of the construction workers shall be Wayne County residents (the "**County Residents Hiring Goal**"), pursuant to the requirements outlined in Exhibit C.
- f. If the Purchaser does not achieve the County Based Businesses Goal after using commercially reasonable efforts required in section 14d or the County Residents Hiring Goal required in section 14e above, the County is entitled to liquidated damages from the Purchaser in the amount of One Thousand Dollars (\$1,000.00) per each whole percentage point where the actual percent of construction contracts awarded to Wayne County businesses or residents hired falls short of the Goal(s).
- g. Purchaser agrees to comply with the Wayne County Storm Water Ordinance and its rules and regulations if applicable.
- h. Upon Closing, Purchaser assumes all responsibility and liability for the Property including all environmental and hazardous material and waste claims arising from the use of the Property. Upon Closing, Purchaser will indemnify and hold Seller harmless from all claims and actions of any kind related to the Property, except for those claims arising from intentional acts or gross negligence of the Seller.
- i. Purchaser shall indemnify and hold Seller and its agents harmless for any and all claims by third parties arising from or brought about by Purchaser's activities before the Closing, so long as any claim(s) does not involve gross negligence or intentional act of the Seller. Purchaser is responsible for restoring the Property to its original or better condition measured from the time of Purchaser's executes this Agreement and limited to any changes in the Property caused by Purchaser's activities.
- j. Purchaser must commence excavation, construction or demolition activity related to the Project within twelve (12) months of Closing ("**Activity Deadline**").
- k. Purchaser shall make a minimum investment into the Project of One-Million Dollars (\$1,000,000.00) within twenty-four (24) months of Closing ("**Minimum Investment**"). Purchaser may include the distinct investment into the Project of its tenant partners to contribute to the Minimum Investment. If Purchaser does not meet the Minimum Investment requirement, Seller has ninety (90) days to exercise an option to repurchase the Property for the Purchase Price plus any investments made by the Purchaser by giving written notice to Purchaser. Once the written notice has been provided to the Purchaser, the Purchaser will have six (6) months to cure the default and meet the Minimum Investment requirement. The County may additionally charge the Purchaser a penalty in the amount of

WILCOX MILL PURCHASE AND DEVELOPMENT AGREEMENT

damages the County incurs as result of the lost taxable value for Purchaser's failure to invest the Minimum Investment.

- l. After Closing, Purchaser agrees that it will maintain the portions of Property that are designated as wetlands and/or floodplain as required by applicable laws, rules, and regulations.
- m. Purchaser agrees to allow the Seller access to the Property as necessary for maintenance of its right of way or existing utilities.
- n. Purchaser agrees to rehabilitate the Property in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as defined by the United States Department of the Interior.
- o. The Purchaser agrees to pursue listing the Property on the National Park Service's National Register of Historic Places.
- p. In the event that the Purchaser sells the Property, the Purchaser agrees to place the following restrictive covenants verbatim or by express reference in any subsequent deed or other legal instrument by which Purchaser divests itself of an interest in the Property or any part thereof, and Purchaser shall ensure that any lease or all or a portion of the Property shall not provide lessees with any rights to use the Property in any manner inconsistent with the following restrictions, stipulations, and covenants:
 - i. Wilcox Mill may not be demolished, removed, deconstructed, or moved from its present location, unless such action is consistent with the Secretary of the Interior's Standards for Rehabilitation.
 - ii. Any improvements to the exterior or facade of the Wilcox Mill must be in accordance and consistent with the Secretary of the Interior's Standards for Rehabilitation as defined by the United States Department of the Interior.
 - iii. Purchaser and subsequent owners of the Property shall notify the County in writing of any proposed sale or transfer of the Property.
 - iv. The Purchaser agrees to utilize the land, to the extent possible and when not in private use, as park property accessible to the public as outlined in the Purchaser's proposal.
- q. Purchaser will record a historic preservation easement for Wilcox Mill within forty-eight (48) months of Closing.

WILCOX MILL PURCHASE AND DEVELOPMENT AGREEMENT

15. SELLER'S REPRESENTATIONS AND WARRANTIES. Seller hereby represents to Purchaser that:

- a. Seller has the full right, power and authority to sell the Property as provided in this Agreement and to carry out Seller's obligations hereunder, and all requisite actions necessary to authorize Seller to enter into this Agreement and to carry out its obligations hereunder have been, or by Closing will have been, taken.
- b. Seller agrees to provide reasonable assistance to Purchaser to apply for a Letter of Map Amendment in order to correct the Flood Plain as currently depicted on the Flood Insurance Rate Map, Map No. 26163C0039E.
- c. Seller agrees to give reasonable assistance in the application process required to reconfigure Parcel A so as to include the portions of Parcel B that will be included in the legal description of the Property, including but not limited to all application requirements, drafting of designs and documents and responding to the relevant municipalities.
- d. Seller agrees to provide reasonable assistance to Purchaser for PUD applications and zoning approvals with the local municipalities.
- e. Seller agrees to give reasonable assistance in the application for all National Park Registration and Historic Preservation.
- f. Seller assumes all responsibility and liability for the Property including all environmental and hazardous material and waste claims arising from the use of the Property prior to the date of closing.
- g. Seller has no written notice of any claims, lawsuits, actions, investigations or other proceedings pending or threatened, which would adversely affect this Agreement, the value of the Property and/or Seller's ability to close this transaction or Purchaser's ability to develop the Property as herein provided.
- h. That Seller will provide reasonable assistance to the Purchaser, but at the Purchaser's expense, to coordinate an expedited quiet title action on the Property through the Wayne County Land Bank Corporation.
- i. Seller has not transferred the Property for the purpose of delaying, hindering, and/or defrauding any creditor or potential creditor.
- j. Seller is not subject to any commitment, obligation, agreement or contract, including but not limited to any right of first refusal or option to purchase granted to a third party, that might prevent the consummation of the transaction contemplated herein or that might bind Purchaser or the Property subsequent to consummation of this Agreement.
- k. There are no leases or contracts relating to the Property or the operation or use thereof that will be binding upon Purchaser or the Property subsequent to Closing.
- l. Seller will not commit or cause to be committed any act or omission between the date of Seller's execution of this Agreement and the date of Closing that will be inconsistent with any of the representations and warranties set forth herein.

WILCOX MILL PURCHASE AND DEVELOPMENT AGREEMENT

m. The foregoing warranties are made with the knowledge and expectation that Purchaser is placing full and complete reliance on them.

16. SELLER'S DEFAULT. In the event Seller fails to close hereunder, the Purchaser may, at its option, either (a) seek specific performance of the terms and conditions of this Purchase Agreement, or (b) terminate this Purchase Agreement by written notice delivered to the Seller at or prior to the Closing Date and obtain a refund of monies reasonably spent to complete its due diligence, as liquidated damages and the remedy elected shall constitute the sole and exclusive remedy of the Purchaser.

17. PURCHASER'S DEFAULT. In the event Purchaser fails to close hereunder, Purchaser shall provide Seller with all of the resulting studies and findings from its due diligence on the Property without any cost or reimbursement from Seller as liquidated damages and shall constitute the sole and exclusive remedy of the Seller.

18. INCENTIVES. Purchaser agrees that, in the event it seeks any form of tax abatement incentives, it will obtain the advance consent of the Seller to seek any such tax abatement.

19. USE OF PROPERTY. Subject to the requirements of Section 14 of this Agreement, Purchaser may develop the Property as it determines in its sole discretion is in its best interest in compliance with the restrictions of this Agreement and all applicable laws, rules, and regulations. If Purchaser transfers the property it must do so with the transferee taking the Property subject to the requirements of this Agreement and with the restrictions placed on the Property by this Agreement.

20. LABOR USE. Purchaser will comply with Section 14 above with respect to labor use.

21. MISCELLANEOUS PROVISIONS.

a. Notices. Any notice, request, demand, consent, approval or other communication given pursuant to this Agreement (hereinafter "Notice") shall be given in writing by (a) personal delivery, (b) expedited delivery service with proof of delivery, or (c) United States registered or certified mail, return receipt requested, postage prepaid, sent to the intended addressee at the address set forth below, or to such other address or to the attention of such other person as the addressee shall have designated by written notice sent in accordance herewith, and shall be deemed to have been given either at the time of personal delivery, or, in the case of expedited delivery service or mail, as of the date of the first attempted delivery at the address and in the manner provided herein. Unless changed in accordance with the preceding sentence, the address for notices given pursuant to this Agreement shall be as follows:

If to Seller:
Khalil Rahal
Assistant Wayne County Executive
500 Griswold, 28th Floor
Detroit, Michigan 48226

And with a copy to:

If to Purchaser:
Greg Donofrio
PO Box 935
Northville, MI 48167

And with a copy to:
Richard Cox

WILCOX MILL PURCHASE AND DEVELOPMENT AGREEMENT

Cheryl V. Jordan
Deputy Corporation Counsel
500 Griswold, 30th Floor
Detroit, Michigan 48226

- b. Further Documents and Actions. The parties hereto agree that at any time or from time to time after the execution of this Agreement and the Closing, they shall, upon request of the other, execute and deliver such further documents and instruments and do such further actions and things as may be reasonably requested in order to carry out the intended purposes of this Agreement.
- c. Applicable Law. This Agreement shall be deemed to be executed, performed, governed, construed, applied, and enforced in accordance with the substantive laws of the State of Michigan (without regard to any conflict of laws principles) and the applicable laws of the United States of America. Seller and Purchaser irrevocably submit to the jurisdiction of Wayne County in connection with any proceeding out of or relating to this Agreement.
- d. Entire Agreement. This Agreement embodies the entire agreement and understanding by and between the parties relating to the subject matter hereof, and this Agreement may not be amended, waived or discharged, except by an instrument in writing executed by the party against whom enforcement of such amendment, waiver, or discharge is sought.
- e. Counterparts. This Agreement may be executed in any number of counterparts, none of which has been executed by all of the parties hereto, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.
- f. Severability. Whenever possible, each provision of this Agreement and all related documents shall be interpreted in such a manner as to be valid under applicable law, but to the extent any provision is invalid or prohibited under applicable law, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remainder of such provision or the remaining provisions of this Agreement.
- g. Survivability. The terms in this Agreement that should reasonable survive the termination of this Agreement shall survive.
- h. Force Majeure. No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement when and to the extent such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including, without limitation: (1) acts of God; (2) flood, fire, earthquake, or explosion; (3) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (4) government order or law; (5) actions, embargoes, or blockades in effect on or after the date of this Agreement; (6) action by any governmental authority; and (7) strikes, labor

WILCOX MILL PURCHASE AND DEVELOPMENT AGREEMENT

stoppages or slowdowns, or other industrial disturbances. The party suffering a Force Majeure event shall give prompt notice to the other party, stating the period of time the occurrence is expected to continue, and shall use diligent efforts to end the failure or delay and ensure the effects of such Force Majeure event are minimized.

- i. Purchaser shall be entitled to assign its interest in this Agreement to an entity, membership/ownership of which shall be no less than 90% of the current membership of the Purchaser.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

WILCOX MILL PURCHASE AND DEVELOPMENT AGREEMENT

SELLER:
CHARTER COUNTY OF WAYNE

Subscribed and sworn to before me this _____ day
of _____, 2020.

Notary Public, _____ County, MI

My Commission Expires: _____

DocuSigned by:
By: Brian Manning for
1E49F8E5D1A8408...

Its: Warren C. Evans, County Executive

PURCHASER:
DONOFRIO WIL COX, LLC

Subscribed and sworn to before me this 29 day
of June, 2020.

[Signature]
Notary Public, Wayne County, MI

My Commission Expires: 07/14/2025

By: [Signature]

Its: MENDER

ODA TYRONE HARRIS
Notary Public, State of Michigan
County of Wayne
My Commission Expires July 14, 2025
Acting in the County of Wayne

EXHIBIT "A"

Legal Description of the Property

PARCEL ID: 49-003-01-0506-000

ALL OF LOT 508 AND PART OF LOTS 506 AND 507, ASSESSOR'S PLYMOUTH PLAT NO. 16, AS RECORDED IN UBER 66, PAGE 82 OF PLATS, WAYNE COUNTY RECORDS.

COMMENCING AT THE NORTHEAST CORNER OF LOT 506, THENCE THE FOLLOWING TWO COURSES ALONG THE NORTH LINE OF SAID LOT 506: 1) S80°42'35"W, 256.71 FEET AND 2) S52°25'15"W 56.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S52°25'15"W, 310.61 FEET; THENCE S01°33'25"E, 364.04 FEET TO THE SOUTH LINE OF SAID LOT 508; THENCE N88°25'05"E, 64.50 FEET ALONG SAID LINE; THENCE N88°32'25"E, 240.41 FEET; THENCE S18°20'00"E, 28.71 FEET; THENCE S49°42'02"E 127.33 FEET; THENCE N77°14'51"E 50.26 FEET; THENCE 421.09 FEET ALONG THE ARC OF AN NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 6197.57 FEET, A CENTRAL ANGLE OF 03°53'35" AND A LONG CHORD BEARING N14°48'45"W, 421.01 FEET; THENCE N19°47'11"W, 103.60 FEET; THENCE 96.62 FEET ALONG THE ARC OF AN NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 456.91 FEET, A CENTRAL ANGLE OF 12°06'59" AND A LONG CHORD BEARING N2°04'14"W, 96.44 FEET; THENCE N34°42'56"W, 65.15 FEET TO A POINT ON THE SOUTH LINE OF SAID WILCOX ROAD AND THE POINT OF BEGINNING AND CONTAINING 4.275 ACRES.

EXHIBIT B

COVENANT DEED

COVENANT DEED

The CHARTER COUNTY OF WAYNE, a public body corporate and politic, organized and now existing pursuant to Public Act 258 of 2003 of Michigan, as amended ("Grantor"), whose address is 500 Griswold, 31st Floor, Detroit, Michigan 48226, hereby sells, conveys, grants and bargains all its rights and interests which it may have and convey to [DEVELOPER NAME], a Michigan limited liability company ("Grantee"), whose address is [DEVELOPER ADDRESS] , the premises situated in the City of Plymouth, Wayne County, Michigan, more specifically described as:

See Appendix A hereto

for the sum set forth in a Real Estate Transfer Valuation Affidavit filed herewith.

Subject to the restrictions in Appendix B.

Grantor grants to Grantee the right to make all division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

The Grantor, for itself, its successors and assigns, covenants, grants, bargains, and agrees to and with Grantee, its successors and assigns, that, subject to the exceptions set forth on Attachment A hereto, which Grantee expressly assumes, Grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises hereby granted, or any part thereof to be charged or encumbered in title, estate, or otherwise.

Grantor will warrant and defend the property against the lawful claims and demands of all persons. claiming through the Grantor, but against no other claims and no other person including predecessors in title.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This conveyance is exempt from state and county transfer taxes under MCL 207.526(h)(i) and MCL 207.505(h)(i)), respectively.

GRANTOR:

Charter County of Wayne

DocuSigned by:
By: Brian Manning for
1E40F8E5D1A8408...

Warren C. Evans, Chief Executive Officer

Dated as of 6/2/2021 | 9:13:32 AM EDT

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

This instrument was acknowledged before me in Wayne County, Michigan, on _____, by Warren C. Evans, Chief Executive Officer of the Charter County of Wayne, a Michigan corporate and public entity.

Print Name of Notary Public: _____

Notary Public, State of _____, County of _____.

My commission expires: _____.

Acting in the County of _____.

When recorded return to:	Send subsequent tax bills to:	Drafted by: Haaris Ahmad, Esq. Principal Attorney 500 Griswold, 30 th Floor Detroit, MI 48226
Parcel I.D. No:	Recording Fee: \$	Revenue Stamps: \$ 0

APPENDIX A

LEGAL DESCRIPTION

PARCEL ID: 49-003-01-0506-000

ALL OF LOT 508 AND PART OF LOTS 506 AND 507, ASSESSOR'S PLYMOUTH PLAT NO. 16, AS RECORDED IN UBER 66, PAGE 82 OF PLATS, WAYNE COUNTY RECORDS.

COMMENCING AT THE NORTHEAST CORNER OF LOT 506, THENCE THE FOLLOWING TWO COURSES ALONG THE NORTH LINE OF SAID LOT 506: 1) S80°42'35"W, 256.71 FEET AND 2) S52°25'15"W 56.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S52°25'15"W, 310.61 FEET; THENCE S01°33'25"E, 364.04 FEET TO THE SOUTH LINE OF SAID LOT 508; THENCE N88°25'05"E, 64.50 FEET ALONG SAID LINE; THENCE N88°32'25"E, 240.41 FEET; THENCE S18°20'00"E, 28.71 FEET; THENCE S49°42'02"E 127.33 FEET; THENCE N77°14'51"E 50.26 FEET; THENCE 421.09 FEET ALONG THE ARC OF AN NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 6197.57 FEET, A CENTRAL ANGLE OF 03°53'35" AND A LONG CHORD BEARING N14°48'45"W, 421.01 FEET; THENCE N19°47'11"W, 103.60 FEET; THENCE 96.62 FEET ALONG THE ARC OF AN NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 456.91 FEET, A CENTRAL ANGLE OF 12°06'59" AND A LONG CHORD BEARING N2°04'14"W, 96.44 FEET; THENCE N34°42'56"W, 65.15 FEET TO A POINT ON THE SOUTH LINE OF SAID WILCOX ROAD AND THE POINT OF BEGINNING AND CONTAINING 4.275 ACRES.

APPENDIX B

RESTRICTIONS

1. Wilcox Mill may not be demolished, removed, deconstructed, or moved from its present location, unless such action is consistent with the Secretary of the Interior's Standards for Rehabilitation.
2. Any improvements to the exterior or façade of the Wilcox Mill must be in accordance and consistent with the Secretary of the Interior's Standards for Rehabilitation as defined by the United States Department of the Interior.
3. Purchaser and subsequent owners of the Property shall notify the County in writing of any proposed sale or transfer of the Property.
4. The Purchaser agrees to utilize the land, to the extent possible and when not in private use, as park property accessible to the public as outlined in the Purchaser's proposal.

EXHIBIT C

**COUNTY-BASED BUSINESSES AND COUNTY RESIDENTS HIRING
REQUIREMENTS**

I. Definitions

A. “County-Based Business”

To be identified as a “County-Based business” all of the following requirements must be met:

1. The company is headquartered or has been conducting business at a location with a permanent street address in the County, on an ongoing basis, for not less than one (1) year;
2. The company has been dealing for not less than one (1) year on a regular commercial basis in the kind of goods or services which is the subject of the bid, or in a closely or logically allied product line;
3. The company provides a commercially viable product or service to a governmental and private sector clientele; and,
4. At least 30% or more of the company’s regular, full-time employees are based in Wayne County.

B. “County Resident”

A County Resident” means an individual who can demonstrate residency in Wayne County for not less than one hundred eighty (180) days prior to the date the person seeks to be employed for work on a project. Residency shall be established by the address listed on a State of Michigan identification card or State of Michigan driver’s license. In addition, the person must provide, upon request from the Wayne County Human Relations Division, a Voter Registration Card, Motor Vehicle Registration, most recent federal or state tax returns or lease/rental agreement reflecting the same address. Other forms of proof-of-residence may be accepted under certain circumstances.

C. “Project”

See Section 13(d) of the Purchase and Development Agreement.

II. Businesses and County Residents Hiring Goals

A. Purchaser will use best efforts to ensure that at least thirty percent (30%) of the total dollar value of construction contracts related to the Project are awarded to County-based businesses that are certified by the Wayne County Human Relations Division (the “County-Based Businesses Goal”).

B. Purchaser will best efforts to ensure that at least sixty percent (60%) of the workforce related to the construction of the Project are County Residents and that County Residents perform at least sixty percent (60%) of the hours worked on the construction of the Project. (the “County Residents Hiring Goal”).

C. Purchaser will use commercially reasonable efforts to maximize post-construction employment opportunities with Purchaser for County residents. (collectively, sections II(A)-(C) are referred to as the “Businesses and Hiring Goals”)

D. The Wayne County Human Relations Division shall measure, monthly, the Businesses and Hiring Goals under this Agreement (the "Reporting Period"). Thereafter, for the duration of the Project, Purchaser shall, at the end of each Reporting Period, submit to the Wayne County Human Relations Division a report indicating:

1. The total work-hours worked and total dollars spent on the Project during the preceding Reporting Period; and
2. If applicable, the amount by which Purchaser fell short of meeting the Businesses and Hiring Goals. Purchaser falling short of the Businesses and Hiring Goals shall report both (a) the raw number of total work-hours and the total dollars spent by which Purchaser fell short of the Businesses and Hiring Goals; and (b) the percentage of total work-hours and total dollars spent by which Purchaser fell short of the Businesses and Hiring Goals.

III. Default and Penalties

Penalties for failing to obtain the Businesses and County residents goals are described in Section 14(f) of the Agreement. IV. Noncompliance Challenge

If Purchaser wishes to challenge a finding of noncompliance, Purchaser may, within ten (10) business days of the notice of noncompliance, file with the Wayne County Human Relations Director a written notice challenging the finding of noncompliance, and detailing the basis for the challenge. The challenge will then be forwarded to a panel comprised of (1) the Wayne County Corporation Counsel or his or her designee; (2) the Wayne County Procurement Department Director or his or her designee; and (3) the Wayne County Strategic Facilities Management Director or his or her designee. The panel shall adjudicate the challenge and issue a written decision. The panel may, schedule an oral hearing on the challenge or make a decision based only on the submissions.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: December 5, 2024

Rev.: February 9, 2025

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

GENERAL INFORMATION

Applicant:	Califur, LLC 23500 Ford Road, Suite 4 Dearborn Heights, MI 48127 Contact: Justin Booth
Project Name:	The Villager PUD
Plan Date:	November 20, 2024
Latest Revision:	February 7, 2025
Location:	900 Starkweather Street, Plymouth, MI (East side of Starkweather, just south of the railroad tracks, across from 885 Starkweather)
Zoning:	MU, Mixed Use
Action Requested:	Preliminary PUD Approval

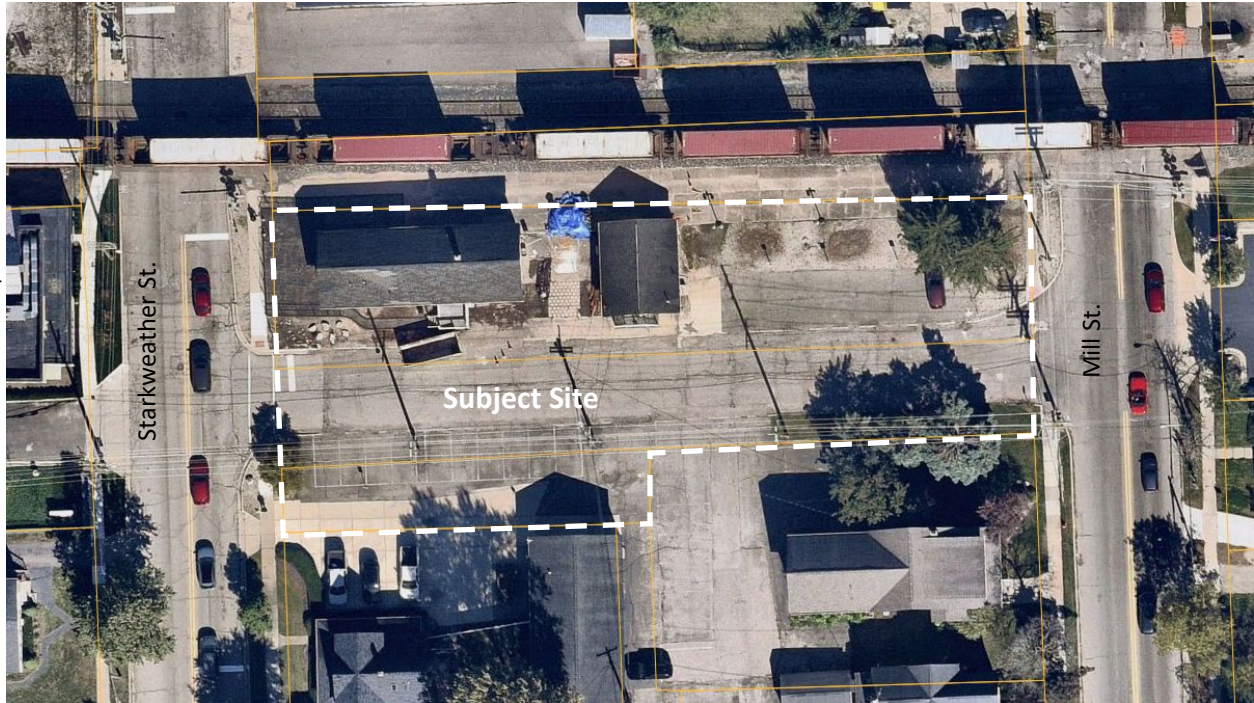
PROJECT DESCRIPTION

The applicant has submitted a Planned Unit Development (PUD) application for reuse of the historic train depot, and accessory building, located at 900 Starkweather in Plymouth's Old Village. The proposal includes restoring the depot building to replicate its original aesthetic and converting it into a restaurant with indoor and outdoor dining and entertainment spaces. The applicant's narrative outlines proposed updates to existing utilities, including placing overhead electrical service underground between the project buildings and pole, improvements to stormwater systems, and the installation of new water and sanitary lines to the buildings. The project also incorporates the development of a communal park and green space, with ADA-compliant paths connecting Starkweather to Mill Street, in addition to fencing along the train tracks. On-site and off-site shared parking with an adjacent site to the south (873 Mill Street) is proposed.

An aerial and street view of the proposed project site are shown on the next page.

Figure 1: Subject Site

885
Starkweather
Restaurant



Source: Near Map (Capture October 5, 2024)

Figure 2: Subject Site Streetview



Source: Google Maps (Capture July, 2019)

PUD PROCESS AND PLAN REQUIREMENTS

According to Section 78-314 of the Zoning Ordinance and the prescribed PUD procedures for review, the applicant attended a pre-application conference with City staff in September 2024, and a second pre-

application meeting in January 2025. A formal application has been submitted and includes the transmittal of Preliminary PUD plans/site plans.

A preliminary site plan submission that accompanies a PUD request must include the following. The applicant has responded, and our comments on their response follows each:

1. A written explanation of how the project meets the PUD eligibility criteria (Sec. 78-311(c)).

CWA Comments: Unfortunately, the response refers to Sec. 78-313, General Design Standards, and not Sec. 78-311(c), General Authority, Criteria. This review lists the criteria that the applicant is required to respond to, under the heading “PUD Eligibility,” below. Responses to the criteria need to be submitted, explaining how the project meets each.

2. Zoning of applicant’s property and all abutting properties and of properties across any public or private street from the PUD site added to the plans.

CWA Comments: Provided.

3. An explanation of why the submitted planned unit development plan is superior to a plan which could have been prepared under strict adherence to related sections of this chapter (i.e., Zoning Ordinance).

CWA Comments: The applicant provided a description of why the project is superior to a project that abided by all the zoning requirements. They explain that the project is a benefit to the community because it will provide more local food and beverage options, an option that is driven by a community-oriented focus.

Items to be Addressed: 1) Provide written response to each PUD criteria from Sec. 78-311(c) in the zoning ordinance.

PUD ELIGIBILITY

Section 78-311(c) of the City of Plymouth Zoning Ordinance establishes PUD criteria which determine the overall eligibility for a Planned Unit Development. These criteria are provided below.

(1) Granting of the planned unit development will result in one (1) of the following:

- a. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;**

CWA Comment: This proposal has several components:

- Reuse of the historic train depot as a restaurant serving food and alcohol.
- Outdoor dining/beer garden/entertainment space specifically associated with the restaurant (within the fenced-in area).
- Communal “park” or “green space.”
- Pedestrian sidewalks through the site between Starkweather and Mill.

Reuse of Train Depot

The submitted PUD application states that the exterior of the depot building will be returned to its original aesthetic. The accessory building's exterior will be constructed of re-claimed brick to emulate a historic aesthetic.

The depot building will be reused as a restaurant with indoor dining/serving areas and the accessory building used as the kitchen. Restaurants (except drive-throughs) are allowed in this district as a Special Land Use. This district does not specifically permit restaurants serving alcohol. Therefore, restaurants serving alcohol would constitute a deviation from the Zoning Ordinance for this proposal. (Note that even if this proposal received approval from the City Commission, it does not guarantee that the project will receive a liquor license. Obtaining a liquor license is a separate procedure. We understand that there are no liquor licenses currently available in the City.) A liquor license may be required to create a viable business.

As requested, the applicant has provided the following information regarding renovation/reuse of the existing buildings and the indoor restaurant use:

1. Historic photographs of the original depot and accessory building have been provided.
 - The original depot building had vertical wood siding (most likely painted). The new depot restaurant will also have vertical siding, but appears to be rough-hewn and unpainted, which gives it a contemporary look. The gable ends of the renovated building display decorative corbels, as in the original depot architecture.
 - Front (west) Façade: What appears to be a faux window near the peak of the front façade is the same configuration as the window in the original façade. However, the window in the original is located at eye level on the facade. We consider the effort to emulate this original window creative, but don't think it works at the high elevation on the façade; it would be preferable and support the pedestrian street environment if the window were at eye level so that passersby could see into the restaurant and the activity happening there. Having the signage higher on this façade is also more logical. Since the name of the restaurant is also on the caboose facing Starkweather, has the applicant considered painting "Plymouth" on the building's front façade (vs. repeating the name of the business), as in the historic photographs?
 - Patio (south) Facade: The historic photographs do not show this façade of the building. On the new design, the renderings show "window-like" features, but it's unclear if they are windows or some other architectural feature. Elevations and floor plans are required at Final PUD review, but the applicant should explain the treatment on this façade.
 - Railroad Tracks (north) Façade: The historic building had three tall windows, and a bay window feature. We assume the bay was the ticket window. The new design will not have a bay, and the windows are not tall, as in the original. Has the applicant considered emulating the configuration of the original windows here, as was done on the front (west) façade?
2. Our previous review requested architectural plans showing the proposed exterior building renovations to confirm new building materials and design are consistent with original building design. Architectural plans have not been provided. The ordinance allows the Planning Commission to request additional information if it is necessary to evaluate the PUD. If the Planning Commission grants Preliminary PUD approval, we recommend it be conditioned upon the applicant supplying elevations and floor plans of the proposed building renovations.
3. We asked the applicant to describe the type of restaurant they are proposing. They provided an "Operational Outline," which details the business plan. The restaurant will offer casual fare, both in the repurposed depot, and in various locations outside (covered and uncovered

- seating areas). Bar service will also be provided. The place will be family-oriented with lawn games available. They specifically state that they will not be hosting live music events.
4. The business sales will be 70% food and 30% beverage.
 5. The maximum occupancy load/number of diners inside and outside was not provided.
 6. The proposed hours of operation are as follows:
 - Monday-Thursday: 12pm – 12am (outdoor seating closes at 10pm)
 - Friday-Saturday: 10am – 1am (outdoor seating closes at 12am)
 - Sunday: 10am – 10pm (outdoor seating closes at 9pm)

Outdoor Dining/Lawn Space

The proposal also shows extensive outdoor areas, compared to the 900 s.f. depot building. The outside areas include the following (note that some of this space is used as a “hallway” so that patrons can walk from seating to lawn to bar):

1. Upper covered terrace, with bar seating. (Approx. 1,400 s.f.)
2. Upper overlook terrace (uncovered), with dining tables & umbrellas. (Approx. 2,300 s.f.)
3. Lawn space (extension of bar area), with stair seating and lawn games. (Approx. 1,400 s.f.)

The Mixed-Use District does not specifically allow outdoor dining, except for relatively small areas (compared to the facilities offered indoors) as an accessory use to the indoor restaurant. This district also doesn’t permit alcohol-based land uses (bars, taverns) as a principal use either indoors or outdoors”; however, it appears that this is a restaurant with accessory alcohol sales. The large scale of the proposed outdoor dining would be considered a “deviation” from the Zoning Ordinance.

In our previous review, we asked the applicant to provide the number of patrons that can be accommodated in each outdoor space, and what plans they have for managing these outdoor spaces so that neighboring residential uses are not disturbed. The Operational Outline states that the perimeters of the property will be screened in various ways to reduce noise spillage. The Landscape[e Plan shows trees on the south boundary of the lawn area, a caboose to the west of the lawn area, and an evergreen screening on the south side of the community connector sidewalk (between the overlook terrace and the house to the south. While we still would like to know how many people can be accommodated in these outdoor spaces, the proposed screening and closing of the outdoor areas 1-2 hours earlier than the indoor area will assist with late-night noise.

Communal Park/Green Space

The project includes creation of a communal park and green space through the conversion of an underutilized area of the site (east of the buildings). The Operational Outline states that this area will be used for seasonal community-driven events, such as farmers markets, rentals, gatherings 1-2 times per month. The hours will be sunrise to sunset and will be monitored by staff. This area is relatively small (approximately 2,700 s.f.) in area. It also has a seat wall where people can rest. While not specifically described in the narrative, we believe this green space will be “private,” maintained by the property owner, and will not be open to bar patrons, as it is not fenced as required.

Community Connector Path

A 12-foot-wide sidewalk is proposed on the south side of the site, providing a pedestrian connection between Starkweather and Mill streets. We consider this a positive aspect of the plan, but it’s not one that is unfeasible without application of the PUD provisions in the ordinance. This

pathway will be privately owned, but accessible to the public. The applicant should confirm if they are planning to grant the City an easement for public use.

In summary, this first criteria states that a project requesting deviations from the ordinance provide “public benefits” that can’t be accomplished without flexibility from the ordinance. The public benefits should have some relationship (i.e., balance) with the requested deviations. The public benefit of the project is reuse of the historic train depot and associated accessory building. The deviations are land use deviations. A restaurant serving alcohol, and outdoor dining of the scope proposed in relation to indoor dining are not currently allowed in the underlying Mixed-Use District. If the site were redeveloped, the depot would be lost; therefore, the applicant needs to establish a viable business plan with a use that will repurpose the buildings, as well as the surrounding property. We would consider the proposal to not be feasible under the current zoning restrictions, and that the land use deviations are balanced by reuse of the depot building.

- b. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;***

CWA Comment. The proposed development will remove the two (2) existing, six (6) inch pine trees located at the northeast corner of the site to allow for the creation of the open lawn and recreation space. No other natural resources/features exist on site.

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

CWA Comment. As mentioned above, the plans are to repurpose the depot building. The applicant should respond to the suggestions we’ve made to more closely emulate the historic architecture with the new architecture.

- d. A nonconforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.***

CWA Comment: This site was previously a low-intensity food establishment that was allowed with conditions within the Mixed-Use zoning district. The proposal changes the site’s use to uses that are not permitted within the Mixed-Use district. The new uses will not be more conforming to this District.

In summary, to meet this criterion, the project must result in one (1) of the items listed in a – d above.

- (2) The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities.***

CWA Comment: Public services to this site includes police/fire, utilities, and public roadways/sidewalks that provide access to the site.

Police/Fire

As requested above, the number of people that can be accommodated by the project should be provided. For other establishments serving alcohol, the ordinance requires that the Community Development Director to request a report from the city's Director of Public Safety regarding the

possible impacts of the establishment serving alcoholic beverages for the Planning Commission’s consideration. We recommend that the Planning Commission condition any Preliminary PUD approval (if granted) on this requirement.

Public Utilities

The project description notes that new water and sanitary lines are proposed to be installed, but these changes are not shown on the site plan and should be. Some conceptual stormwater management facilities are discussed in the narrative, but details are not provided in the Site Plan package. The electric lines that span between the buildings and the power pole on the south side of Division will be buried. Additional information needs to be shown on the Site Plan, in sufficient detail to enable the City’s Engineer to confirm that the proposal doesn’t result in an unreasonable increase in the need for public utilities.

Roadways/Traffic/Parking

The Annual Average Daily Traffic count (per [SEMCOG’s Traffic Volume Map](#)) indicates that Starkweather Ave. averages approximately 2,950 vehicle trips per day, and N. Mill St. averages around 8,300 vehicle trips per day. Even though Starkweather is only two lanes, MDOT classifies this road is as a “Major Collector,” indicating that this road funnels traffic from residential areas to arterial roads. N. Mill St. is classified as a “Minor Arterial” which connects smaller geographic areas within a city or region, providing access to major arterial roads while carrying moderate traffic volumes at a slightly slower speed compared to major arterials.

Regarding traffic, we researched trip generation tables for High-Turnover (Sit-Down) Restaurants and Drinking Places. However, given the scope of outdoor dining/serving areas, the potential number of patrons needs to be provided to accurately estimate the number of trips that the use could generate. This information should provide floor plans, and the maximum occupancy of the buildings and outdoor areas.

Parking requirements and the number and location of parking spaces for the proposal are described under the Site Plan section of this review.

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

CWA Comment: The project narrative and site plan include accessible pedestrian pathways. The proposed landscaping is significantly increased from the site’s current state and converts areas of the site which are largely concrete or gravel into green space. The inclusion of fencing along the railroad tracks and other portions of the property promotes public safety.

(4) The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land.

CWA Comment: Given the site’s current condition, we don’t expect the project to have a negative environmental impact. Also, it appears that the project is working to improve the environmental features on site. Note that this building currently has a commemorative plaque signifying that President George Bush Sr. visited this building in the 1990s. The applicant should confirm that this plaque will be retained.

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

CWA Comment: If the proposal is developed and managed to not have a negative impact on the quality of life for the neighbors, a viable economic use occupying this building will, in our opinion, benefit the economy of the surrounding area. This statement is qualified so long as the uses are deemed appropriate by the Planning Commission, and the level of activity on this site is consistent with the character of the area.

(6) The proposed planned unit development shall be under single ownership and/or control such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with this article.

CWA Comment: Per the site plan, the project is under ownership of Califur, LLC, who will be responsible for managing the project in conformity with the PUD development agreement.

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

CWA Comment: The City’s 2018 Master Plan designates the future land use of the property as “Mixed use: Low Density” This designation is described as follows:

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

The extent of the outdoor uses in this proposal do not constitute a “low impact commercial use” in our opinion. The outdoor activity will likely impact the nearby residential uses. Both parking lots are located on the street front; however, to preserve the depot and accessory building (and not tear them down and start over), the small size and configuration of the site makes it impossible to locate parking in the rear. The Planning Commission will need to determine if the proposal is within the Master Plan vision for this part of the City.

(8) The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts.

CWA Comment: Without knowing how many people can be accommodated outdoors, it’s difficult to determine whether the scope of the proposed use(s) is in harmony with the surrounding land uses. As requested above, this information needs to be provided. The proposed landscaping that screens the outdoor area from the south will help to mitigate noise.

(9) A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.

CWA Comment: While it's not possible for us to know the applicant's intentions, the creative use of the space, while repurposing the depot and accessory building, could not be developed if all requirements of the current Zoning district were met.

In summary, repurposing a historic depot and accessory building, while not possible without a viable business, is a public benefit in our opinion. To fully meet the criteria for historic preservation, the proposed building design could be refined to more closely reflect the historic design, while still giving a nod to today. The main issue is the scope of the outdoor use, and the likely impact on residential neighbors.

Items to be Addressed:

Train Depot Building:

1. Consider shifting the front depot façade window down from the eaves to eye level to support the pedestrian street environment and let passersby see into the restaurant and the activity happening there.
2. Consider replacing business signage on front depot façade (since it is repeated on the caboose) with a painted "Plymouth" above the window, as shown in the historic photographs.
3. Clarify architectural feature on south depot façade (Windows? Window-like feature?).
4. Consider emulating configuration of historic windows (taller than proposed) on north depot façade, as was done on the front façade.
5. Since repurposing the depot building is the main public benefit of this project, Planning Commission to determine if architectural elevations and floor plans are needed at this stage of review to evaluate how this project meets the PUD criteria.
6. If elevations/floor plans are not considered needed at this stage, we recommend Planning Commission condition any Preliminary PUD approval (if granted) on applicant supplying elevations and floor plans of the proposed building renovations.

Outdoor Covered Terrace, Overlook Terrace and Lawn Space:

1. Applicant to supply anticipated number of people the outdoor areas (covered terrace, overlook terrace and lawn space) can accommodate.

Community Connector Path:

1. The applicant should confirm if they are planning to grant the City an easement for public use.

Public Utilities:

1. Additional information needs to be shown on the Site Plan, in sufficient detail to enable the City's Engineer to confirm that the proposal doesn't result in an unreasonable increase in the need for public services.

Police/Fire & Traffic

After the applicant supplies the number of patrons that the covered terrace, overlook terrace and lawn space can accommodate at one time), we recommend:

1. Planning Commission to ask the Community Development Director to request a report from the city's Director of Public Safety regarding the possible impacts of this proposal (due to serving alcoholic beverages) for the Planning Commission's consideration.
2. Use this information to evaluate the impact to traffic on the adjoining streets.

Commemorative Plaque

1. Retain commemorative plaque on building describing President George Bush Sr.'s visit to this building in the 1990s.

Master Plan

1. Planning Commission to determine if the proposal is within the Master Plan vision for this part of the City.

SITE PLAN

SCHEDULE OF REGULATIONS

Section 78-313 states that the schedule of regulations for each respective land use must be met, unless the Planning Commission and City Commission approve deviations that advance the objectives of the Zoning Ordinance.

This proposal is located within the Mixed-Use district and details of the site are listed in the table below.

Table 2. Mixed Use Schedule of Regulations Requirements

		MU Required	Proposed (Existing Building)
Minimum Lot Size		3,500 sq ft	.56 acres (24,394 s.f.)
Minimum Lot Width		30 feet	Starkweather: 109.9 ft. N. Mill St.: 78.65 ft.
Max. Building Height		2 stories / 25 feet	Existing Depot: 1 story / 14 feet Existing Accessory Building: 1 story / 8.3 feet Proposed Patio Roof: 1 story / ?? feet (See Below)
Minimum yard setbacks	Front (Starkweather)	15 feet	21.1 feet
	Front (N. Mill)	15 feet	120.4 feet
	Sides	Least one	7.7 feet (North) 43.4 feet (South)
		Total	51.1 feet
	Rear		(None)
Maximum Lot Coverage		35%	24%

Height: The height of the proposed roof over the outdoor patio has not been provided; however, from the renderings, it appears to be shorter than the height of the Depot roof.

Items to be Addressed: 1) Provide height of proposed roof over the outdoor patio.

PARKING, LOADING

Table 3. Parking Requirements

	Parking Required	Parking Provided
Sale and consumption of beverages, food, and refreshments	1 space per 75 s.f. usable floor area or 1 space per 3 persons allowed within the maximum occupancy load (835 s.f. / 75 s.f. = 12 spaces) (See Below)	14 spaces (See Below)

Number of Parking Spaces

Parking requirements are generally based on the size of floor area inside a building. However, the extent of outdoor seating and serving areas for this proposal makes this parking requirement, in our opinion, unrealistic. Because this is a PUD, and because the uses are deviations from the current ordinance, the Planning Commission may attach reasonable conditions to any decision about the project. As mentioned above, the maximum occupancy of the outdoor seating/serving areas needs to be provided to determine a realistic parking requirement for this project.

The ordinance does not permit an applicant to “count” on-street parking toward their parking requirements.

Shared Access to Parking and Shared Parking:

- 1) The five (5) spaces south of the community connector path must be accessed from Starkweather by driving onto the neighbor’s property. Similarly, for the neighbor to get into their garage, they have to drive over the applicant’s property. Thirdly, this driveway connects to the parking lot serving 873 Mill St. The plans shown an easement for ingress/egress. A shared access agreement between these three parties is required to make these parking spaces usable. This should be a condition when the applicant returns with a Final PUD Plan.
- 2) The applicant also notes that six (6) existing parking spaces at 872 Starkweather and twelve (12) existing parking spaces at 873 N. Mill Street will be shared with the proposed use but has not provided a parking agreement to confirm this. A parking agreement needs to be provided.
- 3) The applicant also must demonstrate that these adjacent sites have spaces available for sharing. The plans should be revised to:
 - a. List the uses in 872 Starkweather, and in 873 N. Mill St.
 - b. Provide the square footage that each use occupies in each building, and
 - c. Calculates the number of parking spaces required for the uses in each building.

The current number of on-site parking spaces is sufficient to serve the indoor use at the project site, but not also the outdoor uses.

Screening of Parking Lots

Section 78-203 requires a 10-foot-wide landscape strip to screen all parking lots that are visible from the public right-of-way. The plans show a 15-foot-wide landscape island along Starkweather, and a 12-foot-wide landscape island along N. Mill adjacent to the new parking lots.

Parking Lot/Space Dimensions

As requested, the dimensions of the proposed parking spaces have been added to the plans and comply with the ordinance requirements.

Loading Space

The plans depict a loading space for the site on the community connector path. This location will allow a delivery truck to stop next to the site to make their delivery and then continue forward to exit the site. The space dimensions (10' x 50') comply with the ordinance.

Items to be Addressed: 1) Provide shared access agreement and shared parking agreement between applicant, 872 Starkweather and 873 N. Mill St. 2) Demonstrate on the plans that 872 Starkweather and 873 N. Mill St. have parking spaces available to share by: a. Listing the uses in 872 Starkweather, and in 873 N. Mill St., b. Providing the square footage that each use occupies in each building, and, c. Calculating the number of parking spaces required for each use in each building; hours of operation for the various uses may also need to be provided.

CIRCULATION

This site design offers vehicular access to the east parking lot from Mill St., and the west parking lot from Starkweather.

As mentioned above, a shared access agreement will need to be established for the driveway off of Starkweather. The proposed driveway meets the minimum width for a two-way maneuvering lane and is dimensioned on the plans.

The proposal provides access for a fire truck in the community connection path. The proposal needs to be evaluated by the Fire Chief for emergency access.

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

LANDSCAPING/LIGHTING

Because this is a Preliminary Site Plan/PUD Plan review, we haven't evaluated the proposed landscaping.

A lighting plan, meeting the requirements of Sec. 78-204, *Exterior Lighting*, will also need to be submitted at Final review. We will evaluate both at the Final Site Plan/PUD Plan stage.

Items to be Addressed: Landscaping/lighting evaluated as part of the Final Site Plan/PUD stage.

PUD AGREEMENT / PHASING

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

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

ARCHITECTURAL ELEVATIONS AND FLOOR PLANS

The applicant has provided architectural renderings of the proposed renovated building. However, no architectural elevations that describe various aspects and materials of the building's exterior, or floor plans have been provided and should be.

Items to be Addressed: 1) *Provide architectural elevations and floor plans.*

RECOMMENDATIONS

The deviations proposed with this project are land-use-related; the site plan complies with the ordinance standards. The project is proposing a restaurant serving alcohol, and extensive outdoor eating and drinking space, which are not permitted uses in the Mixed-Use District. The proposed benefit (i.e., repurposing the depot which requires a viable business plan) is not likely to be accomplished while complying with the uses permitted in this district. It's likely that a compliant use would need to demolish these buildings and fully redevelop the site.

The PUD Eligibility section of this review has questions and suggestions that require a response from the applicant. The main issue is knowing how many people can use the outdoor spaces at one time. This response will allow us (and the Fire Chief and Director of Public Safety) to better assess the impacts this use is likely to have on the residential neighbors, and traffic patterns on Starkweather and N. Mill St.

The Planning Commission should discuss the proposal with the applicant and hear the responses to the questions/suggestions. If the result of this discussion is satisfactory to the Planning Commission, we would recommend scheduling a public hearing on the project at the next available date.

A. PUD Plan Requirements:

- 1) *Provide written responses to each PUD criteria from Sec. 78-311(c) in the zoning ordinance.*

B. PUD Eligibility.

Train Depot Building:

1. *Consider shifting the front depot façade window down from the eaves to eye level to support the pedestrian street environment and let passersby see into the restaurant and the activity happening there.*
2. *Consider replacing business signage on front depot façade (since it is repeated on the caboose) with a painted "Plymouth" above the window, as shown in the historic photographs.*
3. *Clarify architectural feature on south depot façade (Windows? Window-like feature?).*
4. *Consider emulating configuration of historic windows (taller than proposed) on north depot façade, as was done on the front façade.*
5. *Since repurposing the depot building is the main public benefit of this project, Planning Commission to determine if architectural elevations and floor plans are needed at this stage of review to evaluate how this project meets the PUD criteria.*
6. *If elevations/floor plans are not considered needed at this stage, we recommend Planning Commission condition any Preliminary PUD approval (if granted) on applicant supplying elevations and floor plans of the proposed building renovations.*

Outdoor Covered Terrace, Overlook Terrace and Lawn Space:

1. Applicant to supply anticipated number of people the outdoor areas (covered terrace, overlook terrace and lawn space) can accommodate.

Community Connector Path:

1. The applicant should confirm if they are planning to grant the City an easement for public use.

Public Utilities:

1. Additional information needs to be shown on the Site Plan, in sufficient detail to enable the City's Engineer to confirm that the proposal doesn't result in an unreasonable increase in the need for public services.

Police/Fire & Traffic

After the applicant supplies the number of patrons that the covered terrace, overlook terrace and lawn space can accommodate at one time), we recommend:

1. Planning Commission to ask the Community Development Director to request a report from the city's Director of Public Safety regarding the possible impacts of this proposal (due to serving alcoholic beverages) for the Planning Commission's consideration.
2. Use this information to evaluate the impact to traffic on the adjoining streets.

Commemorative Plaque

1. Confirm that the project will retain and re-install the commemorative plaque on the depot building describing President George Bush Sr.'s visit to this building in the 1990s.

Master Plan

1. Planning Commission to determine if the proposal is within the Master Plan vision for this part of the City.

C. Schedule of Regulations.

- 1) Provide height of proposed roof over the outdoor patio.

D. Parking/Loading.

- 1) Provide shared access agreement and shared parking agreement between applicant, 872 Starkweather and 873 N. Mill St.
- 2) Demonstrate on the plans that 872 Starkweather and 873 N. Mill St. have parking spaces available to share by:
 - a. Listing the uses in 872 Starkweather, and in 873 N. Mill St.,
 - b. Providing the square footage that each use occupies in each building, and,
 - c. Calculating the number of parking spaces required for each use in each building; hours of operation for the various uses may also need to be provided..

E. Circulation.

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

F. Landscaping/Lighting.

- 1) Landscaping/lighting evaluated as part of the Final Site Plan/PUD stage.

G. PUD Agreement.

The Villager – PUD Review
February 9, 2025

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

H. Architectural Elevations.

- 1) *Provide architectural elevations and floor plans.*



CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal

#152-2408

cc: John Buzuvis
Marleta Barr



City of Plymouth Planned Unit Development (PUD) Application

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

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

General Information:

Sites that are developed as a Planned Unit Development (PUD) offer a public benefit in exchange for deviations from the requirements of a specific zoning district. Put simply, a PUD is a rezoning with a formal agreement to the conditions. As such, it must also be approved by the City Commission. Applicants seeking a PUD and site plan approval are encouraged to familiarize themselves with the City of Plymouth Zoning Ordinance, Zoning Map, and Master Plan in order to assure that the proposed PUD considers 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. Copies of the Zoning Ordinance, Zoning Maps and Master Plans may be obtained online or from the Community Development Department.

Site plans must be reviewed and approved by the City of Plymouth Planning Commission before building permits may be issued.

Applicants must have a pre-application meeting prior to submittal unless waived by the Community Development Director. Pre-application meeting fee is \$350.

Planned Unit Development Review Fees:

Preliminary PUD, base fee	\$1500.00 + \$75/per acre fee
Final PUD, base fee	\$1,100.00 + \$75/per acre fee
Revised Preliminary or final PUD	\$1,000.00
PUD approval extension	\$ 850.00
PUD approval amendment	\$ 850.00
Engineering plan review	Actual cost + 5%

Review Process:

Submit 15 copies of the PUD Application and 15 copies of the site plan drawings and any supplemental information folded and stapled to the Community Development Department before the review process can begin. Site plan drawings shall be on a sheet size that is at least 24 inches by 36 inches, with graphics and scale. Submit one digital copy of the entire submission package (application, site plan drawings, supplemental information, etc.) via email to plans@plymouthmi.gov or by document sharing application. Site plans submitted for review must be in the hands of the City by 12:00 PM on the submission deadline in order to be on the following month's agenda. 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 receipt, applications are distributed to the City's Planning Consultant, Fire Marshall, applicable department heads, and Planning Commissioners for review to ensure compliance with all applicable codes and ordinances. The applicant will be provided with the Planning Consultant's comments and recommendations concerning the application in advance of the meeting.

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

**CITY OF PLYMOUTH
PLANNED UNIT DEVELOPMENT APPLICATION**

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

I. Site/Project Information

Site Address 900 Starkweather	Current Zoning Classification Mixed Use	Date of Application 11/20/2024
Name of Property Owner John Forrester Plymouth Hospitality LLC	Phone Number 734-216-0610	
Mailing Address 25005 Trans X Road	Email Address (Required) john@rhinorec.com	
City Novi	State MI	Zip Code 48375

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	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 Michael J Dul & GreenTech	Phone Number 734-320-1313 & 248-826-6281			
Company Address 212 Daines & 51147 W. Pontiac Trail	City Birmingham & Wixom	State MI	Zip Code 48009&48393	
Registration Number	Expiration Date	Email Address (Required) tshoemaker@mjdul.com & jesse@greentechengineering.net		

IV. Type of Project

V. Historic District

<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Mixed Use	<input type="checkbox"/> Preliminary Plan <input checked="" type="checkbox"/> PUD Review/Revision	Is this project located in the Historic District?
<input type="checkbox"/> Multi-Family <input type="checkbox"/> Single Family	<input type="checkbox"/> Final Plan <input type="checkbox"/> PUD Amendment/Extension	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

VI. Description of Project

*See attached document

VII. Fee Schedule

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

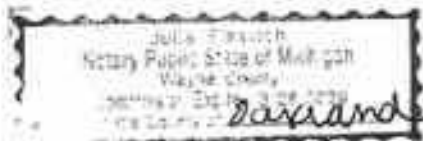
VIII. Applicant Signature

Signature of Applicant 	Date 1/22/2025
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IX. Property Owner Signature

Signature of Property Owner 	Date 1/22/2025
--	-------------------

Subscribed and sworn before me this 22nd day of January, 2025.



Notary Public: Julie Forsyth
My Commission expires: 03/29/29

For Office Use Only

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

X. PUD General Design Standards (from Sec. 78-313)

The PUD meets the following general design standards		YES	NO	N/A
1.	All regulations within the city zoning ordinance applicable to setback, parking and loading, general provisions, and other requirements shall be met in relation to each respective land use in the development based upon zoning districts in which the use is listed as a principal permitted use. In all cases, the strictest provisions shall apply.	[]	[]	[]
2.	Notwithstanding (1) above, deviations with respect to such regulation may be granted as part of the overall approval of the planned unit development, provided there are features or elements demonstrated by the applicant and deemed adequate by the city commission upon the recommendation of the planning commission designed into the project plan for the purpose of achieving the objectives of this section.	[]	[]	[]
3.	The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses.	[]	[]	[]
4.	The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment.	[]	[]	[]
5.	The public benefit shall be one which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district.	[]	[]	[]
6.	The number and dimensions of off-street parking shall be sufficient to meet the minimum required by the ordinances of the city. However, where warranted by overlapping or shared parking arrangements, the planning commission or city commission may reduce the required number of parking spaces.	[]	[]	[]
7.	All streets and parking areas within the planned unit development shall meet the minimum construction and other requirements of city ordinances, unless modified by city planning commission.	[]	[]	[]
8.	Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.	[]	[]	[]
9.	Effort shall be used to preserve significant natural, historical, and architectural features and the integrity of the land, including MDEQ regulated and non MDEQ regulated wetlands or floodplains.	[]	[]	[]
10.	Thoroughfare, drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served.	[]	[]	[]
11.	There shall be underground installation of utilities, including electricity and telephone.	[]	[]	[]
12.	The pedestrian circulation system, and its related walkways and safety paths, shall be separated from vehicular thoroughfares and ways.	[]	[]	[]
13.	Signage, lighting, landscaping, building materials for the exterior of all structure, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.	[]	[]	[]
14.	Where nonresidential uses adjoin off-site residentially zoned property, noise reduction and visual screening mechanisms such as earthen and/or landscape berms and/or decorative walls, shall be employed in accordance with section 78-206.	[]	[]	[]
15.	The proposed density of the planned unit development shall be no greater than that which would be required for each of the component uses (measured by stated acreage allocated to each use) of the development by the district regulations of the underlying zoning district.	[]	[]	[]

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

Applicant is requesting that the Planning Commission review the preliminary and final PUD plans concurrently, rather than as two separately phased applications.	YES []	NO []	N/A []
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Please include the following applicable information on the site plan.		YES	NO	N/A
1.	The applicant's name	[]	[]	[]
2.	Name of the development	[]	[]	[]
3.	The preparer's name and professional seal of architect, engineer, surveyor or landscape architect indicating license in the state	[]	[]	[]
4.	Date of preparation and any revisions	[]	[]	[]
5.	North arrow	[]	[]	[]
6.	Property lines and dimensions	[]	[]	[]
7.	Complete and current legal description and size of property in acres	[]	[]	[]
8.	Small location sketch of the subject site and area within ½ mile; and scale of no less than one inch equals 1,000 feet	[]	[]	[]
9.	Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the PUD site	[]	[]	[]
10.	Lot lines and all structures on the property and within 100 feet of the PUD property lines	[]	[]	[]
11.	Location of any access points on both sides of the street within 100 feet of the PUD site along streets where access to the PUD is proposed	[]	[]	[]
12.	Existing locations of significant natural, historical, and architectural features, existing drainage patterns, surface water bodies, floodplain areas, MDEQ designated or regulated wetlands with supporting documentation and a tree survey indicating the location and diameter (in inches, measured four feet above grade) trees greater than 12 inches in diameter	[]	[]	[]
13.	Existing and proposed topography at five-foot contour intervals, or two-foot contour intervals (two-foot intervals required for final site plan), and a general description of grades within 100 feet of the site	[]	[]	[]
14.	Dimensions of existing and proposed right-of-way lines, names of abutting public streets, proposed access driveways and parking areas, and existing and proposed pedestrian and/or bicycle paths	[]	[]	[]
15.	Existing buildings, utility services (with sizes), and any public or private easements, noting those which will remain and which are to be removed	[]	[]	[]
16.	Layout and typical dimensions of proposed lots, footprints and dimensions of proposed buildings and structures; uses with the acreage allotted to each use. For residential developments: the number, type and density of proposed housing units	[]	[]	[]
17.	General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees and landscaping to be retained	[]	[]	[]
18.	Size, type and location of proposed identification signs	[]	[]	[]
19.	If a multiphase planned unit development is proposed, identification of the areas included in each phase. For residential uses identify the number, type, and density of proposed housing units within each phase	[]	[]	[]

Please include the following applicable information on the site plan.		YES	NO	N/A
20.	Any additional graphics or written materials requested by the planning commission or city commission to assist the city in determining the appropriateness of the PUD such as, but not limited to: aerial photography; market studies; impact on public primary and secondary schools and utilities; traffic impacts using trip generation rates recognized by the Institute of Transportation Engineers for an average day and peak hour of the affected roadways; impact on significant natural, historical, and architectural features and drainage; impact on the general area and adjacent property; description of how property could be developed under the regulations of the underlying district; preliminary architectural sketches; and estimated construction cost	[]	[]	[]
21.	An explanation of why the submitted planned unit development plan is superior to a plan which could have been prepared under strict adherence to related sections of this chapter.	[]	[]	[]
22.	A narrative report shall accompany the site plan providing a description of the project, discussing the market concept of the project, and explaining the way the criteria set forth in the preceding design standards has been met.	[]	[]	[]

XII. Requirements of the Final PUD Review Application

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	[]	[]	[]
2.	Name of person preparing plan – Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan	[]	[]	[]
3.	Date, north point	[]	[]	[]
4.	Property line dimension	[]	[]	[]
5.	Street right-of-way widths	[]	[]	[]
6.	Existing utilities (sewer, water, gas, etc.) and easements	[]	[]	[]
7.	Show adjacent property and buildings	[]	[]	[]
8.	Existing topography, trees and other features	[]	[]	[]
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	[]	[]	[]
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 foot contours	[]	[]	[]
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	[]	[]	[]
12.	Number of dwelling units per building	[]	[]	[]
13.	Height of structure	[]	[]	[]
14.	Percent one room apartments (efficiencies)	[]	[]	[]
15.	Total number of rooms if multiple-family	[]	[]	[]
16.	Parking requirements met (See Section 78-720)	[]	[]	[]
17.	Number of units and bedrooms each building	[]	[]	[]
18.	Parking lot layout (showing paved area) including ingress and egress and service area	[]	[]	[]
19.	Parking lot space dimensions	[]	[]	[]
20.	Loading and unloading space	[]	[]	[]

Please include the following applicable information on the site plan.		YES	NO	N/A
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	[]	[]	[]
22.	Utility connections (sanitary sewer, water, storm sewers)	[]	[]	[]
23.	On-site storm water retention	[]	[]	[]
24.	Fire hydrants within 300 feet (on- and off-site)	[]	[]	[]
25.	Sidewalks and elevations	[]	[]	[]
26.	Sedimentation and erosion control plan	[]	[]	[]
27.	Landscape plan showing plant materials to be used	[]	[]	[]
28.	Sign requirements met – proposed signage with height, dimensions, location, setbacks, etc.	[]	[]	[]
29.	Require walls and fences or greenbelts	[]	[]	[]
30.	Corner clearance	[]	[]	[]
31.	Service drive needed	[]	[]	[]
32.	Acceleration lanes and traffic pattern	[]	[]	[]
33.	Trash receptacle locations including screening type and height	[]	[]	[]
34.	Mailbox locations	[]	[]	[]
35.	Air conditioner unit locations	[]	[]	[]
36.	Special site features (play areas, pools, etc.)	[]	[]	[]
37.	Handicapped facilities	[]	[]	[]
38.	Building elevation drawings	[]	[]	[]

Please include the following additional information for final PUD review		YES	NO	N/A
1.	A separately delineated specification of all deviations from this chapter which would otherwise be applicable to the uses and development proposed in the absence of this article	[]	[]	[]
2.	A specific schedule of the intended development and construction details, including phasing or timing	[]	[]	[]
3.	A specific schedule of the general improvements to constitute a part of the development, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features	[]	[]	[]
4.	A specification of the exterior building materials with respect to the structures proposed in the project	[]	[]	[]
5.	Signatures of all parties having an interest in the property	[]	[]	[]

1. All regulations within the city zoning ordinance applicable to setback, parking and loading, general provisions, and other requirements shall be met in relation to each respective land use in the development based upon zoning districts in which the use is listed as a principal permitted use. In all cases, the strictest provisions shall apply.

Yes, the proposed site plan does comply with city zoning ordinances in regard to the original zoning district.

2. Notwithstanding (1) above, deviations with respect to such regulation may be granted as part of the overall approval of the planned unit development, provided there are features or elements demonstrated by the applicant and deemed adequate by the city commission upon the recommendation of the planning commission designed into the project plan for the purpose of achieving the objectives of this section.

Pending city approval, proposed deviations shall be evaluated at the agenda meeting.

3. The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses.

We believe a deviation from the current MU zoning for the property will demonstrate a beneficial effect for the public, in providing an accessible, community-minded 'third space' in addition to providing a more diverse leisure opportunity for the community.

4. The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment.

The proposed use will not adversely affect utility uses, as we will be upgrading and modernizing existing utility infrastructure, and any effect on the circulation system and neighboring properties will be mitigated by both substantial on-site parking, as well as being located on the northern end of the Old Village district.

5. The public benefit shall be one which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district.

The proposed use of the property would be impossible under the current zoning, as our goal is to provide a diverse and affordable leisure opportunity to the community, of which the purveyance of alcohol will be a notable aspect, although not the sole focus.

6. The number and dimensions of off-street parking shall be sufficient to meet the minimum required by the ordinances of the city. However, where warranted by overlapping or shared parking arrangements, the planning commission or city commission may reduce the required number of parking spaces.

Proposed plan includes 15 parking spots plus an additional 6 spaces on a neighboring property that will be available during peak hours and stipulated through an easement agreement.

7. All streets and parking areas within the planned unit development shall meet the minimum construction and other requirements of city ordinances, unless modified by city planning commission.

Proposed parking lots and additional spaces through easement agreements with neighboring properties will follow city ordinances.

8. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

Proposed plans incorporate vegetative screens between the property and adjoining properties, as well as adjacent streets.

9. Effort shall be used to preserve significant natural, historical, and architectural features and the integrity of the land, including MDEQ regulated and non MDEQ regulated wetlands or floodplains.

The current state of the property was one in which significant historical architectural details were obstructed by prior renovations; the proposed project will return the state of the buildings to one that is reminiscent of and highlights the historically distinct nature of the Pere Marquette train depot.

Additionally, the project will incorporate many 'green space' and vegetative elements to what is currently an entirely paved site.

10. Thoroughfare, drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served.

The proposed modifications to drainage and utility systems will exceed the current state, as it will modernize the existing infrastructure.

11. There shall be underground installation of utilities, including electricity and telephone.

The proposed plan will incorporate underground utilities as part of the aforementioned modernizing of the site's utility infrastructure.

12. The pedestrian circulation system, and its related walkways and safety paths, shall be separated from vehicular thoroughfares and ways.

Currently, the pedestrian circulation system consists of sidewalks along the length of both Starkweather and Mill streets adjacent to the property, and will be properly separated from vehicular thoroughfares by both distance and physical vegetative barriers.

13. Signage, lighting, landscaping, building materials for the exterior of all structures, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.

The proposed signage will be of minimal impact and in line with the historic use of the building in the form of a small sign and artistic elements on the face of the building. Lighting will be in the form of restoring the current historical bulb fixtures and light poles that currently exist on the property, of a warm, soft nature consistent with that of the downtown area. Landscaping will incorporate native plant gardens and open green elements consistent with neighborhoods and existing downtown areas. Building materials will be selected on the basis of conformity to the historic state of the building, with modern aesthetic and structural sensibilities to ensure the longevity of the site.

14. Where nonresidential uses adjoin off-site residentially zoned property, noise reduction and visual screening mechanisms such as earthen and/or landscape berms and/or decorative walls, shall be employed in accordance with section 78-206.

Visual screening will be incorporated into the edges of the site in order to screen the property from existing residential properties, as well as for the dual purpose of reducing noise.

15. The proposed density of the planned unit development shall be no greater than that which would be required for each of the component uses (measured by stated acreage allocated to each use) of the development by the district regulations of the underlying zoning district.

The proposed density of the PUD will not be greater than the regulations dictate.

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

Please include the following applicable information on the site plan.

1. The applicant's name - Yes
2. Name of the development - Yes
3. The preparer's name and professional seal of architect, engineer, surveyor or landscape architect indicating license in the state - Yes

4. Date of preparation and any revisions - Yes
5. North arrow - Yes
6. Property lines and dimensions - Yes
7. Complete and current legal description and size of property in acres - Yes
8. 8. Small location sketch of the subject site and area within ½ mile; and scale of no less than one inch equals 1,000 feet - Yes
9. Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the PUD site - Yes
10. Lot lines and all structures on the property and within 100 feet of the PUD property lines - Yes
11. Location of any access points on both sides of the street within 100 feet of the PUD site along streets where access to the PUD is proposed - Yes
12. Existing locations of significant natural, historical, and architectural features, existing drainage patterns, surface water bodies, floodplain areas, MDEQ designated or regulated wetlands with supporting documentation and a tree survey indicating the location and diameter (in inches, measured four feet above grade) trees greater than 12 inches in diameter - Yes
13. Existing and proposed topography at five-foot contour intervals, or two-foot contour intervals (two-foot intervals required for final site plan), and a general description of grades within 100 feet of the site - Yes
14. Dimensions of existing and proposed right-of-way lines, names of abutting public streets, proposed access driveways and parking areas, and existing and proposed pedestrian and/or bicycle paths - Yes
15. Existing buildings, utility services (with sizes), and any public or private easements, noting those which will remain and which are to be removed - Yes
16. Layout and typical dimensions of proposed lots, footprints and dimensions of proposed buildings and structures; uses with the acreage allotted to each use. For residential developments: the number, type and density of proposed housing units - Yes
17. General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees and landscaping to be retained - Yes

18. Size, type and location of proposed identification signs - Yes
19. If a multiphase planned unit development is proposed, identification of the areas included in each phase. For residential uses identify the number, type, and density of proposed housing units within each phase - NA


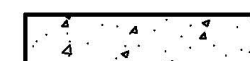
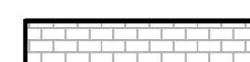
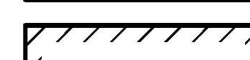
Please include the following applicable information on the site plan.

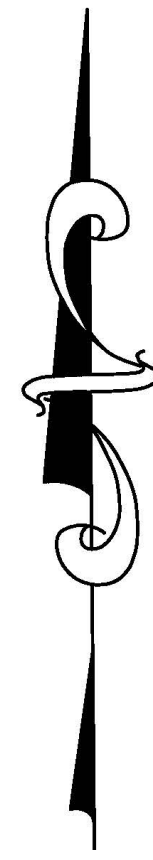
20. Any additional graphics or written materials requested by the planning commission or city commission to assist the city in determining the appropriateness of the PUD such as, but not limited to: aerial photography; market studies; impact on public primary and secondary schools and utilities; traffic impacts using trip generation rates recognized by the Institute of Transportation Engineers for an average day and peak hour of the affected roadways; impact on significant natural, historical, and architectural features and drainage; impact on the general area and adjacent property; description of how property could be developed under the regulations of the underlying district; preliminary architectural sketches; and estimated construction cost - **Yes, see attached document showing historical photos of the train depot that will be used as our basis of exterior architectural design and remodel.**
21. An explanation of why the submitted planned unit development plan is superior to a plan which could have been prepared under strict adherence to related sections of this chapter. - **Under the current zoning, a liquor license would not be applicable to the property; we believe our project to be a clear benefit to the community and its desire for more local food & beverage options, especially one driven by a community-oriented focus.**
22. A narrative report shall accompany the site plan providing a description of the project, discussing the market concept of the project, and explaining the way the criteria set forth in the preceding design standards has been met. - See attached document.

Historic Photos / Architectural Design Inspiration



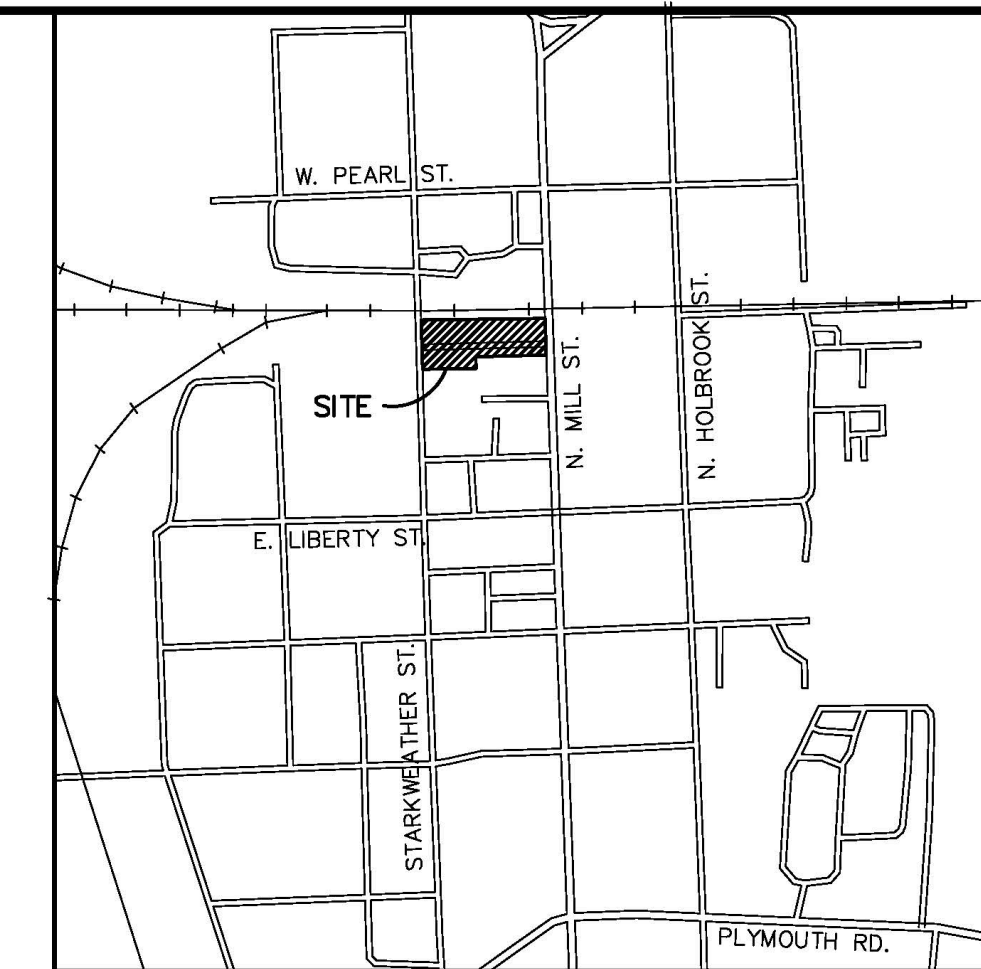
HATCH LEGEND

-  PROPOSED ASPHALT
-  PROPOSED CONCRETE
-  PROPOSED PAVERS
-  EXISTING BUILDING

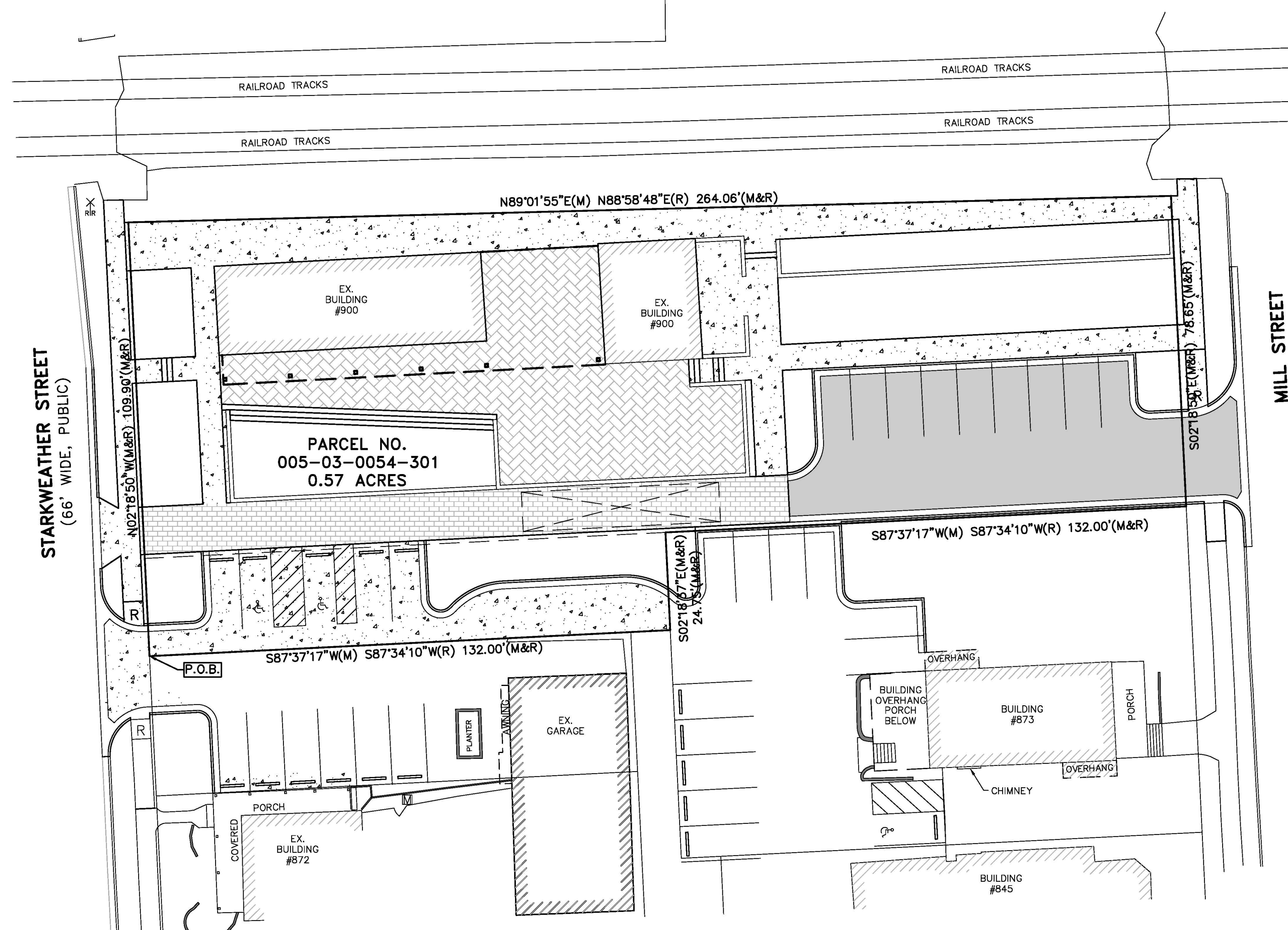


SITE PLANS *for* THE VILLAGER

900 STARKWEATHER STREET
CITY OF PLYMOUTH,
WAYNE COUNTY, MICHIGAN



LOCATION MAP
NOT TO SCALE



MILL STREET
(66' WIDE, PUBLIC)

STARKWEATHER STREET
(66' WIDE, PUBLIC)

APPLICANT:
CALIFUR, LLC
23500 FORD ROAD, SUITE 4
DEARBORN HEIGHTS, MICHIGAN 48127
PHONE: (313) 574-9936
CONTACT: JUSTIN BOOTH

SURVEYOR & ENGINEER:
GREENTECH ENGINEERING, INC.
51147 W. PONTIAC TRAIL
WIXOM, MICHIGAN 48393
PHONE: (248) 668-0700
FAX: (248) 668-0701
CONTACT: DANIEL J. LECLAIR, P.S., P.E.

LANDSCAPE ARCHITECT:
MICHAEL J. DUL & ASSOCIATES, INC.
212 DAINES STREET
BIRMINGHAM, MICHIGAN 48009
PHONE: (248) 644-3410
CONTACT: TIMOTHY F. SHOEMAKER, P.L.A., A.S.L.A.

SHEET INDEX:

- 1 COVER SHEET
- 2 SITE & DIMENSION PLAN
- 3 EXISTING CONDITIONS & DEMOLITION PLAN
- 4 GRADING & DRAINAGE PLAN
- L1 PRELIMINARY PLAN
- L2 CONCEPTUAL IMAGES A-D
- L3 CONCEPTUAL IMAGES E-H

NOTICE:

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GREENTECH

ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS
51147 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701



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CLIENT: CALIFUR, LLC

COVER SHEET

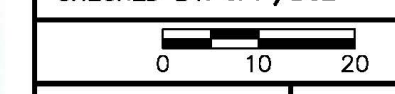
THE VILLAGER - 900 STARKWEATHER STREET - PARCEL NO. 005-03-0054-301
SECTION: 26 TOWNSHIP: 1 S. RANGE: 8 E.
CITY OF PLYMOUTH WAYNE COUNTY MICHIGAN

REVISED

DATE: 2-7-2025

DRAWN BY: ACS/JPP

CHECKED BY: JPP/D.J.L.



FBK: --

GHF: RG

SCALE: HOR 1" = 20 FT.
VER 1" = -- FT.



BENCHMARK(BM):
TOP NUT ON THE HYDRANT ON THE WEST SIDE OF MILL STREET IN FRONT OF BUILDING #873 MILL STREET.
ELEVATION: 739.11 N.A.V.D. 88

HATCH LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED BRICK
- EXISTING BUILDING

PROPOSED LEGEND

PRO. METAL FENCE

SITE ADDRESS

900 STARKWEATHER STREET
PLYMOUTH, MI 48170

CURRENT ZONING:

MU, MIXED USE

SITE AREA:

TOTAL SITE AREA: 0.56 ACRES

BUILDING SETBACKS:

FRONT: STARKWEATHER STREET
REQUIRED: 16.0 FEET (90% OF AVERAGE)
PROVIDED: 21.1 FEET (EXISTING BUILDING)
FRONT: MILL STREET
REQUIRED: 19.0 FEET (90% OF AVERAGE)
PROVIDED: 120.4 FEET (EXISTING BUILDING)
SIDES:
REQUIRED: 0 FEET (EACH SIDE)
PROVIDED: 7.7 FEET (NORTH, EXISTING BUILDING)
43.4 FEET (SOUTH, EXISTING BUILDING)

BUILDING HEIGHTS:

MAXIMUM BUILDING HEIGHT ALLOWED: 2 STORY OR 25 FEET

EXISTING MAIN BUILDING: 13.82 FEET

EXISTING ACCESSORY BUILDING: 8.23 FEET

PROPOSED COVERED TERRACE

LOT COVERAGE

TOTAL LOT COVERAGE = 24%

EXISTING BUILDINGS (752 + 1,527)=2,279 S.F.
COVERED TERRACE 1,398 S.F.
UPPER TERRACE 2,299 S.F.

(2,279 + 1,398 + 2,299)/24,888*100 = 24.0%

PARKING CALCULATIONS:

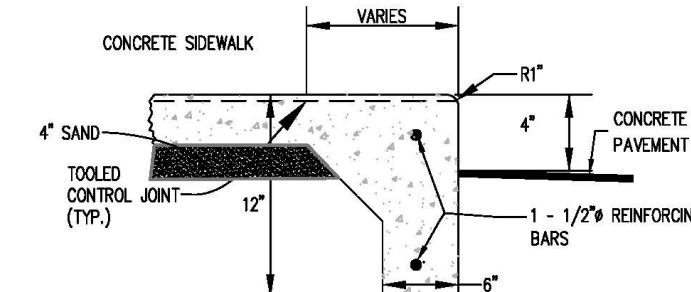
REQUIRED:
-ESTABLISHMENT FOR SALE AND CONSUMPTION ON THE PREMISES OF BEVERAGES, FOOD AND REFRESHMENTS (1 SPACE FOR EACH 75 SQ. FT. OF USABLE FLOOR AREA OR ONE FOR EACH 3 PERSONS ALLOWED WITHIN THE MAXIMUM OCCUPANCY LOAD, WHICHEVER IS GREATER) = 835 SQ. FT. / 75 SQ. FT. = 12 SPACES

TOTAL REQUIRED PARKING = 12 SPACES

PROPOSED:
60 TOTAL PARKING SPACES
(48 REGULAR SPACES, 3 BARRIER FREE SPACES)

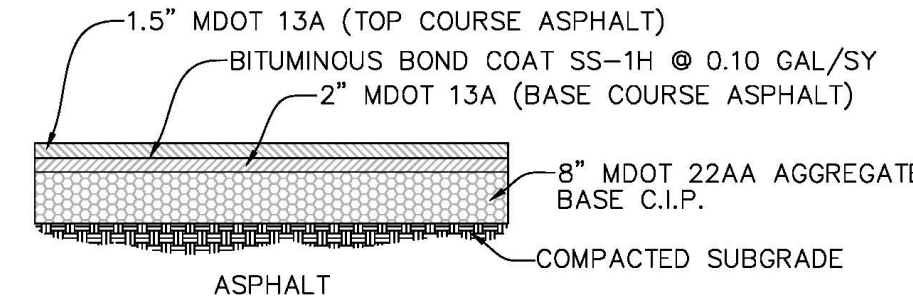
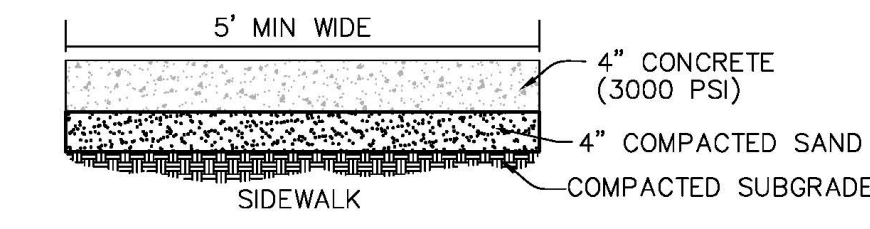
ON-SITE:
12 REGULAR SPACES
2 BARRIER-FREE SPACES

OFF-SITE (SHARED):
45 REGULAR SPACES
(34 ON-STREET, STARKWEATHER STREET & MILL STREET)
(11 SHARED PARKING WITH #873 MILL STREET)
1 BARRIER-FREE SPACE (#873 MILL STREET)



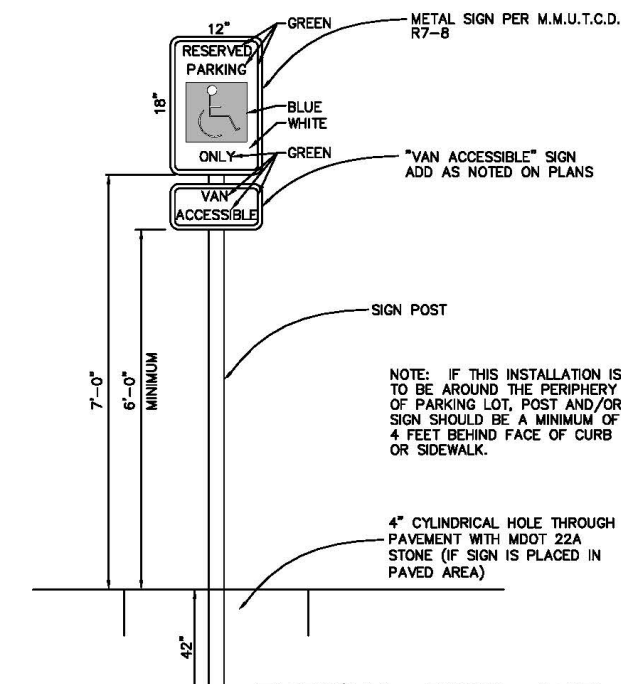
INTEGRAL SIDEWALK AND CURB

NOTE: PROVIDE 1/2" JOINT PAPER AT BUILDING SIDEWALK INTERFACE.



ON-SITE PAVEMENT CROSS-SECTIONS

NOT TO SCALE



TYPICAL SIGN AND POST INSTALLATION

NOT TO SCALE



SIGNING & STRIPING NOTES:

- ONE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.
- ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
- WHEN TWO BARRIER FREE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
- SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
- ALL SIGNS SHALL BE INSTALLED WITH A BOTTOM OF SIGN HEIGHT BEING 7' FROM FINAL GRADE.
- ALL SIGNING SHALL BE PLACED 2' FROM THE FACE OF THE CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.
- TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
- TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE, UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WAYNE COUNTY AND CITY OF PLYMOUTH CURRENT STANDARDS AND SPECIFICATIONS.
- ALL ON SITE SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH MMUTCD. PARKING STALL STRIPING SHALL BE 4" WIDE (SINGLE) AND YELLOW.
- ANY WORK WITHIN THE STREET RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- NO OUTDOOR STORAGE WILL BE ALLOWED ON THIS SITE.

LEGAL DESCRIPTION (BY OTHERS)

LEGAL DESCRIPTION PER EXHIBIT A OF TITLE SEARCH PERFORMED BY ATA NATIONAL TITLE GROUP, FILE NO: 82-24937722-SSP, DATED: NOVEMBER 20, 2024.

THE LAND REFERRED TO IN THIS SEARCH IS DESCRIBED AS FOLLOWS: CITY OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN.

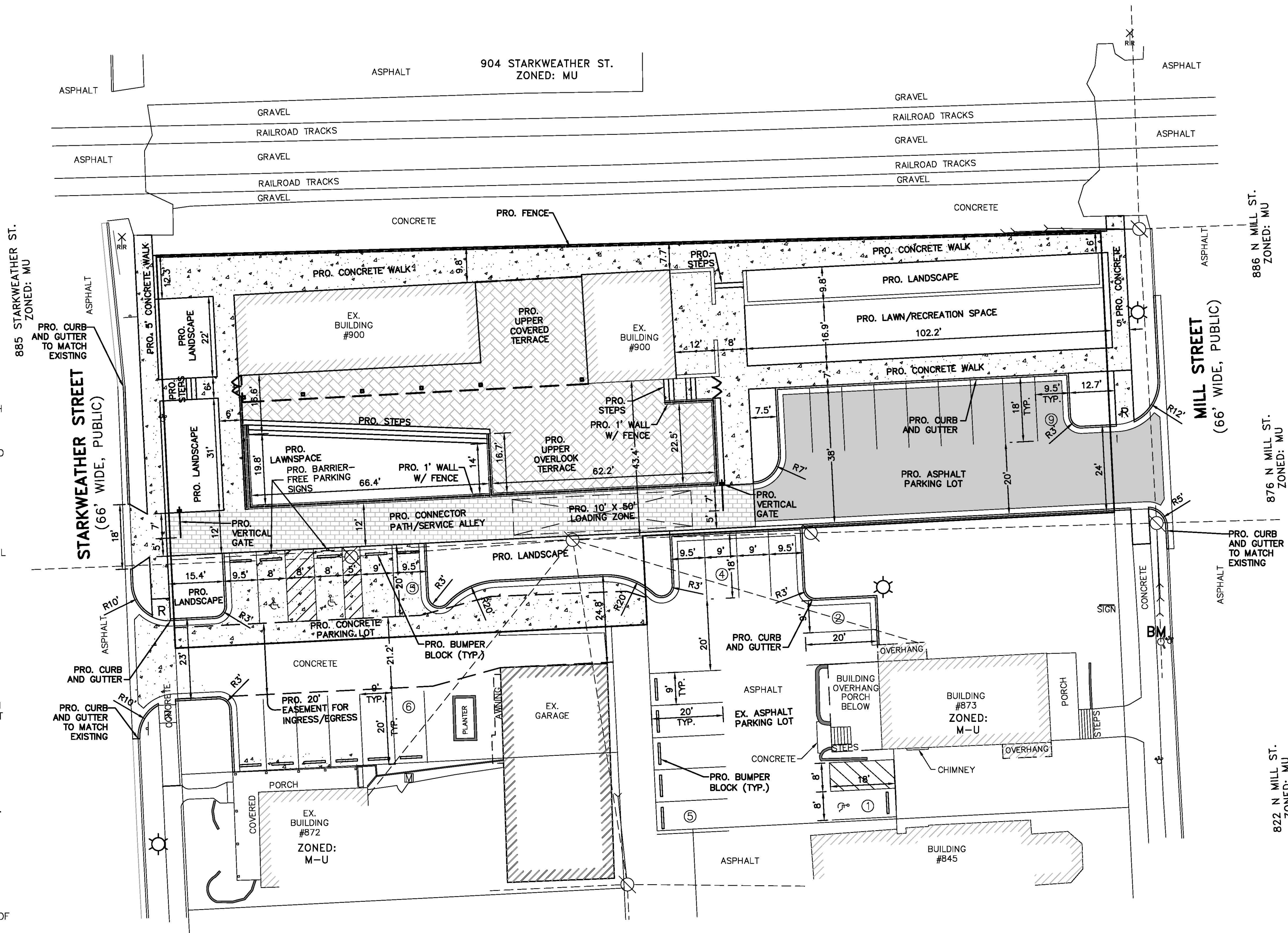
A PARCEL OF LAND BEING ALL OF LOT 54 AND PART OF LOT 55 OF ASSessor'S PLYMOUTH PLAT NO. 4 AS RECORDED IN LIBER 63, PAGE 90 OF PLATS, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A CUT CROSS IN A CONCRETE WALK AT THE SOUTHWEST CORNER OF LOT 54 OF AFORESAID PLAT NO. 4; THENCE NORTH 02 DEGREES 18 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 54 AND 55 AND ALONG THE EAST LINE OF STARKWEATHER AVENUE (66 FEET WIDE) 109.90 FEET TO A POINT LYING 20.00 FEET SOUTH OF AND AT RIGHT ANGLES TO THE CENTERLINE OF THE SOUTH TRACK OF GRANITOR; THENCE PARALLEL TO AND DISTANT 20.00 FEET FROM SAID CENTERLINE, NORTH 88 DEGREES 58 MINUTES 48 SECONDS EAST 264.06 FEET TO THE EAST LINE OF LOT 55, BEING THE WEST LINE OF MILL STREET, (66 FEET WIDE); THENCE WITH THE EAST LINE OF LOT 55 AND WITH THE WEST LINE OF MILL STREET, SOUTH 02 DEGREES 18 MINUTES 50 SECONDS EAST 78.65 FEET TO AN IRON SET ON THE SOUTH LINE OF LOT 55; THENCE ALONG SAID LOT LINE, SOUTH 87 DEGREES 34 MINUTES 10 SECONDS WEST 132.00 FEET TO A RAILROAD SPIKE SET AT THE NORTHEAST CORNER OF LOT 54; THENCE SOUTH 02 DEGREES 18 MINUTES 50 SECONDS EAST 24.75 FEET TO A RAILROAD SPIKE SET AT THE SOUTHEAST CORNER OF LOT 54; THENCE ALONG THE SOUTH LINE OF LOT 54, SOUTH 87 DEGREES 34 MINUTES 10 SECONDS WEST 132.00 FEET TO THE POINT OF BEGINNING, AND SUBJECT TO EASEMENT GRANTED TO THE CITY OF PLYMOUTH BY DEED DATED JULY 19, 1944, FOR STREET PURPOSES, BEING COMMONLY KNOWN AS DIVISION STREET (30 FEET WIDE).

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THE VILLAGER - 900 STARKWEATHER STREET - PARCEL NO. 005-03-0054-301
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REVISED
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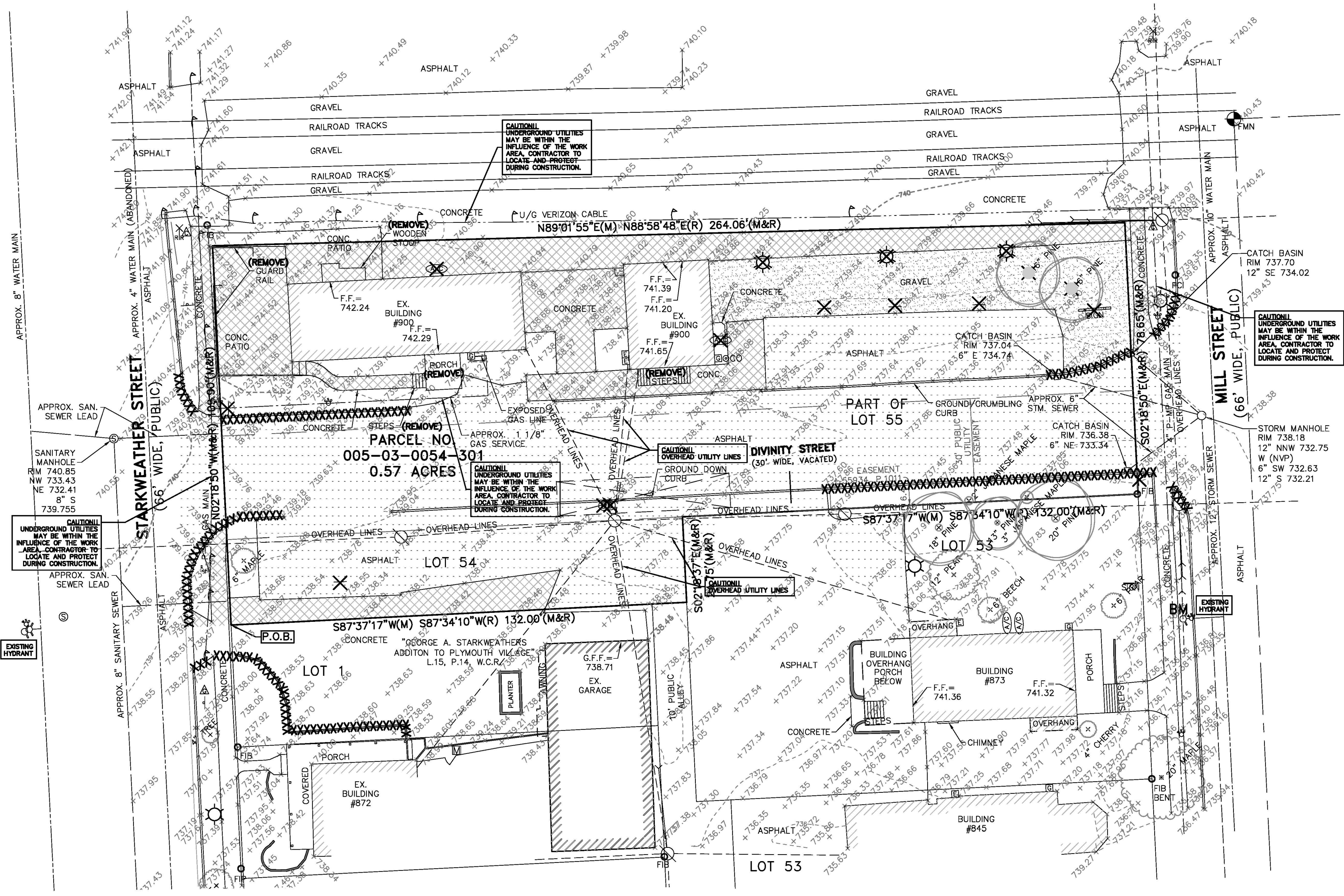


LEGEND

- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- FCI FOUND CAPPED IRON
- (M) MEASURED
- (R) RECORD
- EX. CONDUIT
- EX. GAS MAIN
- EX. GUARD RAIL
- EX. OVERHEAD LINES
- EX. SANITARY SEWER
- EX. STORM SEWER
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- EX. AIR CONDITIONER
- EX. BOLLARD
- △ EX. CABLE MARKER
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- EX. GAS METER
- EX. GAS SHUT OFF
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- EX. HYDRANT
- EX. RAIL ROAD SIGNAL
- EX. SANITARY MANHOLE
- EX. SIGN
- EX. STORM MANHOLE
- EX. UTILITY FLAG
- EX. WATER SHUT OFF
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE

DEMOLITION LEGEND:

- ITEM TO BE REMOVED
- TREE REMOVAL
- ASPHALT REMOVAL
- GRAVEL REMOVAL
- CONCRETE PAVEMENT AND SIDEWALK/BRICK REMOVAL
- CURB REMOVAL



SURVEY NOTES:

- TITLE WORK WAS NOT PROVIDED. PURPOSE OF EASEMENT SHOWN HEREON WAS NOT GIVEN, ALL EXISTING EASEMENTS MAY NOT BE SHOWN.
- A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26163C0039E (COMMUNITY ID NO. 260236 - CITY OF PLYMOUTH, MI) WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2012. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION (BY OTHERS)

DESCRIPTION PROVIDED BY CLIENT PER EXHIBIT A OF POLICY NO. 5011400-0881849E.

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GENERAL NOTES:

GENERAL DEMOLITION NOTES: THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:

- ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
- ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
- STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CHARTER TOWNSHIP OF CANTON.
- SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
- REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, FLOOR SLABS, UNDERGROUND UTILITIES, CONCRETE, ASPHALT, TREES, ETC.
- REFER TO LANDSCAPE PLANS FOR TREE PROTECTION DETAILS. REFER TO LANDSCAPE PLANS FOR TREE PROTECTION DETAILS.
- THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15' OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.

GENERAL NOTES CONT.:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION. TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION. PRIOR TO DEMOLITION.
- ALL OVERHEAD AND UNDERGROUND ELECTRICAL LINES WITHIN THE ALL OVERHEAD AND UNDERGROUND ELECTRICAL LINES WITHIN THE AREA OF CONSTRUCTION AS SHOWN ON THE PLANS, ARE TO BE PROTECTED DURING THE CONSTRUCTION PROCESS. COORDINATE SHUTDOWNS AND REMOVALS WITH DETROIT EDISON OR THE APPROPRIATE UTILITY COMPANY. (NOTE: PHONE AND CABLE T.V. SERVICES MAY ALSO BE LOCATED ON OVERHEAD LINES.)
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY MISS DIG, THE CITY ENGINEER AND/OR THE CONTRACTOR SHALL NOTIFY MISS DIG, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

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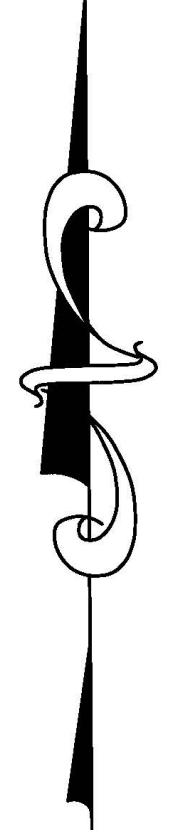


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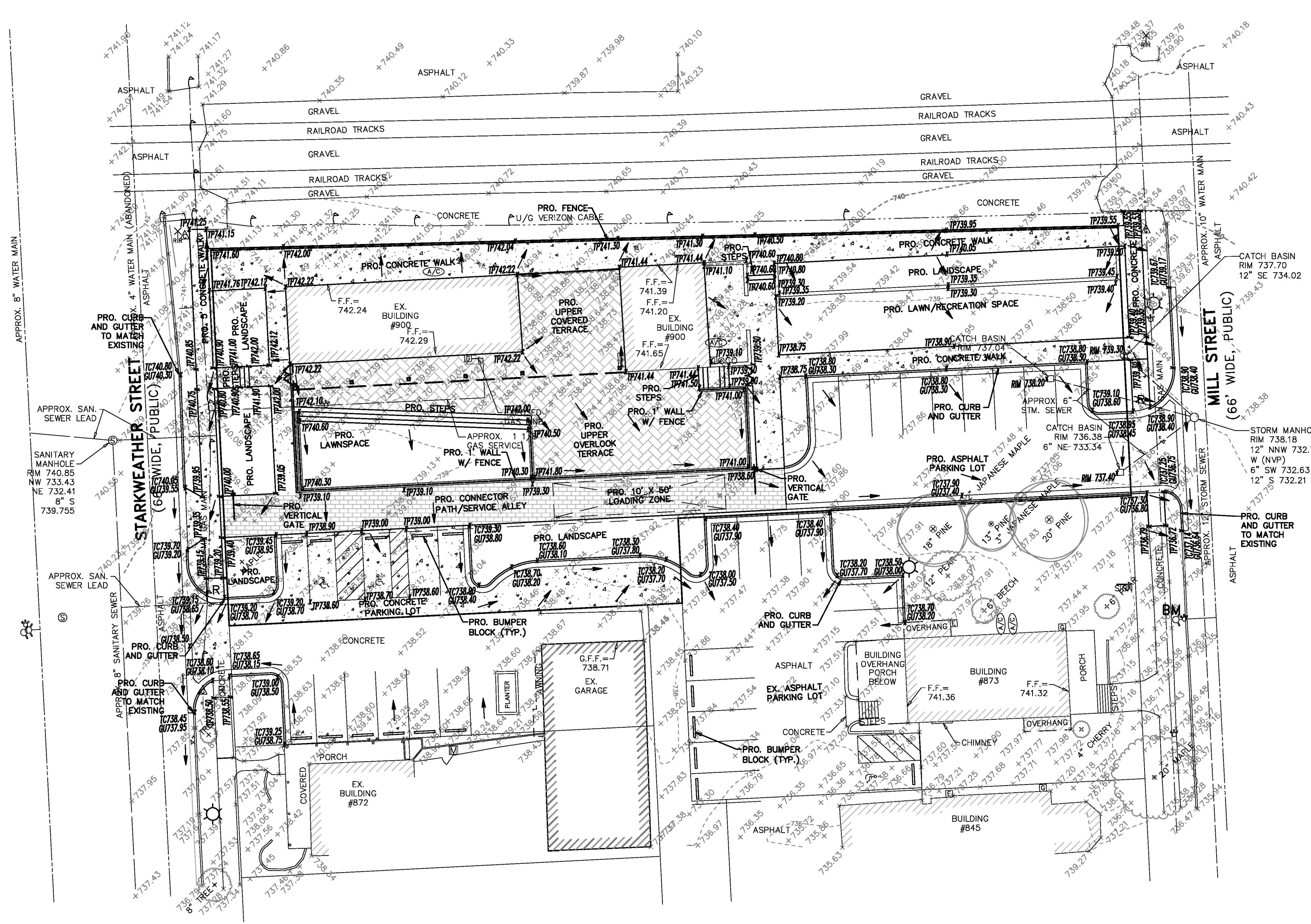
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HATCH LEGEND

- [Hatched Box] PROPOSED ASPHALT
- [Hatched Box] PROPOSED CONCRETE
- [Hatched Box] PROPOSED PAVERS
- [Hatched Box] EXISTING BUILDING

PROPOSED LEGEND

- PRO DRAINAGE
- 777.00 PRO. TOP/PAVEMENT ELEVATION
- 777.00 PRO. TOP/CURB ELEVATION
- 607.00 PRO. GUTTER ELEVATION
- PRO. METAL FENCE



GRADING NOTES

1. SUBGRADE PREPARATION FOR PAVEMENT AND UTILITIES SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER.
2. ACCEPTABLE MATERIAL FROM UNDERCUTTING MAY BE USED AS ENGINEERED FILL AS APPROVED BY SOILS ENGINEER.
3. CONTRACTOR SHALL TEMPORARILY STOCKPILE TOP SOIL TO BE USED FOR FINAL GRADING.
4. REMOVE ANY EXISTING TOPSOIL, ORGANIC SOILS, VEGETATION, TREES AND OTHER DELETERIOUS MATERIALS TO EXPOSE THE SUBGRADE SOIL. TREES SHOULD BE COMPLETELY REMOVED.
5. THE TOP 12 INCHES OF THE EXPOSED SUBGRADE AS WELL AS INDIVIDUAL FILL LAYERS SHOULD BE COMPACTED TO ACHIEVE A 95% COMPACTION LEVEL. (MODIFIED PROCTOR - ASTM D1557).
6. THE FINAL SUBGRADE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CAN NOT BE MECHANICALLY STABILIZED SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL.
7. THE AGGREGATE BASE SHOULD BE COMPACTED TO ACHIEVE A 95 PERCENT COMPACTION LEVEL (MODIFIED PROCTOR - ASTM D1557). THE BASE AND SUBGRADE COMPACTION SHOULD EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVED EDGE.
8. ALL BITUMINOUS MATERIAL SHOULD BE COMPACTED TO A DENSITY OF 97% OF THE MAXIMUM DENSITY AS DETERMINED BY THE MARSHALL METHOD.
9. SAWCUT AND REMOVE EXISTING CURBS AND PAVEMENT AS NECESSARY FOR CONSTRUCTION.
10. FIELD VERIFY EXISTING PAVEMENT AND CURB ELEVATIONS WHERE PROPOSED PAVEMENT AND CURB MEETS EXISTING PAVEMENT AND CURB PRIOR TO CONSTRUCTION. PAVING CONTRACTOR SHALL TAKE EXTRA CARE TO ENSURE 1% MINIMUM PAVEMENT SLOPE IS ACHIEVED AND SHALL CONTACT DESIGN ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT IS APPARENT.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

NOTES:

1. THIS SITE WILL BE CLEARED, GRUBBED, GRADED & LAND BALANCED IN ONE (1) PHASE.
2. DETENTION FACILITIES MUST BE INSTALLED PRIOR TO ISSUANCE OF BUILDING PERMITS.
3. IF DE-WATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DE-WATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW.
4. IT IS THE DEVELOPER'S RESPONSIBILITY TO GRADE AND STABILIZE DISTURBANCE DUE TO THE INSTALLATION OF PUBLIC UTILITIES.
5. ALL CULVERT END SECTIONS MUST CONTAIN GROUTED RIP-RAP IN ACCORDANCE WITH ORDINANCE SPECIFICATIONS.
6. PER WAYNE COUNTY/CITY OF PLYMOUTH, PERMANENT SOIL EROSION CONTROLS ARE REQUIRED TO BE INSTALLED WITHIN FIVE (5) DAYS AFTER FINAL GRADING OR FINAL EARTH CHANGE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERNAL AND EXTERNAL STREETS SHALL BE CLEANED OF ANY TRACKED MUD IMMEDIATELY FOLLOWING EACH MUD-TRACKING OCCURRENCE.
8. PRELIMINARY APPROVAL OF THE THE STORMWATER MANAGEMENT PLANS WILL BE REQUIRED BY WAYNE COUNTY/CITY OF PLYMOUTH PRIOR TO APPROVAL.
9. STORM WATER BASINS WILL BE STABILIZED PRIOR TO DIRECTING FLOW TO THE BASIN.
10. SLOPES STEEPER THAN 1V:6H (16%) SHALL BE STABILIZED WITH EROSION CONTROL BLANKET.

NOTICE:

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NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

RESIDENTIAL
 Site, Geotechnical
 Survey, Plot Plans
 COMMERCIAL
 Site Planning
 Surveying & Mapping
 Landmark & Multi-Unit
 Surveying
 ALTA Surveys
 Boundary, Survey
 Platting, Right of Way
 Parcel Splitting
 Construction Staking

GREENTECH
 ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 51147 W. Pontiac Trail, Warsaw, MI 48393
 Phone: (248) 668-0700 Fax: (248) 668-0701



CLIENT: CALIFUR, LLC

GRADING & DRAINAGE PLAN

THE VILLAGER - 900 STARKWEATHER STREET - PARCEL NO. 005-03-0054-301
 SECTION: 26 TOWNSHIP: 1 S. CITY OF PLYMOUTH WAYNE COUNTY MICHIGAN
 RANGE: 8 E.

REVISED	
DATE: 2-7-2025	
DRAWN BY: ACS/JPP	
CHECKED BY: JPP/D.J.L.	
SCALE: HOR 1" = 20 FT. VER 1" = 4 FT.	
FBK: --	
CHF: RG	
4	24-328

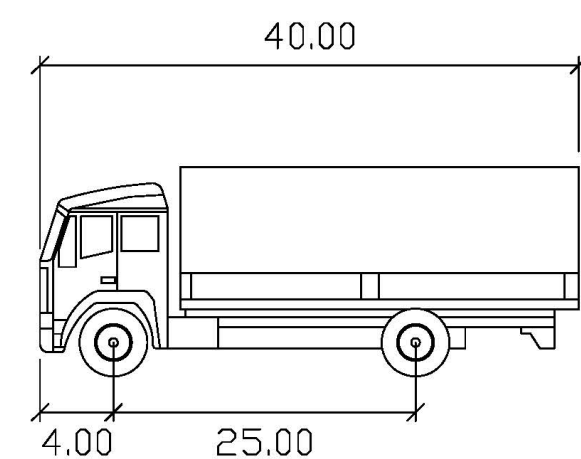
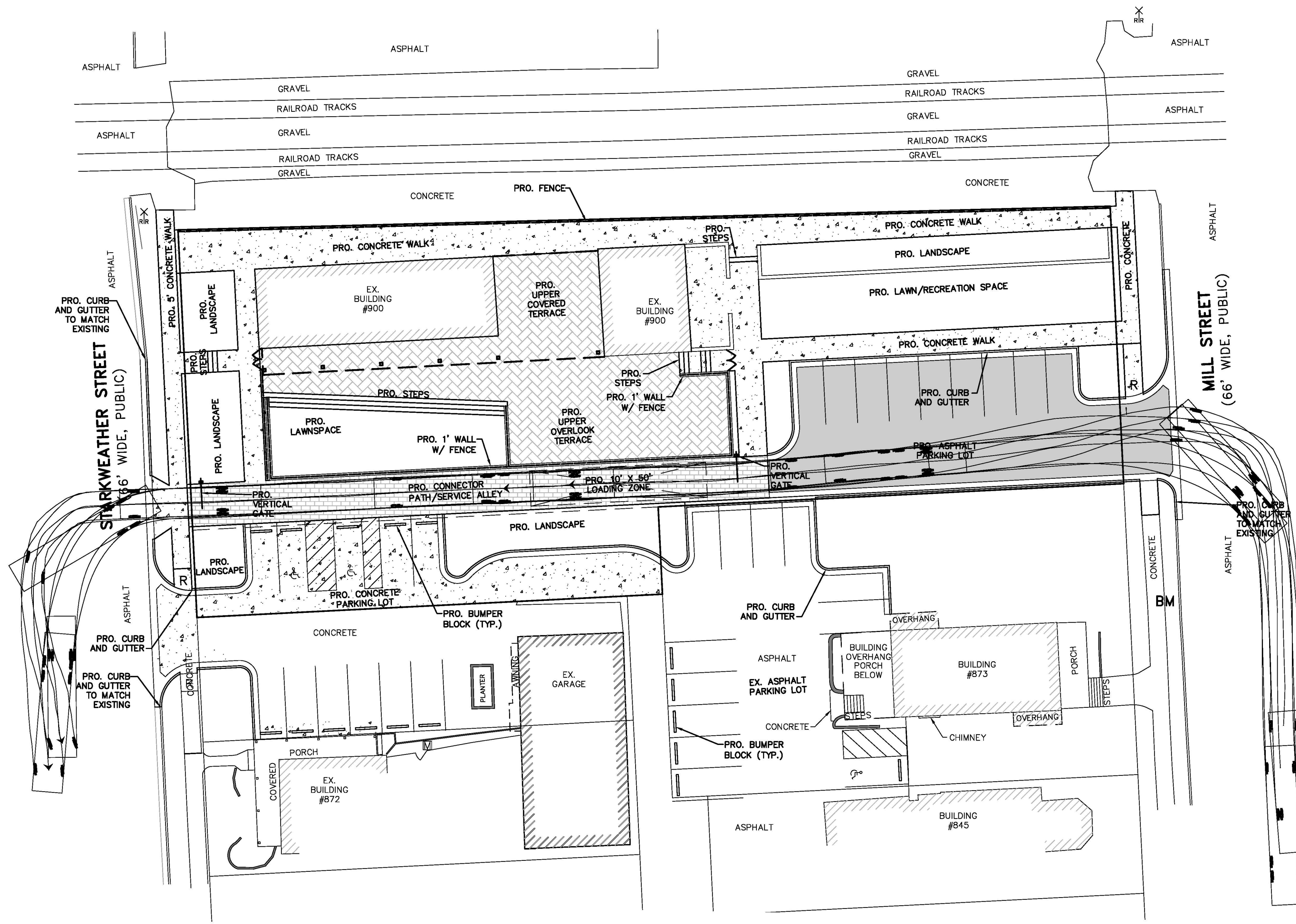
BENCHMARK(BM):
 TOP NUT ON THE HYDRANT ON THE WEST
 SIDE OF MILL STREET IN FRONT OF
 BUILDING #873 MILL STREET.
 ELEVATION: 739.11 N.A.V.D. 88

LEGEND

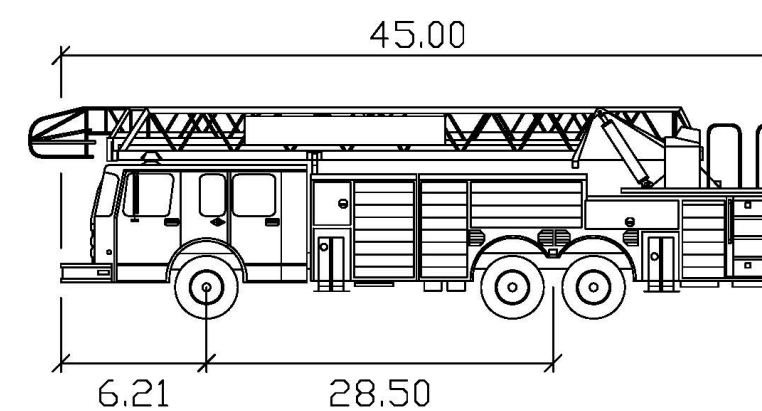
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- FCI FOUND CAPPED IRON
- (M) MEASURED
- (R) RECORD
- EX. CONDUIT
- EX. GAS MAIN
- EX. GUARD RAIL
- EX. OVERHEAD LINES
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- Ⓜ EX. AIR CONDITIONER
- Ⓟ EX. BOLLARD
- Ⓢ EX. CABLE MARKER
- EX. CATCH BASIN
- Ⓞ EX. CLEANOUT
- Ⓜ EX. ELECTRIC METER
- Ⓢ EX. GAS MARKER
- Ⓢ EX. GAS METER
- Ⓢ EX. GAS SHUT OFF
- Ⓢ EX. GUY ANCHOR
- Ⓢ EX. HYDRANT
- Ⓢ EX. RAIL ROAD SIGNAL
- Ⓢ EX. SANITARY MANHOLE
- Ⓢ EX. SIGN
- Ⓢ EX. STORM MANHOLE
- Ⓢ EX. UTILITY FLAG
- Ⓢ EX. WATER SHUT OFF
- Ⓢ EX. LIGHT POLE
- Ⓢ EX. UTILITY POLE
- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE

HATCH LEGEND

- ▨ PROPOSED ASPHALT
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED PAVERS
- ▨ EXISTING BUILDING



BOX TRUCK feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.00
 Steering Angle : 80.00



GTE FIRE-TRUCK feet
 Width : 8.50
 Track : 8.50
 Lock to Lock Time : 6.00
 Steering Angle : 90.00

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811
 Know what's below
 Call before you dig.

CLIENT: CALIFUR, LLC
TRUCK TURNING PLAN
 THE VILLAGER - 900 STARKWEATHER STREET - PARCEL NO. 005-03-0054-301
 SECTION: 26 TOWNSHIP: 1 S. RANGE: 8 E.
 CITY OF PLYMOUTH WAYNE COUNTY MICHIGAN

REVISED	
DATE: 2-7-2025	
DRAWN BY: ACS/JPP	
CHECKED BY: JPP/D.J.L.	
FBK: --	
CHF: RG	
SCALE: HOR 1" = 20 FT. VER 1" = -- FT.	5
	24-328

VILLAGER

Operational Outline

Concept Overview

Villager is a unique restaurant and bar that combines classic Americana cuisine with a Middle Eastern twist. The ambiance blends rustic American frontier charm with the nostalgic vibes of a classic mid-century diner, all housed within a repurposed 1871 train station. The venue emphasizes inclusivity, offering outdoor seating areas, and family-oriented features like non-alcoholic drink options and activities for all ages.

Key Features

- Outdoor seating areas with family yard game areas
- A mix of casual activities for entertainment and relaxation
- Seasonal menu rotations to keep offerings fresh and locally sourced when possible
- Strong emphasis on inclusivity, with offerings for non-drinkers and children

Menu

- **Cuisine:**
 - **Main Offerings:**
 - Smash burgers
 - Grilled meat skewers (chicken, lamb, beef, and vegetarian options)
 - Hot dogs (classic and gourmet variations)
 - Pizzas (traditional and with Middle Eastern-inspired toppings)
 - **Sides:**
 - Loaded fries
 - Hummus and pita
 - Seasonal salads
 - Roasted vegetables with Middle Eastern spices
 - **Desserts:**
 - Baklava-inspired sundaes
 - Ice cream sandwiches

- **Beverages:**
 - Local craft beers
 - Classic cocktails (e.g., Old Fashioned, Margarita, Negroni)
 - Non-alcoholic offerings: artisanal sodas, mocktails, lemonades, and fresh fruit smoothies

Ambiance & Decor

- **Interior:**
 - Rustic wooden furniture with vintage accents (e.g., retro lighting fixtures, historic photographs, George H.W. Bush commemorative plaque)
 - Original wood walls, reclaimed brick flooring, and repurposed train station details like vintage signage and brass accents.
 - A warm, dimly-lit seating area evoking a rustic frontier train station
- **Exterior:**
 - Park area between railroad and parking lot:
 - Including, but not limited to: farmer's markets, rentals, gatherings - approximately 1-2 times a month
 - Hours for park: Sunrise to Sunset
 - Area will be monitored by staff
 - Lower terrace:
 - Low-intensity outdoor games (e.g., cornhole, miniature golf putt)
 - General standing room
 - Raised patio area with firepits and comfortable seating
 - An open, external bar covered by an extended awning for an indoor/outdoor experience
 - Ample greenery and rustic fencing to enhance the outdoor aesthetic
 - We do not intend to host any live music events

Noise Concerns

- Perimeters of property will be screened in various ways to reduce noise spillage (landscaping, trees, caboose, etc.)
- Average decibel level of a restaurant interior can range from 58-85 dBA. For context, the average conversation is approximately 60 dBA
- Average decibel level of a train from 100ft away: 90-100 dBA. Horn can exceed levels of 100 dBA.
- Average decibel level of live music: 110 dBA
- To further contextualize this, an increase of 3 dBA roughly doubles the level of intensity of sound.

Target Audience

- Families with children looking for a casual dining experience
- Small gatherings and couples seeking a relaxed evening out
- Food enthusiasts interested in fusion cuisine
- Residents of surrounding area

Operations

- **Hours of Operation:**
 - Interior:
 - Monday–Thursday: 12:00 PM–12:00 AM
 - Friday–Saturday: 10:00 AM–1:00 AM
 - Sunday: 10:00 AM–10:00 PM
 - Outdoor seating will close 2 hours prior to interior Monday-Saturday, 1 hour prior on Sunday
- **Staffing:**
 - Kitchen staff specializing in both classic and Middle Eastern cuisine
 - Friendly bartenders knowledgeable about beer, cocktails, and mocktails
 - Hosts and servers trained to create a welcoming, inclusive environment
- **Service Style:**
 - Combination of table service and bar service for a flexible dining experience

Financial Overview

- **Revenue Streams:**
 - Food and beverage sales to comply with 70%-30% split desired by the city
 - Outdoor events:
 - No plans for live music
 - Park area between railroad and parking lot:
 - Including, but not limited to: farmer’s markets, rentals, gatherings
 - Hours for park: Sunrise to Sunset
 - Area will be monitored by staff
 - Branded merchandise (e.g., Villager t-shirts, hats, koozies, dog apparel)

Long-term Goals

- Establish Villager as a community staple and a go-to destination for unique dining experiences
- Contributing meaningfully to the diversity of Old Village's selection of dining establishments
- Enhancing the historic aesthetic charm of the Old Village district
- Elevating the quantity and quality of the Old Village area's green spaces and environmental beauty

railroad tracks

LANDSCAPE ARCHITECTURE

MICHAEL J. DUL & ASSOCIATES, INC

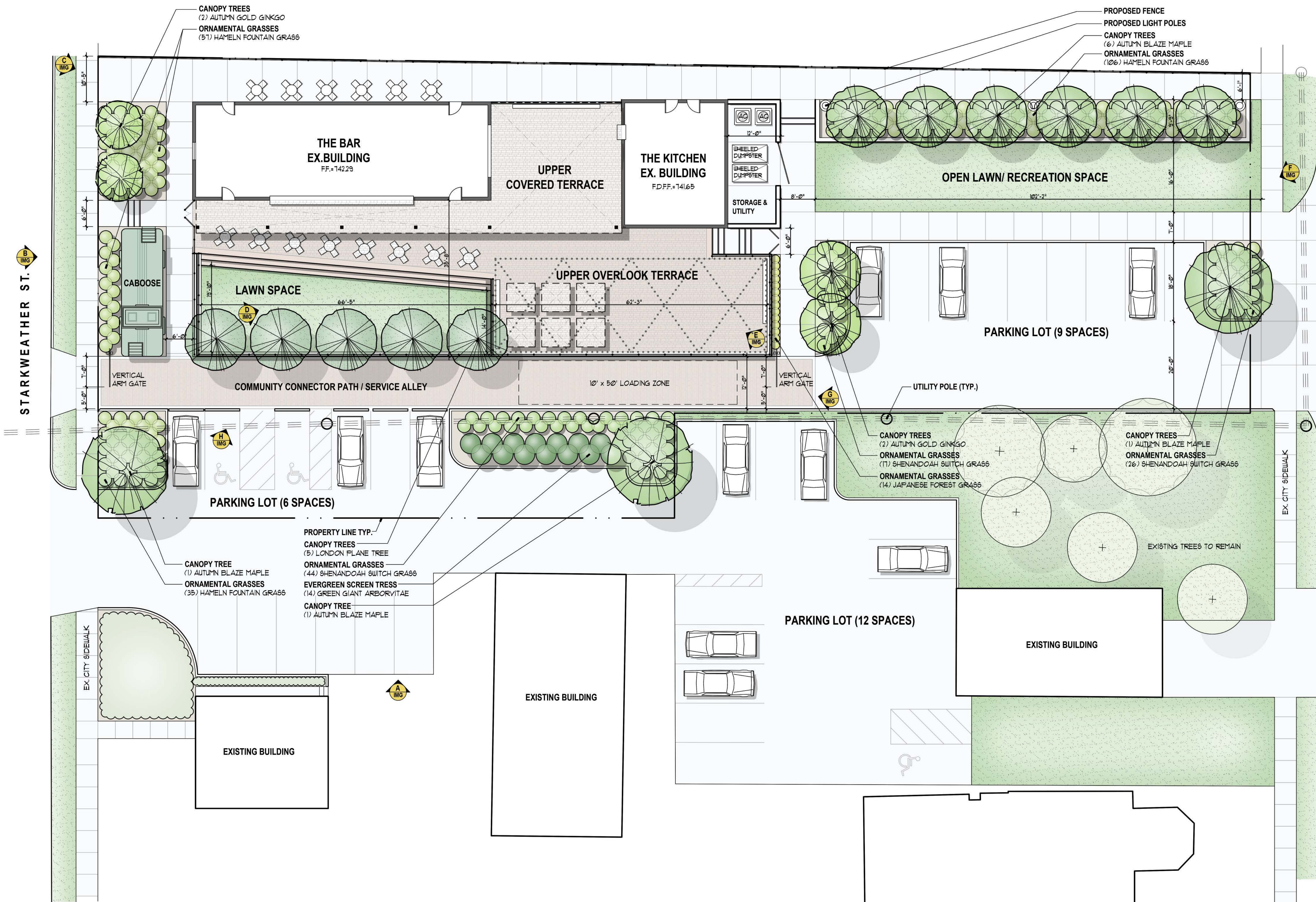
212 DAINES STREET BIRMINGHAM MICHIGAN 48009

P 248 644 3410 www.mjdul.com

N MILL ST

STARKWEATHER ST.

EX. CITY SIDEWALK



Villager
900 Starkweather Street
Plymouth, MI 48170

PROJECT

Preliminary Plan

Landscape Development
Landscape Plan

SHEET TITLE

1" = 10'



SCALE

PROJECT NUMBER: 24117
 DRAWN: M. Bayer
 CHECKED: T. Shoemaker
 DATE: November 20, 2024
 REVISIONS: December 19, 2024
 January 14, 2025
 January 21, 2025

Villager
900 Starkweather Street
Plymouth, MI 48170

PROJECT

Preliminary Plan

Landscape Development
Conceptual Images
A-D

SHEET TITLE

SCALE

PROJECT NUMBER: 24152
DRAWN: M. Bayer
CHECKED: T. Shoemaker
DATE: January 21, 2025
REVISIONS:



B
IMG
Conceptual Render



A
IMG
Conceptual Render



D
IMG
Conceptual Render



C
IMG
Conceptual Render

LANDSCAPE
ARCHITECTURE

MICHAEL J. DUL
& ASSOCIATES, INC

212 DAINES STREET
BIRMINGHAM
MICHIGAN 48009

P 248 644 3410
www.mjdul.com

Villager
900 Starkweather Street
Plymouth, MI 48170

PROJECT

Preliminary Plan

Landscape Development
Conceptual Images
E-H

SHEET TITLE

SCALE

PROJECT NUMBER: 24152
DRAWN: M. Bayer
CHECKED: T. Shoemaker
DATE: January 21, 2025
REVISIONS:

